

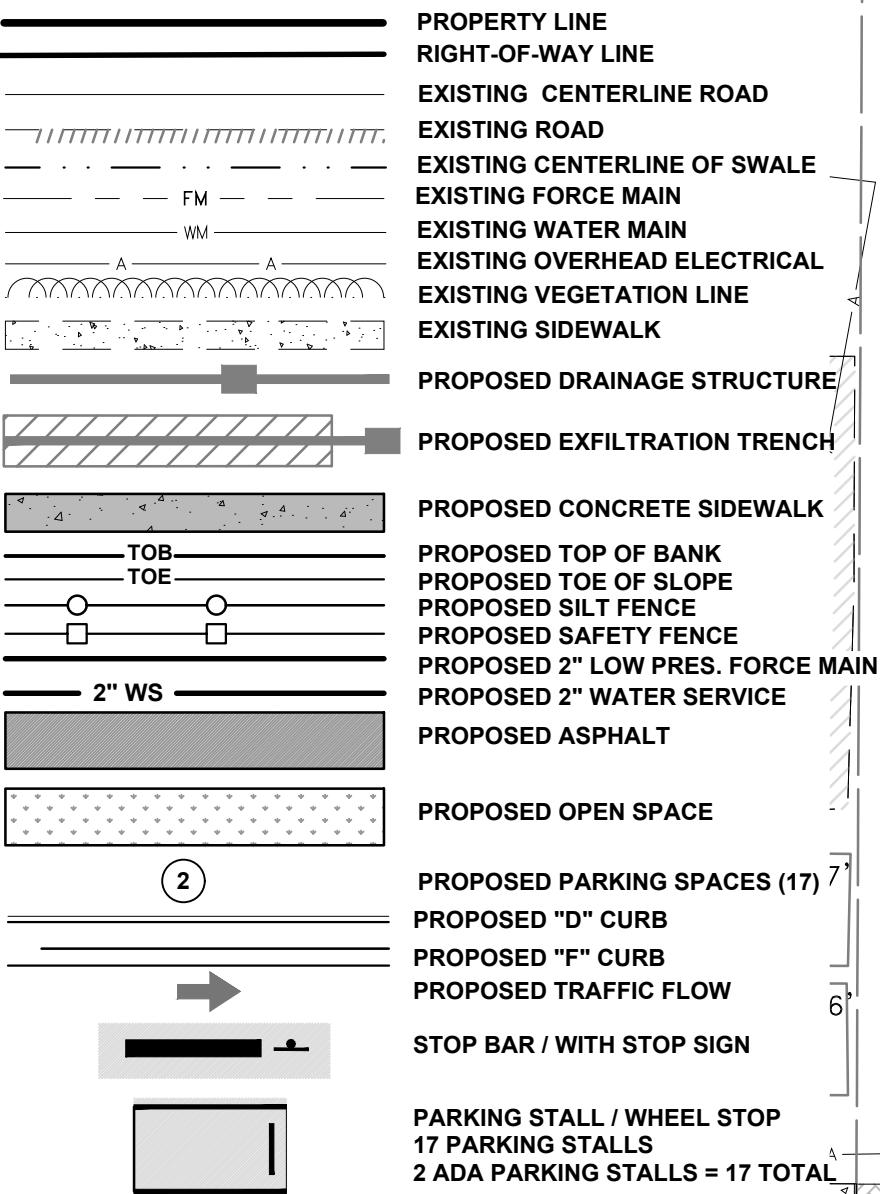
# CONCEPT KEY:

- BUILDING
- BUS PLATFORM
- PORTE-COCHERE
- BUS LOOP
- PARKING LOOP
- FOOD TRUCK PARKING
- COVERED BICYCLE STORAGE
- BENCH / ADULT SWING
- OPEN LAWN
- WALKWAY
- BUILT-IN SEATING (NOT USED IN OPTION 1)
- SHADE STRUCTURE

- PUBLIC ART / WATER FEATURE
- SIDEWALK
- NATURE TRAIL
- STORM WATER RETENTION
- EXERCISE EQUIPMENT
- FLOWERING TREES TYP.
- CROSSWALK
- DUMPSTER ENCLOSURE

- DIRECTIONAL SIGN  
PICNIC TABLE  
SCHEDULE MONITOR  
BENCH  
TRASH RECEPTACLE  
BIKE RACK  
PICNIC TABLE WITH SOLAR TREE

## LEGEND



333 SE THANKSGIVING AVE  
ZONING: SINGLE FAMILY RESIDENTIAL  
LAND USE: RL  
5

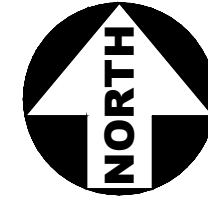
341 SE THANKSGIVING AVE  
ZONING: SINGLE FAMILY RESIDENTIAL  
LAND USE: RL  
6

349 SE THANKSGIVING AVE  
ZONING: SINGLE FAMILY RESIDENTIAL  
LAND USE: RL  
7

357SE THANKSGIVING AVE  
ZONING: SINGLE FAMILY RESIDENTIAL  
LAND USE: RL  
8

365 SE THANKSGIVING AVE  
ZONING: SINGLE FAMILY RESIDENTIAL  
LAND USE: RL  
9

PORT ST. LUCIE SECTION EIGHTEEN  
(PLAT BOOK13, PAGES 17 & 17A THROUGH 17K) BLOCK 690



GRAPHIC SCALE  
0 20' 40'



## LOCATION MAP

### Building Data

Retail / Commercial Bldg. Gross Floor Area  
Building 2,014 sf

### Parking Data

Parking Requirement: 1.87 Spaces per unit  
Total Required Parking: 16 Spaces  
Total Provided Parking: 16 Spaces  
Reg. Parking Spaces (10' x 18') 12 Spaces  
(EV) Reg. Parking Spaces w/ EV Station (10'x18') 2 Spaces  
Handicap Parking Spaces (12'x18') 2 Spaces (1 Required)

### Drainage Statement

THE PROPOSED IMPROVEMENTS WILL MEET BOTH SFWM AND CITY OF PORT ST. LUCIE DESIGN CRITERIA. EXFILTRATION TRENCHES AND DRY DETENTION PONDS WILL BE UTILIZED FOR THE REQUIRED WATER QUALITY TREATMENT VOLUME. STORMWATER ATTENUATION, AND TMDL REDUCTIONS. AFTER THE REQUIRED TREATMENT VOLUME HAS BEEN ATTAINED, STORMWATER WILL BE DISCHARGED TO THE EAST INTO THE EXISTING ROADSIDE SWALE WHICH FLOWS TO THE D-25 CANAL AND ULTIMATELY THE KINGSWAY WATERWAY WHICH FLOWS TO THE NORTH FORK OF THE ST. LUCIE RIVER.

### Utility Statement

THE PROPOSED SITE IS LOCATED WITHIN THE CITY OF PORT ST. LUCIE UTILITY DEPARTMENT SERVICE AREA. POTABLE WATER SUPPLY AND DOMESTIC WASTEWATER COLLECTION AND TRANSMISSION SERVICES ARE AVAILABLE AT THE SITE VIA A 8" WATER MAIN AND 4" FORCE MAIN ALONG DEACON AVENUE.

### Site Data

Site Address 395 SE Deacon Ave  
Total Gross Site Area 1.89 Ac. / 82,328 sf  
Future Land Use RH  
Zoning: Institutional  
Existing use: PSL Transit Facility  
Proposed Use: PSL Transit Facility

### Gross Site Area Calculations

**Impervious Area:**  
Total Building Coverage 2,014 sf 0.05 Ac. 2.65  
Pavement / Curb & Sidewalk 45,303 sf 1.04 Ac. 55.03%  
Misc. / Other Impervious  
Subtotal: 47,317 sf 1.09 Ac. 57.68%

### Pervious Area:

Open Space / Landscape Area 29,131 sf 0.67 Ac. 35.45%  
Dry Retention Area (@TOB) 5,717 sf 0.13 Ac. 6.87%  
Subtotal: 34,848 sf 0.80 Ac. 42.32%

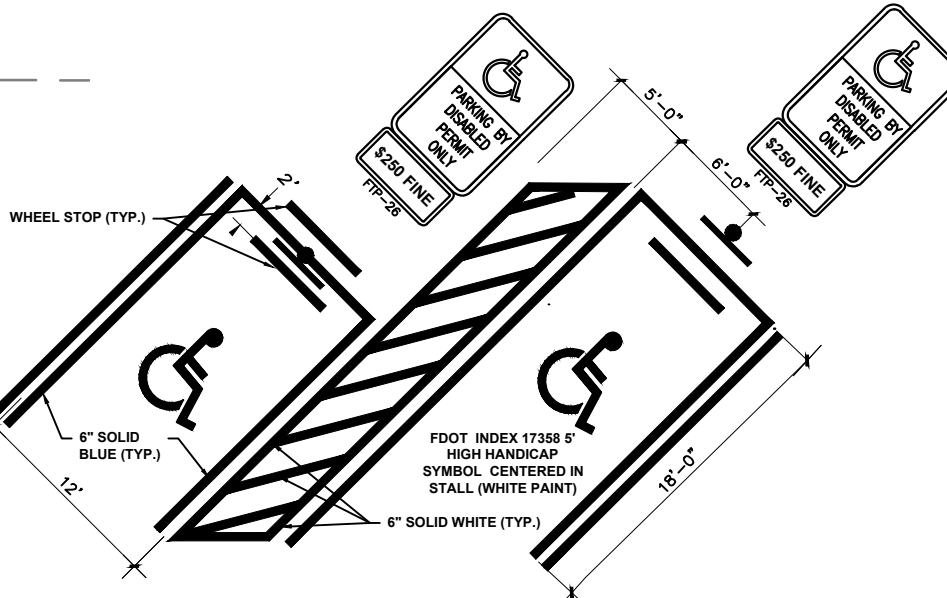
### LEGAL DESCRIPTION

TRACT D, BLOCK 690, PORT ST. LUCIE SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGES 17, 17A THROUGH 17K, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

### Environmental Data

Total Site Upland Habit Area (Pine Flatwoods) 0.63 Ac (33.33%)  
Provided 0.49 Ac (25.92%)

NOTES:  
TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.  
BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.  
FTP 25 & 26 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.  
HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERM ONLY" SIGN OF 6 FEET TO THE BOTTOM OF "2550 FINE" SIGN.



HANDICAP PARKING DETAIL  
N.T.S.

PORT ST. LUCIE SECTION EIGHTEEN  
(PLAT BOOK13, PAGES 17 & 17A THROUGH 17K) BLOCK 692

2213 SE BELVEDERE ST  
ZONING: SINGLE FAMILY RESIDENTIAL  
LAND USE: RL  
16

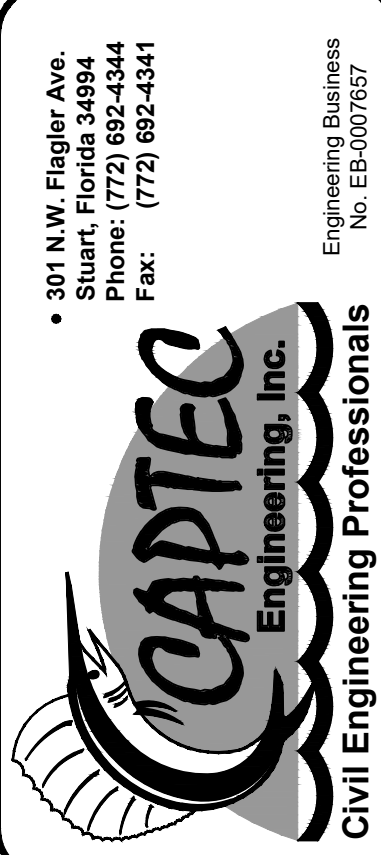
2219 SE BELVEDERE ST  
ZONING: SINGLE FAMILY RESIDENTIAL  
LAND USE: RL  
18

2226 SE BELVEDERE ST  
ZONING: INSTITUTIONAL  
LAND USE: CL/ROI

BLOCK 691

PORT ST. LUCIE SECTION EIGHTEEN  
(PLAT BOOK13, PAGES 17 & 17A THROUGH 17K) BLOCK 690  
(1A/1A)

ALL ELEVATIONS REFERENCE (NAVD 88) DATUM



DATE: 09/18/23  
DRAWN BY: RC  
DESIGNED BY: ET  
CHECKED BY: JWC  
PROJECT No.: 1977  
HORIZ. SCALE: 1" = 20'  
VERT. SCALE: N/A  
CADD FILE: 1977 Site Plan

NO.	DATE	BY	REVISIONS
1	2023-11-21	RC	CITY OF PORT ST. LUCIE SUBMITAL

SCALE VERIFICATION  
1  
SOLID BAR IS EQUAL  
TO ORIGINAL DRAWING  
ADJUST ALL SCALED  
DIMENSIONS  
ACCORDINGLY

PORT ST. LUCIE  
REGIONAL TRANSIT FACILITY  
ST. LUCIE COUNTY, FLORIDA

## SITE PLAN

JOSEPH W. CAPRA  
301 N.W. Flagler Ave.  
Stuart, Florida 34994  
P.E. No. 37638

Printed Date:

JOB No.: 1977  
SHEET  
1 OF 1