



SITE DATA
LEGAL DESCRIPTION
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PARCEL ID #: 2402-312-0001-000-5
PROJECT NAME: CAUSEWAY COVE
OWNERSHIP: G FLASH GP INC (TR)
C/O CAUSEWAY COVE MARINA LLC
601 SEAWAY DR
FORT PIERCE, FL 34949-3139

FUTURE LAND USE: HMU
ZONING: C-5
LAND SIZE: 1,846,356 S.F. (42.38 AC)

BUILDING DATA

GROSS SQUARE FOOTAGE	OUTLINE	200,643 S.F.	1,063 UNITS	2,316 SPACES
BUILDING A	75,010 S.F.	1,188,624 S.F.	213 UNITS	907 SPACES
HOTEL			204 ROOMS	
BUILDING B	49,632 S.F.	619,482 S.F.	415 UNITS	441 SPACES
BUILDING C	51,580 S.F.	510,000 S.F.	164 UNITS	375 SPACES
BUILDING D	51,545 S.F.	510,000 S.F.	164 UNITS	375 SPACES
BUILDING E	32,876 S.F.	247,120 S.F.	107 UNITS	178 SPACES

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: WELL
SOLID WASTE: FP AUTHORIZED

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 OFFSITE DRAINAGE AREA

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER 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. (NO PLANS AVAILABLE)

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

ZONING CODE FOR: C-5 (COMMERCIAL-5)

	FRONT	REAR	SIDE	BUILDING COVERAGE	BUILDING HEIGHT
PER CODE	25'	15'	15'	60% MAX.	45' MAX. CURRENT
PROPOSED	25'	25'	23'	14%	85'

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 = NGVD

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

REV | DATE | DESCRIPTION | BY | CHK

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION

EDC A DIVISION OF **HALEY WARD, INC.**
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34957
772.462.2455
WWW.HALEYWARD.COM

PROJECT: CAUSEWAY COVE
FORT PIERCE, FLORIDA

TITLE: SITE PLAN

DATE: 3/27/2025 | SCALE: AS SHOWN

DRAWN BY: JLL | DESIGNED BY: JLL | CHECKED BY: MDL

PROJECT No.: 22-288 R3.DWG | DRAWING No.: SP-101

MARK LANDSMAN, P.E. (DATE) #96288
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34957
772-462-2455

FILE LOCATION: Z:\EDC\2022\22-288 - CAUSEWAY COVE MARINA\ENGINEERING\AUTOCAD\DWG\22-288 R3.DWG, 2025.03.27, 10:11 PM

MATCHLINE (SEE SP-102)

