

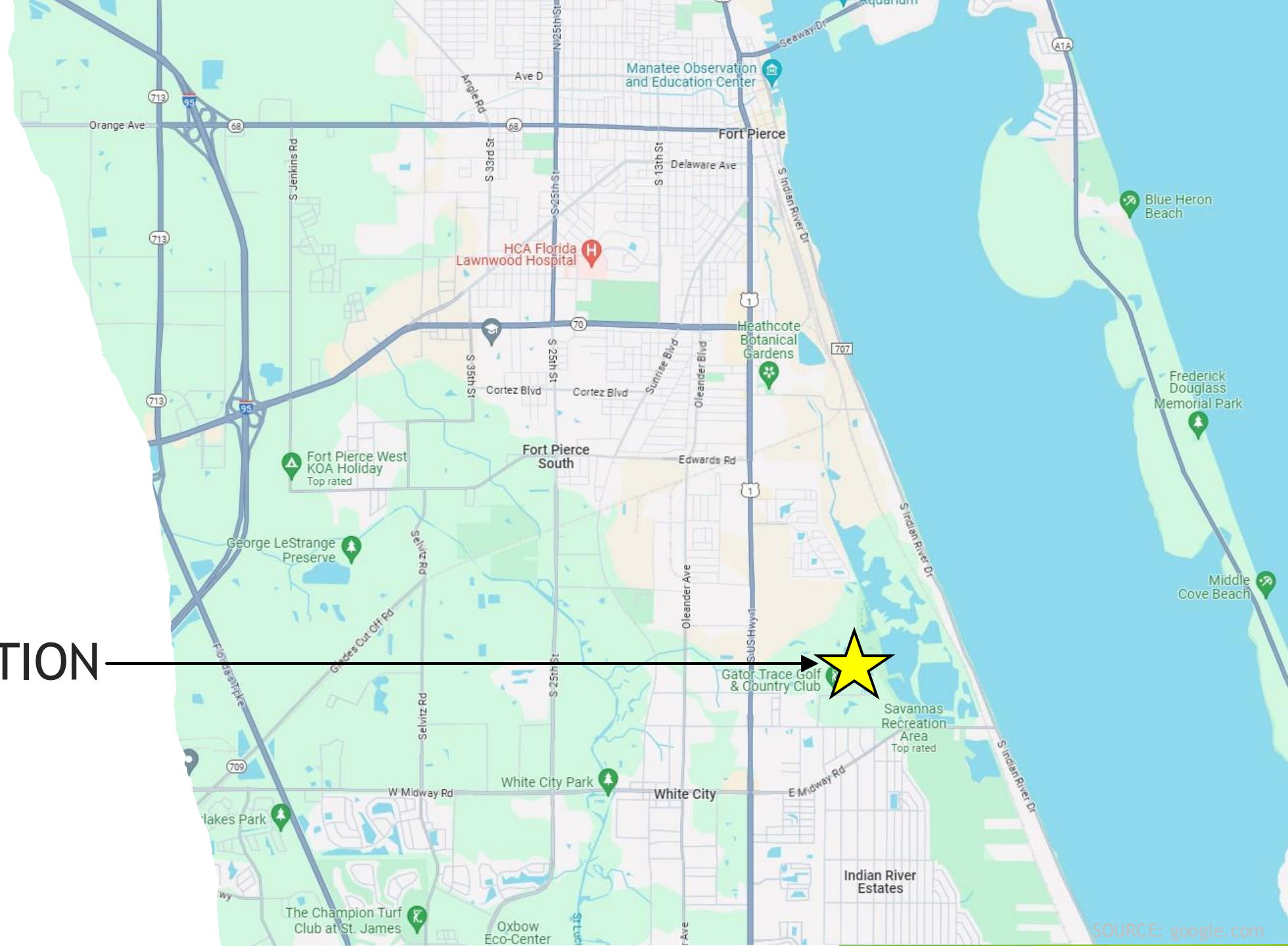


GATOR TRACE

on the GREENS

TOWNHOUSE DEVELOPMENT

PROJECT LOCATION







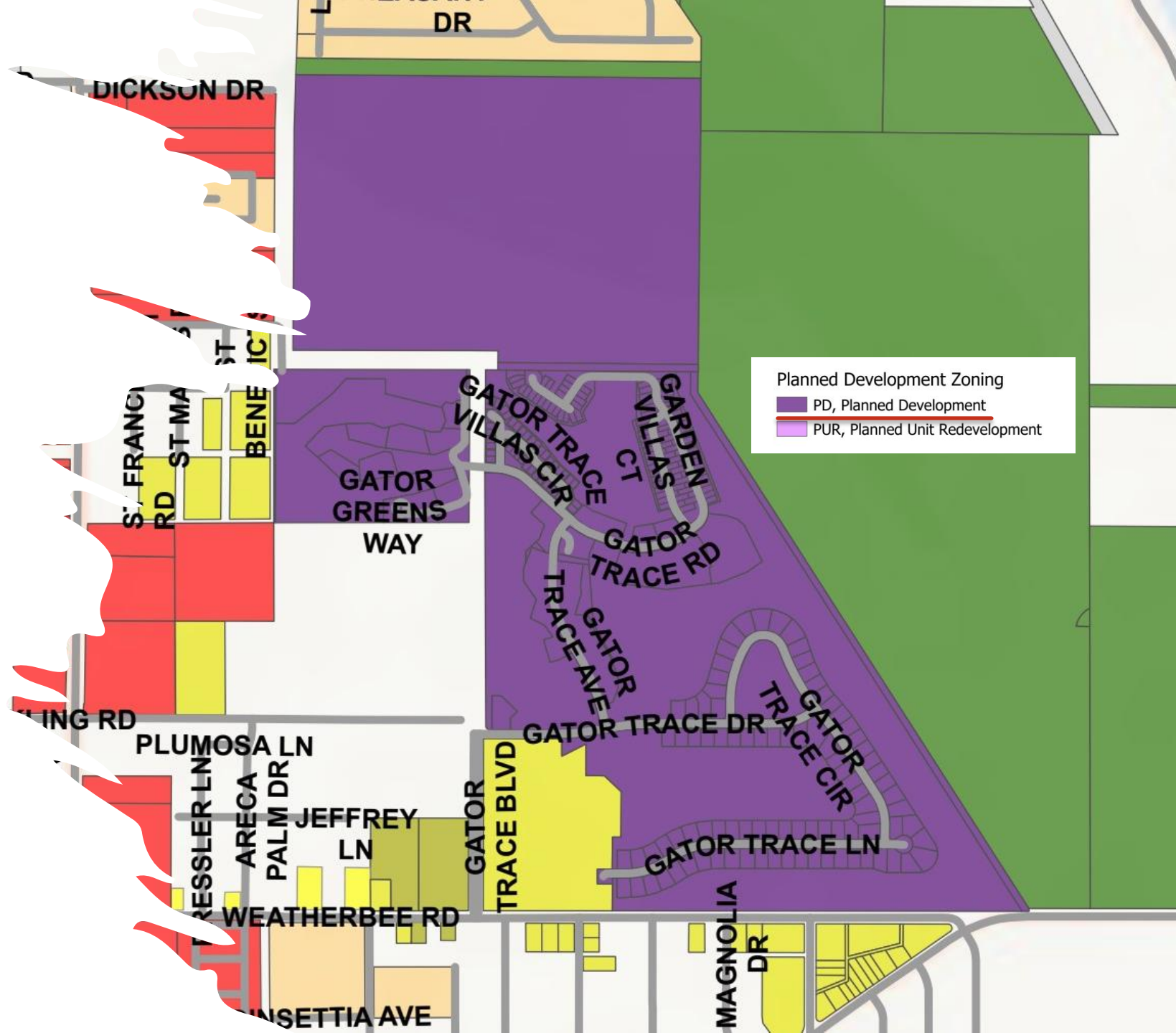






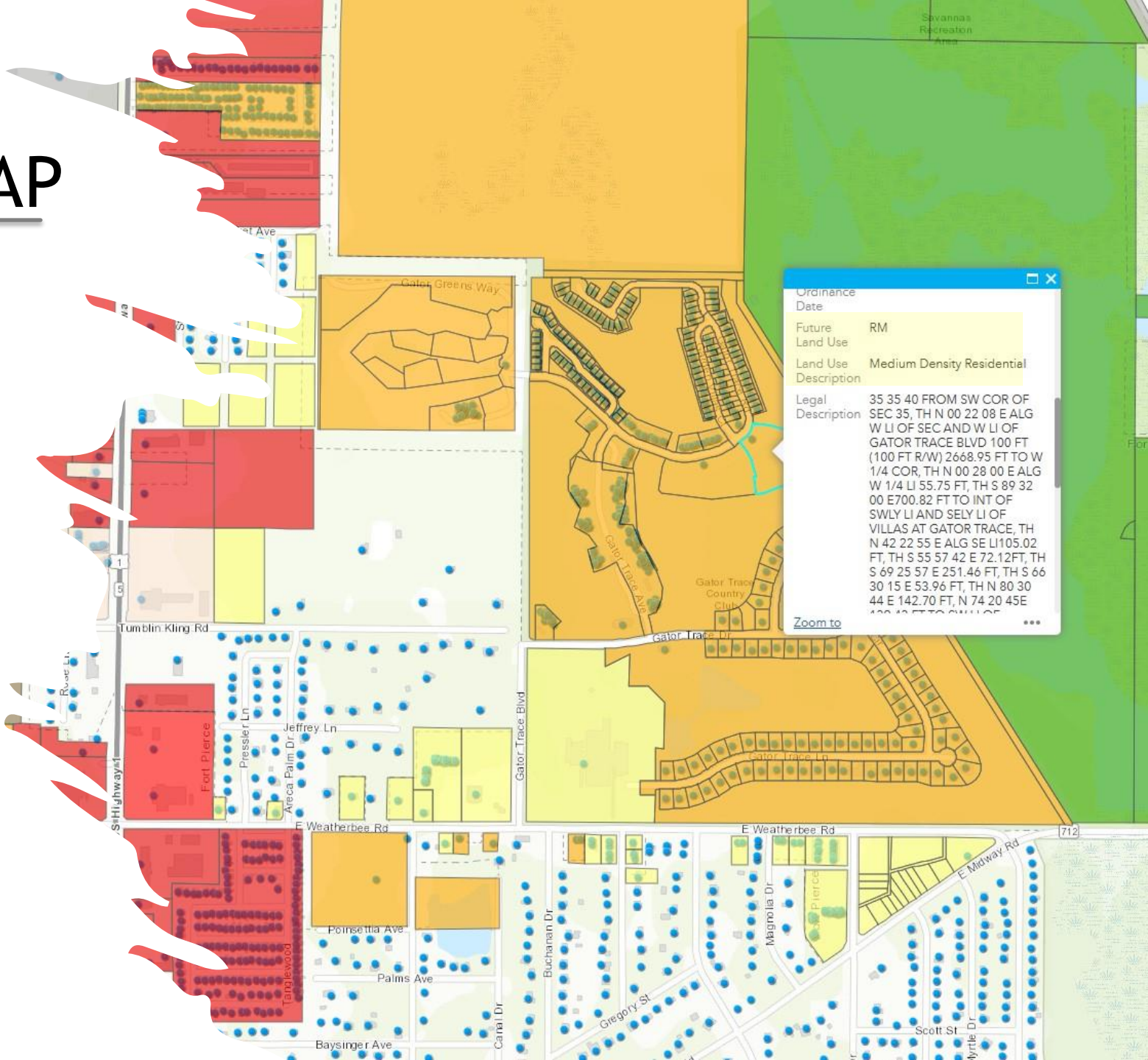
ZONING MAP

SOURCE: cityoffortpierce.com



FUTURE LAND USE MAP

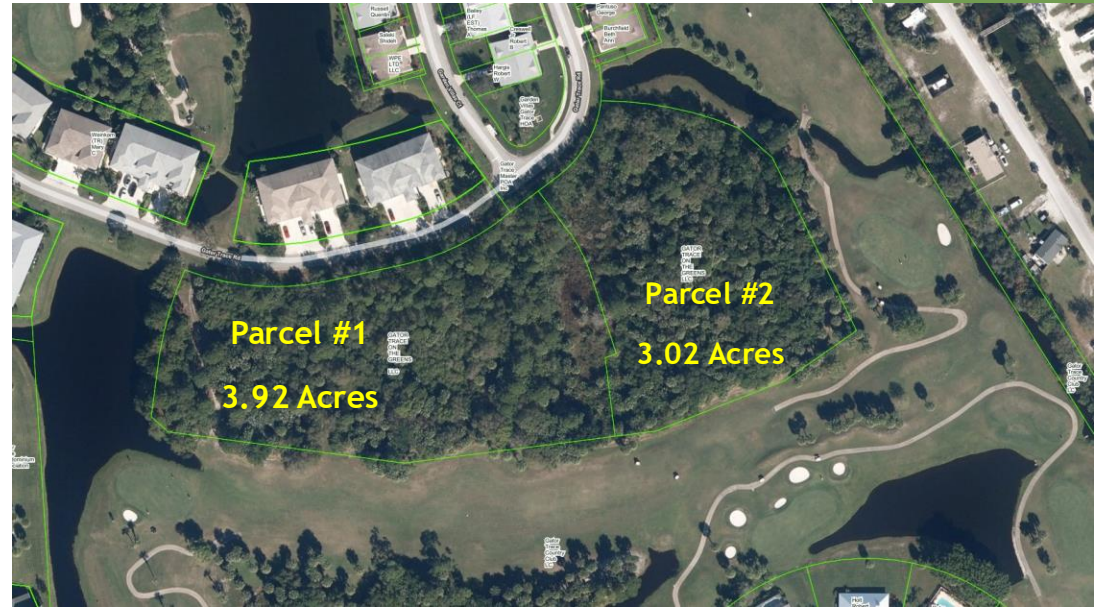
SOURCE: cityoffortpierce.com



GOP Table 1-1: Future Land Use Density/Intensity Summary Table

Land Use Category	Residential Density (dwelling units per gross acre)*(Also refer density bonus outlined in Policy 1.1.5)*
RESIDENTIAL	
Low Density Residential (RL)	1-6.5 du/ac
Hutchinson Island Residential (HIR)	8 du/ac
Medium Density Residential (RM)	6.5-12 du/ac
High Density Residential (RH)	12-18 du/ac

SOURCE: cityoffortpierce.com



Aerial Picture

SOURCE: mapwise.com

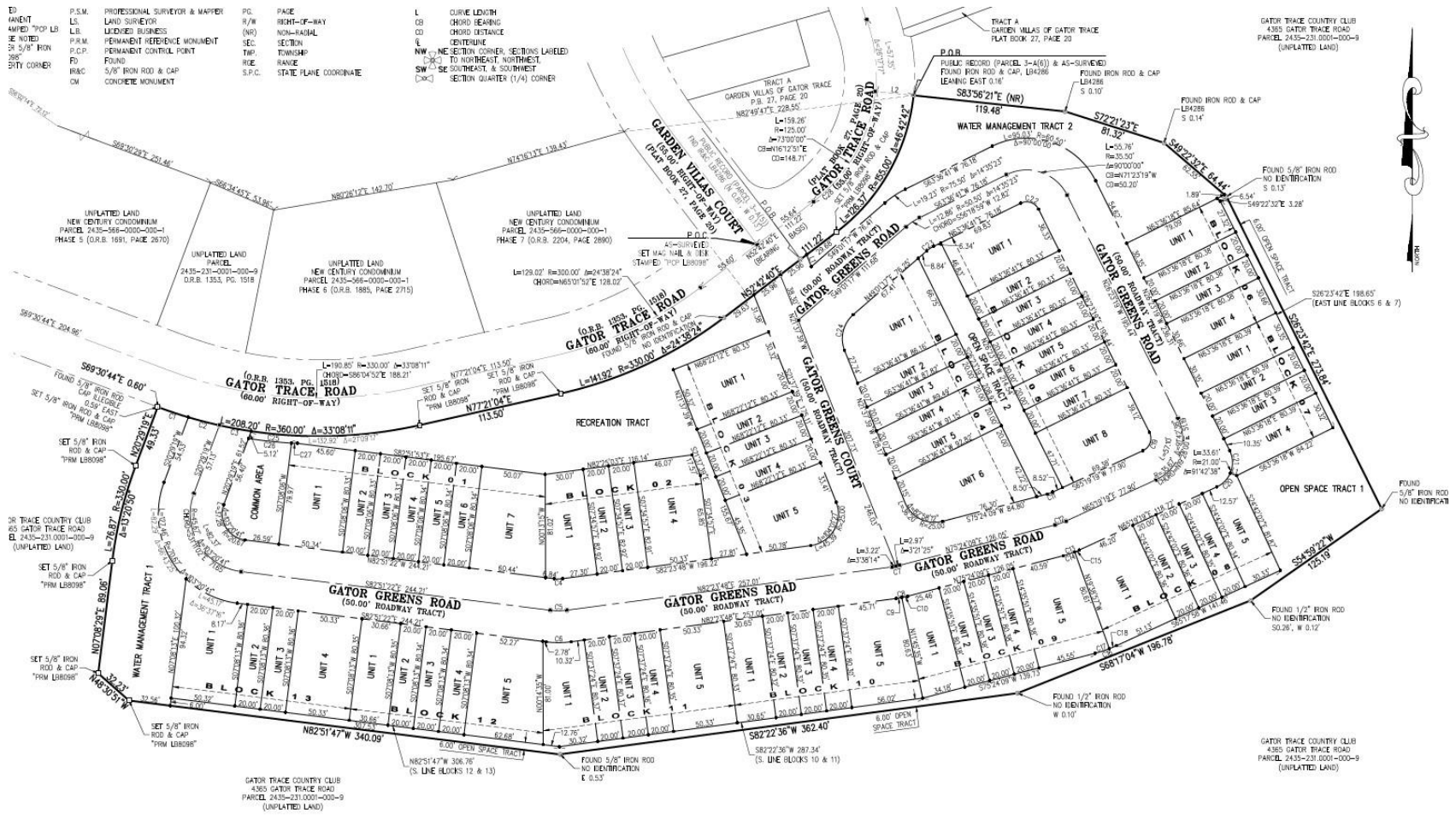
2 parcel total: 6.94 Acres x 12 Unit / Acre (Innovative Development) = 83.28 Units Allowed



67 Units Provided

FINAL PLAT

ED WARRANT	P.S.M. LAND SURVEYOR	PROFESSIONAL SURVEYOR & MAPPER	PG. PAGE	PC. PAGE	L CURVE LENGTH
AMTD 38 5/8" IRON	L.S. LEICED BUSINESS	PERMANENT REFERENCE MONUMENT	R/W (NR)	RIGHT-OF-WAY NON-TAXIAL	CD CHORD BEARING
385 CITY CORNER	P.C.P. FOUND	PERMANENT CONTROL POINT	SEC. SECTION	TWP. TOWNSHIP	R RADIUS
	FD 5/8" IRON ROD & CAP	CONCRETE MONUMENT	RGE RANGE	RCE RANGE	SW TO NORTHEAST, NORTHWEST, SE & SOUTHWEST & SOUTHWEST
	CM CONCRETE MONUMENT		S.P.C. STATE PLANE COORDINATE		SCQ SECTION QUARTER (1/4) CORNER



- 50.00' ROADWAY TRACK
- (2) WATER MANAGEMENT TRACKS
- RECREATION TRACK
- COMMON AREA TRACK
- OPEN SPACE TRACKS
- (67) FEE-SIMPLE TRACKS



Weinkam
(TR)
Mary
C

Safeki
Shideh
WPE
LTD
LLC

EST)
Thomas
A

Creswell
Jr
Robert
B

Hargis
Robert
W

Garden
Villas
Gator
Trace
HOA

Burchfield
Beth
Ann

Gator
Trace
Master
POA
Inc

Gator Trace Rd

Gator Trace Rd

GATOR
TRACE
ON
THE
GREENS
LLC

GATOR
TRACE
ON
THE
GREENS
LLC

BUILDING DATA	
ID	UNIT
BUILDING #1	7 - UNITS
BUILDING #2	4 - UNITS
BUILDING #3	5 - UNITS
BUILDING #4	6 - UNITS
BUILDING #5	8 - UNITS
BUILDING #6	4 - UNITS
BUILDING #7	4 - UNITS
BUILDING #8	5 - UNITS
BUILDING #9	5 - UNITS
BUILDING #10	5 - UNITS
BUILDING #11	5 - UNITS
BUILDING #12	5 - UNITS
BUILDING #13	4 - UNITS
TOTAL	67 - UNITS

LOT COVERAGE DATA		
NAME	AREA	% OF LOT
LOT SIZE	302,306 SF	100.00 %
BUILDING FOOTPRINTS	83,200 SF	27.52 %
PAVER DRIVEWAYS	35,689 SF	11.81 %
ASPHALT, GUTTER, SIDEWALK ETC	69,851 SF	23.11 %
TOTAL IMPERVIOUS ABOVE	188,740 SF	62.43 %
REMAINING PERVIOUS	113,566 SF	37.57 %

**INGRESS/
EGRESS #1**

**MAILBOX &
PARKING**

**INGRESS/
EGRESS #2**

**DETENTION
PONDS**

**INTERNAL
LOOP**

**DETENTION
PONDS**

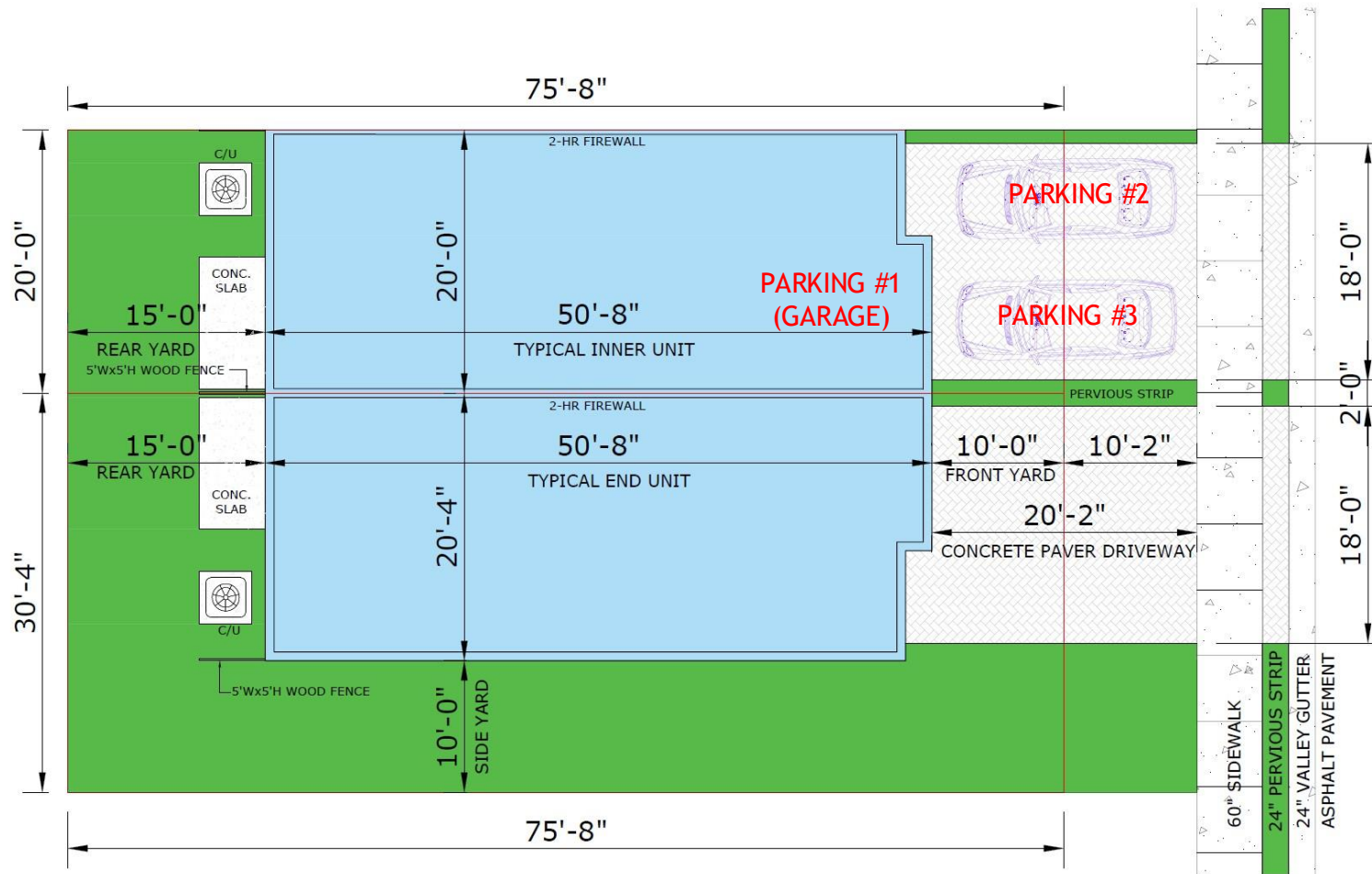


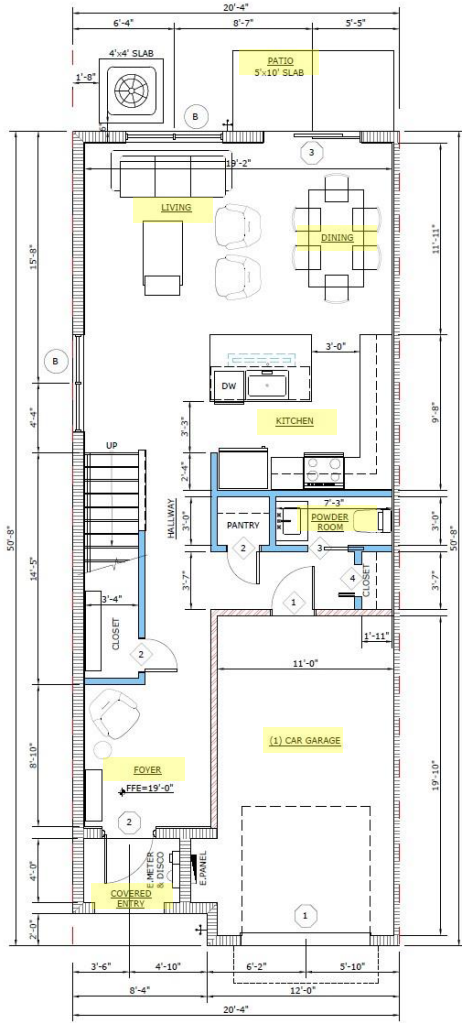
YARD & PARKING REQUIREMENTS

Fort Pierce, Florida - Code of Ordinances
 Sec. 125-194. - Medium density residential zone (R-4)

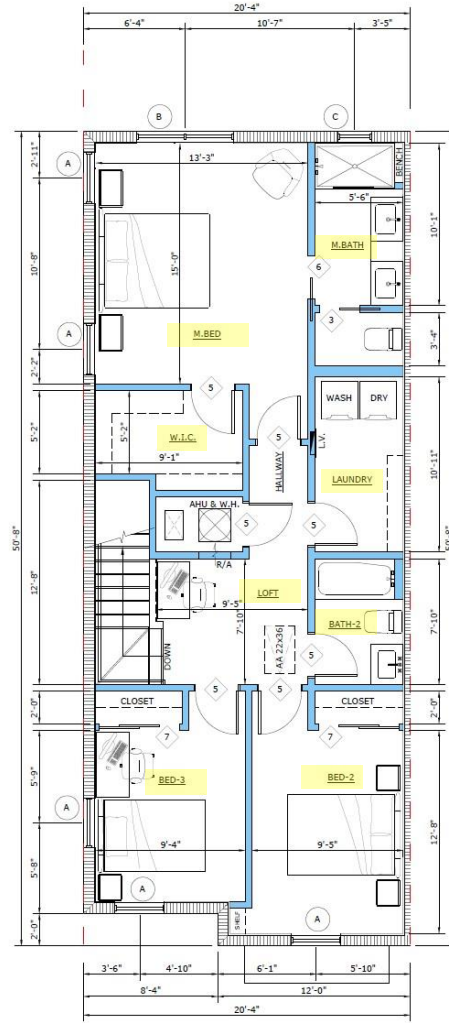
PLAT DATA

	REQUIRED	PROVIDED
MINIMUM LOT AREA	1,500 SF	1,513 SF
INDIVIDUAL LOT WIDTH	16 FT MIN - 24 FT MAX	20 FT
FRONT YARD	10 FT MIN	10 FT
REAR YARD	15 FT MIN	15 FT
PERIPHERY SIDE YARD	10 FT MIN	10 FT
DISTANCE BETWEEN BUILDINGS	20 FT MIN	20 FT 4IN





FIRST FLOOR PLAN
UNIT-A | GARAGE RIGHT
1/4"=1'-0"



SECOND FLOOR PLAN
UNIT-A | GARAGE RIGHT
1/4"=1'-0"

ALL IDENTICAL UNITS

2 Story Townhouse

3 Bedroom

2.5 Bathroom

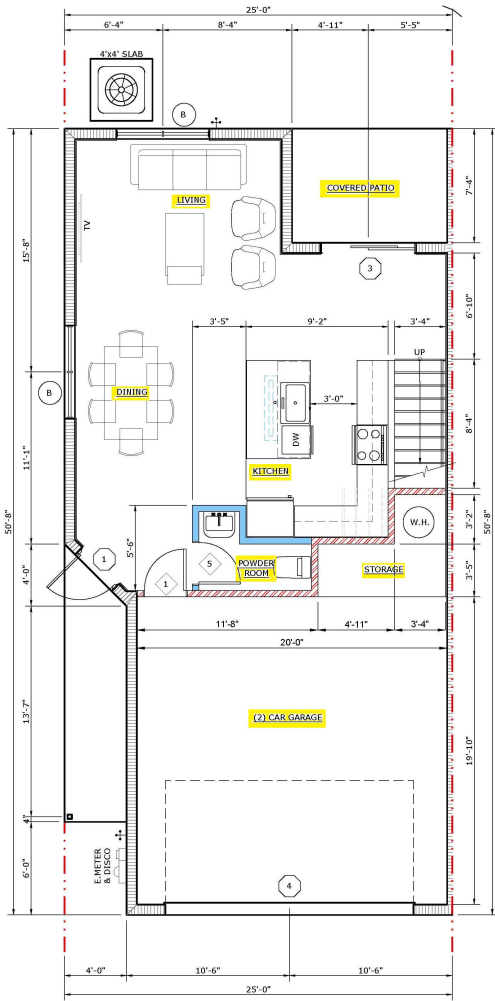
1 Car Garage

Covered Entry

Garage Left or Right
orientation

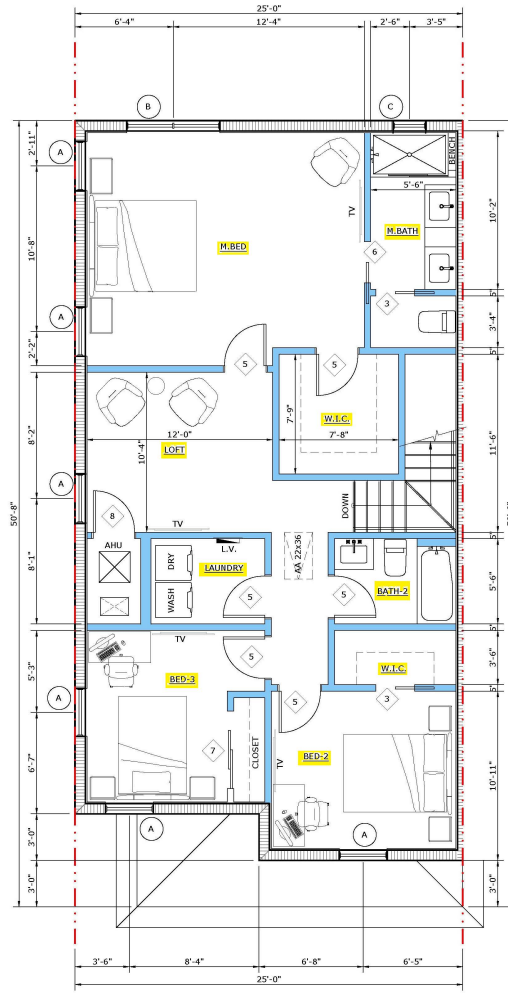
AREA CALCULATION UNIT-A (GARAGE LEFT AND GARAGE RIGHT)

SPACE	AREA
FIRST FLOOR UNDER A/C	738 SQF
SECOND FLOOR UNDER A/C	968 SQF
TOTAL UNDER A/C	1,706 SQF
GARAGE (NO A/C)	236 SQF
COVERED ENTRY (NO A/C)	39 SQF
UNIT TOTAL	1,981 SQF



25' WIDE UNIT FIRST FLOOR PLAN
UNIT-B | GARAGE RIGHT

1/4"=1'-0"



25' WIDE UNIT SECOND FLOOR PLAN
UNIT-B | GARAGE RIGHT

1/4"=1'-0"

ALL IDENTICAL UNITS

2 Story Townhouse

3 Bedroom

2.5 Bathroom

2 Car Garage

Covered Entry

Garge Left or Right
orientation

AREA CALCULATION UNIT-B (GARAGE LEFT AND GARAGE RIGHT)	
SPACE	AREA
FIRST FLOOR UNDER A/C	631 SQF
SECOND FLOOR UNDER A/C	1,108 SQF
TOTAL UNDER A/C	1,739 SQF
2-CAR GARAGE + STORAGE (NO A/C)	472 SQF
COVERED ENTRY (NO A/C)	64 SQF
COVERED PATIO (NO A/C)	76 SQF
UNIT TOTAL	2,351 SQF



COLOR COMBO-1				
BUILDING #	1,6,7			
ROOF	GAF	GRAY TONE ARCH. SHINGLE		
W/D, AWNING, SHUTTER	WHITE			
MAIN BODY	SW6238	DIVINE WHITE		
SIDING STUCCO	SW6208	DISTANCE		
TRIMS	SW7005	PURE WHITE		
DRIVEWAY	STABIL	GRAND BAHAMA PAVERS		

COLOR COMBO-4				
BUILDING #	4			
ROOF	GAF	GRAY TONE ARCH. SHINGLE		
W/D, AWNING, SHUTTER	WHITE			
MAIN BODY	SW0055	LIGHT FRENCH GRAY		
SIDING STUCCO	SW6247	KRYPTON		
TRIMS	SW7005	PURE WHITE		
DRIVEWAY	STABIL	GRAND BAHAMA PAVERS		

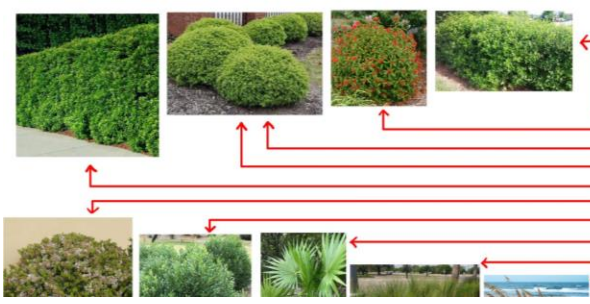
COLOR COMBO-2				
BUILDING #	2			
ROOF	GAF	GRAY TONE ARCH. SHINGLE		
W/D, AWNING, SHUTTER	WHITE			
MAIN BODY	SW7029	AGREEABLE GRAY		
SIDING STUCCO	SW7621	SILVERMIST		
TRIMS	SW7005	PURE WHITE		
DRIVEWAY	STABIL	GRAND BAHAMA PAVERS		

COLOR COMBO-5				
BUILDING #	5,10,11			
ROOF	GAF	GRAY TONE ARCH. SHINGLE		
W/D, AWNING, SHUTTER	WHITE			
MAIN BODY	SW7036	ACCESIBE BEIGE		
SIDING STUCCO	SW9055	BILLOWY BREEZE		
TRIMS	SW7005	PURE WHITE		
DRIVEWAY	STABIL	GRAND BAHAMA PAVERS		

COLOR COMBO-3				
BUILDING #	3,12,13			
ROOF	GAF	GRAY TONE ARCH. SHINGLE		
W/D, AWNING, SHUTTER	WHITE			
MAIN BODY	SW7016	MINDFUL GRAY		
SIDING STUCCO	SW6204	SEASALT		
TRIMS	SW7005	PURE WHITE		
DRIVEWAY	STABIL	GRAND BAHAMA PAVERS		

COLOR COMBO-6				
BUILDING #	8,9			
ROOF	GAF	GRAY TONE ARCH. SHINGLE		
W/D, AWNING, SHUTTER	WHITE			
MAIN BODY	SW7015	RESPONSE GRAY		
SIDING STUCCO	SW9130	EVERGREEN FOG		
TRIMS	SW7005	PURE WHITE		
DRIVEWAY	STABIL	GRAND BAHAMA PAVERS		

LANDSCAPING PLANS

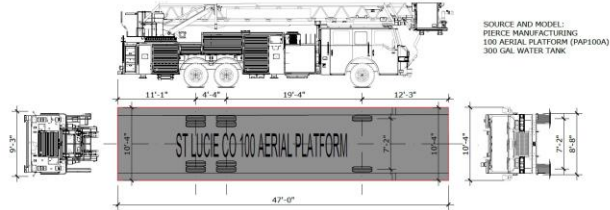


Landscape Legend:

Qty	Symbol	WU	Name	(N) Native	(F) Flowering Tree	(E) Evergreen
175	Circle with '175'	FOR	Florida Privet	(N)		
30	Circle with '30'	TA	Yellow Tabebuia	(F)		
73	Circle with '73'	QV	Quercus virginiana	(F)		
236	Circle with '236'	SP	Sabal palmetto	(N)		
33	Circle with '33'	VA	Viburnum acerifolium	(N)		
175	Circle with '175'	FOR	Florida Privet	(N)		
225	Circle with '225'	HAM	Hamelia patens Compacta	(F)		
179	Circle with '179'	ILE	Yucca filifera	(N)		
129	Circle with '129'	ILV	Yucca filifera	(N)		
242	Circle with '242'	MYR	Myrica carolinensis	(N)		
210	Circle with '210'	ORHA	Ornithoglossum sp.	(N)		
174	Circle with '174'	SCA	Scavotia plumieri	(N)		
71	Circle with '71'	SER	Sesuvia portulacastris	(N)		
131	Circle with '131'	SPA	Spartina patens	(N)		
82	Circle with '82'	UNI	Uniola paniculata	(N)		

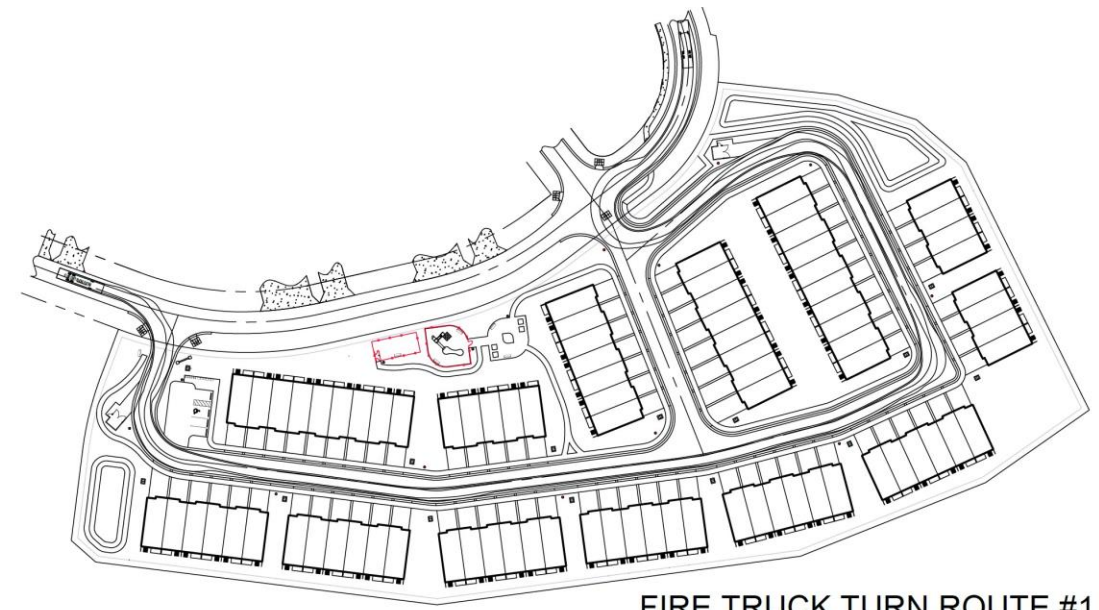


FIRE TRUCK TURN & HOSE REACH PLANS



SOURCE AND MODEL:
PIERCE MANUFACTURING
100 AERIAL PLATFORM (PMP100A)
300 GAL WATER TANK

MANUFACTURER: PIERCE
MODEL: 100 AERIAL PLATFORM



FIRE TRUCK TURN ROUTE #1

1/80"=1'-0"

TRUCK TURN PLANS

TRUCK HOSE REACH PLAN

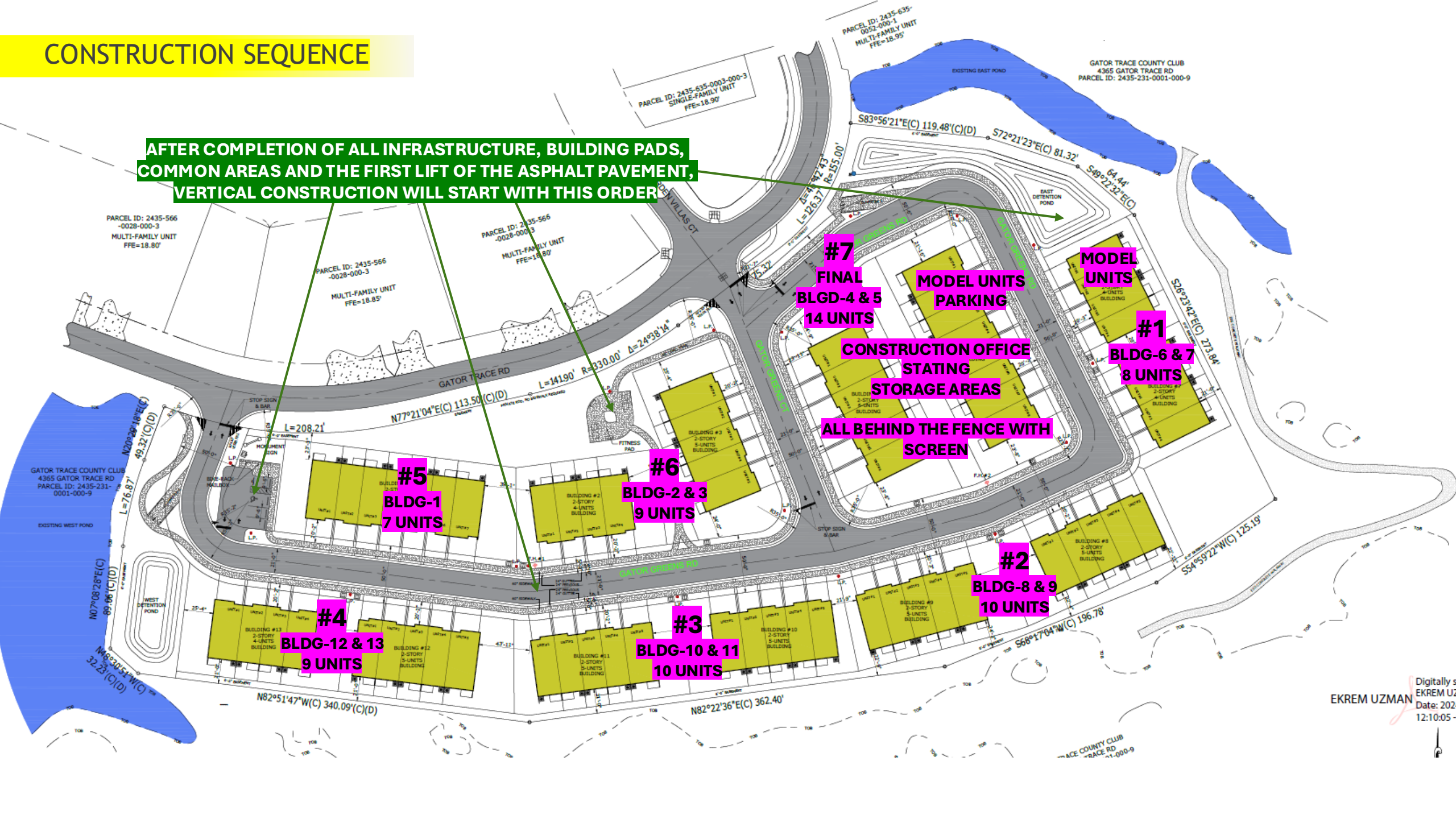


FIRE TRUCK TURN ROUTE #3

1/80"=1'-0"

CONSTRUCTION SEQUENCE

AFTER COMPLETION OF ALL INFRASTRUCTURE, BUILDING PADS, COMMON AREAS AND THE FIRST LIFT OF THE ASPHALT PAVEMENT, VERTICAL CONSTRUCTION WILL START WITH THIS ORDER



#7
FINAL
BLDG-4 & 5
14 UNITS

MODEL UNITS

**MODEL UNITS
PARKING**

#1
BLDG-6 & 7
8 UNITS

**CONSTRUCTION OFFICE
STAGING
STORAGE AREAS**

**ALL BEHIND THE FENCE WITH
SCREEN**

#5
BLDG-1
7 UNITS

#6
BLDG-2 & 3
9 UNITS

#2
BLDG-8 & 9
10 UNITS

#4
BLDG-12 & 13
9 UNITS

#3
BLDG-10 & 11
10 UNITS



GATOR TRACE
on the **GREENS**

Thank you!