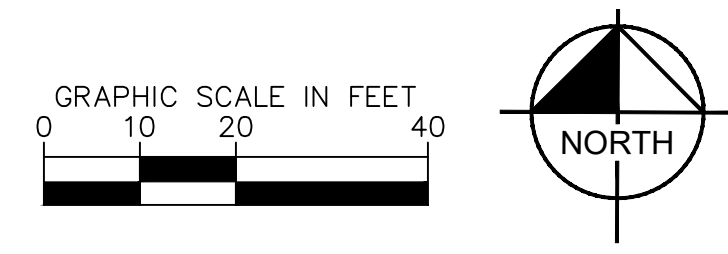
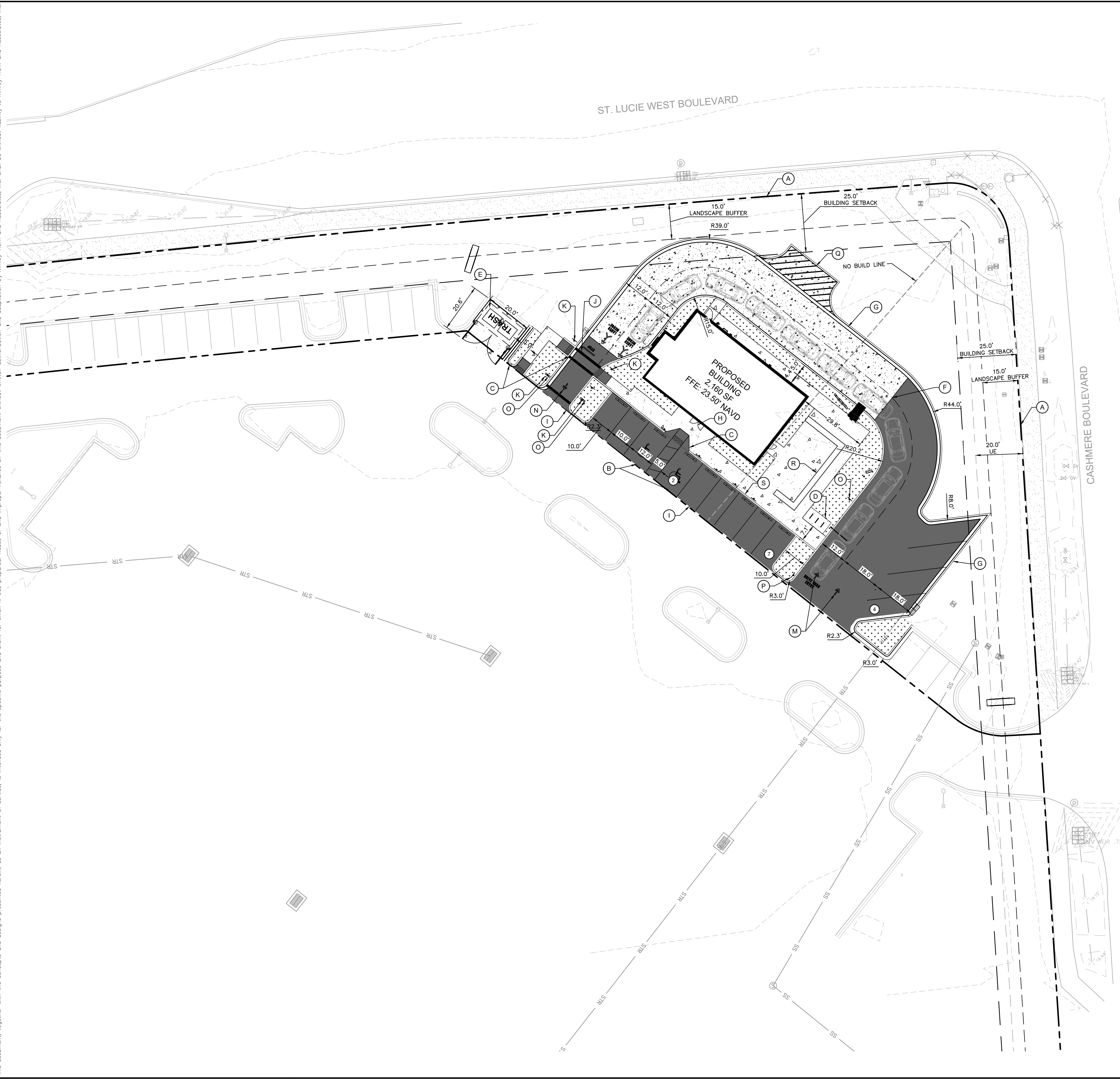


Plotted By: Chan, Jessica - Sheet Set: STARBUCKS CASHMERE - Layout: C-101 SITE PLAN - March 05, 2024 - 04:45:37pm - K: VRRB-LDEV-Regency\Florida\cashmere_starbucks\CAD\plansheets\C-101 SITE PLAN.dwg
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SITE DATA:

LOCATION: SECTION 25 TOWNSHIP 36S RANGE 39E
PARCEL ID: 3430-602-0001-000-5
ADDRESS: SW CORNER OF ST LUCIE WEST BOULEVARD & SW CASHMERE BOULEVARD
LEGAL DESCRIPTION: BANKUNITED AT CASHMERE CORNERS ST LUCIE WEST PLAT NO. 188 (PB 59-14) LOT 3A PARCEL 20
ZONING: GENERAL COMMERCIAL
FUTURE ZONING: GENERAL COMMERCIAL
LAND USE: VACANT LAND
TYPE OF PROJECT: OFFICE/RETAIL
FLOOD ZONE: "X" (F.I.R.M. PANEL #12111C0260J)
OVERALL SITE AREA: 477,612 SF 10.96 AC
PROJECT AREA: 45,137 SF 1.04 AC

LOT COVERAGE:	ACRES	SF	PERCENTAGE %
SITE AREA:	1.04	45,137	100.00
IMPERVIOUS AREA:	0.35	15,055	33.35
BUILDING COVERAGE:	0.05	2,160	14.35
PAVEMENT & SIDEWALK:	0.25	12,356	82.07
OUTDOOR SEATING:	0.01	539	3.59
PERVIOUS AREA:	0.69	30,082	66.65

STARBUCKS PARCEL PARKING SUMMARY:

REQUIRED PARKING RATIO	REQUIRED	PROVIDED
1 SPOT PER 75 SF (BUILDING)	34	29
1 SPOT PER 75 SF (OUTDOOR SEATING)	2	2
TOTAL PARKING	36	31

*REQUIRED PARKING NOT MET ON STARBUCKS PARCEL. AN OVERALL SHARED PARKING AGREEMENT IS REQUIRED.

SITE LEGEND

- PROPERTY LINE
- - - PROPOSED LANDSCAPE BUFFER
- - - PROPOSED BUILDING SETBACK
- PROPOSED D CURB
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK

KEYNOTES:

- (A) PROPERTY LINE
- (B) ACCESSIBLE PARKING SPACE (TYP.) (REFER TO DETAIL SHEET C-150)
- (C) ACCESSIBLE RAMP (REFER TO DETAIL SHEET C-150)
- (D) PROPOSED BIKE RACK
- (E) PROPOSED DUMPSTER
- (F) 6" WHITE SKIP STRIPING
- (G) PROPOSED F CURB
- (H) PROPOSED BUILDING ENTRANCE
- (I) PROPOSED ASPHALT TO MATCH EXISTING PAVEMENT
- (J) PROPOSED CROSSWALK
- (K) STOP SIGN (REFER TO FDOT R1-1)
- (L) 6' HIGH CONTINUOUS VEGETATION BUFFER
- (M) TRAFFIC ENTRY FLOW ARROW (REFER TO DETAIL SHEET C-150)
- (N) TRAFFIC EXIT FLOW ARROW (REFER TO DETAIL SHEET C-150)
- (O) ONE WAY TRAFFIC SIGN
- (P) DRIVE THROUGH TRAFFIC SIGN
- (Q) LOADING SPACE
- (R) PROPOSED PLANTER
- (S) PROPOSED D CURB

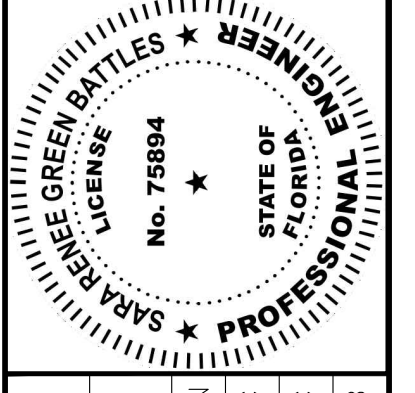
SITE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND FOR THE SITE LIGHTING ELECTRICAL PLAN.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
7. NO WETLANDS ARE PRESENT.
8. MONUMENT SIGN FACES SHALL BE CONSTRUCTED BY OTHERS.
9. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
10. TYPICAL 90° PARKING STALL DEPTH IS 18' AND TYPICAL PARKING STALL WIDTH IS 9.5' UNLESS OTHERWISE NOTED. EXISTING CONDITIONS MAY ALTER EXACT SIZE OF PARKING STALL DEPTH AND WIDTH.
11. THE DEVELOPMENT AND USE OF THIS SITE WILL COMPLY WITH CITY OF PORT ST. LUCIE ACCESS STANDARDS DEFINED BY SECTION 158.222.
12. (FFPC 18.3.2.4.1.1) FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT. THE DRIVING SURFACE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION AND MUST BE AN ALL-WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING A 32-TON EMERGENCY VEHICLE.
13. CONTRACTOR IS RESPONSIBLE TO PROTECT AND/OR REPLACE POST CONSTRUCTION ALL SURVEY MONUMENTATION WITHIN THE PROJECT LIMITS BY A FLORIDA LICENSED LAND SURVEYOR.

NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	03/05/24	JC

Kimley»Horn

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 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT 047427053	DATE 08/23/2023	JC	SRE
SCALE AS SHOWN	DESIGNED BY JC	JC	SRE
	DRAWN BY	JC	SRE
	CHECKED BY	JC	SRE

SITE PLAN

STARBUCKS
CASHMERE

PREPARED FOR
REGENCY

CITY OF PORT ST. LUCIE FLORIDA

CALL 48 HOURS BEFORE YOU DIG

 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CITY OF PORT ST. LUCIE
 PROJECT NO: P23-188