

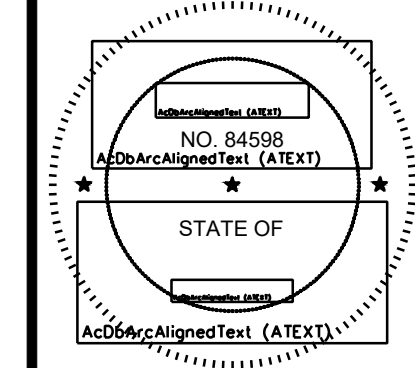


KMA
ENGINEERING & SURVEYING, LLC
1176 25th STREET
VERO BEACH, FL 32960
(772) 569-5505
FBIPE C.O.A. # 33705

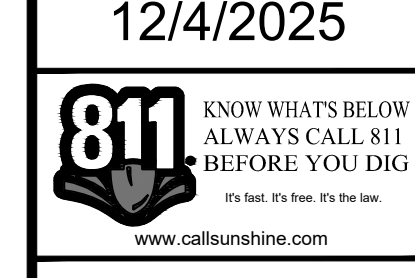
REVISIONS:	BY:	DATE:	COMMENT:
SCB	SCB	10/2/25	PLAN REVISIONS FOR SITE PLAN REVISIONS

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

CLIENT: **INTEGRITY 1ST CONSTRUCTION GROUP**

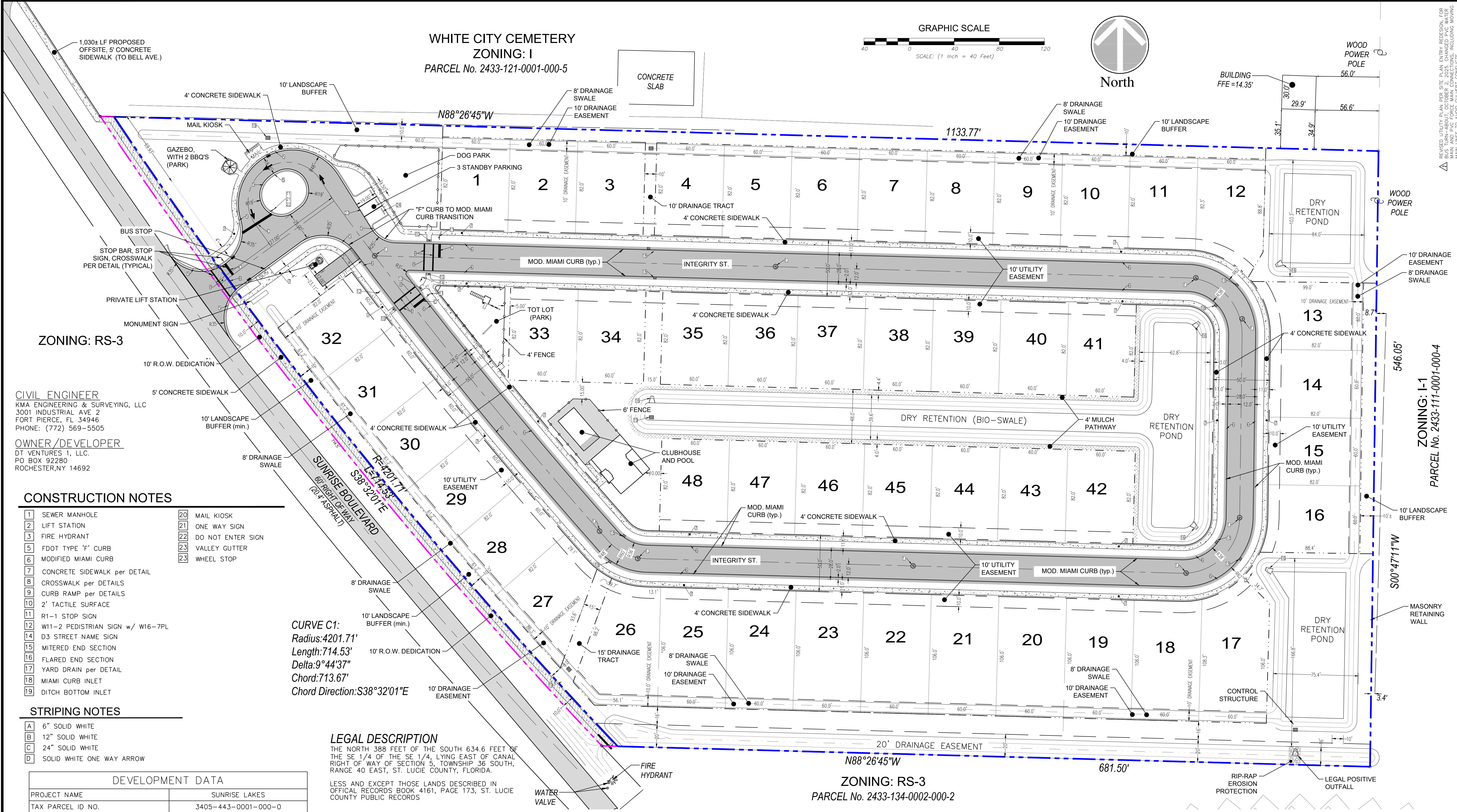


BLAINE BERGSTRESSER, P.E.
FLORIDA LICENSE No. 84598
12/4/2025



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**

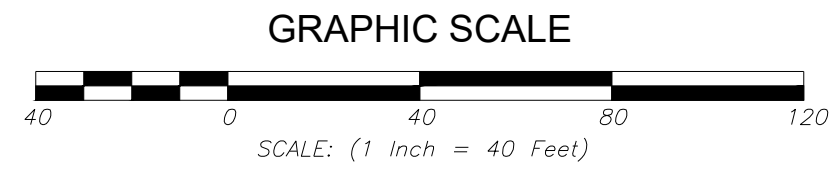


WHITE CITY CEMETERY ZONING: I
PARCEL No. 2433-121-0001-000-5

ZONING: RS-3

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



CONSTRUCTION NOTES

- | | |
|-------------------------------------|----------------------|
| 1 SEWER MANHOLE | 20 MAIL KIOSK |
| 2 LIFT STATION | 21 ONE WAY SIGN |
| 3 FIRE HYDRANT | 22 DO NOT ENTER SIGN |
| 4 FDOT TYPE 'F' CURB | 23 VALLEY GUTTER |
| 5 MODIFIED MIAMI CURB | 24 WHEEL STOP |
| 6 CONCRETE SIDEWALK per DETAIL | |
| 7 CROSSWALK per DETAILS | |
| 8 CURB RAMP per DETAILS | |
| 9 2' TACTILE SURFACE | |
| 10 R1-1 STOP SIGN | |
| 11 W11-2 PEDESTRIAN SIGN w/ W16-7PL | |
| 12 D3 STREET NAME SIGN | |
| 13 MITERED END SECTION | |
| 14 FLARED END SECTION | |
| 15 YARD DRAIN per DETAIL | |
| 16 MIAMI CURB INLET | |
| 17 DITCH BOTTOM INLET | |

STRIPING NOTES

- | |
|-----------------------------|
| A 6" SOLID WHITE |
| B 12" SOLID WHITE |
| C 24" SOLID WHITE |
| D SOLID WHITE ONE WAY ARROW |

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	RESIDENTIAL LOW DENSITY (RL)		
PROPOSED FUTURE LAND USE	RESIDENTIAL LOW DENSITY (RL)		
EXISTING ZONING	R-1		
PROPOSED ZONING	PLANNED DEVELOPMENT ZONE (PD)		
PROJECT USE	SINGLE-FAMILY RESIDENTIAL		
MAXIMUM ALLOWABLE DENSITY	RL - 6.5 DU/AC		
PROPOSED DENSITY (48 UNITS)	PD - 4.16 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%

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	4,183 SF	0.10 AC	0.83%
AREA OF PROPOSED ROW IMPERVIOUS	77,523 SF	1.78 AC	15.42%
AREA OF PROPOSED LOT IMPERVIOUS	101,865 SF	2.34 AC	20.26%
AREA OF PROPOSED RETENTION BASE	30,161 SF	0.69 AC	6.00%
TOTAL PROPOSED IMPERVIOUS AREA	213,732 SF	4.91 AC	42.52%
AREA OF PROPOSED LOT PERVIOUS	152,798 SF	3.51 AC	30.40%
AREA OF PROPOSED RETENTION BANK	9,027 SF	0.21 AC	1.80%
AREA OF PROPOSED GREEN SPACE	102,323 SF	2.35 AC	20.36%
TOTAL PROPOSED PERVIOUS AREA	264,148 SF	6.06 AC	52.55%

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)	28'
MAX. GROSS DENSITY (DU/AC.)	6.5 DU/AC. (4.16 DU/AC. PROPOSED)
MIN. SETBACKS	
FRONT	15'
SIDE (INTERIOR)	5'
SIDE (CORNER)	5'
GARAGE	20'
REAR	15'

NOTES

- 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.

HATCH PATTERN L LEGEND

- Denotes ASPHALT PAVEMENT
- Denotes CONCRETE PAVEMENT
- Denotes RIGHT-OF-WAY DEDICATION

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

Printed on Thursday, December 04, 2025, 4:18 PM by Blaine Bergstresser, P.E. (24-1001 SITE) - SUNRISE LAKES SITE (0)