

SITE DATA

OWNER - CASHMERE VENTURES, LLC
 OWNER ADDRESS - 1000 5TH STREET, SUITE 200 - 1312 MIAMI, FL 33139
 SITE ADDRESS - ST LUCIE WEST BLVD
 COUNTY - PORT SAINT LUCIE
 LEGAL DESCRIPTION - LOT 4A, ST LUCIE WEST PLAT NO. 122, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 19 AND 19A - 19B, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 PARCEL NO. LOT 4A: 3323-925-0003-000-2
 SEC./TOWN/RANGE - 25/36S/39E
 EXISTING ZONING - CG
 FUTURE LAND USE - COMMERCIAL GENERAL
BUILDING SETBACKS
 FRONT REQUIRED BUILDING = 25'
 RETAIL BUILDING 1 = 91.96'
 SIDE REQUIRED = 10'
 PROPOSED NORTH SIDE
 RETAIL BUILDING = 16.37'
 OFFICE BUILDING = 81.98'
 PROPOSED SOUTH SIDE
 RETAIL BUILDING = 82.05'
 OFFICE BUILDING = 82.01'
 REAR REQUIRED = 10'
 PROPOSED = 183.96'
 MAX BUILDING HEIGHT = 35'

TOTAL SITE DATA

TOTAL SITE AREA = 205,435.43 S.F. = 4.72 AC. ACRES (100%)
 IMPERVIOUS AREA BREAK DOWN:
 PROPOSED BUILDING(FOOTPRINT) = 32,500 S.F. = 0.75 ACRES (15.82%)
 PROPOSED ASPHALT = 90,329.93 S.F. = 2.07 ACRES (43.97%)
 PROPOSED PAVERS = 8,291.90 S.F. = 0.19 ACRES (4.04%)
 PROPOSED CONCRETE = 15,033.47 S.F. = 0.35 ACRES (7.32%)
 TOTAL IMPERVIOUS AREA = 146,155.30 S.F. = 3.32 ACRES (71.14%)
 TOTAL PERVIOUS AREA = 59,280.13 S.F. = 1.36 ACRES (28.86%)

PARKING CALCULATION

1 SPACE PER 200 SF OF 30,000 SF = 150
 1 SPACE PER 250 SF OF 20,500 SF = 82
 TOTAL PARKING REQUIRED = 232
 ADA PARKING REQUIRED = 7
 TOTAL PARKING PROVIDED = 232 SPACES
 TOTAL PARKING PROVIDED = 239 SPACES
 REQUIRED HANDICAPPED = 8 SPACES
 PROVIDED HANDICAPPED = 8 SPACES
 REQUIRED LOADING SPACE = 2 12'x25' SPACES
 (2 REQUIRED IF SF > 25,000SF & < 80,000 SF)
 PROVIDED LOADING (BUILDINGS SF IS 15,034) = 2 (12'x25')

CITY CODE STATEMENT:

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (g).

PLANNING STATEMENT

THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THIS PROJECT WILL BE SITE GRADING AND A SERIES OF INLETS AND OULVERTS WHICH DIRECT STORM WATER RUNOFF TO A DRY DETENTION SYSTEM. THE DRY DETENTION SYSTEM WILL PROVIDE DRY PRETREATMENT OF THE FIRST HALF INCH OF RUNOFF BEFORE OVERFLOWING TO THE MASTER STORM WATER MANAGEMENT FOR ST. LUCIE WEST (56-10573-S).

THE PARCEL INCLUDES A DITCH AND DRAINAGE EASEMENTS TO ACCOMMODATE OFFSITE DRAINAGE FROM THE NORTH AND THE EAST. THESE EASEMENTS WILL BE ACCOMMODATED AND CONVEYED THROUGH THE PROPERTY SEPARATE FROM THE ONSITE DRY DETENTION SYSTEM. BASED ON THE RESEARCH CONDUCTED, A 48" PIPE WILL BE NEEDED TO ADDRESS THE OFFSITE DRAINAGE.

BASED ON THE PERMIT, THE PROJECT IS LOCATED IN BASIN 2B. THE FOLLOWING DATA WAS EXTRACTED FROM THE PERMIT FILE:
 CONTROL ELEVATION = 21.00 FT-NGVD (19.52 FT-NAVD)
 MINIMUM ROAD CROWN = 24.00 FT-NGVD (22.52 FT-NAVD)
 MINIMUM FF = 26.00 FT-NGVD (24.52 FT-NAVD)

THE PROPOSED PAVING, GRADING AND DRAINAGE PLAN ADHERES TO THE ASSUMPTIONS AND WILL BE PERMITTING BY SWMD AS A MODIFICATION PRIOR TO CONSTRUCTION.

WATER/WASTEWATER STATEMENT

THE PROPOSED 50,500 SF OFFICE/RETAIL FACILITY WILL CONNECT TO THE EXISTING SLW SERVICE DISTRICT (SLW) WATER AND SEWER SYSTEM.

THE PROPOSED PROJECT WILL CONNECT TO THE EXISTING 12" WATERMAIN LOCATED ON THE EAST SIDE OF CASHMERE BLVD. WITH A PROPOSED 8" CONNECTION VIA DIRECTIONAL BORE ACROSS CASHMERE BLVD. THE PROPOSED 8" EXTENSION WILL INCLUDE 4" TEES AND METER BANKS TO SERVE THE INDIVIDUAL UNITS PER SLW SERVICE DISTRICT CRITERIA.

WASTEWATER DISPOSAL IS PROPOSED VIA GRABY SEWER CONNECTION TO THE EXISTING LIFT STATION THAT SERVES THE ADJACENT SHOPPING CENTER TO THE NORTH OF THE SITE. THE EXISTING LIFT STATION WILL BE REVIEWED TO ASSURE CAPACITY EXISTS AND/OR WHAT UPGRADES MAY BE NECESSARY TO ACCEPT THE NEW WASTEWATER EFFLUENT.

FIRE PROTECTION

THE PROPOSED 8" WATERMAIN EXTENSION INTO THE SITE WILL SERVE A SINGLE PROPOSED FIRE HYDRANT, STRATEGICALLY PLACED TO BE WITHIN THE ALLOWABLE DISTANCE TO THE PROPOSED BUILDING FIRE DEPARTMENT CONNECTION (FDC), AS NEEDED, TO PROVIDE ADEQUATE FIRE SPRINKLER FLOW.

TRAFFIC STATEMENT

USING ITE TRIPGEN SOFTWARE (10TH ED), THE PROPOSED PROJECT FITS A GENERAL LAND USE OF GENERAL OFFICE (CODE 710) AND RETAIL (CODE 351 - SHOPPING CENTER). BASED ON THE PROPOSED 36,000 SF OFFICE AND 14,500 SF RETAIL USES, THE FOLLOWING TRAFFIC GENERATION CAN BE ESTIMATED AS FOLLOWS:

| USE | FLOOR SPACE | ADT (IN/OUT) | PM PEAK HOUR (IN/OUT) | AM PEAK HOUR (IN/OUT) |
|--------|-------------|----------------------------|--------------------------|-------------------------|
| OFFICE | 36,000 SF | 351 TRIPS (175 IN/176 OUT) | 51 TRIPS (9 IN/42 OUT) | 53 TRIPS (47 IN/6 OUT) |
| RETAIL | 14,500 SF | 547 TRIPS (273 IN/274 OUT) | 61 TRIPS (30 IN/31 OUT) | 44 TRIPS (23 IN/21 OUT) |
| TOTALS | 50,500 SF | 898 TRIPS (448 IN/450 OUT) | 112 TRIPS (39 IN/73 OUT) | 97 TRIPS (70 IN/27 OUT) |

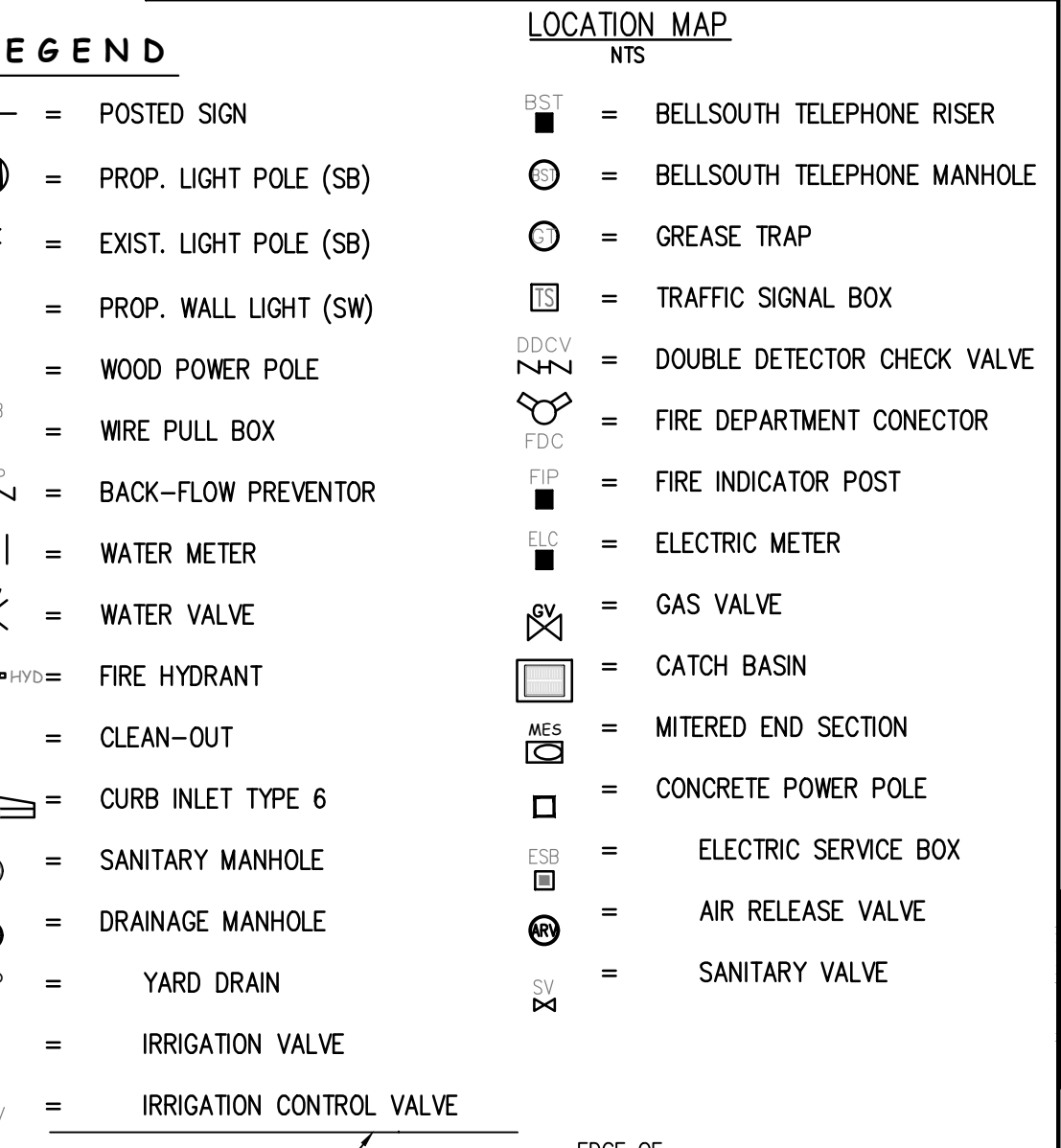
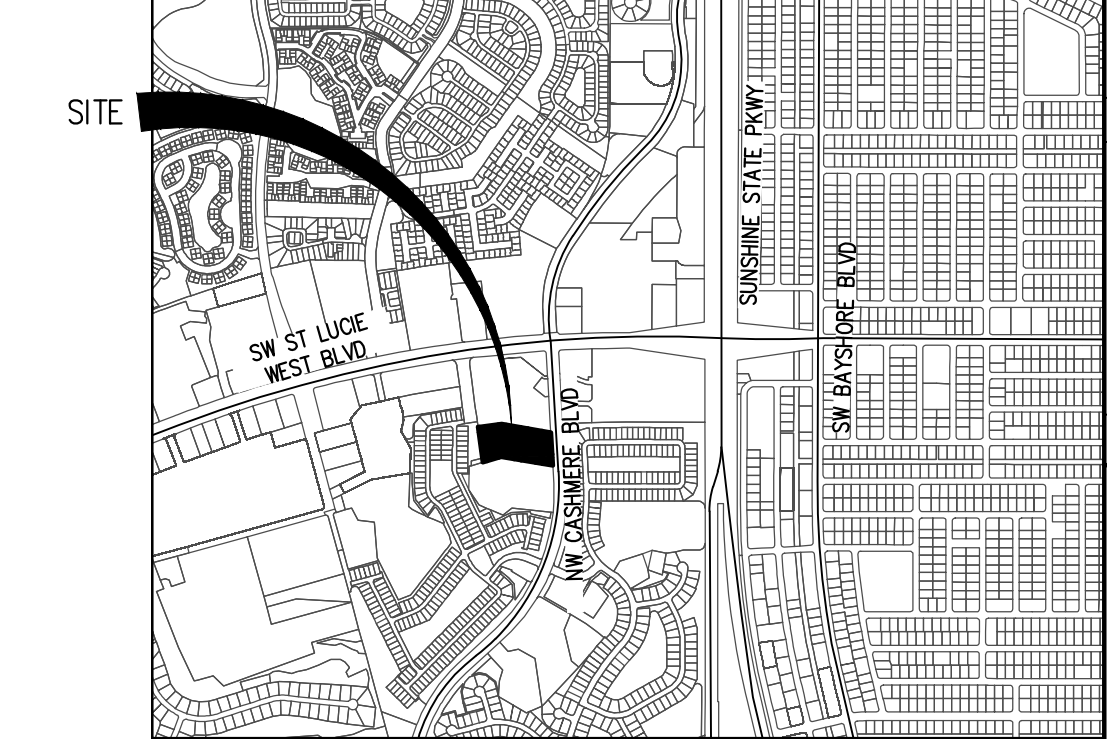
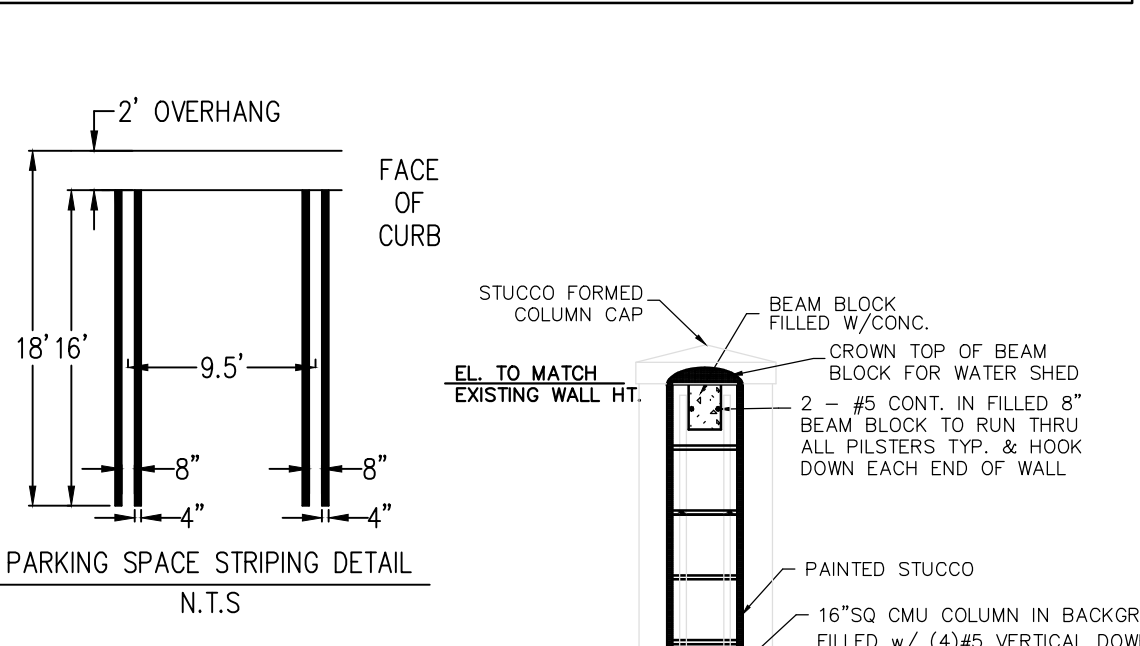
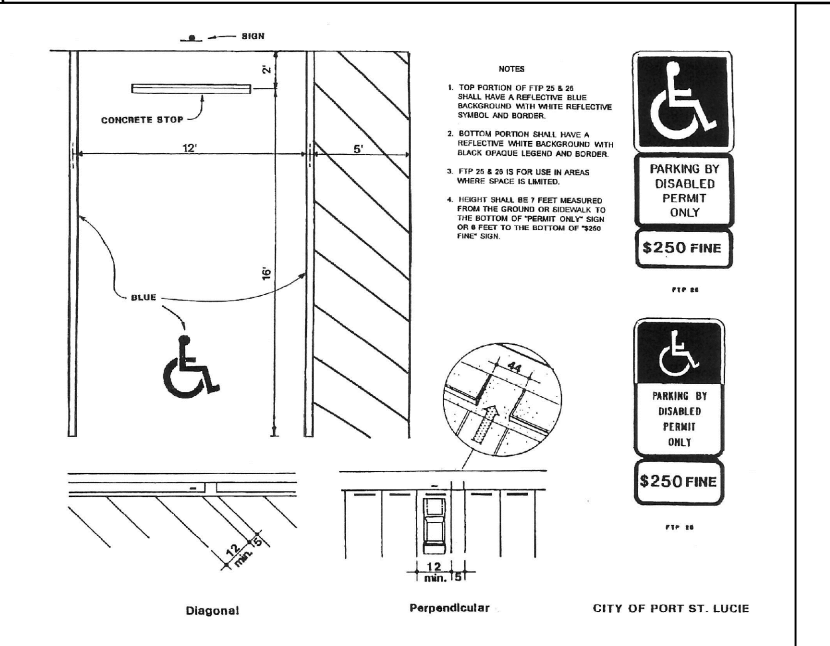
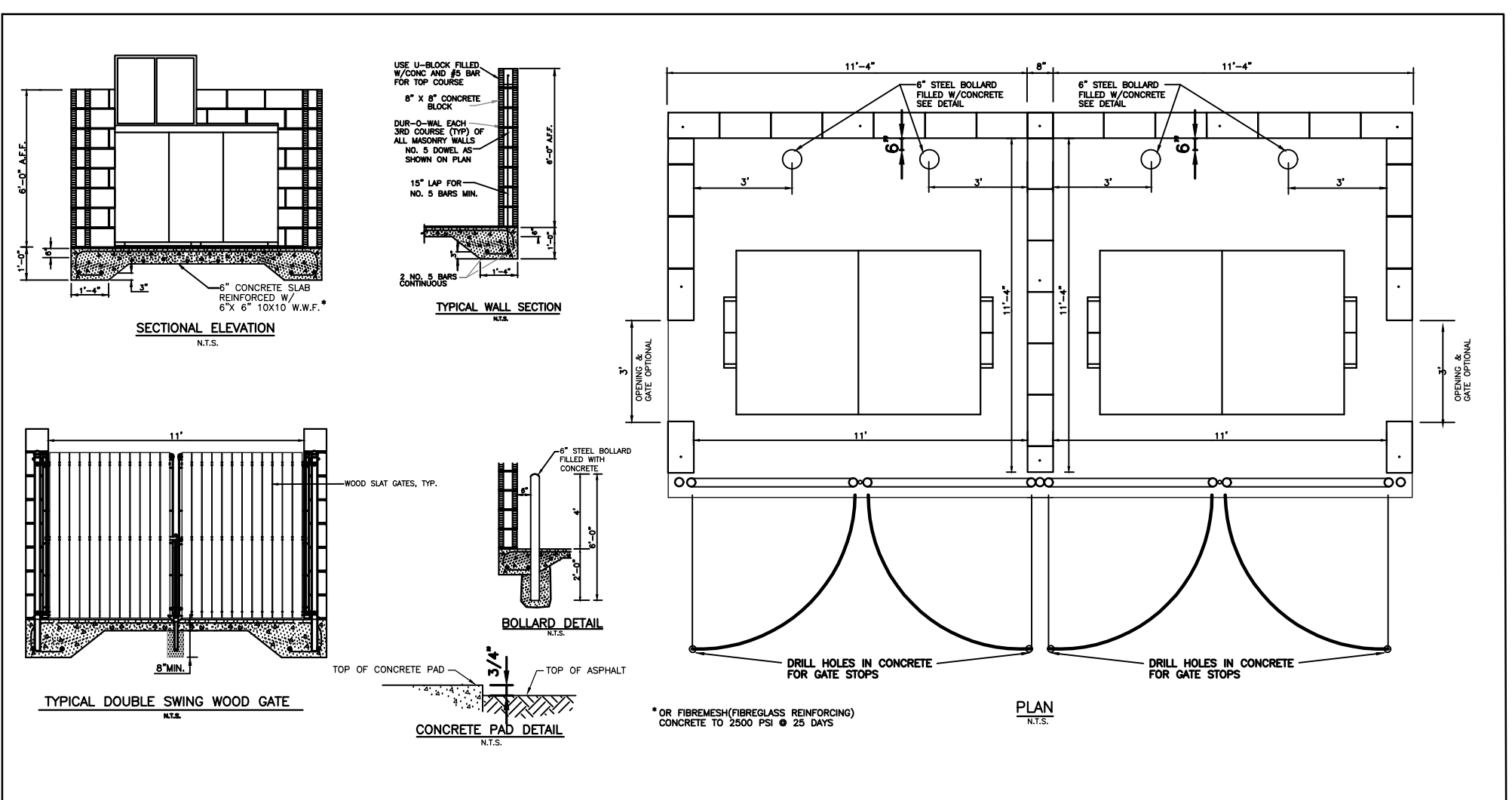
THE PROJECT INCLUDES 2 ACCESS POINTS. THE NORTH ACCESS IS A LIMITED ACCESS (RIGHT IN/OUT ONLY) AND THE SOUTH ACCESS IS A FULL ACCESS. BASED ON THE LOCATION OF THE PROJECT AND THE PROJECTED TRAFFIC, A SOUTHBOUND RIGHT TURN LANE AND A NORTHBOUND LEFT TURN LANE ARE PROPOSED. DETAILS OF THESE TURN LANES SHALL BE PROVIDED AND REVIEWED WITH AT THE CONSTRUCTION PLANS SUBMITTAL. THE PROPOSED RIGHT TURN LANE AND LEFT TURN LANE SHALL BE DESIGNED PER LATEST FDOT STANDARDS AND THE CITY OF PORT ST. LUCIE ENGINEERING STANDARDS.

WELLFIELD PROTECTION STATEMENT

THIS PROJECT IS NOT LOCATED WITHIN THE INFLUENCE OF ANY PUBLIC WATER SUPPLY WELLFIELDS.

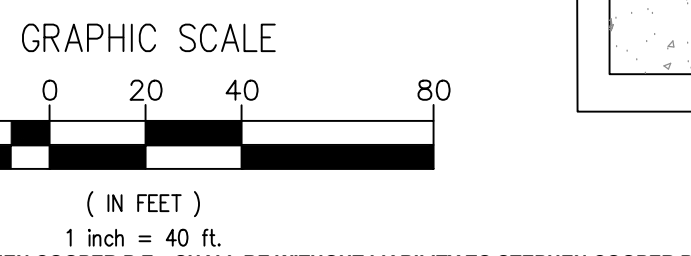
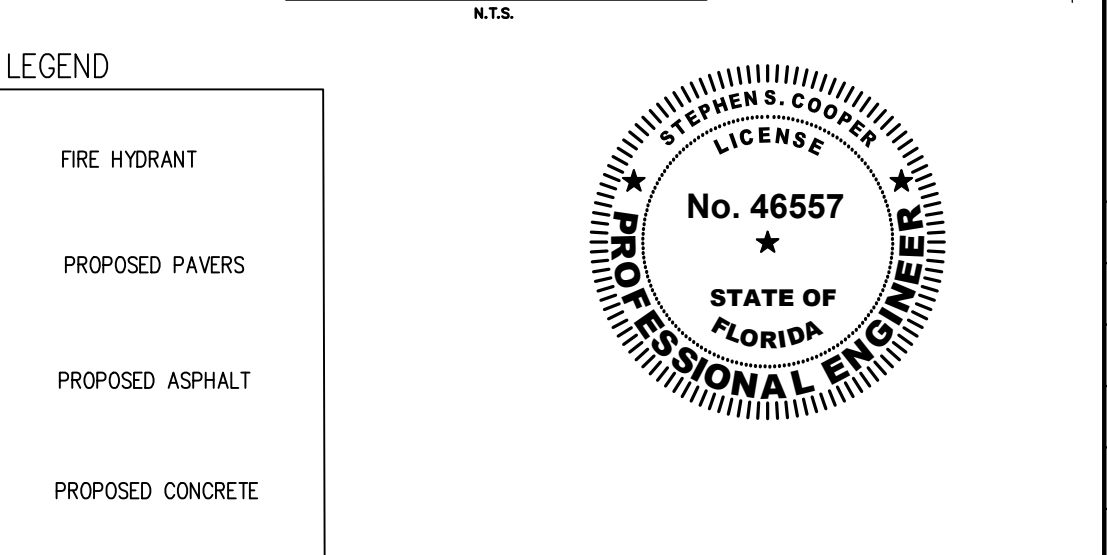
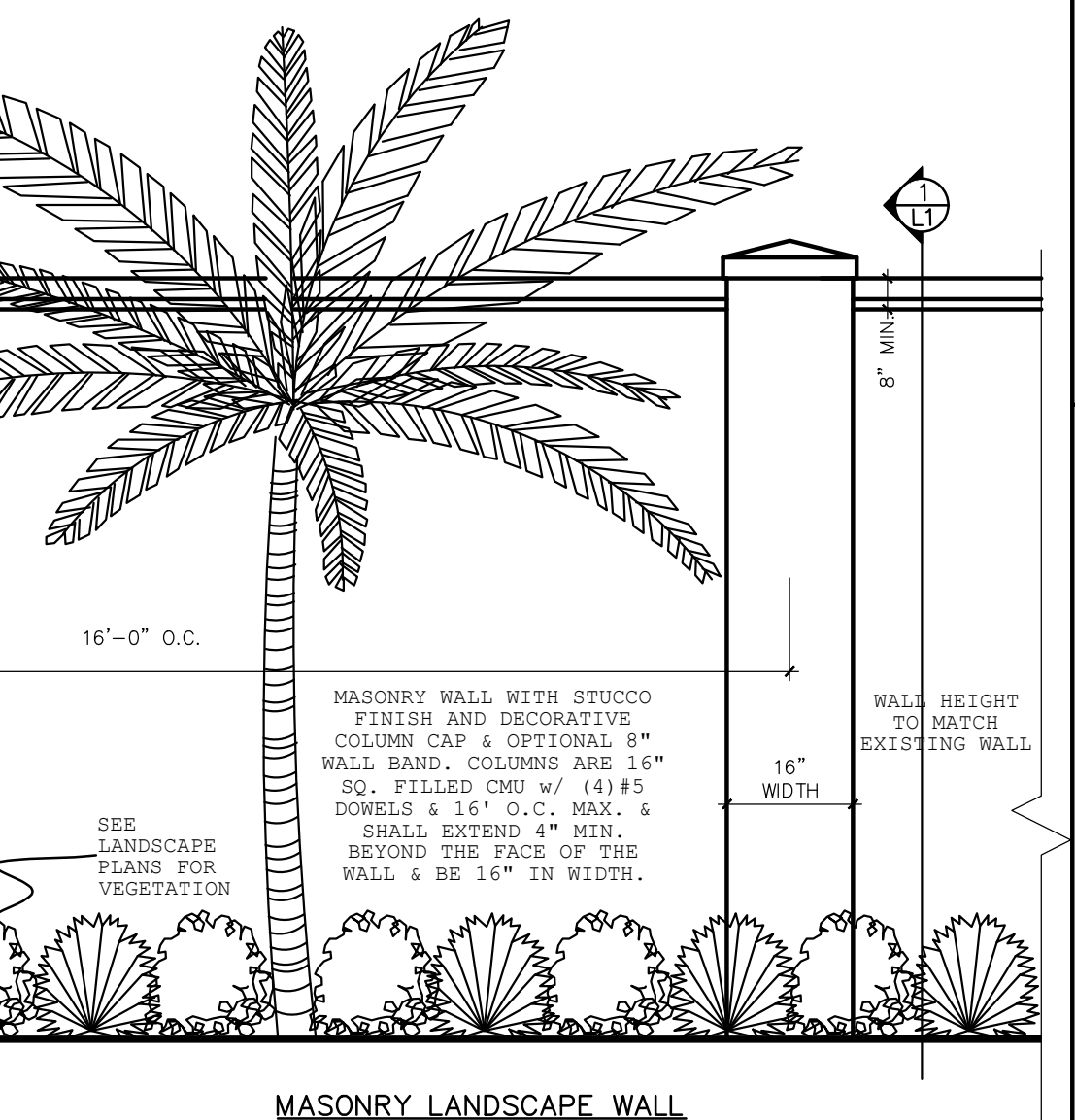
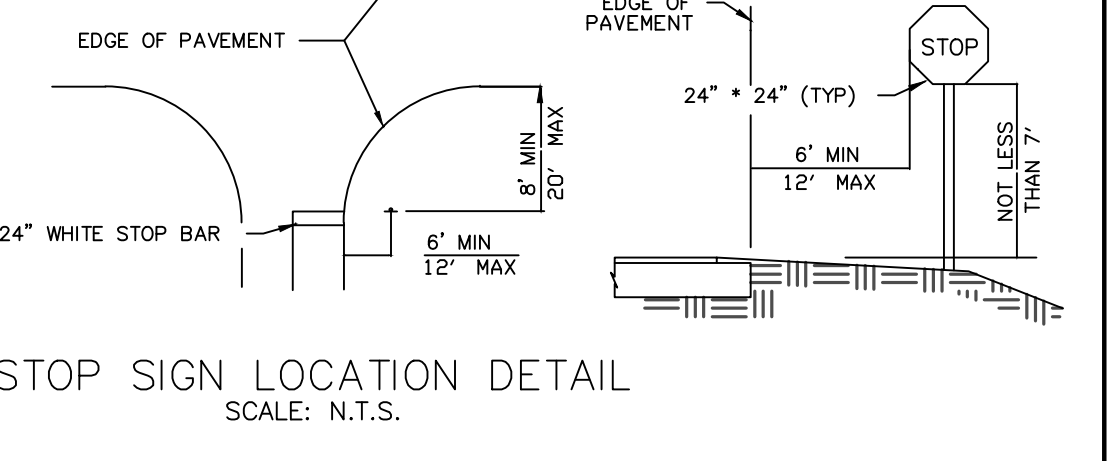
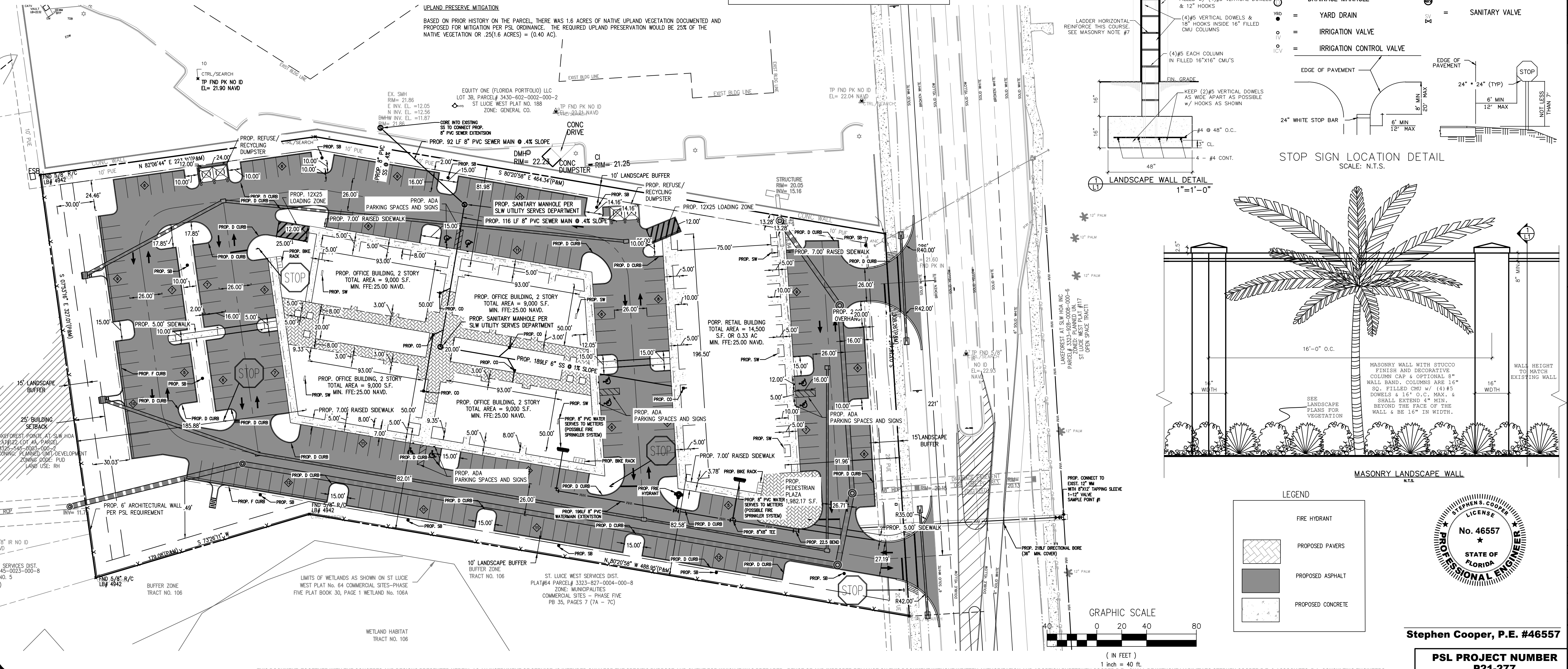
UPLAND PRESERVE MITIGATION

BASED ON PRIOR HISTORY ON THE PARCEL, THERE WAS 1.6 ACRES OF NATIVE UPLAND VEGETATION DOCUMENTED AND PROPOSED FOR MITIGATION PER PSL ORDINANCE. THE REQUIRED UPLAND PRESERVATION WOULD BE 25% OF THE NATIVE VEGETATION OR .25(1.6 ACRES) = (0.40 AC).



LIGHTING

| SY | LED SITE LUMINAIRE | LUMARK | PROV. PAZB-740-141-TW-F-NBHH-SS / MA1017-FRHH | UNV | LED | 151W | 20' POLE |
|----|--------------------|----------------|---|-----|-----|------|----------|
| SW | LED WALL PACK | MOORWAY-EDISON | QWCA1-01-LEDE1-1NF5-FRHH | UNV | LED | 80W | 10' WALL |



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 TEL: 1-772-336-2633
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00008865

SCPE

SITE PLAN

CASHMERE COMMERCIAL

STATE OF FLORIDA
 CITY OF PORT SAINT LUCIE

DATE: JUL 2021
 DRAWN BY: CCL
 DESIGNED BY: SC
 CHECKED BY: SC
 HORZ. SCALE:
 VERT. SCALE:

Stephen Cooper, P.E. #46557
 DRAWING NO. **C1.0**
 PSL PROJECT NUMBER **P21-277**
 JOB NO. 2021-120

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