SITE DATA

1. PROJECT NAME:	MILLCREEK AND DICK SMITH
2. PARCEL ID:	2407-124-0001-000-3 2407-134-0001-000-4 2407-144-0001-000-5 2408-233-0001-000-1
3. LOCATION:	ORANGE AVENUE (TBD)
4. SECTION / TOWNSHIP / RANGE	S07/ T35S / R40E
5. TYPE OF PROJECT:	Planned Development
6. ZONING:	Existing: PUD, CG Proposed: PD
7. FUTURE LAND USE:	Existing: RM, RH, COM Proposed: RM, RH, MXD
8. FLOOD ZONE:	X and A (SE corner) Dated 2/16/2012
9. FIRM PANEL:	**0178J**
PHASE I - RESIDENTIAL	
10. PARCEL ID:	2407-124-0001-000-3
11. TOTAL ACREAGE (GROSS):	63.76 acres
12. TOTAL LOTS:	109
13. TOTAL TOWNHOMES:	302
14. TOTAL UNITS:	411
15. GROSS DENSITY:	6.45 dwelling units per acre
16. MULTI-FAMILY DENSITY:	10.60 dwelling units per acre
17. SINGLE-FAMILY DENSITY:	3.60 dwelling units per acre
18. OPEN SPACE:	22.32 acres (35,0%)
PHASES II and III	
19. TOTAL ACREAGE:	18.93 acres
20. STORMWATER:	2.18 acres (13%)
21. PARCEL IDs:	2407-134-0001-000-4 2407-144-0001-000-5 2408-233-0001-000-1
PHASE II - RESIDENTIAL	
22. MULTI-FAMILY AREA:	16.33 acres
23. TOTAL UNITS:	312
24. TOTAL NUMBER OF PARKING SPACES:	427 (approx. 1.5 spaces per unit)
25. CLUBHOUSE:	5,400 SF.
26. AMENITY AREA:	12,000 SF.
27. NUMBER OF UNITS PER BUILDING:	24
28. UNIT SIZES:	1 BED / 1 BATH: 700 SF. 2 BEDS / 2 BATHS: 1,064 SF. 3 BEDS / 3 BATHS: 1,234 SF.
PHASE III - COMMERCIAL	
29. COMMERCIAL AREA:	2.60 acres
30. TOTAL FLOOR AREA:	18,675 SF.
31. TOTAL PARKING SPACES:	80 (4.28 spaces per 1,000 SF.)

CONCEPTUAL SITE PLAN

0 100' 200'
1" = 100'

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PLANNER
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772.742.1555

REDTAIL DG
100 S. 2nd Street
Fort Pierce, FL 34950

TM
DESIGNED BY
VP
DRAWN BY
FILENAME
LAYOUT
1" = 50'
SCALE
2/18/2022
DATE

REVISION COMMENTS
DATE

MILLCREEK AND DICK SMITH
ORANGE AVENUE
2407-124-0001-000-3,2407-134-0001-000-4,
2407-144-0001-000-5, 2408-233-0001-000-1
PLANNED DEVELOPMENT
SITE PLAN
FORT PIERCE FLORIDA

SHEET
1 of 1

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