

**SITE DATA TABLE**

**Owner/Applicant:**  
 City of Port St. Lucie  
 121, SW Port St. Lucie Blvd.  
 Port St. Lucie, FL 34984  
 Phone: 772-460-4618

**Engineer / Surveyor:**  
 Culpepper & Terpening, Inc.  
 2980 South 25th Street  
 Fort Pierce, FL 34981  
 Phone: 772-464-3537  
 Fax: 772-464-9497  
[www.ct-eng.com](http://www.ct-eng.com)

- Project Name:** City of Port St. Lucie Duct Court Park Improvement
- Location:** 325 SW Duck Court, Port St. Lucie
- Project Description:** Site improvements for a neighborhood park with on-street parking.
- Sec/Town/Range:** Section 33/ Range 37S/ Township 40E
- Tax Map ID:** 44/335
- Parcel ID Numbers:** 3420-665-0021-000-5
- Gross Site Area:** 0.89 acres, 38,768 sq feet
- Zoning:** RS-2 PSL (Residential) 0.89 acres
- Land Use:** RS-2 PSL (Residential) 0.89 acres
- Development Schedule:**  
 Start: Spring 2025  
 Complete: Fall 2025
- Flood Zone:**  
 The project site is located in Flood Zone X (Area of Minimal Flood Hazard), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0405K, Feb 18, 2020.
- Site Coverage:**

Existing	acreage	sq feet	% of site	FAR
Buildings (all types)	0.00	0.0	0.0	0.231
Paved Parking	0.02	802.0	2.1	N/A
Concrete	0.05	1,961.0	5.1	N/A
Total Impervious	0.06	2,763.0	7.1	
Lakes /Retention (dry)	0.00	0.0	0.0	
Open Space/ Landscape	0.83	36,005	92.9	N/A
<b>Total Site Area</b>	<b>0.89</b>	<b>38,768</b>	<b>100.0</b>	

Notes:  
 1.) All areas are approximate and subject to change as part of final construction plans.

- Parking: Expansion Area**  
 required parking - 1 space/ 200 sq feet building area

Existing Building Area	SP/200 sf	Total Required	Provided	Total
0*	N/A	N/A	3	

Handicapped parking required (based on Code required parking)  
 HC Required (2%) HC pkc provided  
 N/A 1

- Building Hgt.:**  
 Maximum Bldg. Hgt. 50' PROPOSED None
- Utility Service:**

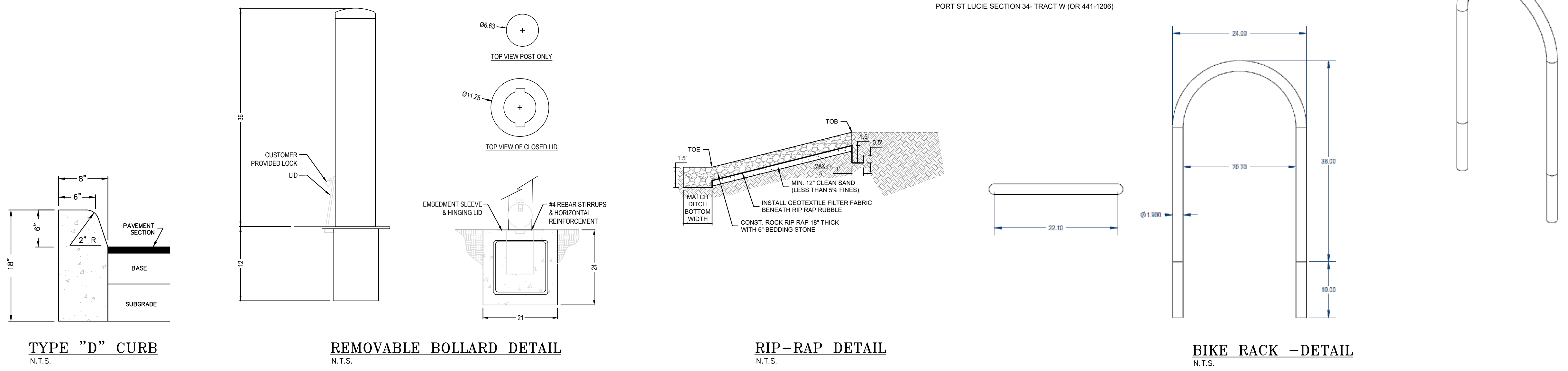
Water Service (Utility)	Electric Service	FPL
PSLUSD		
Sewage Service (Utility)	Telcom Service (backbone)	ATT
PSLUSD		
Re-Use Water (Utility)	Cable Service (primary)	Comcast
N/A		

All utility services will be placed underground.

- Site Lighting:**  
 Site lighting in the parking and storage areas will be provided through a combination of wall mounted fixtures on the side of the building or through the placement of several independent poles.
- Site Drainage (preliminary):**  
 On-street parking drainage will be directed to the existing street drainage system. Park area drainage will follow existing patterns, north towards NW Duck Court.
- Traffic Statement**  
 Trip Generation based upon ITE Code 411 (Public Parks) 11th Edition.  
 Trip Generation is estimated as follows:  
 ADT Weekday - 1 Trip AM PEAK: 0 Trips  
 ADT Weekday - 2 Trips PM PEAK: 0 Trips

**LEGAL DESCRIPTION**

PORT ST LUCIE SECTION 34- TRACT W (OR 441-1206)



**NOTES:**  
 1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

**CULPEPPER & TERPENING INC**  
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 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##

DESIGNED	BY	DATE
##	##	##
CALCS.	##	##
DRAWN	KU	9/6/24
DETAILED	##	##
CHECKED	TD	9/9/24
APPROVED	TD	9/9/24

**DUCK COURT PARK IMPROVEMENT**

**SITE PLAN**

DATE: 9/9/24  
 HORIZ. SCALE: 1"=20'  
 VERT. SCALE: N/A  
 JOB NO. 21-037  
 SHEET 1 of 1

P:\P\2024\21-037\001\CPIS - Duck Court Park Phase 2\2024-10-17 Site Plan.dwg Date: 11/20/2024 1:46 PM By: KTH/SHR/LUD/D/AMA