

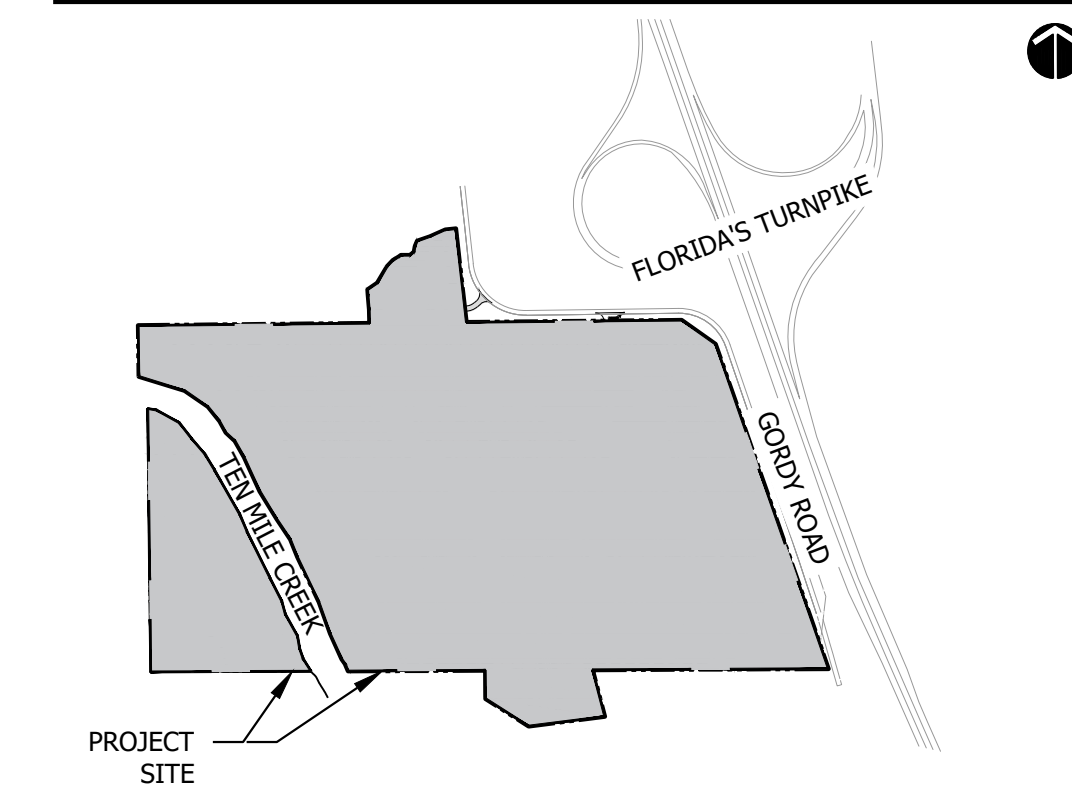
SITE DATA

EXISTING LAND USE	MXD	PROPOSED LAND USE	MXD	FLOOD ZONE	X
EXISTING ZONING	AG-1	PROPOSED ZONING	PD	UTILITY PROVIDER	SLCU
SITE ACREAGE	75.98	DEVELOPABLE AREA	58.76		
PARCEL NUMBERS					
PARCEL 1	2326-130-0000-000-7				
PARCEL 2	2326-130-0000-010-0				
DWELLING UNITS		TOWNHOMES	SINGLE FAMILY LOT		
PROPOSED UNITS	316	138 DU	178 DU		
MAX GROSS DU/AC	6				
RESIDENTIAL DEVELOPMENT STANDARDS		TOWNHOMES	40' LOT		
MINIMUM LOT SIZE		1520	4800		
MINIMUM LOT DEPTH		95	120		
MINIMUM LOT WIDTH		16	40		
MINIMUM LOT COVERAGE		N/A	80%		
MINIMUM FRONT SETBACK		20	20		
FOR SIDELOAD GARAGE		10			
MINIMUM SIDE SETBACK		5	5		
MINIMUM SIDE SETBACK (CORNER)			15		
MINIMUM REAR SETBACK		10	10		
MAXIMUM BUILDING HEIGHT		35'	35'		

LEGAL DESCRIPTION

LAND SITUATED IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:
 PARCEL 1
 BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.
 AND
 BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.
 AND
 THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.
 PARCEL 2
 BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.
 EXCEPTING THEREFORM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

VICINITY MAP



DRAINAGE STATEMENT

NO NEGATIVE IMPACTS TO THE VOLUME OF STORMWATER DISCHARGED TO TENMILE CREEK ARE PROPOSED. THE DESIGNED SWMS RESTRICTS DISCHARGE TO A VOLUME OF 2" OVER THE SITE AREA PER DAY, PER NSLRWCD STANDARDS. THE POST-DEVELOPMENT DISCHARGE RATE WILL BE DECREASED FROM THE PRE-DEVELOPMENT RATE. BECAUSE TENMILE CREEK IS AN IMPAIRED WATER BODY, 150% OF THE REQUIRED TREATMENT VOLUME WILL BE STAGED BEFORE ANY STORMWATER IS DISCHARGED FROM THE SYSTEM.

PARKING

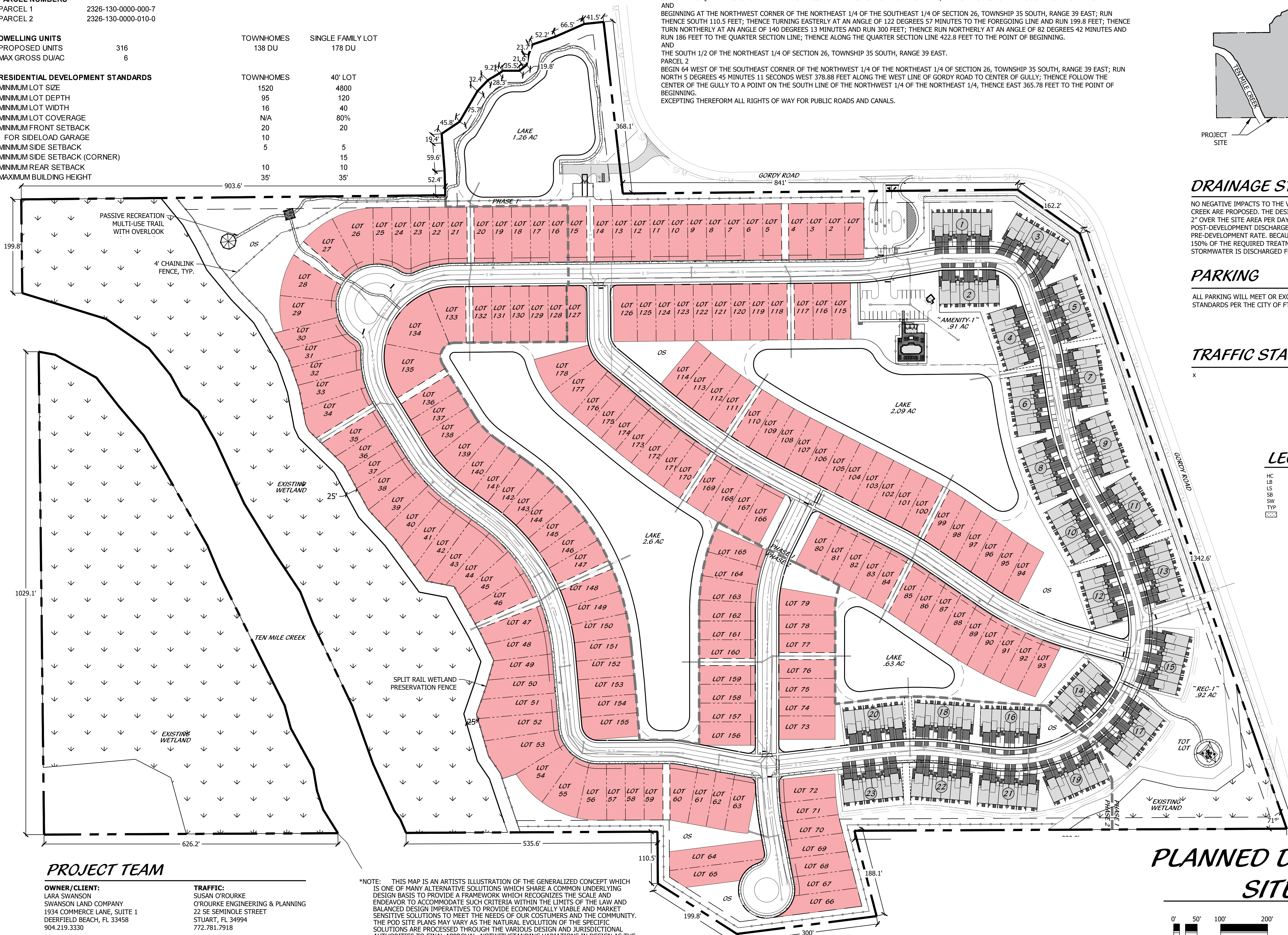
ALL PARKING WILL MEET OR EXCEED INSTITUTE OF TRANSPORTATION ENGINEERS STANDARDS PER THE CITY OF FT. PIERCE REQUIREMENTS

TRAFFIC STATEMENT

x

LEGEND

HC	HANDICAP	HC SIGN
LB	LANDSCAPE BUFFER	STOP SIGN
LS	LANDSCAPE	DO NOT ENTER
SB	SETBACK	PEDESTRIAN CROSSING
SW	SIDEWALK	PARKING LIGHT
TYP	TYPICAL	
WETLAND/PRESERVE	WETLAND/PRESERVE	



*NOTE: THIS MAP IS AN ARTIST'S ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE SCALE AND ENDEAVOR TO ACCOMMODATE SUCH CRITERIA WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR CUSTOMERS AND THE COMMUNITY. THE POD SITE PLANS MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING VARIATIONS IN DESIGN AS THE DETAILED SITE PLANS BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

PROJECT TEAM

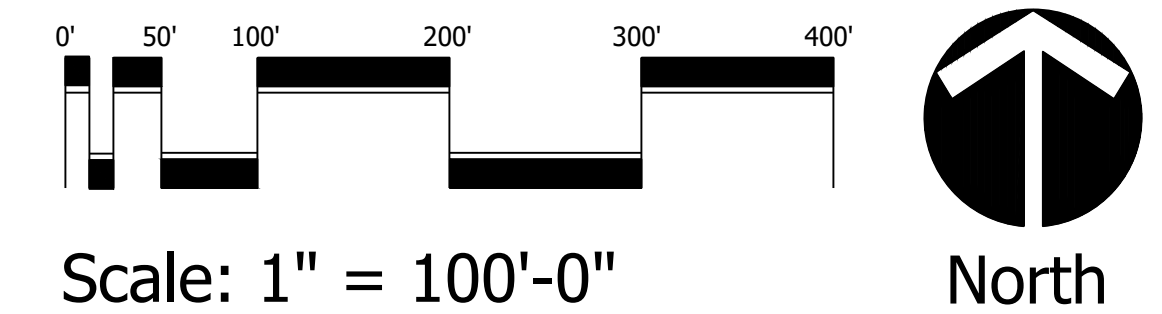
OWNER/CLIENT:
 LARA SWANSON
 SWANSON LAND COMPANY
 1934 COMMERCE LANE, SUITE 1
 DEERFIELD BEACH, FL 33458
 904.219.3330

TRAFFIC:
 SUSAN O'ROURKE
 O'ROURKE ENGINEERING & PLANNING
 22 SE SEMINOLE STREET
 STUART, FL 34994
 772.781.7918

AGENT/LANDSCAPE ARCHITECT/PLANNER:
 COTLEUR & HEARING, INC.
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FL 33458
 561.515.4450

ENGINEER:
 WESLEY MILLS
 MILLS, SHORT & ASSOCIATES
 700 22ND PL, SUITE 2C & 2D
 VERO BEACH, FL 32960
 772.226.7282

PLANNED DEVELOPMENT SITE PLAN

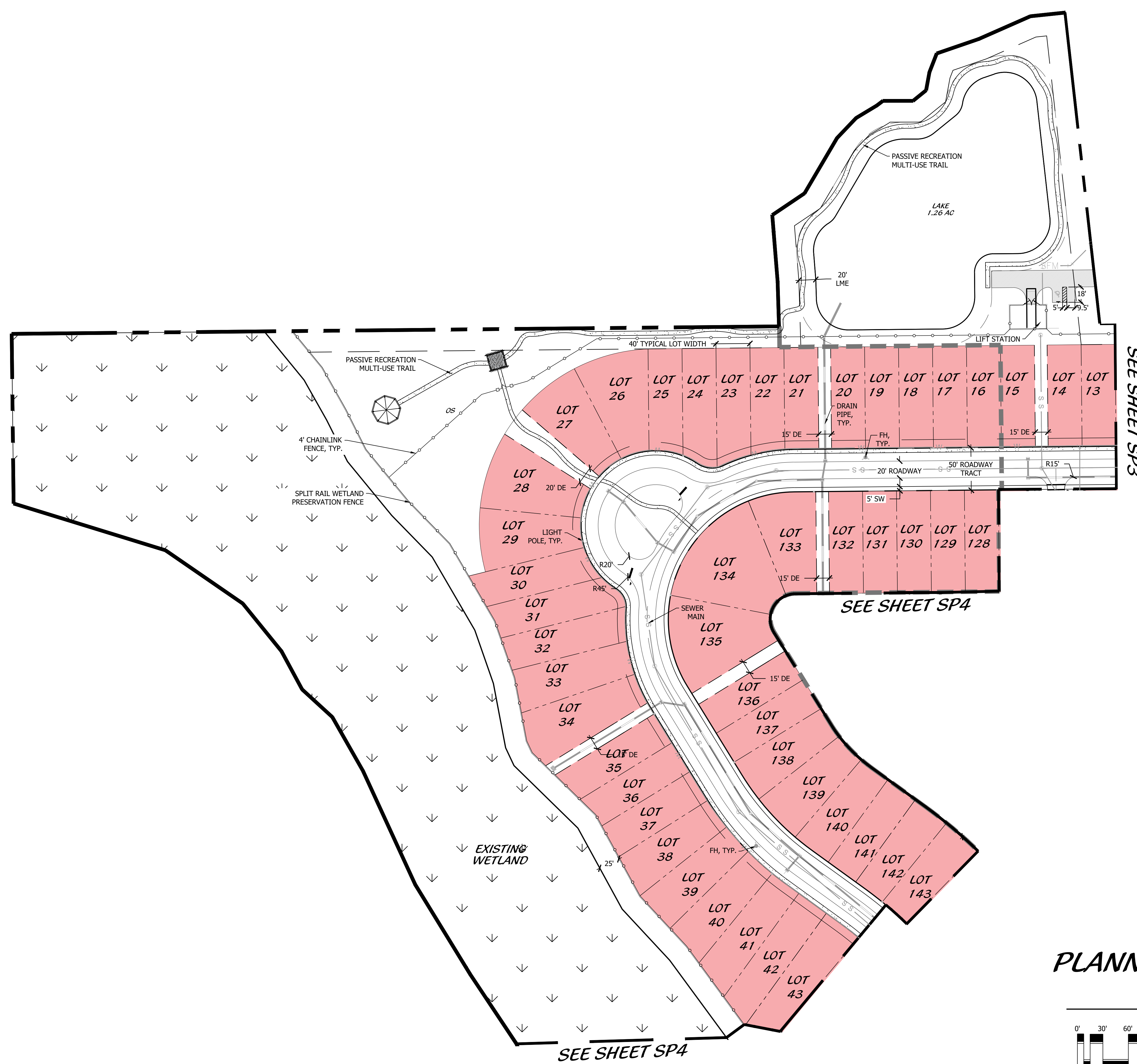
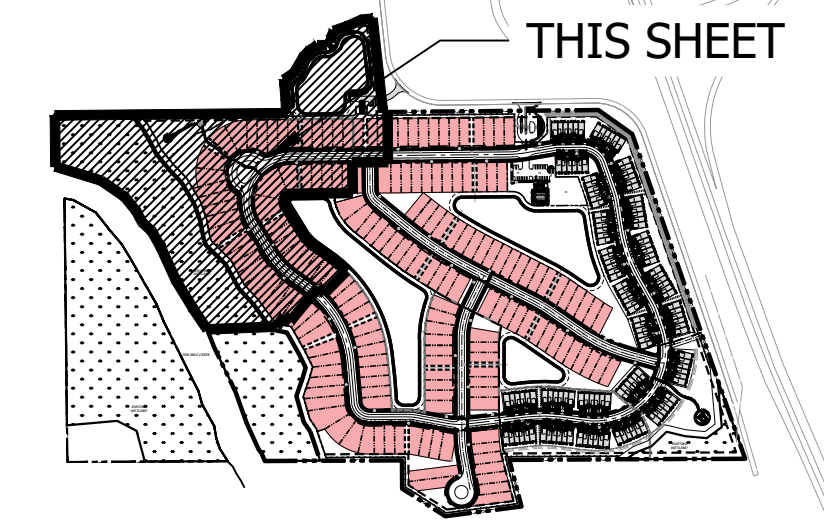


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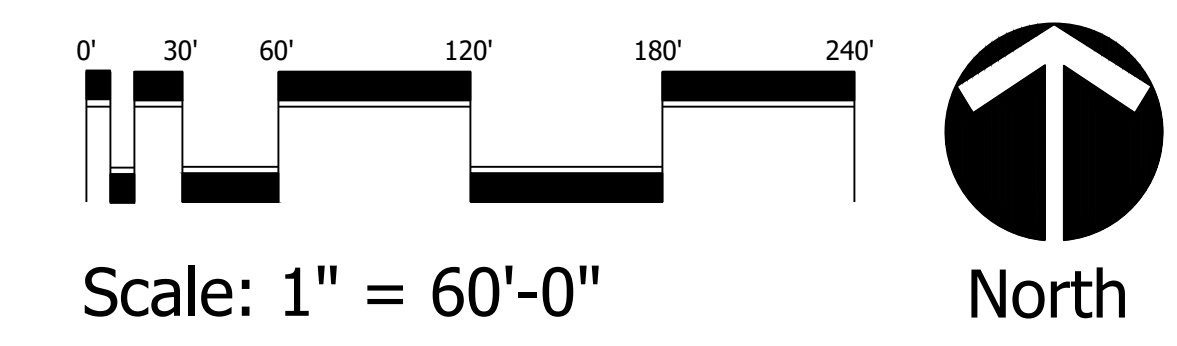
Gordy Creek
 Fort Pierce, Florida

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	10-16-24
REVISIONS	

KEY MAP



PLANNED DEVELOPMENT
SITE PLAN

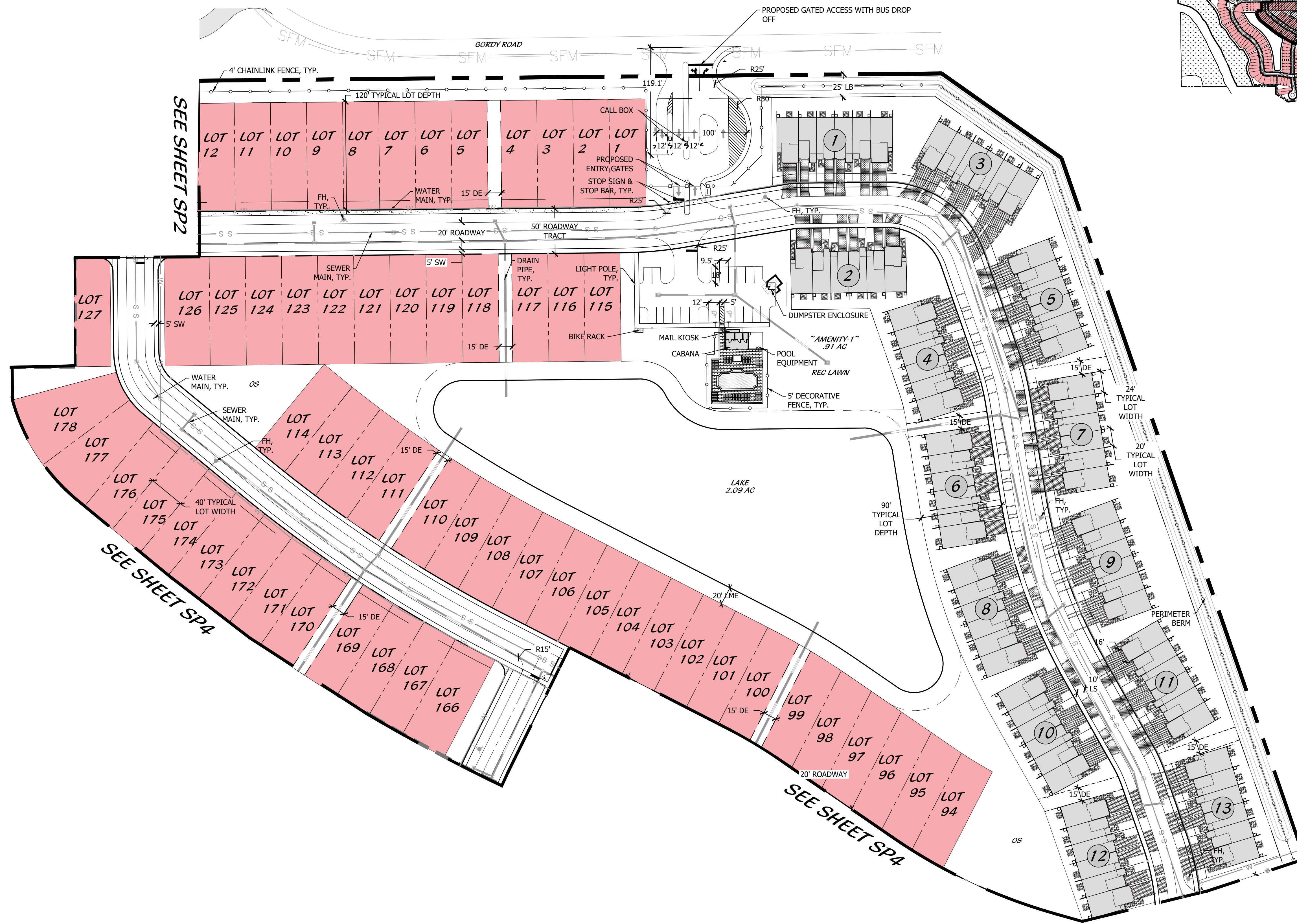
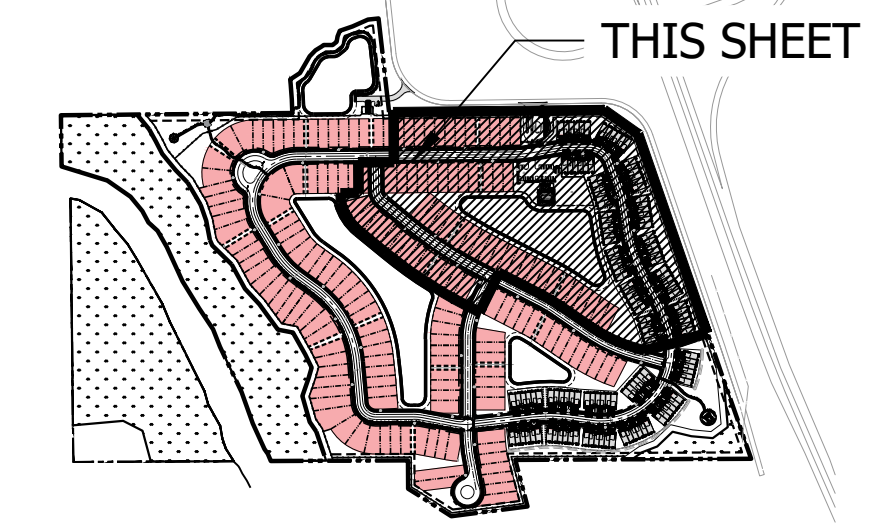


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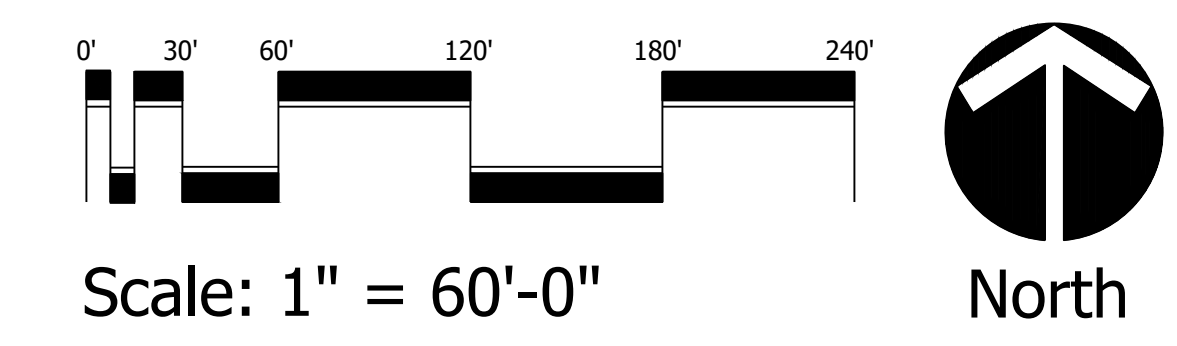


SEE SHEET SP2

SEE SHEET SPA

SEE SHEET SPA

PLANNED DEVELOPMENT
SITE PLAN

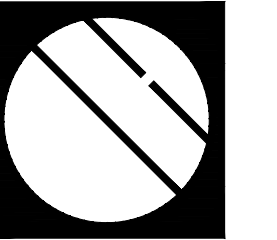
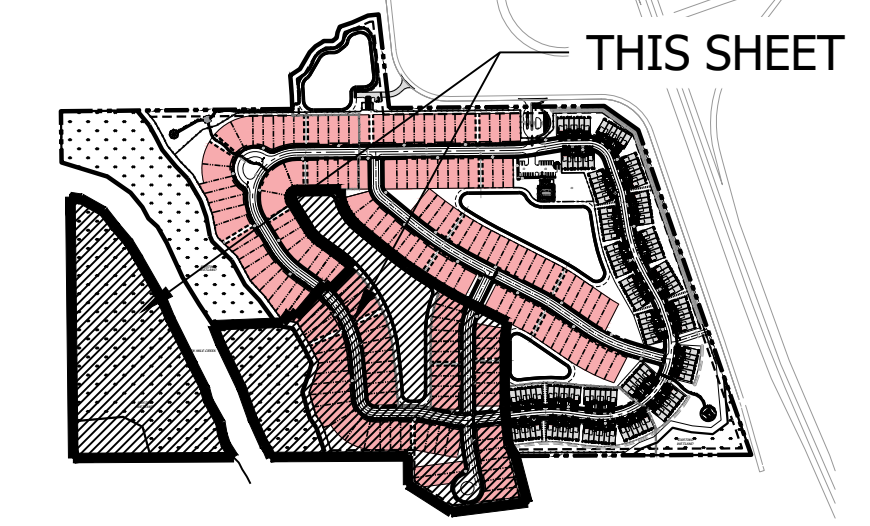


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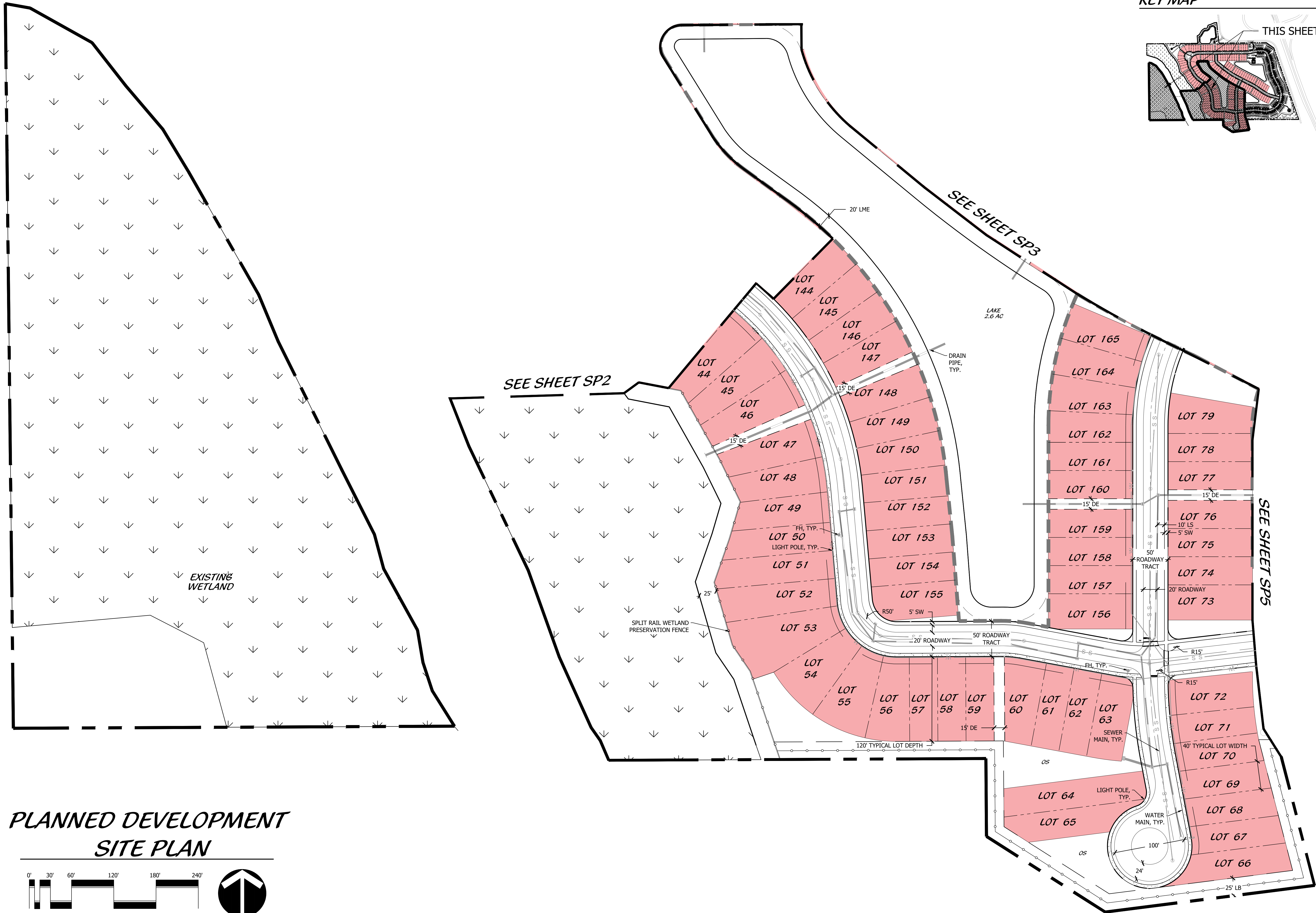


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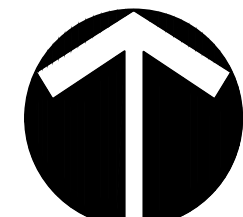
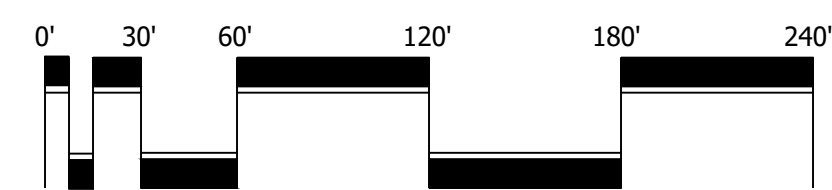
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**PLANNED DEVELOPMENT
SITE PLAN**



Scale: 1" = 60'-0"

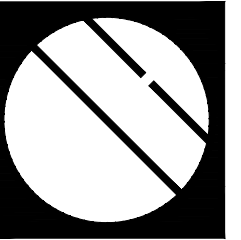
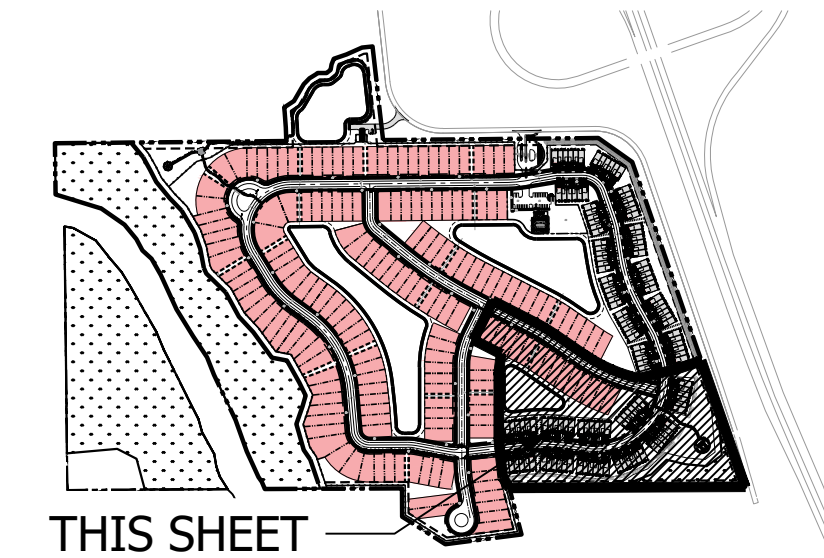
North

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SHEET SP4 OF 7

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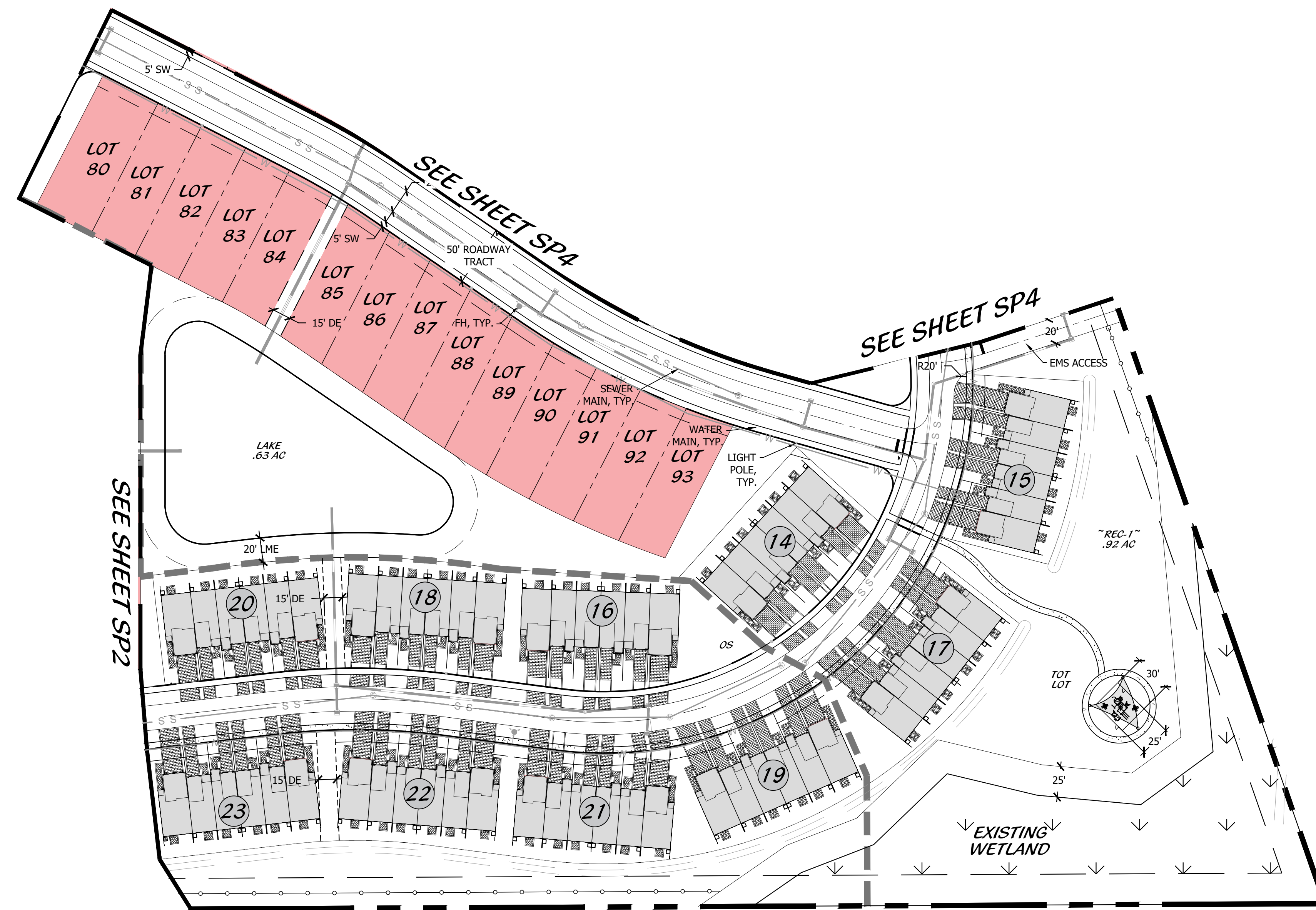
KEY MAP



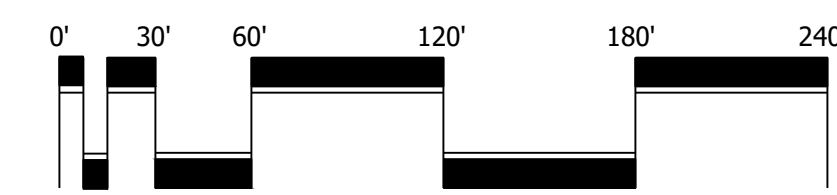
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**PLANNED DEVELOPMENT
SITE PLAN**



Scale: 1" = 60'-0"



North

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DEVELOPMENT STANDARDS

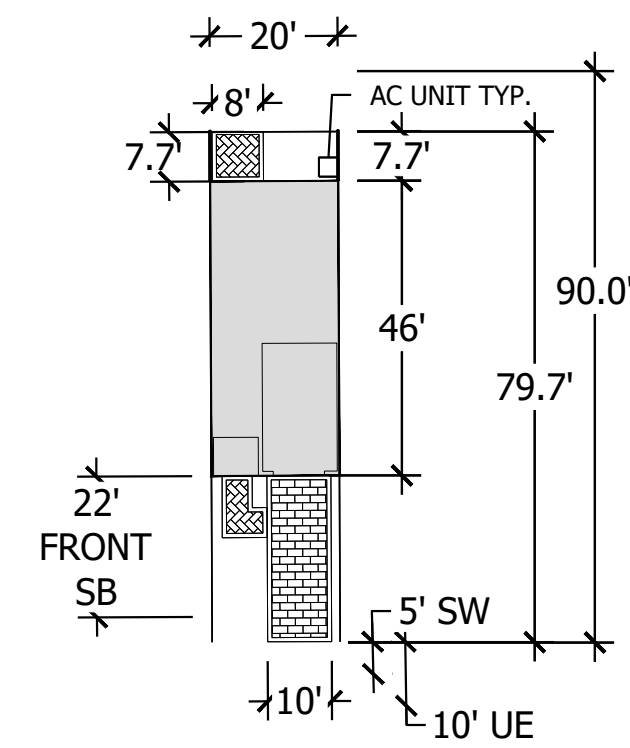
Table 1. DEVELOPMENT USED AND STANDARDS		
DEVELOPMENT STANDARD	SINGLE-FAMILY	TOWNHOMES/ TRI-PLEX/ QUAD- PLEX
PRIMARY STRUCTURE		
Minimum Lot Width	40'	16'
Minimum Lot Depth	115'	95'
Maximum Lot Depth	None	None
Maximum Building Lot Coverage	80%	90%
Maximum Impervious Lot Coverage	80%	80%
Minimum Open Space	20%	10%
Minimum Front Setback (Front Loaded)	20'	20'
Minimum Front Setback (Side Loaded)	10'	-
Minimum Side Setback (Internal Lot)	5'	-
(May be 0' on a zero-lot-line provided that minimum building separation of 10' is maintained between units, 15' building separation for Townhome)		
Minimum Side Setback (Side-Entry)	-	-
Minimum Side Setback (Front-Entry)	-	5'
Minimum Side Setback (Corner Lot)	15'	10'
If adjacent to open space tract 15' in width or greater		
Minimum Rear Setback (Corner Lot)	10'	10'
Minimum Rear Setback (Internal Lot)	10'	10'
ACCESSORY STRUCTURES		
Minimum Rear Setback	3'	3'
If adjacent to open space or common area tract 25' or wider		
Minimum Side Setback (Internal Lot)	2'	2'
(2' from property line)		
Minimum Side Setback (Corner Lot)	15'	15'

SITE DATA

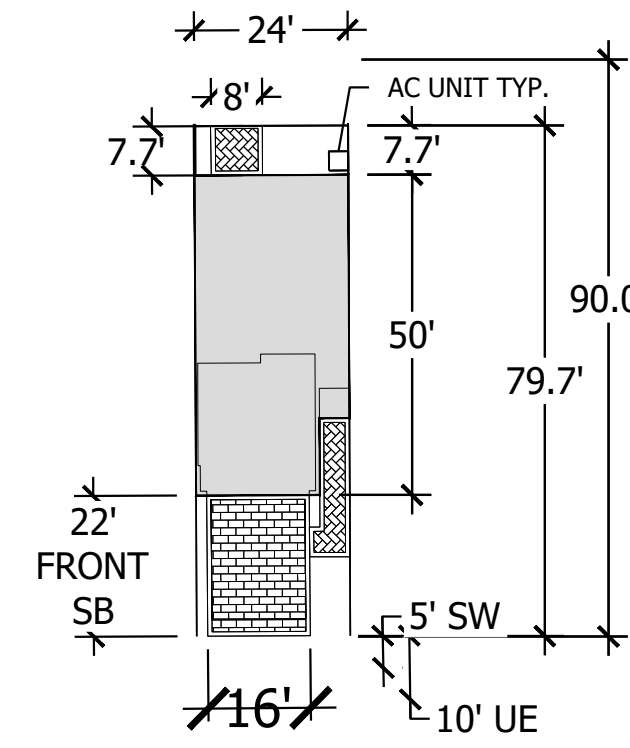
OPEN SPACE TABLE		(20% REQUIRED)
TRACT	TOTAL AREA BY USE (AC)	PROVIDED (%)
COMMON OPEN SPACE	5.09	6.70%
RECREATION SPACE	1.77	2.34%
LANDSCAPE BUFFERS	4.12	5.42%
DRAINAGE EASEMENTS	0.95	1.25%
LME	2.54	3.34%
LAKES	6.58	8.66%
WETLAND	17.40	22.91%
TOTAL AREA	38.47	50.62%

IMPERVIOUS SPACE TABLE		
TRACT	AREA (AC)	PROVIDED (%)
LOTS - SINGLE FAMILY	21.84	28.38%
LOTS - TOWNHOME	7.13	9.26%
ASPHALT	4.00	5.19%
CONCRETE - SIDEWALKS	1.01	1.32%
TOTAL AREA	33.98	44.15%

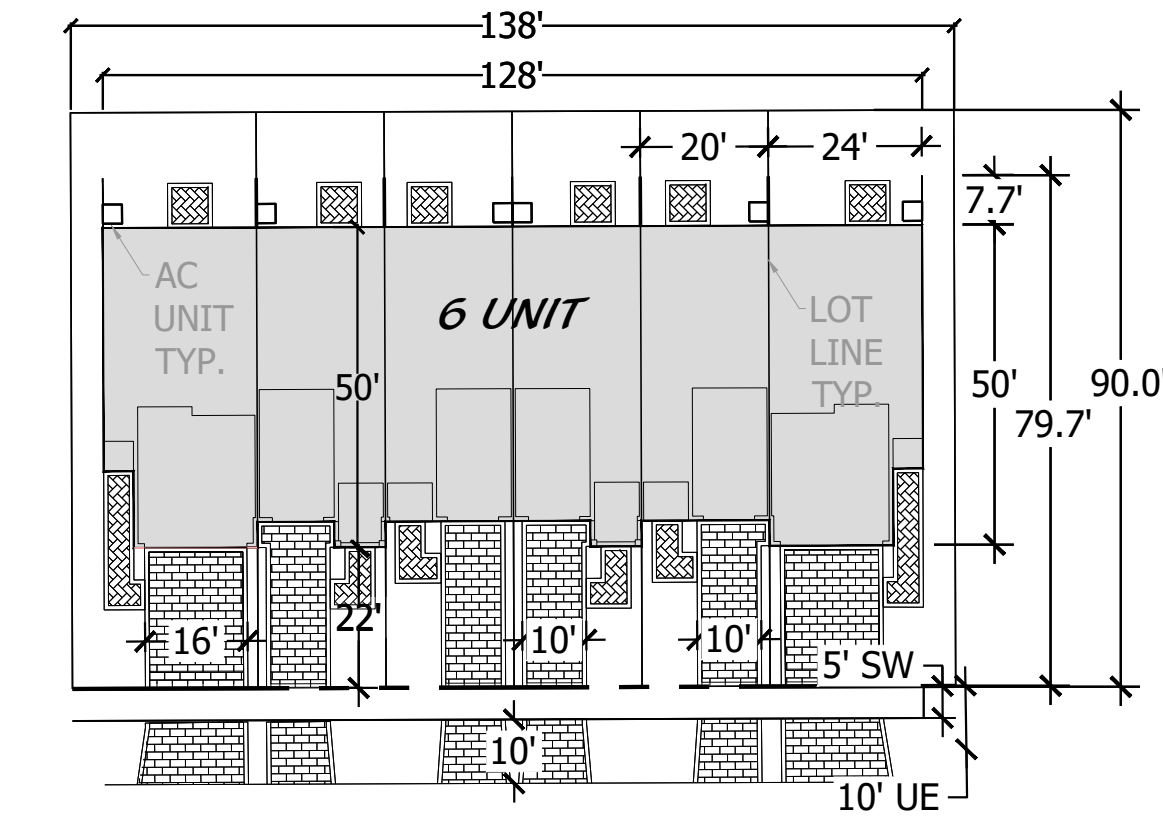
20' TOWNHOME LOT TYPICAL



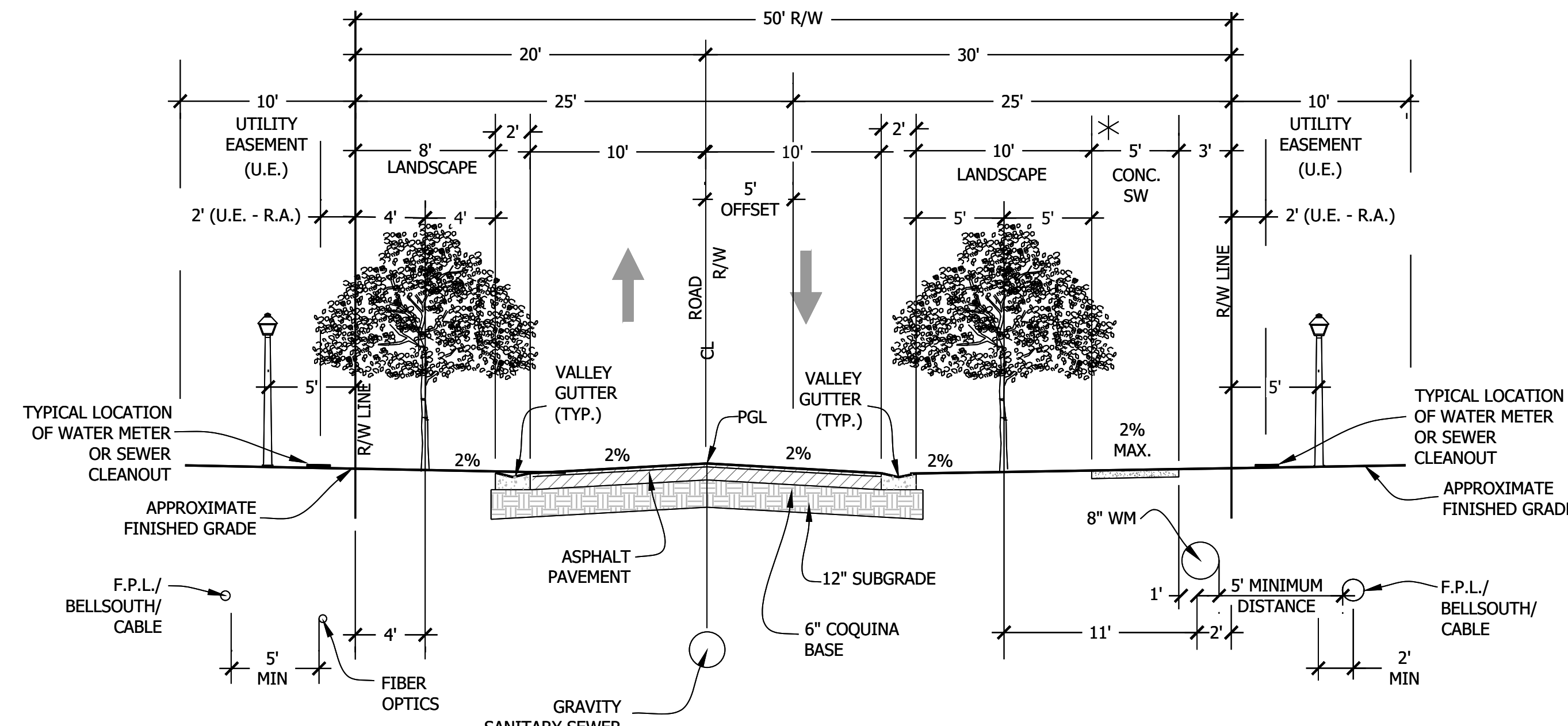
24' TOWNHOME LOT TYPICAL



6-UNIT TOWNHOME TYPICAL



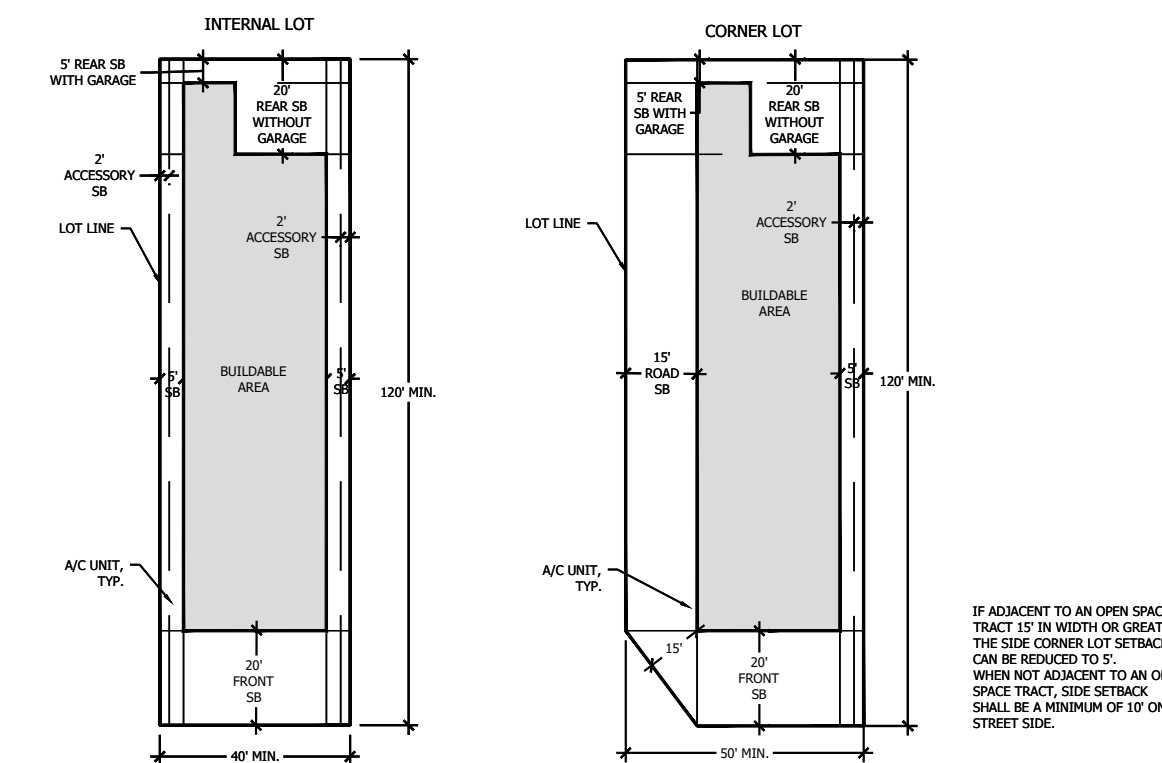
50' ROW TYPICAL



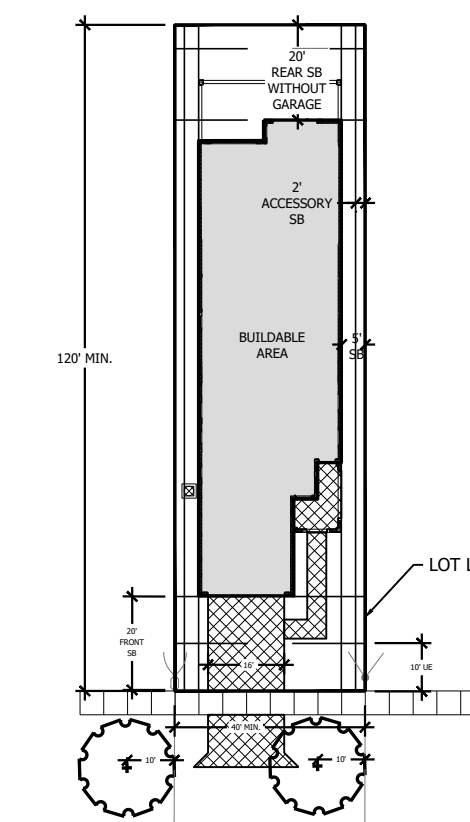
50' RIGHT-OF-WAY TYPICAL SECTION
POSTED SPEED 25 MPH

* NOTE:
3' SIDEWALK OFFSET AND 2' U.E. - R.A. WILL BE REQUIRED IF FT. PIERCE MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET. FT. PIERCE FIBEROPTICS WILL BE LOCATED IN 2' U.E. - R.A. IF FM IS REQUIRED. SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD END" ROADWAYS WHERE THE LENGTH OF THE SIDEWALKS WOULD BE 200' OR LESS. TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY. LOCATION OF SIDEWALKS MAY VARY. SIDEWALK SHALL BE ON ONE SIDE OF THE ROADWAY. FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION.

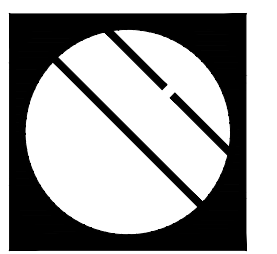
40' LOT TYPICAL



40' LOT DRIVEWAY TYPICAL



PD SITE DETAILS



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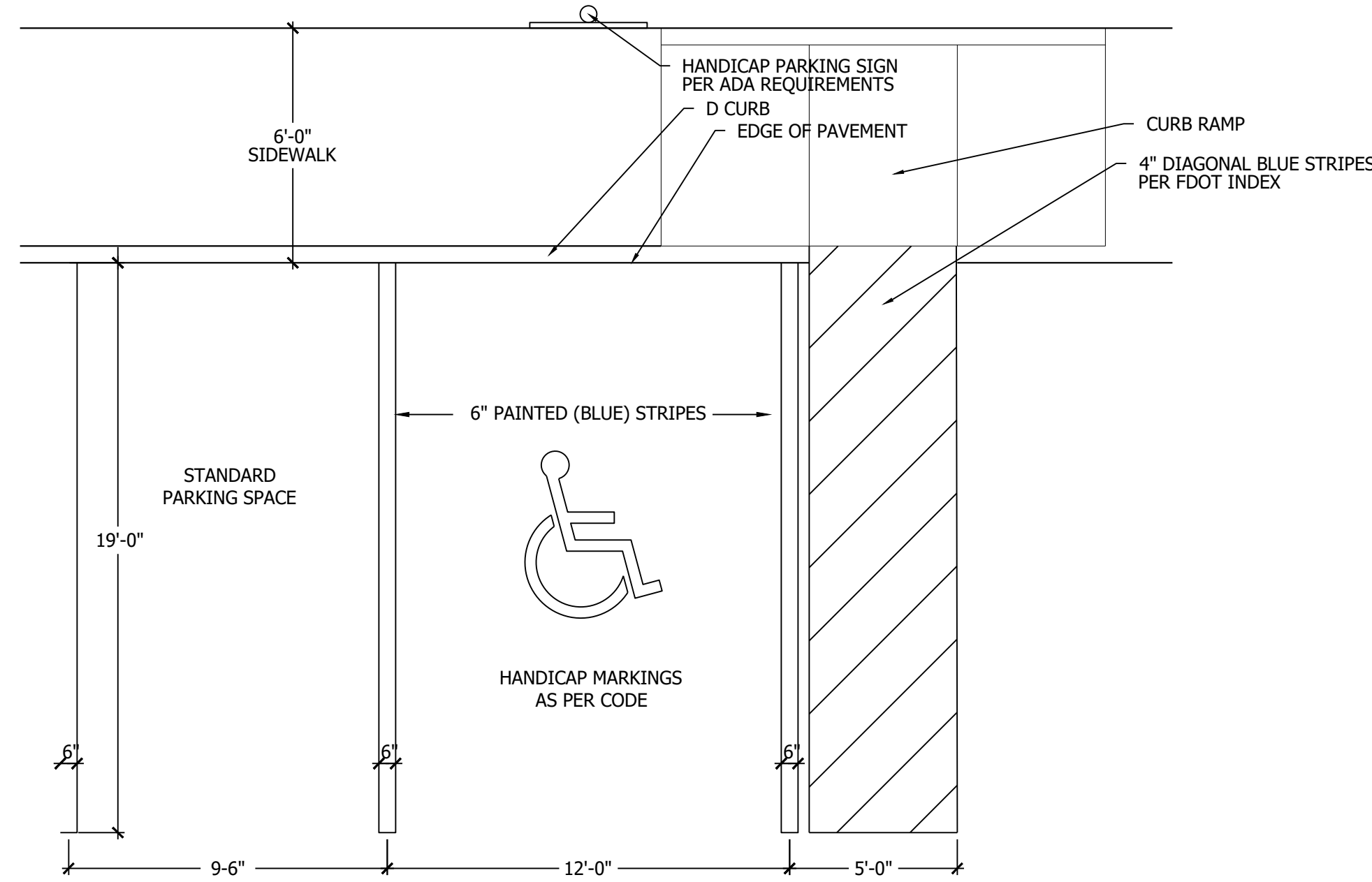
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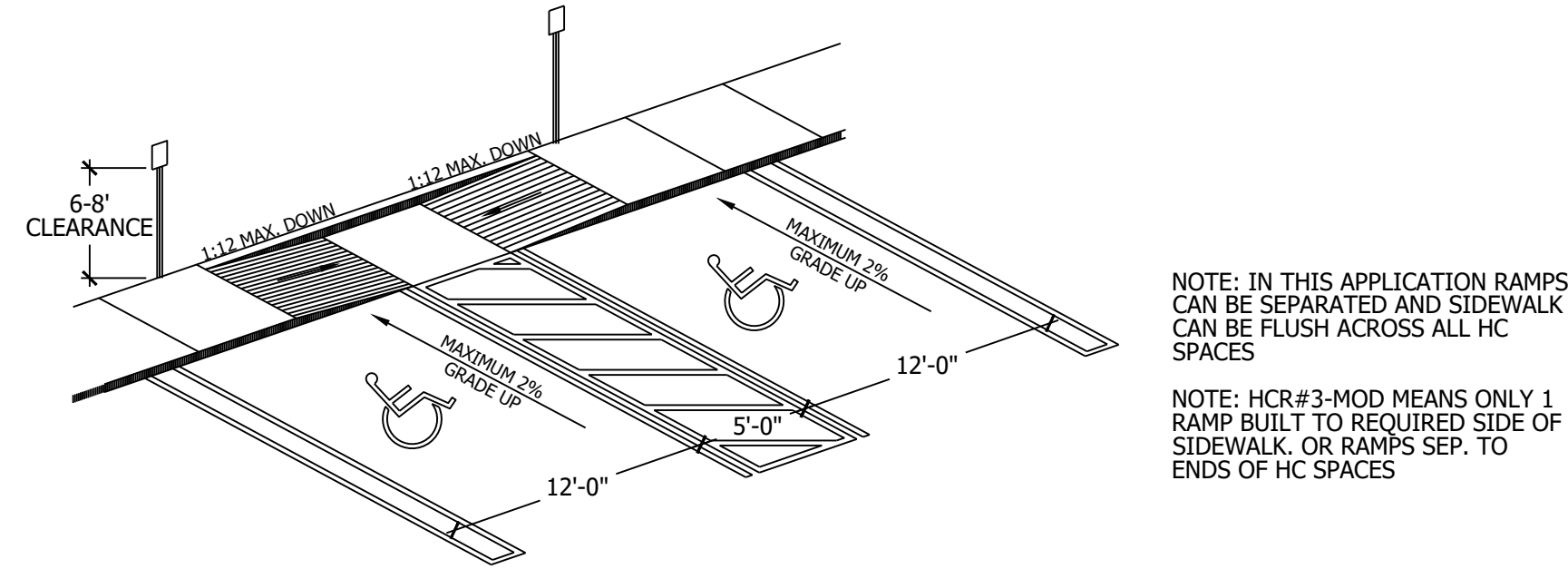
STANDARD AND HANDICAP PARKING DETAIL

NTS



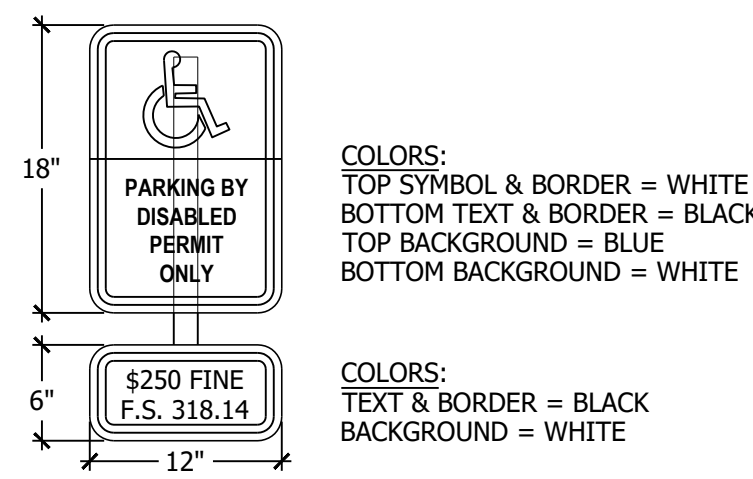
HANDICAP RAMP DETAIL

NTS



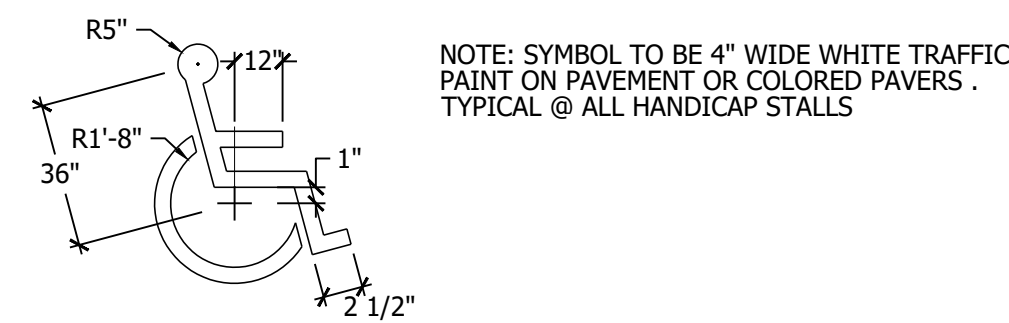
HANDICAP SIGN DETAIL

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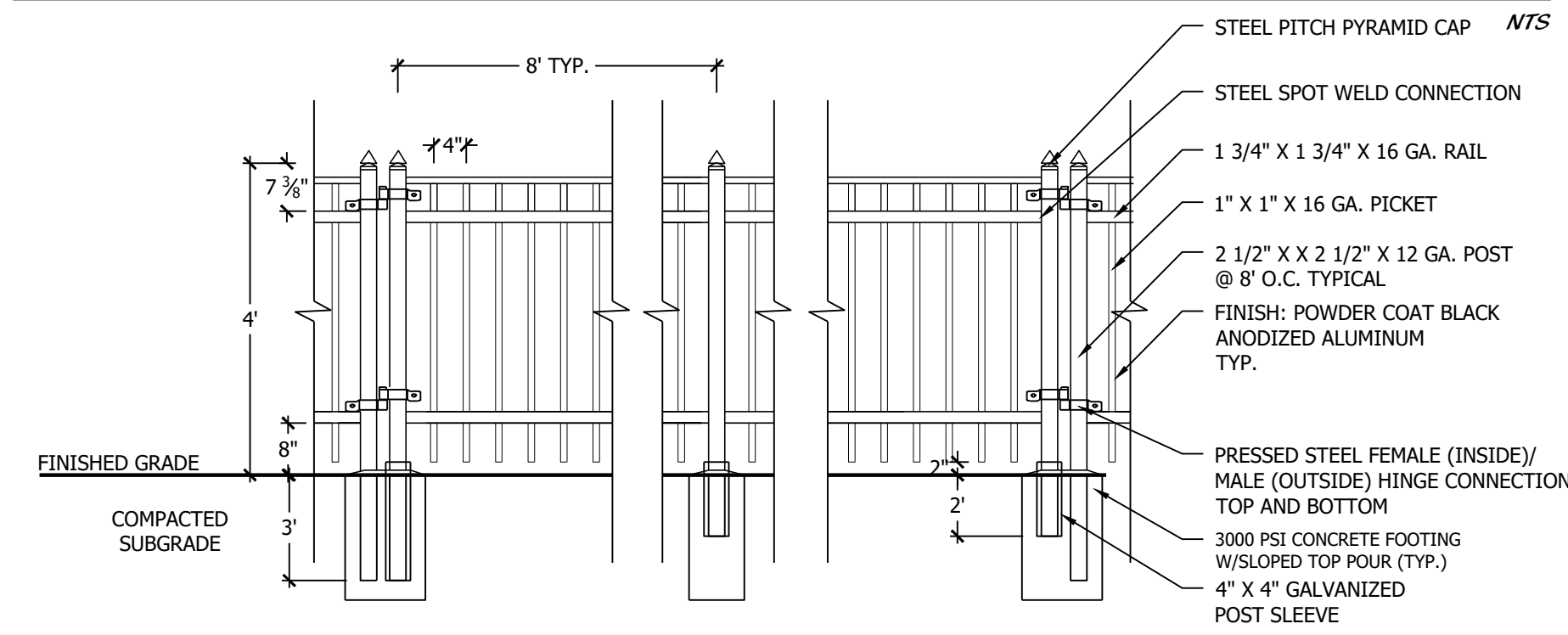
HANDICAP SYMBOL DETAIL

NTS



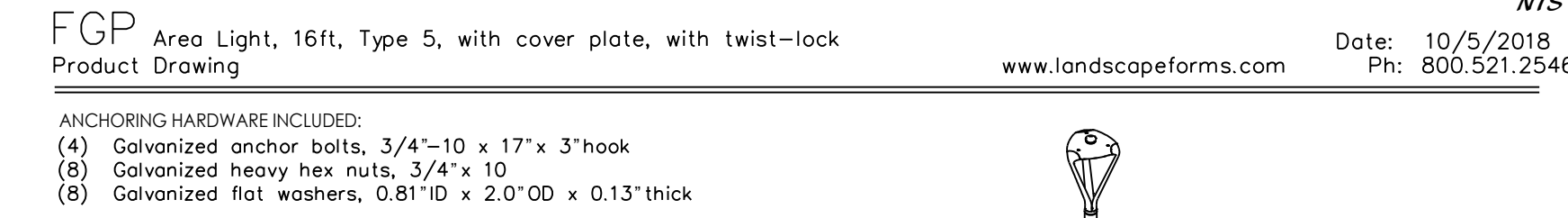
DECORATIVE FENCE DETAIL

NTS



LIGHTING DETAIL

NTS



TOT LOT SHADE SAIL DETAIL

NTS



*NOTE: SHADE STRUCTURE, CUSTOM SIZED 16' HT, 40' X 40' X 40', PRODUCT VENDOR TO BE DETERMINED BY CONTRACTOR

SPLIT RAIL FENCE DETAIL

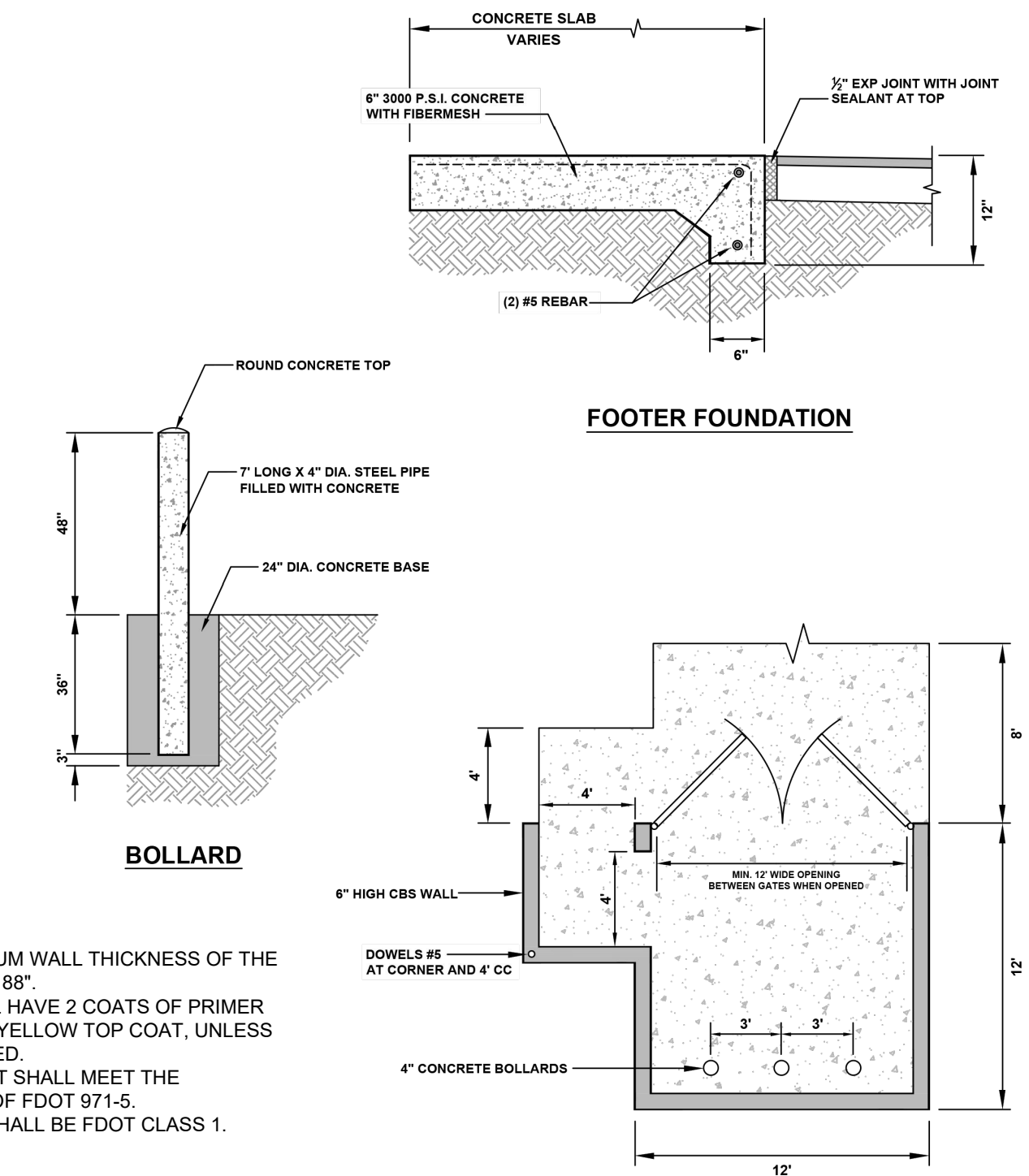
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*NOTE:
1.) DEVELOPER TO CHOOSE MATERIAL AT TIME OF CONSTRUCTION
2.) COLOR MAY VARY BASED UPON AVAILABILITY AND DEVELOPER PREFERENCES.

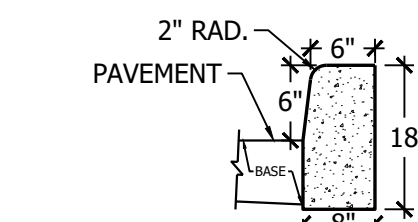
DUMPSTER DETAIL

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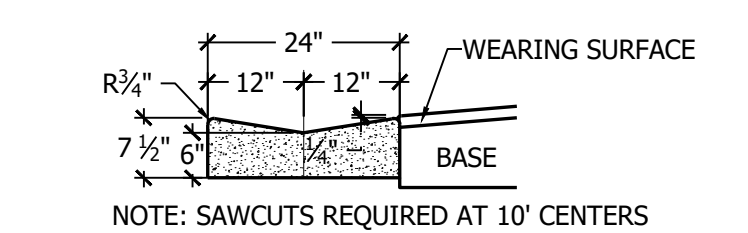
D CURB DETAIL

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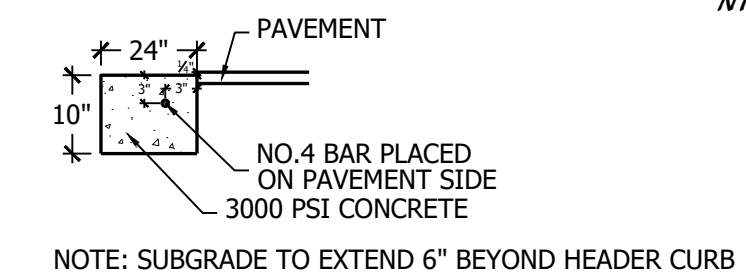
VALLEY CURB DETAIL

NTS

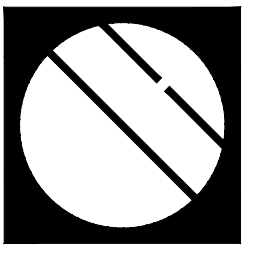


HEADER CURB DETAIL

NTS



SITE DETAILS



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