

Location Map



Legal Description

3 36 40 BEG 1360 FT E OF CENTER OF OLEANDER AV AND MIDWAY, TH RUN N 670 FT, TH E 245 FT, TH S 670 FT, TH W 245 FT TO POB-LESS MIDWAY RD R/W AND LESS TO SLC AS IN OR 761-1911 AND LESS FOR ADDL RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 11 02 W 48.16 FT, TH S 89 42 45 E 1308.27 FT, TH N 00 17 15 E 40 FT TO POB; TH CONT N 00 17 15 E 15.05 FT, TH N 89 00 38 E 25.24 FT, TH S 89 40 58 E 219.89 FT, TH S 00 17 15 W 15.50 FT, TH N 89 42 45 W 245.13 FT TO POB- (3.53 AC - 153,767 SF) (OR 3799-1231)

Site Data

PCN	3403-243-0001-000-0
SEC/TOWN/RANGE	03/36S/40E
PARCEL AREA	154,342 SF / 3.54 AC.
ZONING	C-2
FUTURE LAND USE	RH
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL DETOX AND TREATMENT
BUILDING SETBACKS	FRONT 61', SIDE 15', REAR 177'
FLOOD ZONE	X
BUILDING COVERAGE	18%
UTILITIES PROVIDED	FPUA

Development Standards (C-2)

MINIMUM LOT SIZE	10,000 SF
MINIMUM LOT WIDTH / DEPTH	70 FEET / 90 FEET
MINIMUM YARD DEPTH	FRONT 25'
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM NUMBER OF STORIES	1
MAXIMUM LOT COVERAGE BY BUILDINGS	60%

Lot Coverage Data

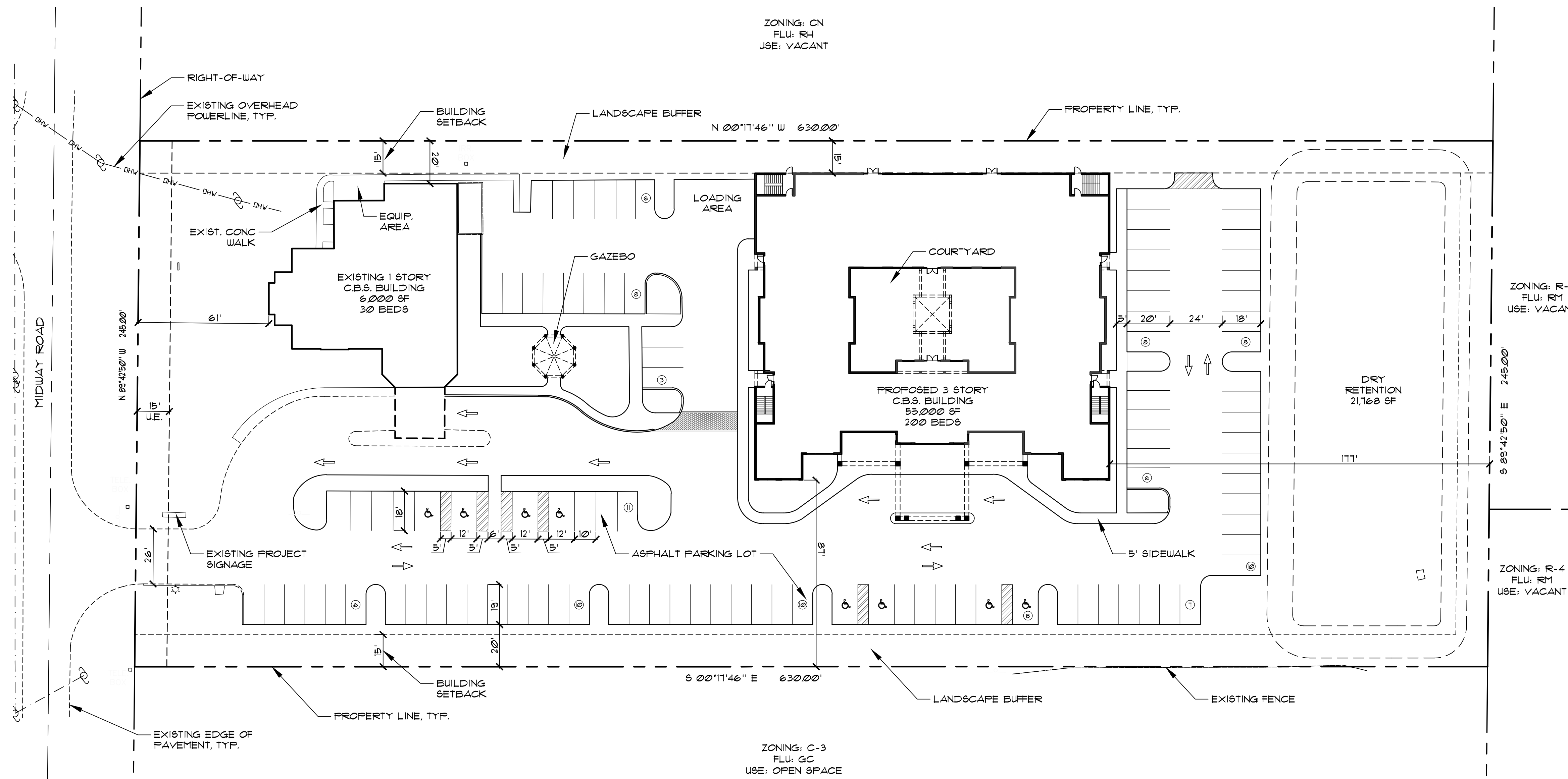
TOTAL SITE AREA	154,342 SF / 3.54 AC.	100%
IMPERVIOUS AREA	84,521 SF / 1.94 AC.	54.8%
EXISTING BUILDING	6,530 SF / 0.15 AC.	4.2%
PROPOSED BUILDING	20,510 SF / 0.47 AC.	13.3%
PARKING/VUA	52,237 SF / 1.20 AC.	33.9%
SIDEWALKS, ETC.	5,244 SF / 0.12 AC.	3.4%
PERVIOUS AREA	69,821 SF / 1.60 AC.	45.2%
LANDSCAPE BUFFERS / OPEN SPACES	48,053 SF / 1.10 AC.	31.1%
DRY RETENTION	21,768 SF / 0.50 AC.	14.1%

Parking Requirements

PARKING SPACES REQUIRED (1 SPACE / 3 BEDS)	77
PARKING SPACES PROVIDED	105
STANDARD SPACES	97
ADA ACCESSIBLE SPACES	8

Notes

1. ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. PROPOSED TIMETABLE FOR CONSTRUCTION: ALL BUILDING PERMITS SHALL BE OBTAINED AND ALL CONSTRUCTION COMPLETED WITHIN TIME FRAME CONSISTENT WITH CITY OF FORT PIERCE ORDINANCES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION BEFORE CONSTRUCTION.
4. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
6. NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
7. ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
8. CONTRACTOR SHALL PROVIDE IRRIGATION TO, AND DRAINAGE FROM ALL PLANTERS.
9. REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY LANDSCAPE ARCHITECT. MAINTAIN EXISTING GRADE AT EXISTING TREES.



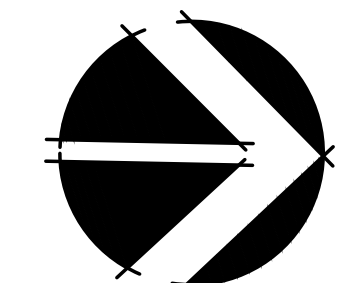
McCARTY & ASSOCIATES

LAND PLANNING AND DESIGN

STUART • FT. PIERCE

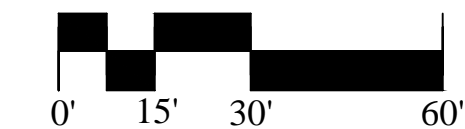
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Treasure Coast Client Services, LLC
 604 Midway Road
 Fort Pierce, Florida
Conceptual Development Plan



NORTH

Scale: 1" = 30'-0"



Development Team

Owner
Treasure Coast Client Services, LLC

Site Planner
Michael T. McCarty
McCarty & Associates
Land Planning and Design
Phone: 772-341-9322

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Drawn By SL
Checked By MM
Scale 1" = 30'-0"
Drawing Date 01/04/17