

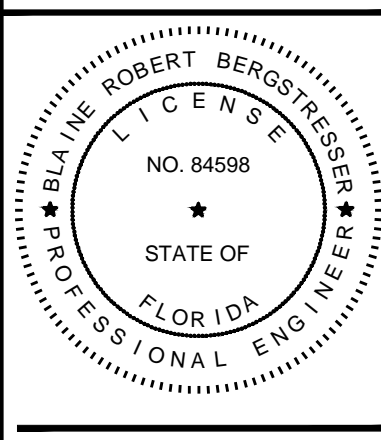


KMA
ENGINEERING & SURVEYING, LLC
3001 INDUSTRIAL AVE. 2
FORT PIERCE, FL 34946
(772) 569-5505
FLORIDA C.O.A. # 33705

REVISIONS:	DATE:	COMMENT:

PROJECT: **SUNRISE LAKES**
CITY OF FORT PIERCE, FLORIDA

CLIENT: **INTEGRITY 1ST CONSTRUCTION GROUP**



BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
4/2/2025

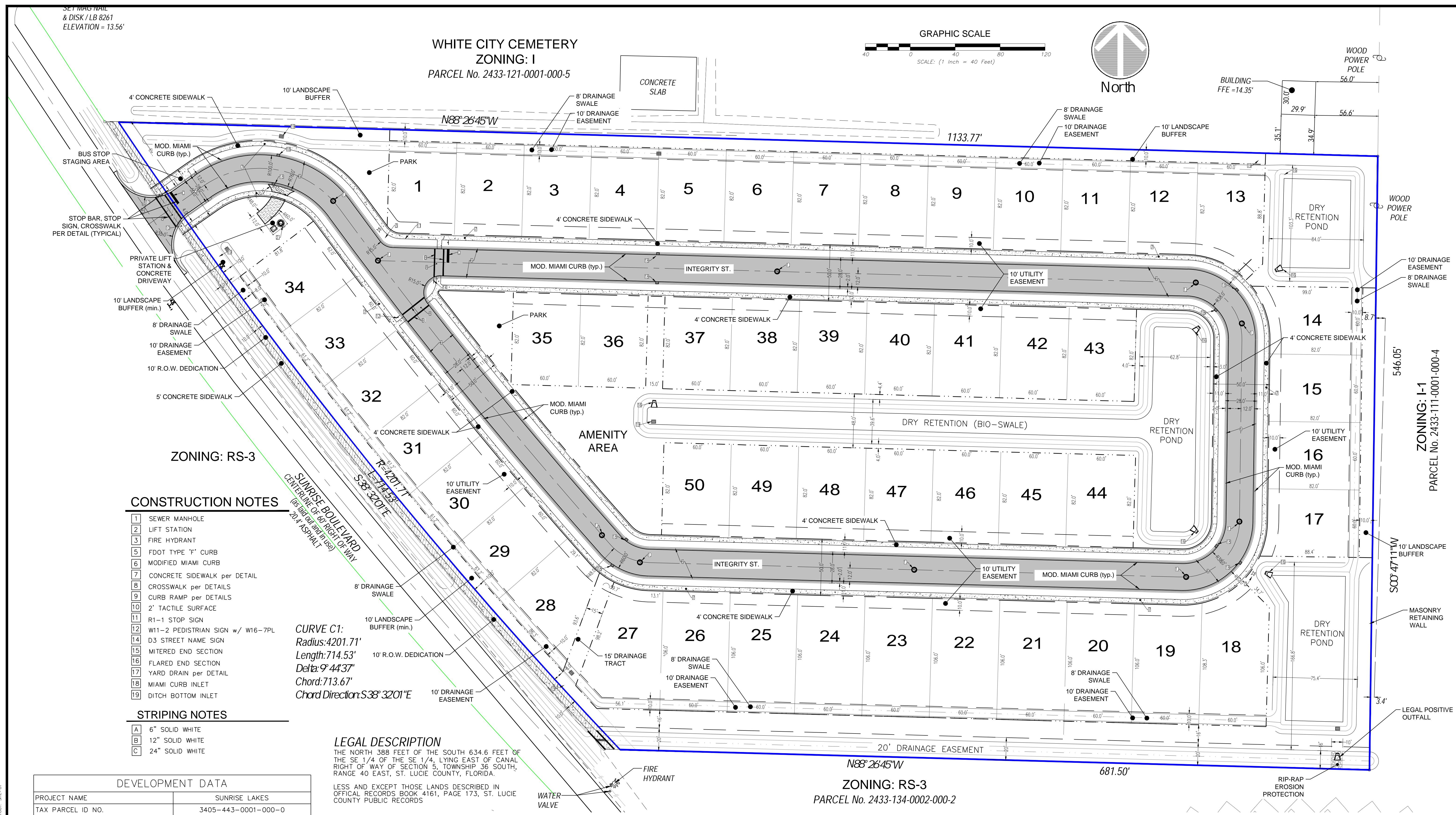
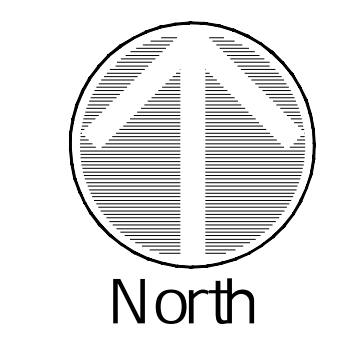
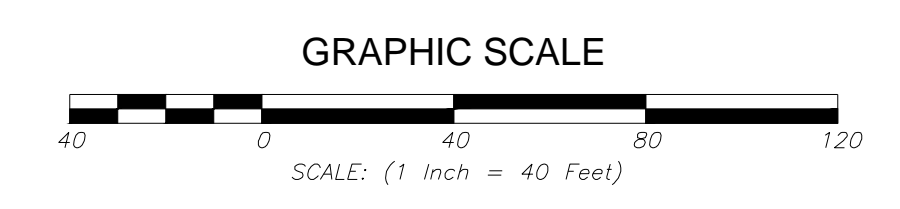


KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
www.call811.com

PROJECT No.: 24-1001
DRAWN BY: SCB
CHECKED BY: BRB
DATE: 04/02/2025
CAD I.D.: 24-1001 SITE

SHEET TITLE: **SITE PLAN**
SHEET NUMBER: **C-200**

WHITE CITY CEMETERY ZONING: I
PARCEL No. 2433-121-0001-000-5



CONSTRUCTION NOTES

- 1 SEWER MANHOLE
- 2 LIFT STATION
- 3 FIRE HYDRANT
- 5 FOOT TYPE 'F' CURB
- 6 MODIFIED MIAMI CURB
- 7 CONCRETE SIDEWALK per DETAIL
- 8 CROSSWALK per DETAILS
- 9 CURB RAMP per DETAILS
- 10 2' TACTILE SURFACE
- 11 R1-1 STOP SIGN
- 12 W11-2 PEDESTRIAN SIGN w/ W16-7PL
- 14 D3 STREET NAME SIGN
- 15 MITERED END SECTION
- 16 FLARED END SECTION
- 17 YARD DRAIN per DETAIL
- 18 MIAMI CURB INLET
- 19 DITCH BOTTOM INLET

STRIPING NOTES

- A 6" SOLID WHITE
- B 12" SOLID WHITE
- C 24" SOLID WHITE

CURVE C1:
Radius: 4201.71'
Length: 714.53'
Delta: 9°44'37"
Chord: 713.67'
Chord Direction: S38°32'01"E

LEGAL DESCRIPTION

THE NORTH 388 FEET OF THE SOUTH 634.6 FEET OF THE SE 1/4 OF THE SE 1/4, LYING EAST OF CANAL RIGHT OF WAY OF SECTION 5, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4161, PAGE 173, ST. LUCIE COUNTY PUBLIC RECORDS

DEVELOPMENT DATA			
PROJECT NAME	SUNRISE LAKES		
TAX PARCEL ID NO.	3405-443-0001-000-0		
EXISTING FUTURE LAND USE	MEDIUM DENSITY RESIDENTIAL (RM)		
PROPOSED FUTURE LAND USE	MEDIUM DENSITY RESIDENTIAL (RM)		
EXISTING ZONING	RS-3		
PROPOSED ZONING	PLANNED DEVELOPMENT ZONE (PD)		
PROJECT USE	SINGLE-FAMILY RESIDENTIAL		
MAXIMUM ALLOWABLE DENSITY	RS-3 - 6 DU/AC		
PROPOSED DENSITY	PD - 3.81 DU/AC		

OPEN SPACE CALCULATION			
TOTAL AREA OF SUBJECT PARCEL	502,682 SF	11.54 AC	100.00%
REQUIRED OPEN SPACE AREA	100,536 SF	2.31 AC	20.00%
AREA OF WETLAND BUFFER	0 SF	0.00 AC	0.00%
AREA OF RETENTION PONDS*	30,161 SF (max)	0.69 AC	6.00%
AREA OF GREEN SPACE	83,323 SF	1.91 AC	16.58%
PROVIDED OPEN SPACE AREA	113,484 SF	2.61 AC	22.58%

*PER SECTION 125-212(b)(3), stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner

LAND USE BREAKDOWN			
TOTAL AREA OF SUBJECT PARCEL	502,682 SF	11.54 AC	100.00%
AREA OF ONSITE WETLAND	0 SF	0.00 AC	0.00%
AREA OF WETLAND BUFFER	0 SF	0.00 AC	0.00%
TOTAL DEVELOPMENT AREA	502,682 SF	11.54 AC	100.00%

TOTAL DEVELOPMENT AREA	502,682 SF	11.54 AC	100.00%
AREA OF PROPOSED BUILDINGS	100,000 SF	2.30 AC	19.89%
AREA OF PROPOSED ROW IMPERVIOUS	79,358 SF	1.82 AC	15.79%
AREA OF PROPOSED LOT IMPERVIOUS	56,000 SF	1.29 AC	11.14%
AREA OF PROPOSED RETENTION BASE	26,130 SF	0.60 AC	5.20%
TOTAL PROPOSED IMPERVIOUS AREA	261,488 SF	6.00 AC	52.02%
AREA OF PROPOSED LOT PERVIOUS	106,940 SF	2.46 AC	21.27%
AREA OF PROPOSED RETENTION BANK	24,890 SF	0.57 AC	4.95%
AREA OF PROPOSED GREEN SPACE	102,323 SF	2.35 AC	20.36%
TOTAL PROPOSED PERVIOUS AREA	234,153 SF	5.38 AC	46.58%

ZONING	PD
MIN. LOT SIZE	4,920 SF
MIN. LOT WIDTH	60'
MIN. LOT DEPTH	82'
MIN. ROAD FRONTAGE	25'
MAX. LOT COVERAGE	40%
BUILDING HEIGHT (1 STORY)	45'
MAX. GROSS DENSITY (DU/AC.)	12 DU/AC. (3.81 DU/AC. PROPOSED)
MIN. SETBACKS	
FRONT	15'
SIDE (INTERIOR)	5'
SIDE (CORNER)	5'
GARAGE	20'
REAR	15'

CIVIL ENGINEER
KMA ENGINEERING & SURVEYING, LLC
3001 INDUSTRIAL AVE. 2
FORT PIERCE, FL 34946
PHONE: (772) 569-5505

OWNER/DEVELOPER
DT VENTURES 1, LLC.
PO BOX 92280
ROCHESTER, NY 14692

NOTES
1. AIR CONDITIONER UNITS WILL HAVE A 5' SIDE SETBACK.

FLOOD ZONE
PROPERTY LIES WITHIN FLOOD ZONE "X" (EFFECTIVE 2/19/2020) ACCORDING TO THE F.I.R.M. MAP NO. 12111C0189K.

LINEWORK & SYMBOL LEGEND

- DENOTES PROPERTY BOUNDARY
- DENOTES RIGHT-OF-WAY
- DENOTES CENTERLINE
- DENOTES EASEMENT
- DENOTES FENCE LINE
- DENOTES DRAINAGE PIPE
- DENOTES SEWER MANHOLE
- DENOTES FIRE HYDRANT
- DENOTES GATE VALVE
- DENOTES LIGHT POLE
- DENOTES STREET SIGN
- DENOTES RUNOFF OVERLAND FLOW
- DENOTES PROPOSED ELEVATIONS
- DENOTES EXISTING GRADES
- DENOTES DRAINAGE STRUCTURE refer to table this sheet
- DENOTES DITCH BOTTOM INLET
- DENOTES JUNCTION BOX
- DENOTES YARD DRAIN
- DENOTES DRAINAGE STRUCTURE
- DENOTES MITERED/FLARED END SECTION