

St. Lucie County Project No: N/A
 Date: 11/13/04 Original SP Resolution No: 04-220

Minor Adjustment	Approval Order:		
Date	File No.	Description	Order No.
1 06/27/06	05-032	lot setbacks blocks 1,3	Letter
2 06/27/06	06-004	cul-de-sac revisions	Letter
3 03/20/09	spmm220092877	blk 4 setback revisions	Letter
4 03/29/13		scrivener's error	Letter

Major Adjustment	Approval Order:		
Date	File No.	Description	Order No.
1			
2			
3			
4			
5			

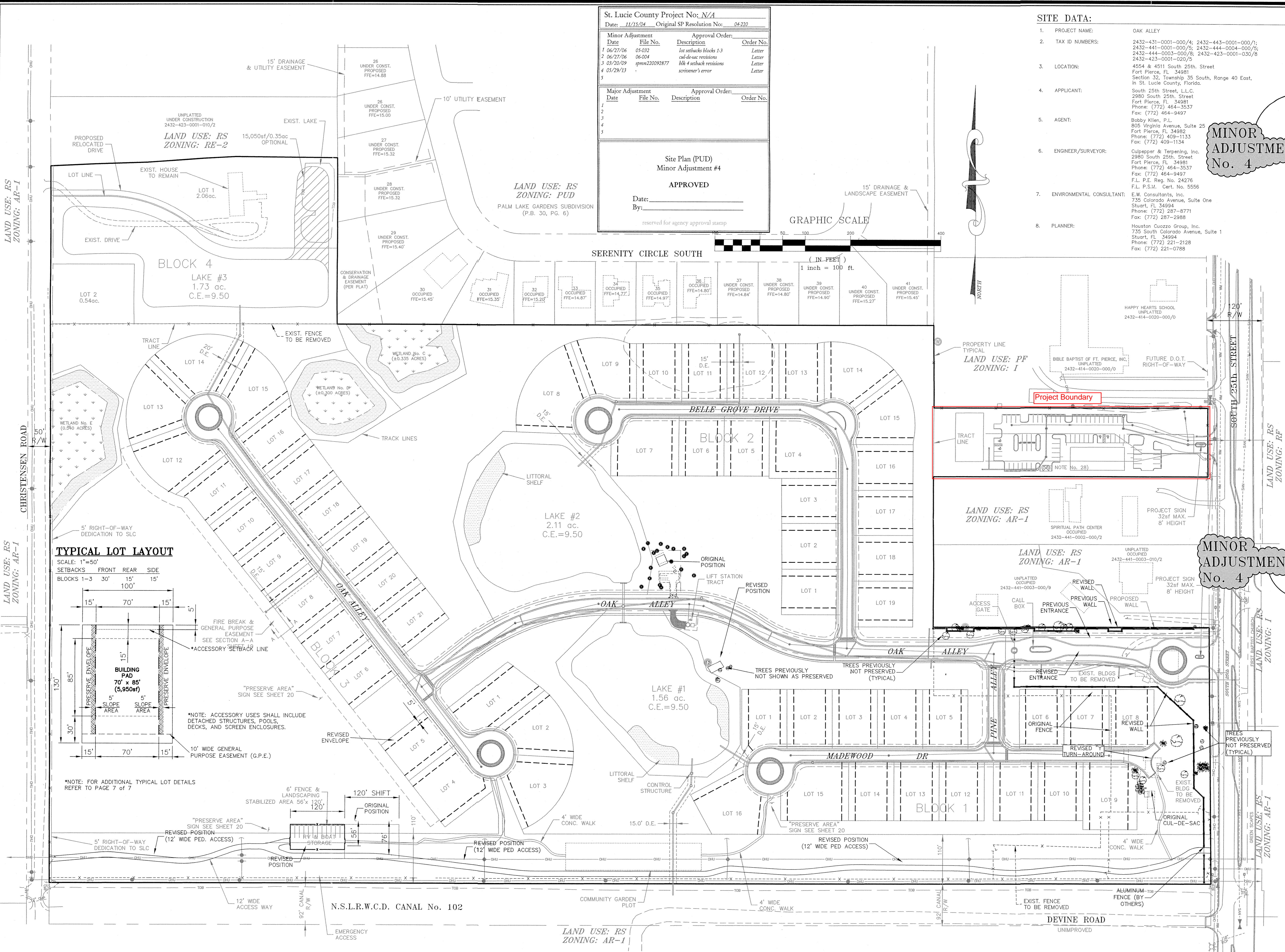
Site Plan (PUD)
 Minor Adjustment #4
 APPROVED
 Date: _____
 By: _____
 reserved for agency approval stamp

SITE DATA:

- PROJECT NAME: OAK ALLEY
- TAX ID NUMBERS: 2432-431-0001-000/4; 2432-443-0001-000/1; 2432-441-0001-000/5; 2432-444-0004-000/6; 2432-444-0003-000/8; 2432-423-0001-030/8
- LOCATION: 4554 & 4511 South 25th Street Fort Pierce, FL 34981 Section 32, Township 35 South, Range 40 East, in St. Lucie County, Florida.
- APPLICANT: South 25th Street, L.L.C. 2980 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-9497
- AGENT: Bobby Kilen, P.L. 805 Virginia Avenue, Suite 205 Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 409-1134
- ENGINEER/SURVEYOR: Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-9497 F.L. P.E. Reg. No. 24276 F.L. P.S.M. Cert. No. 5556
- ENVIRONMENTAL CONSULTANT: E.W. Consultants, Inc. 735 Colorado Avenue, Suite One Stuart, FL 34984 Phone: (772) 287-8771 Fax: (772) 287-2988
- PLANNER: Houston Cozzo Group, Inc. 125 South Colorado Avenue, Suite 1 Stuart, FL 34984 Phone: (772) 221-2128 Fax: (772) 221-0788
- TYPE OF PROJECT: Residential = P.U.D. Commercial = P.N.R.D. Proposed: P.U.D. = Planned Unit Development Existing: AR-1 = Agricultural, Residential
- ZONING: Proposed & Existing: RS = Residential Suburban (2 Units per Acre)
- LAND USE: Proposed & Existing: RS = Residential Suburban (2 Units per Acre)
- FLOOD ZONE: ZONE "X" F.I.R.M. Map 12111C0188 F Panel# 120285 Dated August 19th, 1991
- MAX. BUILDING ENVELOPE: 70' x 85' (5,950sf) Residential
- MAX. BUILDING HEIGHT: 40' Above the finished floor elevation (F.F.E.) as established by the SPWMD.
- GROSS PROJECT SIZE: Residential Area 68.04 AC. 2,979,536 SF Non-Residential Area 2.10 AC. 91,278 SF Total Area 70.50 AC. 3,070,814 SF Average Lot Size 100' x 130'
- PROJECT DENSITY: Allowable Density: (2 Units per Acre) Total Units Allowed 68 Acres x 2 = 136 Units Total Units Proposed 58 Units or 0.85 units/acre
- PARKING: Single Family Residential will have 2 parking spaces per lot 58 Units x 2 = 116 spaces Non-Residential parking shall be in accordance with SCLDC section 7.06.02, as described in table 7.06.02. Formula is 1 space per 1000sf of Building Area) Required (12,000sf/1,000) x 5 spaces 60 spaces Provided (10' x 18' Min.) 68 spaces Handicapped Spaces Required (51-75 Total) 3 spaces Handicapped Spaces Provided (12' x 18' Min.) 4 spaces
- OPEN SPACE: Minimum of 35% of Site for common open space per SCLDC 7.01.00. Required (70.50 x 0.35) 24.68 AC. Provided 24.64 AC. UBT (1-4) 24.64 AC. TRACTS C-E 2.49 AC. TRACTS F-H 7.92 AC. Landscape TRACT 1 0.20 AC. Total 35.25 AC.
- OPEN SPACE Compliance: 36.32/70.50 = 50.00%
- Community area to include passive recreation such as picnic tables, & barbecue areas. All numbers are approximate and subject to change through final permitting.
- NATIVE UPLAND PRESERVE: Pre-development native habitat is 52.8 acres. 15% of Native Habitat must be preserved. Required (52.8 x 0.15) 7.92 AC. Provided 7.9 AC. UBT-1 3.62 AC. UBT-2 11.54 AC. UBT-3 7.19 AC. UBT-4 2.29 AC. Total 24.64 AC. Upland Preserve Compliance: 25.63/52.8 = 46.67%. All numbers are approximate and subject to change through final permitting.
- DEVELOPMENT SCHEDULE: Construction to begin: FEBRUARY 2005 Construction to be completed: 180 DAYS
- BUILDING CONSTRUCTION MATERIALS: Construction materials for the buildings will consist of concrete block masonry walls, metal roof, and stucco finish. All buildings shall be constructed in accordance with the Florida Building Code.
- PHASING: All of the improvements will be completed in a single phase for the residential area.
- UTILITY SERVICE: Water Service: Ft. Pierce Utilities Authority (FPUA) Sewage Treatment: Ft. Pierce Utilities Authority (FPUA)
- SITE DRAINAGE: RESIDENTIAL: The storm water management system will consist of a detention system that will provide both water quality and storm attenuation. Road crown elevations will be set above the 10 year, 1 day storm event and Finished Floor Elevations above the 100 year, 3 day, zero discharge stage. The drainage system shall be designed in accordance with the SPWMD criteria prior to discharge into the North St. Lucie River Water Control District (NLRWD) Canal No. 102. Water quality will be designed based on 100% of required volume consistent with discharge into an Outstanding Florida Water (O.F.W.). Discharge rates will be based on pre vs. post run-off and consistent with the South 25th Street Improvement Project.
- SITE DRAINAGE: NON-RESIDENTIAL: Discharge will be to the South 25th Street Drainage network designed by Inwood Consulting Engineers. Allowable discharge is based on the pre-development discharge incorporated into the South 25th Street design calculations. A half inch of dry pre-treatment will be accomplished by ex-filtration trench.
- OWNERSHIP: It is intended that the property will be platted in accordance with the St. Lucie County Land Development Code, Section 11.03.00. Common areas will be dedicated to a Property Owner's Association along with road rights-of-way, wetland preserves, and upland buffer areas. The Rights-of-way will include dedication for Utility easements both public and private.
- NON-RESIDENTIAL: Tract A will be developed as a "Planned Nonresidential Development" (PNRD) area consistent with the provisions of Section 7.03.00 of the St. Lucie County Land Development Code. Final site plans and use restrictions for this area will be identified as part of the Final Planned Development reviews for the Oak Alley Project.

MINOR ADJUSTMENT No. 4

MINOR ADJUSTMENT No. 4



RESIDENTIAL (Basin=2,979,536 SF)

Acres	Square Footage	Percentage of Basin	
5.99 AC.	261,000 SF	8.76%	
2.89 AC.	125,737 SF	4.09%	
2.52 AC.	109,714 SF	3.68%	
Sub-total	11.40 AC.	496,451 SF	16.17%

NON-RESIDENTIAL (Basin=91,278 SF)

Acres	Square Footage	Percentage of Basin	
0.28 AC.	12,000 SF	13.15%	
0.82 AC.	35,875 SF	39.30%	
Sub-total	1.10 AC.	47,875 SF	52.45%

TOTALS:

Acres	Square Footage	Percentage of Site	
12.5 AC.	544,326 SF	17.75%	
58.0 AC.	2,526,488 SF	82.27%	
Total Site Area	70.5 AC.	3,070,814 SF	100.00%

OPEN SPACE: Required (70.50 x 0.35) 24.68 AC. Provided 24.64 AC.

UPLAND PRESERVE: Required (52.8 x 0.15) 7.92 AC. Provided 7.9 AC.

DEVELOPMENT SCHEDULE: Construction to begin: FEBRUARY 2005 Construction to be completed: 180 DAYS

BUILDING CONSTRUCTION MATERIALS: Construction materials for the buildings will consist of concrete block masonry walls, metal roof, and stucco finish. All buildings shall be constructed in accordance with the Florida Building Code.

PHASING: All of the improvements will be completed in a single phase for the residential area.

UTILITY SERVICE: Water Service: Ft. Pierce Utilities Authority (FPUA) Sewage Treatment: Ft. Pierce Utilities Authority (FPUA)

SITE DRAINAGE: RESIDENTIAL: The storm water management system will consist of a detention system that will provide both water quality and storm attenuation. Road crown elevations will be set above the 10 year, 1 day storm event and Finished Floor Elevations above the 100 year, 3 day, zero discharge stage. The drainage system shall be designed in accordance with the SPWMD criteria prior to discharge into the North St. Lucie River Water Control District (NLRWD) Canal No. 102. Water quality will be designed based on 100% of required volume consistent with discharge into an Outstanding Florida Water (O.F.W.). Discharge rates will be based on pre vs. post run-off and consistent with the South 25th Street Improvement Project.

SITE DRAINAGE: NON-RESIDENTIAL: Discharge will be to the South 25th Street Drainage network designed by Inwood Consulting Engineers. Allowable discharge is based on the pre-development discharge incorporated into the South 25th Street design calculations. A half inch of dry pre-treatment will be accomplished by ex-filtration trench.

OWNERSHIP: It is intended that the property will be platted in accordance with the St. Lucie County Land Development Code, Section 11.03.00. Common areas will be dedicated to a Property Owner's Association along with road rights-of-way, wetland preserves, and upland buffer areas. The Rights-of-way will include dedication for Utility easements both public and private.

NON-RESIDENTIAL: Tract A will be developed as a "Planned Nonresidential Development" (PNRD) area consistent with the provisions of Section 7.03.00 of the St. Lucie County Land Development Code. Final site plans and use restrictions for this area will be identified as part of the Final Planned Development reviews for the Oak Alley Project.

SITE PLAN ADJUSTMENT APPROVED
 APPROVED DATA
 LARA
 Approval Doc. & Number

BY DATE	COMPUTER FILE REF.
RC 05/29/13	03-064base minor rev no4.dwg
	puj-1.tsh

- REVISIONS -

BY	DATE	DESCRIPTION
CSM	09/02/09	REVISED LOTS (-1)
CSM	02/02/08	REVISED ENTRANCE (NARROWER); REVISED SETBACKS
CSM	03/27/08	REVISED SETBACKS & EAST END OF MADEWOOD
CSM	05/10/06	REVISED PER SLC COMMENTS
CSM	06/05/06	REVISED 8' TO 12'; MOVED REC & STORAGE AREA; CHANGED WALL
MJP	03/20/09	REVISED PER MINOR ADJ. #3

BY	DATE	DESCRIPTION
JPT	02/06/06	DESIGNED
PPP	06/07/04	CALCS.
CSM	02/06/06	DRAWN
JPT	06/05/06	DETAILED
JPT	06/05/06	CHECKED
JPT	06/05/06	APPROVED

OAK ALLEY

SITE PLAN ADJUSTMENT No. 4

DATE: 05/29/13
 HORIZ. SCALE: 1"=100'
 VERT. SCALE: N/A
 JOB No. 03-064
 SHEET 3 OF 7