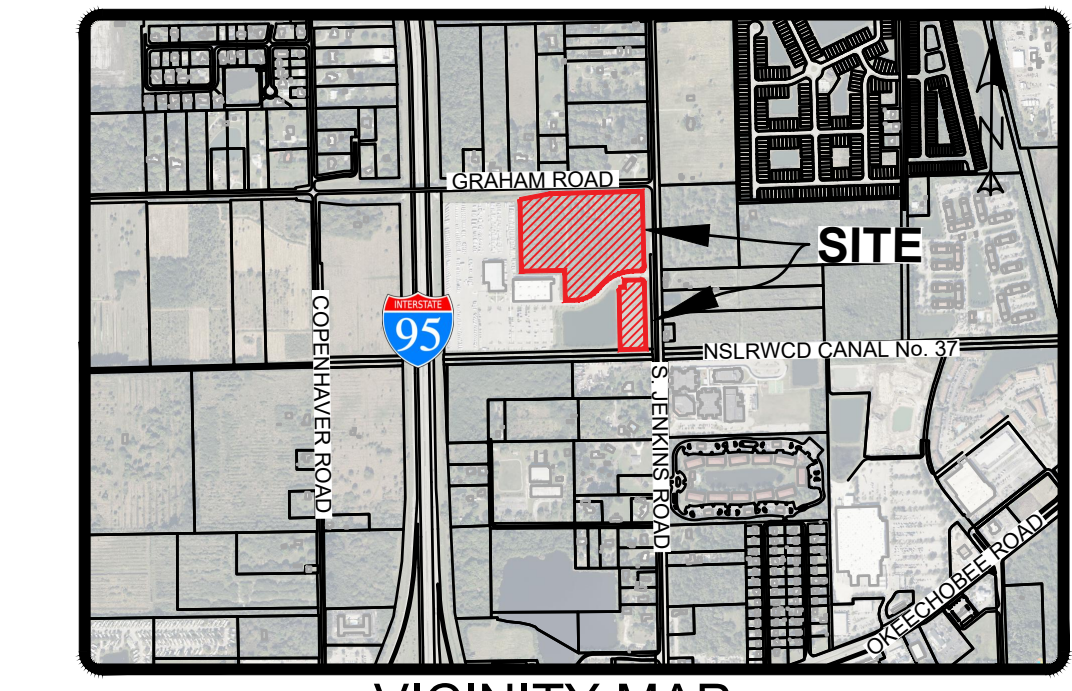
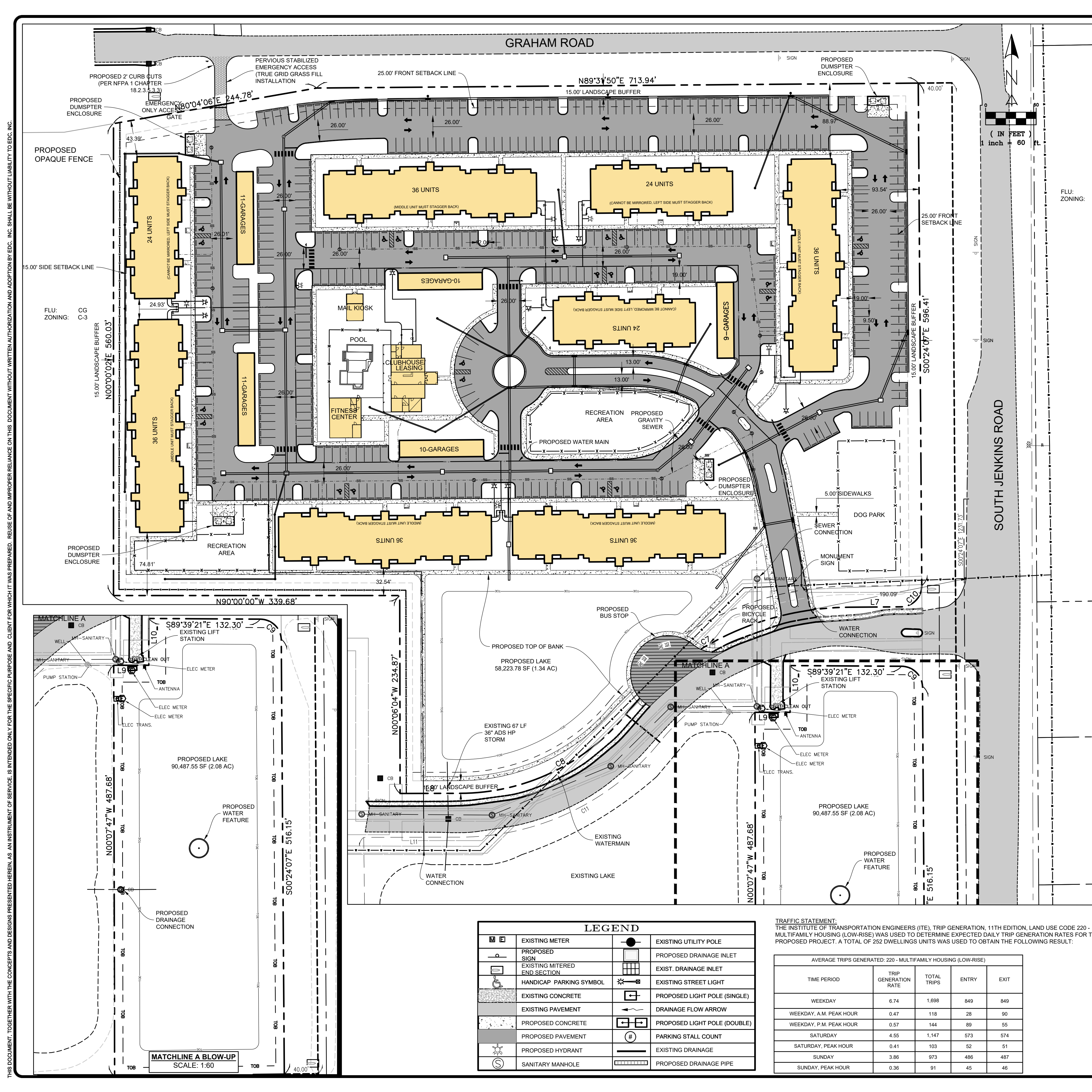


Z:\EDC-2023\22-154 - Hillpointe LLC - Hillpointe Multi-Family Residential Site Plan - 10/14/2022 11:27:56 AM, wctd, EDC, Inc., EDC, Inc.



SITE DATA

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:
TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 7 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL ID #:
2313-800-0002-000-7
2313-800-0004-000-1

PROJECT NAME: HILLPOINTE MULTI-FAMILY RESIDENTIAL
OWNER: FREEDOM ROADS PROPERTY COMPANY
250 PARKWAY DR STE 270
LINCOLNSHIRE, IL 60069

FUTURE LAND USE: HIGH DENSITY RESIDENTIAL (RH)
ZONING: HIGH DENSITY RESIDENTIAL ZONE (R-5)
LAND SIZE: 751,714.92 S.F. (17.30 AC)

BUILDING DATA
THREE STORY 36-UNIT BUILDINGS (5) 207,177.07 SF
THREE STORY 24-UNIT BUILDINGS (3) 82,870.83 SF
5 GARAGES: 10,200 SF
CLUBHOUSE: 3,036 SF
FITNESS CENTER: 1,824 SF
MAIL KIOSK: 800 SF
TOTAL: 305,187.90 SF

MAX DENSITY: 259 UNITS
PROPOSED DENSITY: 252 UNITS

ZONING CODE FOR: HIGH DENSITY RESIDENTIAL ZONE (R-5)							
	YARD SETBACKS			BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)	DENSITY
PER CODE	FRONT	REAR	CORNER	50% MAX.	45' MAX.	20% MIN.	15DU/AC
PROPOSED	25'	25'	10'	15%	40.58'	32.98%	14.60DU/AC

SITE AREA DATA

TOTAL AREA:	751,715 SF	17.26 AC	100%
IMPERVIOUS AREA:	350,145 SF	8.04 AC	46.58%
PROPOSED BUILDINGS:	112,543 SF	2.59 AC	14.97%
PROPOSED ASPHALT:	156,517 SF	4.51 AC	26.14%
PROPOSED CONCRETE:	41,086 SF	0.94 AC	5.47%
PERVIOUS AREA:	401,570 SF	9.22 AC	53.42%
OPEN SPACE:	252,858 SF	5.80 AC	33.64%
LAKE:	148,711 SF	3.41 AC	19.78%

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: WELL
SOLID WASTE: WASTEPRO

PARKING DATA
PARKING REQUIRED MULTIFAMILY (1.5 SPACES PER EACH DWELLING UNIT PER SEC. 125-315)
TOTAL REQUIRED PARKING SPACES: 378 SPACES (9 HC)
STANDARD PARKING PROVIDED: 409 SPACES (18 HC)
PARKING GARAGE SPACES PROVIDED: 51 SPACES
TOTAL PARKING PROVIDED: 460 SPACES

STORMWATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO A PROPOSED WET DETENTION LAKE WITH AN ULTIMATE OUTFALL ONTO NSLRWCD CANAL NO 37.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A COMPACTOR AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NVD

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY.

LEGEND

	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	EXISTING MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT		PARKING STALL COUNT
	PROPOSED HYDRANT		EXISTING DRAINAGE
	SANITARY MANHOLE		PROPOSED DRAINAGE PIPE

TRAFFIC STATEMENT:
THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 11TH EDITION, LAND USE CODE 220 - MULTIFAMILY HOUSING (LOW-RISE) WAS USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. A TOTAL OF 252 DWELLINGS UNITS WAS USED TO OBTAIN THE FOLLOWING RESULT:

TIME PERIOD	TRIP GENERATION RATE	TOTAL TRIPS	ENTRY	EXIT
AVERAGE TRIPS GENERATED: 220 - MULTIFAMILY HOUSING (LOW-RISE)				
WEEKDAY	6.74	1,698	849	849
WEEKDAY, A.M. PEAK HOUR	0.47	116	28	90
WEEKDAY, P.M. PEAK HOUR	0.57	144	89	55
SATURDAY	4.55	1,147	573	574
SATURDAY, PEAK HOUR	0.41	103	52	51
SUNDAY	3.86	973	496	487
SUNDAY, PEAK HOUR	0.36	91	45	46

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	AT	LAYOUT	DATE
DRAWN BY	AT	AS SHOWN	DATE
CHECKED BY	AT	SCALE	DATE
FILE NAME	22-154		
DATE	10/14/2022		

HILLPOINTE

MULTI-FAMILY RESIDENTIAL

FORT PIERCE

FLORIDA

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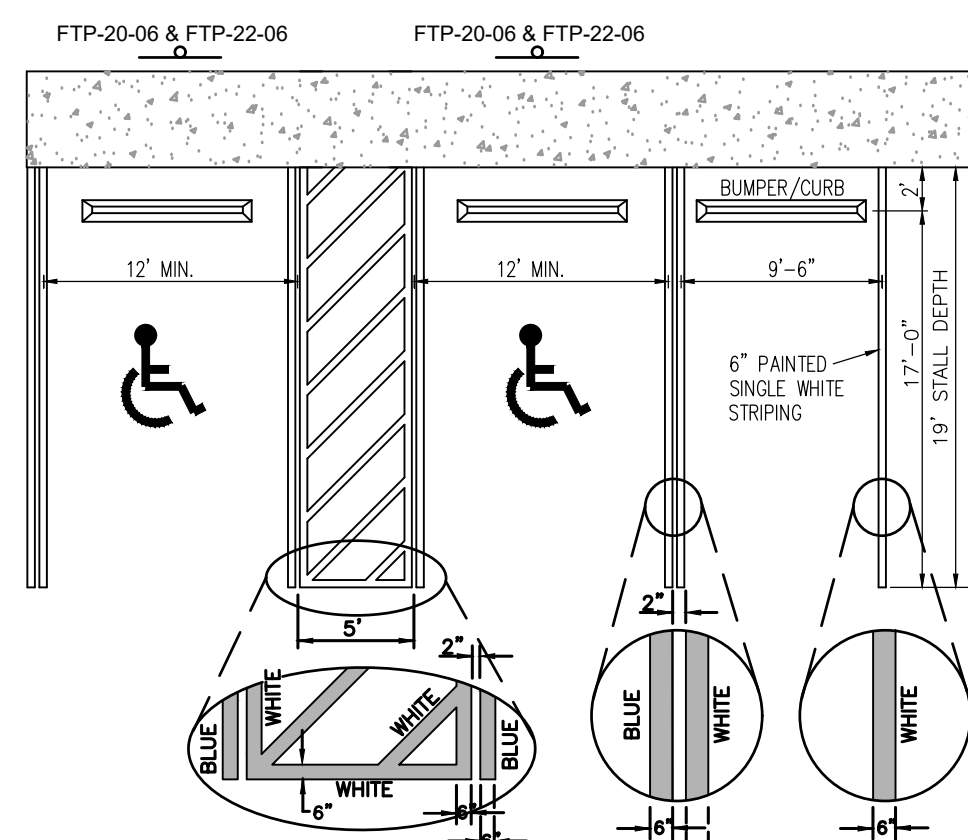
22-154

1 OF 2

F.J.R. M. PANEL:
12111C0167J
ST. LUCIE COUNTY
CITY OF FORT PIERCE
120285
ZONE X

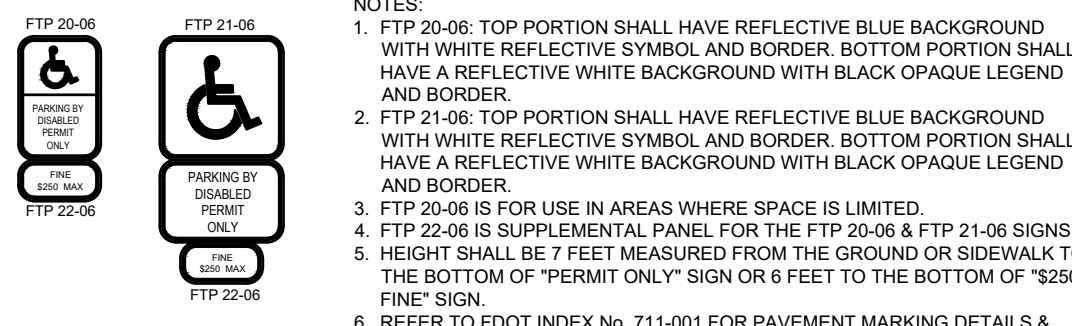
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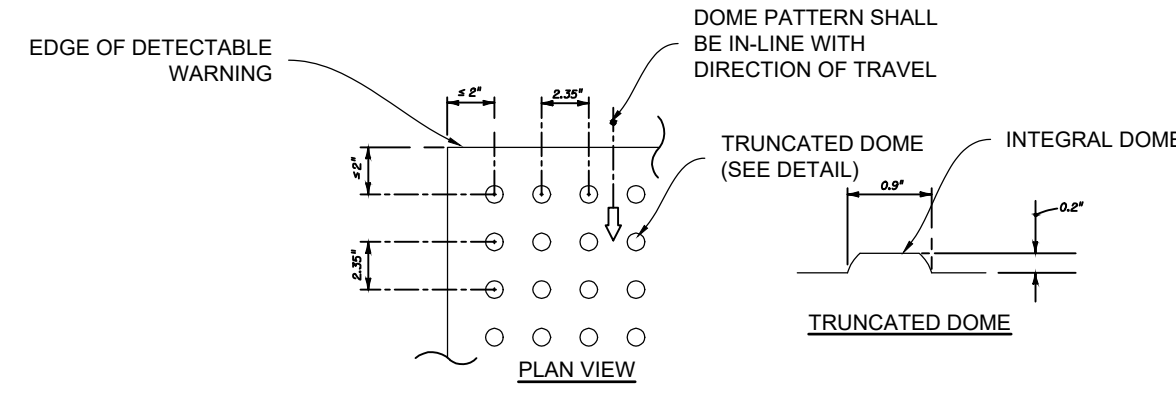


GENERAL NOTES:
 A) ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2010 SECTION 710.
 B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 711-001 FOR PAVEMENT MARKING DETOUR & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.
 C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.

HANDICAPPED SPACE DETAIL 19' PARKING STALL DETAIL

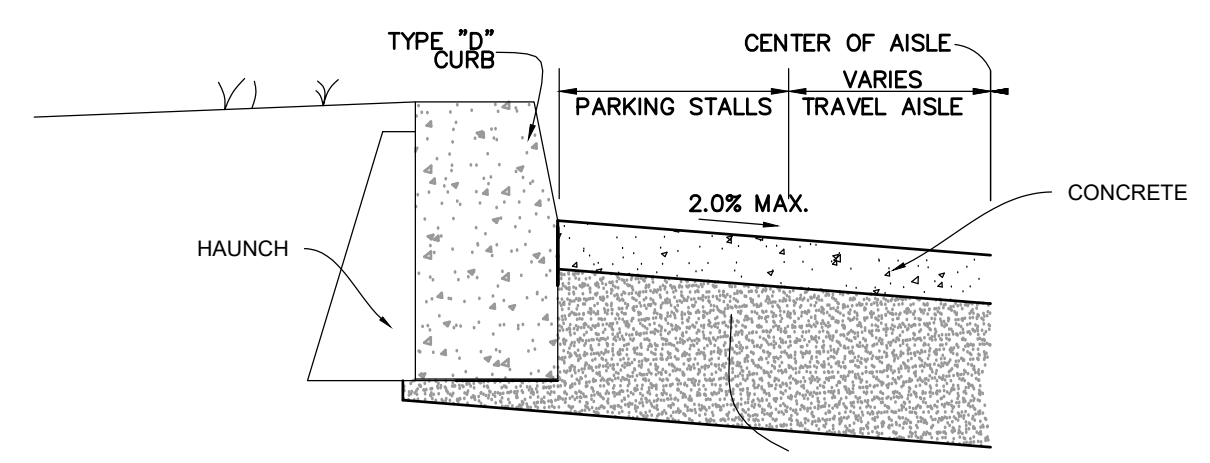


NOTES:
 1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
 4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
 5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "3250 FINE" SIGN.
 6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.



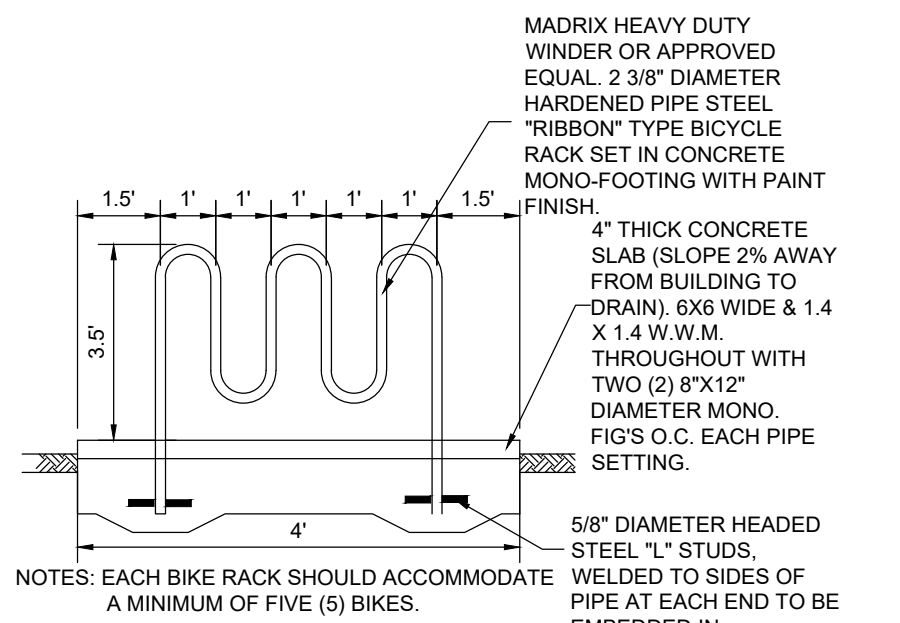
ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB.
NOTES:
 REFER TO FDOT INDEX 304 FOR FURTHER DETAILS CAST IN PLACE.

DETECTABLE WARNING

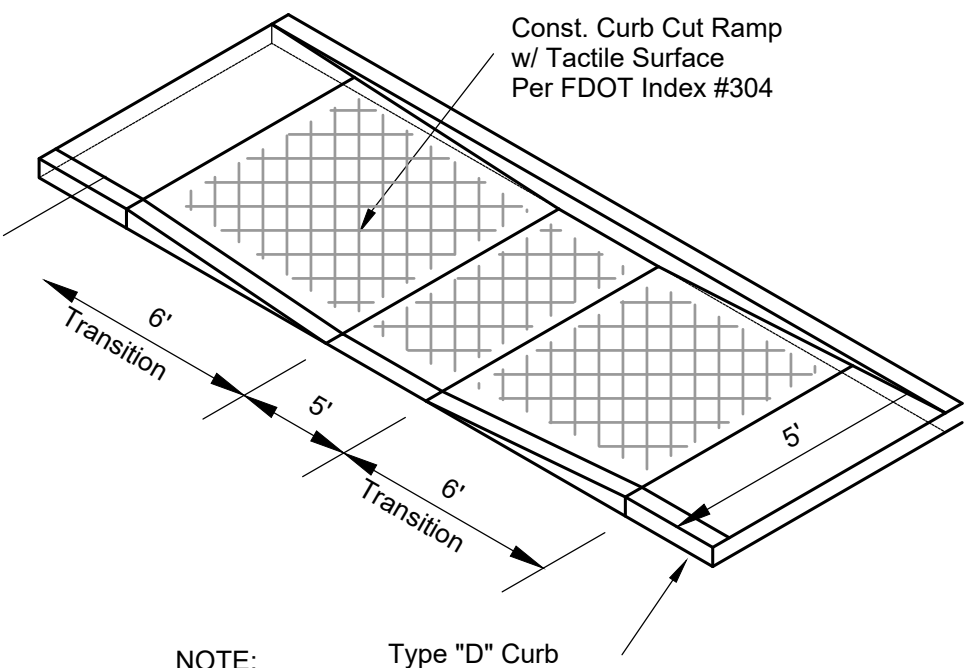


12" MIN. STABILIZED SUB-BASE COURSE
 98% MODIFIED PROCTOR TEST MAX. DRY DENSITY STABILIZED TO AN LBR OF AT LEAST 40
NOTES:
 1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
 2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
 3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
 4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT.
 5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLARITY.

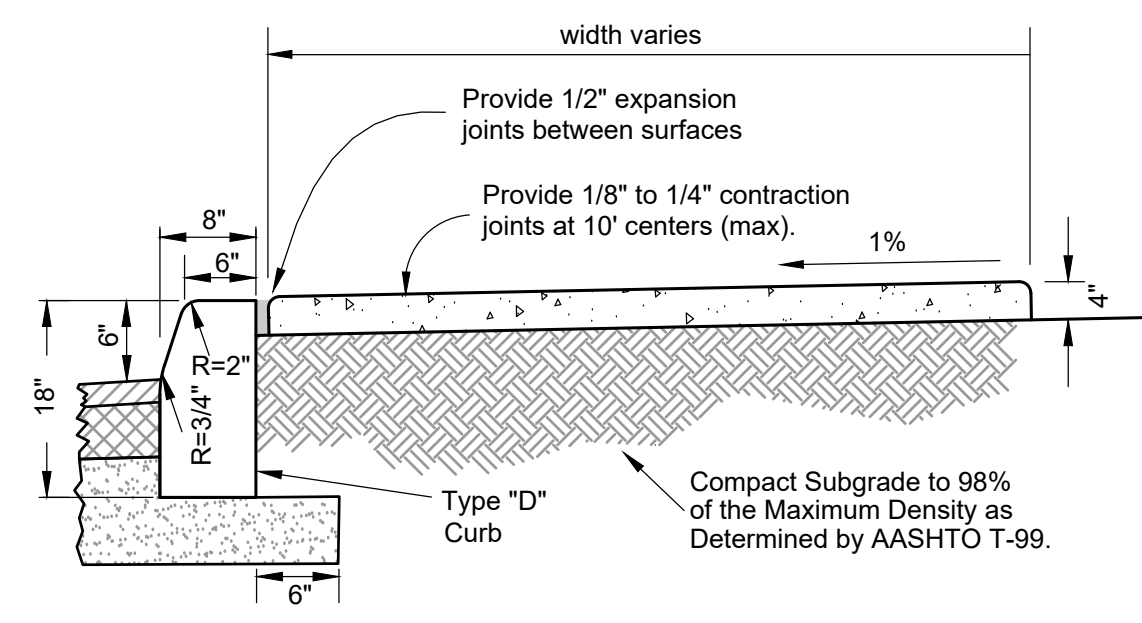
PARKING LOT SECTION W/ TYPE "D" CURB



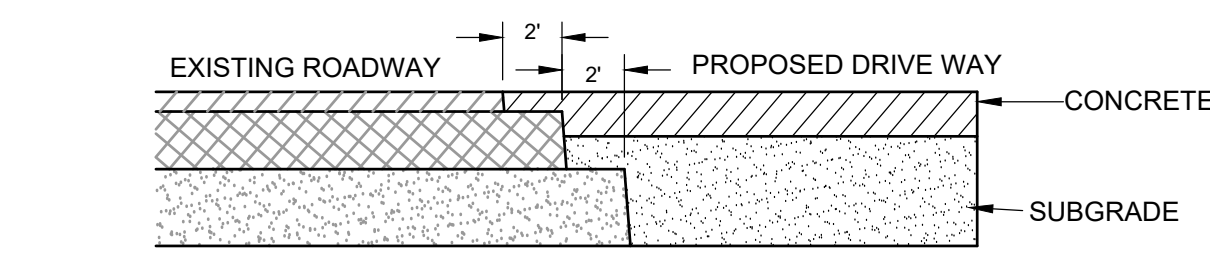
TYPICAL BIKE RACK DETAIL
 N.T.S.
 NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES.



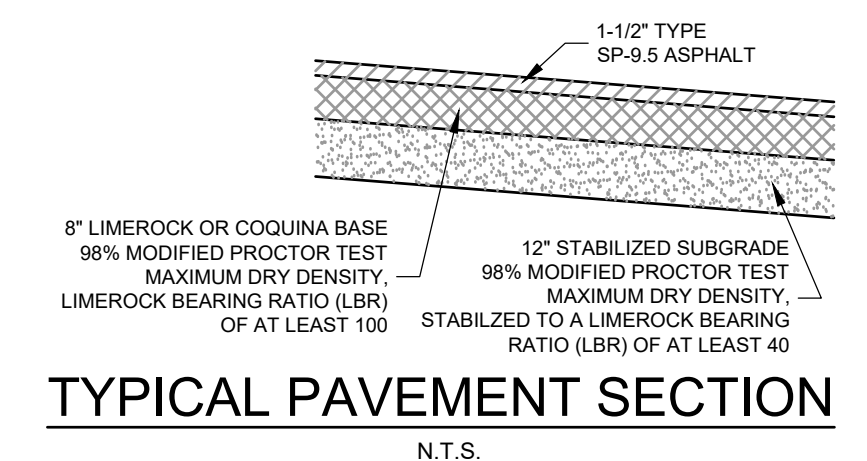
HANDICAP CURB CUT RAMP
 NOTE:
 1. SIDEWALK IS PARALLEL TO CURB.



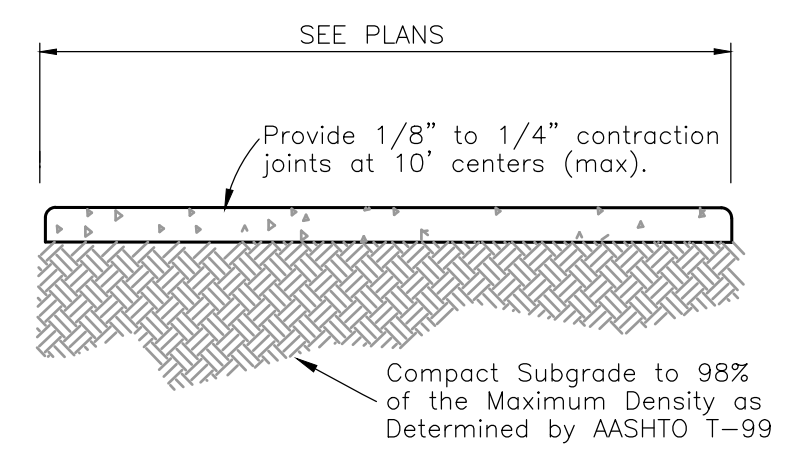
TYPE "D" CURB & SIDEWALK COMBINATION
 NOT TO SCALE
NOTES:
 1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
 2. SUBGRADE TO EXTEND AN ADDITIONAL 6" BEYOND TYPE "D" CURB.



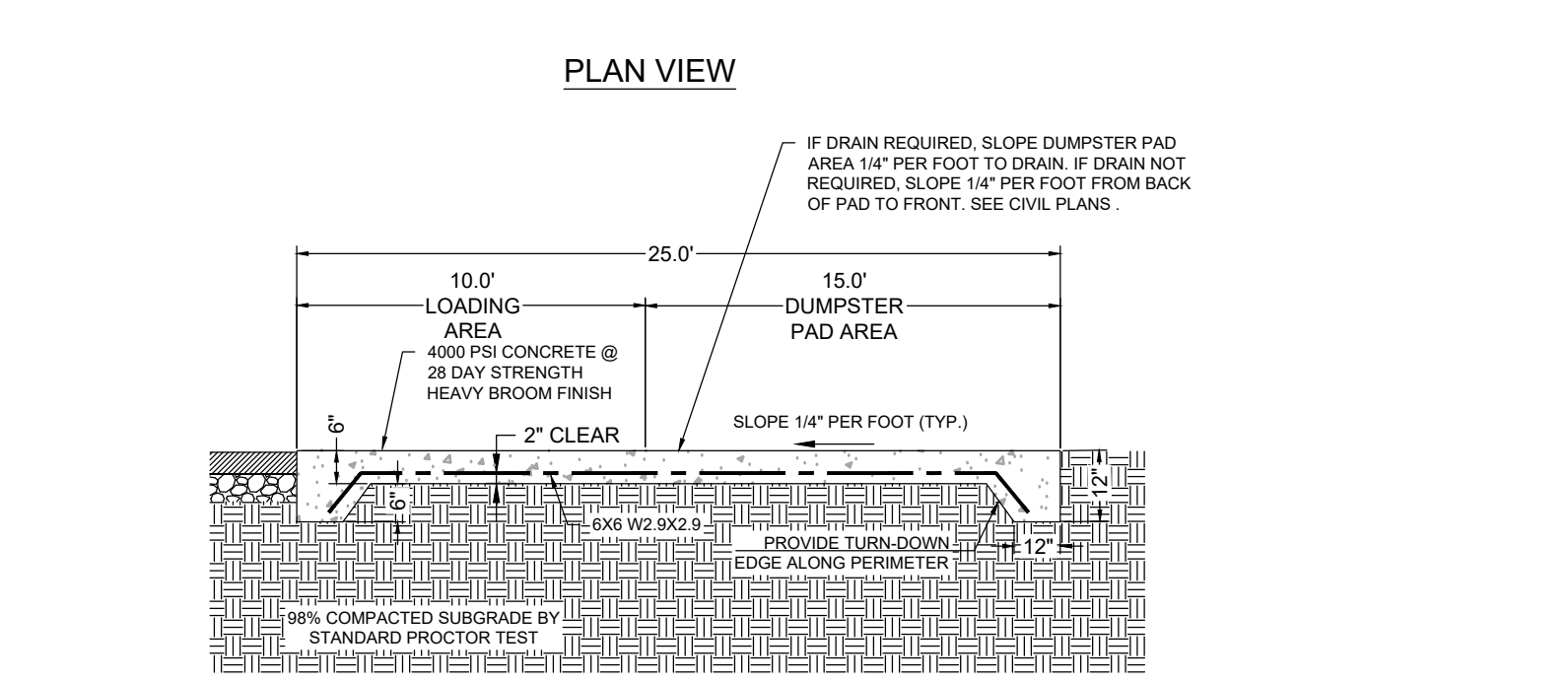
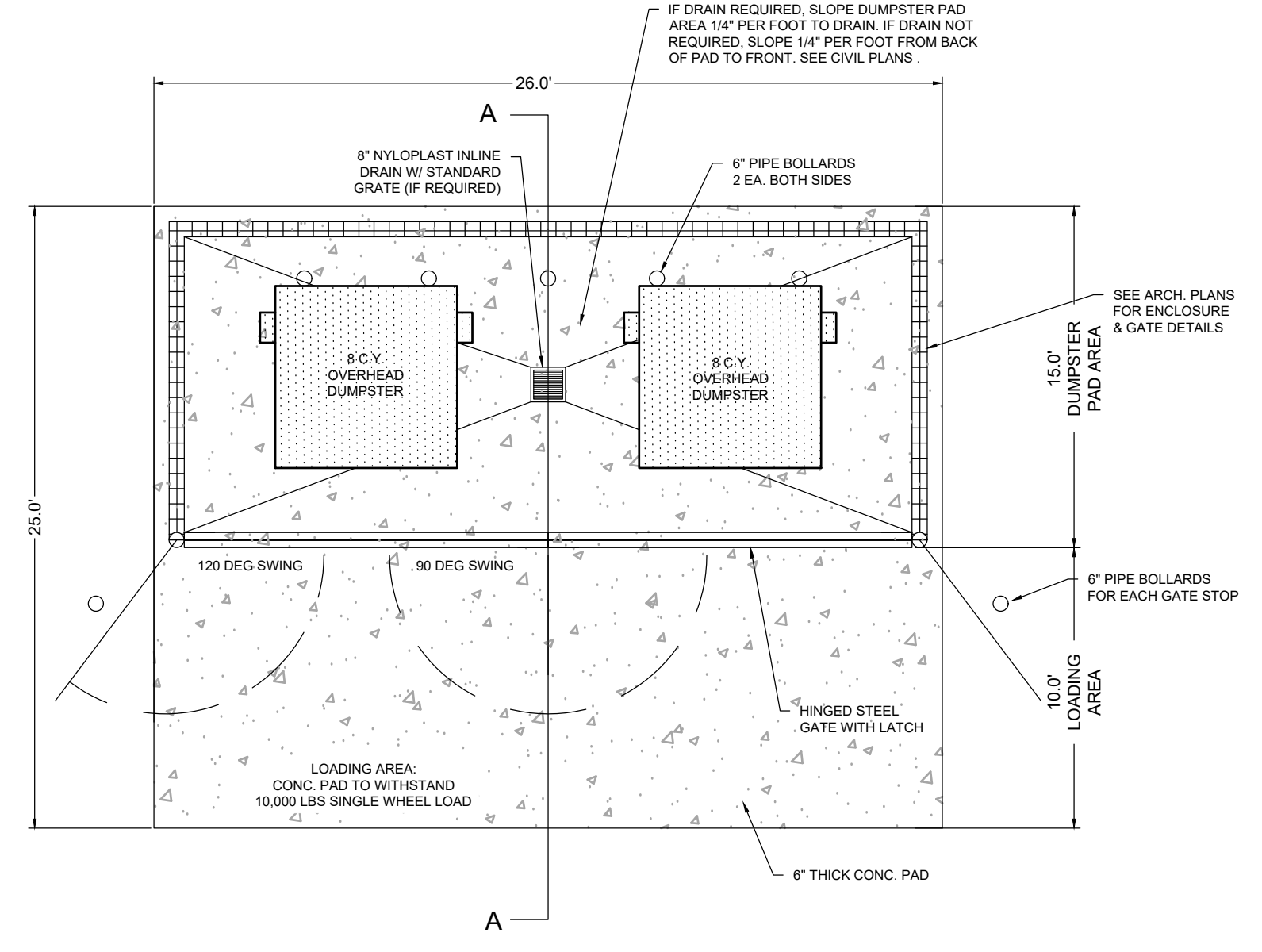
MATERIAL BENCHING DETAIL (FOR ATTACHING TO EXISTING ROADWAY)



TYPICAL PAVEMENT SECTION
 N.T.S.



4" THICK SIDEWALK DETAIL
 NOT TO SCALE
NOTES:
 1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
 2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
 3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
 4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED PER STANDARD PLANS 522-001.



CONCRETE DUMPSTER PAD
 NOT TO SCALE

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LAYOUT	
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SCALE	
DATE	23SEP2022

REVISION COMMENTS	
DATE	

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