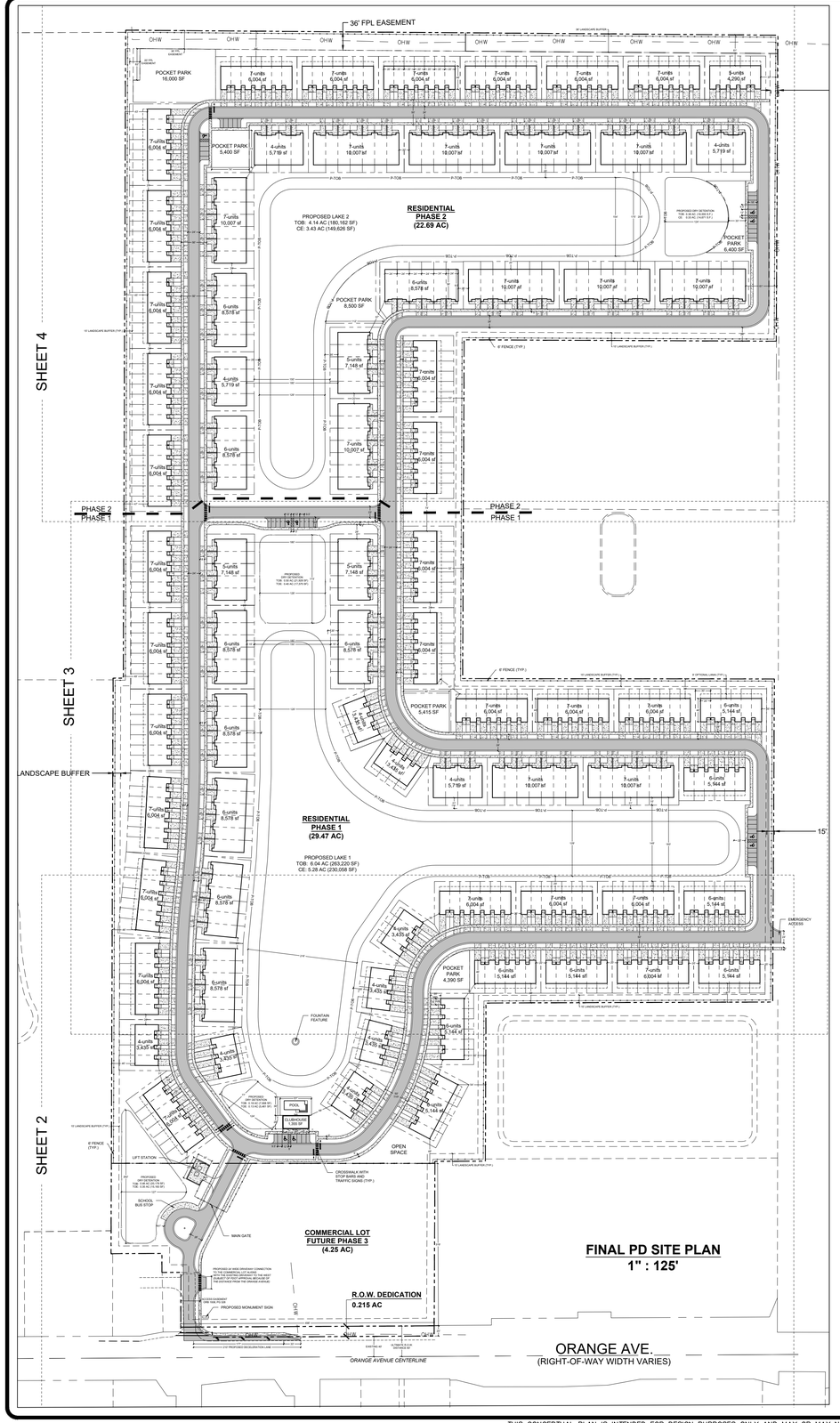

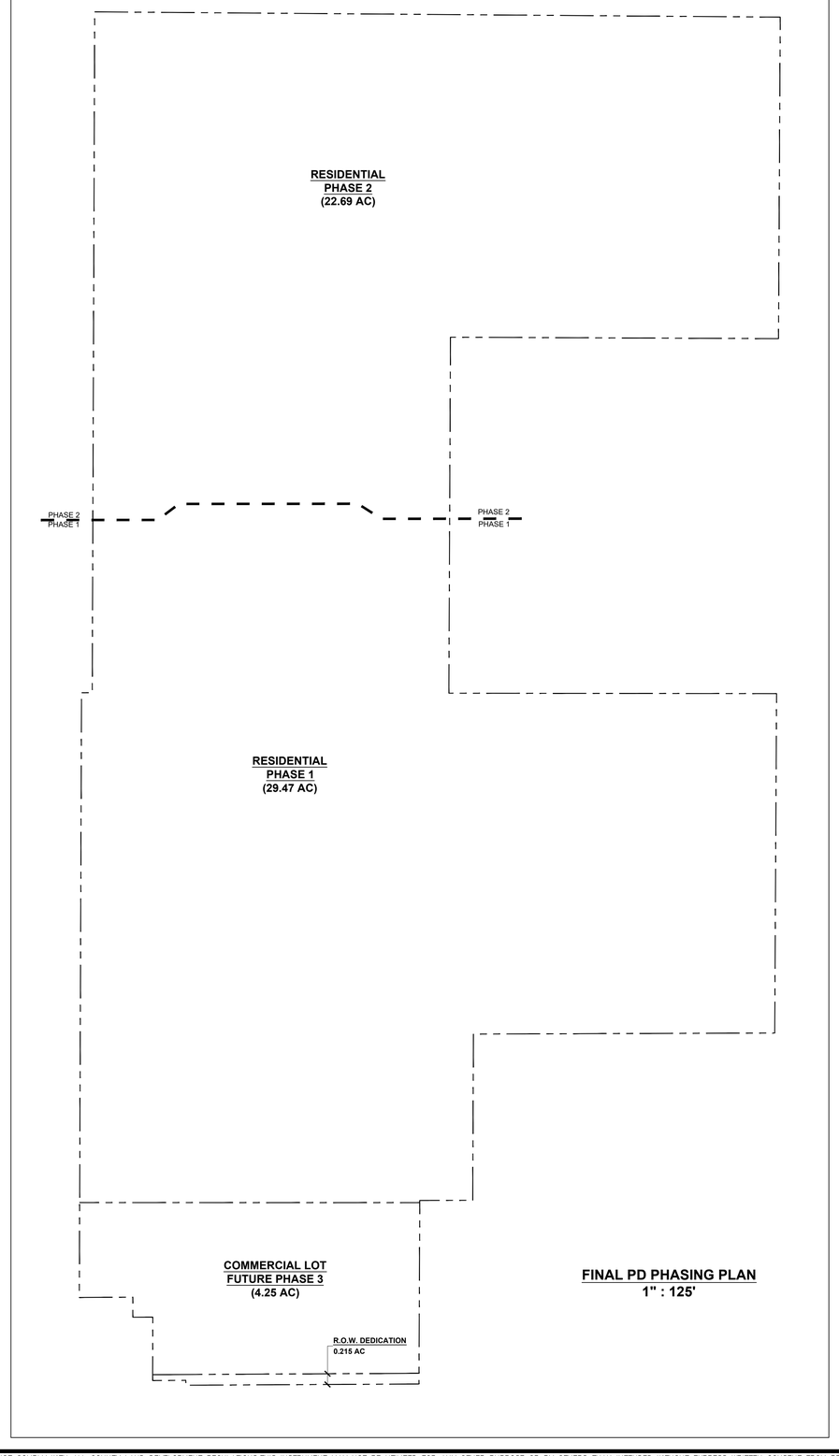

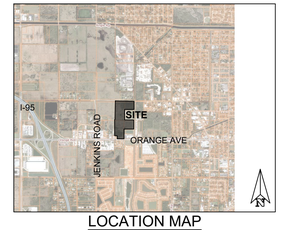

LOCATION MAP
NTS

LEGAL DESCRIPTION

PARCEL 1:
THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS **RIGHT-OF-WAY** FOR CANALS, AS RECORDED IN THE PUBLIC RECORDS IN AND FOR ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
THE EAST 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR PUBLIC ROADS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:
THE NORTH 15 ACRES OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF NORTHWEST 1/4 IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPT RIGHTS OF WAY FOR CANALS, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. AND FURTHER LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2915; A PORTION OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 806.208 METERS (2,645.03 FEET) TO A POINT ON A FOUND BOAT SPIKE MARKING THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASELINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 29" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,647.33 FEET; THENCE NORTH 00 DEG 17' 31" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 115.668 METERS (382.77 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 171.190 METERS (561.65 FEET); THENCE NORTH 00 DEG 18' 45" EAST, A DISTANCE OF 94.630 METERS (310.48 FEET); THENCE SOUTH 89 DEG 47' 56" WEST, A DISTANCE OF 171.329 METERS (562.04 FEET); THENCE SOUTH 00 DEG 14' 26" WEST, A DISTANCE OF 94.634 METERS (310.48 FEET) TO THE POINT OF BEGINNING.
FURTHER LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1430, PAGE 1914:
A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE NORTH 15 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCLUSIVE OF RIGHTS-OF-WAY FOR CANALS; LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE; COMMENCE AT A FOUND RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEG 07' 33" EAST ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2,645.03 FEET TO A POINT ON A FOUND RAILROAD SPIKE MARKING THE WEST QUARTER CORNER OF SAID SECTION 7, SAID POINT BEING ON THE BASE LINE OF SURVEY FOR STATE ROAD 68 (ORANGE AVENUE) AS SHOWN ON A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 94070-2505; THENCE NORTH 89 DEG 42' 29" EAST ALONG SAID BASE LINE OF SURVEY AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2,647.33 FEET; THENCE NORTH 00 DEG 17' 31" WEST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A **DISTANCE** OF 382.77 FEET TO THE POINT OF BEGINNING.
THENCE NORTH 89 DEG 47' 56" EAST, A DISTANCE OF 561.65 FEET TO THE EASTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SAID LINE ALSO TO BE EXTENDED TO THE WESTERLY BOUNDARY OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER.

PARCEL 4:
THE NE1/4 OF THE NE1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AND DITCHES.

PARCEL 5:
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 20' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THE EAST 50' THEREOF AND LESS RIGHT-OF-WAY FOR PUBLIC ROADS. FURTHER EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN 20' WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND RUN THENCE NORTH 41° TO POINT OF BEGINNING; THENCE CONTINUE NORTH PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 165' TO A POINT; THENCE TURN AND RUN EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 100' TO A POINT; THENCE TURN AND RUN SOUTH 165' TO A POINT 100' EAST OF POINT OF BEGINNING; THENCE TURN AND RUN WEST 100' TO POINT OF BEGINNING. LESS O.D.T. EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE 2925, OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 1/2 OF THE CROSS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1938, PAGE 328 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE 20 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP35 SOUTH,RANGE 40 EAST; THENCE N00°10'00"E FOR 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68) THENCE N89°47'00"E ALONG SAID RIGHT OF WAY LINE OF ORANGE AVENUE FOR 54.99 FEET; THENCE N37°48'50"E FOR 45.07 FEET; THENCE N89°47'00"E
FOR 0.67 FEET TO THE POINT OF BEGINNING; THENCE N00°10'00"E FOR 119.20 FEET, THENCE N89°47'00"E FOR 74.89 FEET; THENCE S00°10'00" FOR 119.20 FEET TO SAID NORTH RIGHT OF WAY LINE OF ORANGE AVENUE; THENCE S89°10'00"W FOR 74.89 FEET TO THE POINT OF BEGINNING.

LEGEND

- OVERALL PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED LOT LINES
- PROPOSED STORMWATER AREA
- LANDSCAPE BUFFER
- ROADWAY CENTERLINE
- EASEMENT
- OHW — OVER HEAD WIRES
- PROPOSED CONCRETE SIDEWALK

SITE DATA

ZONING:	PLANNED DEVELOPMENT ZONE (PD)
FUTURE LAND USE:	RESIDENTIAL-HIGH (RH)
PCN:	2407-211-0001-000-0 (8.467 AC)
	2407-212-0001-000-3 (19.436 AC)
	2407-231-0000-000-5 (19.446 AC)
	2407-241-0001-000-3 (9.275 AC)
EXISTING USE:	VACANT
OWNER:	ORANGE AVENUE DEVEL II LLC
	28178 HAYES RD
	ROSEVILLE, MI 48066-2346
AGENT:	REDTAIL DG
	100 S. 2ND STREET
	FORT PIERCE, FL 34950

SITE AREAS

RESIDENTIAL	2,272,122SF	52.161 AC	92.12%
COMMERCIAL(FUTURE)	185,035 SF	4.248 AC	7.50%
ROW DEDICATION	9,386 SF	0.215 AC	0.38%
TOTAL SITE AREA	2,466,543 SF	56.624 AC	100.00%
STORMWATER POND (water level)	315,965 SF	7.254 AC	82%
DRY RETENTION	66,572 SF	1.528 AC	18%
STORMWATER AREA	382,537 SF	8.782 AC	100%

BUILDING DATA

RESIDENTIAL

CLUBHOUSE:	1,400 SF	
TOTAL TOWNHOME UNITS:	450	100%
PIPER MODEL (20' wide):	288	64%
NEPTUNE MODEL (24' wide):	162	36%
TOTAL DENSITY:	450/52.161 = 8.63 Du/ AC	
LOT COVERAGE	50% MAX	

COMMERCIAL

TOTAL BLDG. COVERAGE:	TBD

PARKING DATA

RESIDENTIAL PARKING PROVIDED

CLUBHOUSE:	7 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
GUEST SPACES:	41 SPACES (INCLUDES 7 ACCESSIBLE SPACES)*
	**NOT INCLUDING CLUBHOUSE SPACES*

COMMERCIAL PARKING PROVIDED
TBD

PHASING SCHEDULE

PHASE I: 29.47 AC - 256 DWELLING UNITS AND CLUBHOUSE
PHASE II: 22.69 AC - 194 DWELLING UNITS
PHASE III: 4.25 AC - COMMERCIAL LOT (FUTURE DEVELOPMENT)

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GRAPHIC SCALE
0 125 250
1" = 125'

REDTAIL DG
p. 772.742.1555
todan@redtaildg.com

TM	DESIGNED BY
AH	DRAWN BY
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1" = 125'	SCALE
10/28/20/25	DATE

REVISION COMMENTS | DATE

WEST ORANGE PD
FINAL PD SITE PLAN
FORT PIERCE FLORIDA

25-137

1 OF 5

THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS.THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG.

CE: 5.28 AC (230,058 SF)

7-units 6,004 sf
6-units 8,578 sf
4-units 3,435 sf
6-units 5,144 sf
POCKET PARK 4,390 SF
FOUNTAIN FEATURE
PROPOSED DRY DETENTION TOB: 0.18 AC (7,908 SF) TOE: 0.13 AC (5,461 SF)
POOL
CLUBHOUSE 1,355 SF
OPEN SPACE
15' LANDSCAPE BUFFER (TYP.)
6' FENCE (TYP.)
LIFT STATION
CROSSWALK WITH STOP BARS AND TRAFFIC SIGNS (TYP.)
PROPOSED DRY DETENTION TOB: 0.46 AC (20,179 SF) TOE: 0.35 AC (15,183 SF)
SCHOOL BUS STOP
MAIN GATE
COMMERCIAL LOT FUTURE PHASE 3 (4.25 AC)
PROPOSED 24' WIDE DRIVEWAY CONNECTION TO THE COMMERCIAL LOT ALIGNS WITH THE EXISTING DRIVEWAY TO THE WEST *(SUBJECT OF FDOT APPROVAL BECAUSE OF THE DISTANCE FROM THE ORANGE AVENUE)*
ACCESS EASEMENT ORB 1938, PG 328
PROPOSED MONUMENT SIGN
R.O.W. DEDICATION 0.215 AC
498'
177'
33'
210' PROPOSED DECELERATION LANE
EXISTING 40'
ULTIMATE R.O.W. DISTANCE 60'
ORANGE AVENUE CENTERLINE
ORANGE AVE.
(RIGHT-OF-WAY WIDTH VARIES)

GRAPHIC SCALE
0 50 100
1" = 50'

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todan@redtaildg.com

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10/28/2025 DATE

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WEST ORANGE PD
FINAL PD SITE PLAN
FORT PIERCE FLORIDA

25-137

PHASE 2
PHASE 1

PHASE 2
PHASE 1

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GRAPHIC SCALE
0 50 100
1" = 50'

7-units 6,004 sf
5-units 7,148 sf
PROPOSED DRY DETENTION
TOB: 0.50 AC (21,928 SF)
TOE: 0.40 AC (17,575 SF)
6-units 8,578 sf
4-units 3,435 sf
POCKET PARK 5,415 SF
7-units 6,004 sf
6-units 5,144 sf
4-units 5,719 sf
7-units 10,007 sf

6' FENCE (TYP.)
15' LANDSCAPE BUFFER (TYP.)
9' OPTIONAL LANAI (TYP.)

RESIDENTIAL
PHASE 1
(29.47 AC)

PROPOSED LAKE 1
TOB: 6.04 AC (263,220 SF)
CE: 5.28 AC (230,058 SF)

POCKET PARK 4,390 SF
EMERGENCY ACCESS
FOUNTAIN FEATURE

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todm@redtaildg.com

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WEST ORANGE PD
FINAL PD SITE PLAN
FORT PIERCE FLORIDA

25-137

3 OF 5

36' LANDSCAPE BUFFER

36' FPL EASEMENT

20' FPL EASEMENT

POCKET PARK
16,000 SF

7-units
6,004 sf

7-units
6,004 sf

7-units
6,004 sf

7-units
6,004 sf

7-units
6,004 sf

5-units
4,290 sf

POCKET PARK
5,400 SF

4-units
5,719 sf

7-units
10,007 sf

7-units
10,007 sf

7-units
10,007 sf

7-units
10,007 sf

4-units
5,719 sf

RESIDENTIAL
PHASE 2
(22.69 AC)

PROPOSED LAKE 2
TOB: 4.14 AC (180,162 SF)
CE: 3.43 AC (149,626 SF)

PROPOSED DRY DETENTION
TOB: 0.38 AC. (16,555 S.F.)
CE: 0.33 AC. (14,671 S.F.)

POCKET PARK
6,400 SF

6-units
8,578 sf

7-units
10,007 sf

7-units
10,007 sf

7-units
10,007 sf

POCKET PARK
8,500 SF

5-units
7,148 sf

7-units
10,007 sf

7-units
6,004 sf

7-units
6,004 sf

7-units
6,004 sf

6-units
8,578 sf

4-units
5,719 sf

6-units
8,578 sf

7-units
6,004 sf

7-units
6,004 sf

7-units
6,004 sf

7-units
6,004 sf

15' LANDSCAPE BUFFER (TYP.)

6' FENCE (TYP.)

15' LANDSCAPE BUFFER (TYP.)

PHASE 2
PHASE 1

PHASE 2
PHASE 1

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GRAPHIC SCALE
0 50 100
1" = 50'

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1" = 125' — SCALE
10/28/2025 — DATE

REVISION COMMENTS — DATE

WEST ORANGE PD
FINAL PD SITE PLAN
FORT PIERCE FLORIDA

25-137

4 OF 5

NOTES:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

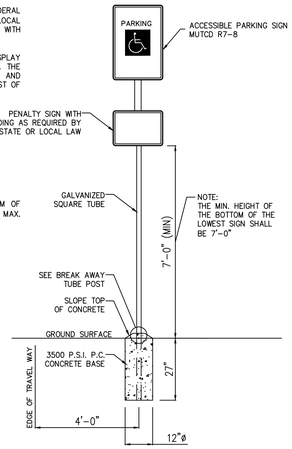
2. THE TOP PORTION OF THE PARKING BY DISABLED PERMIT ONLY SIGN SHALL DISPLAY WHITE REFLECTIVE LEGEND AND BORDER WITH A BLUE REFLECTIVE BACKGROUND. THE BOTTOM PORTION OF THE SIGN SHALL DISPLAY AN OPAQUE BLACK LEGEND AND BORDER WITH A REFLECTIVE WHITE BACKGROUND. SIGN FABRICATION SHALL CONSIST OF ONE PANEL.

3. GALVANIZED SQUARE TUBE

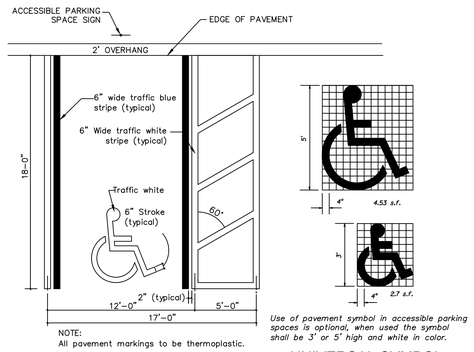
   POST TUBES – 2"x2"x3/16" 14ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   ANCHOR TUBE – 2–1/4"x2–1/4"x3/16" 14ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
   STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



ACCESSIBLE SIGN MOUNTING AND BASE
N.T.S

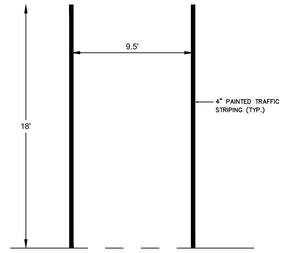


NOTE:
All pavement markings to be thermoplastic.

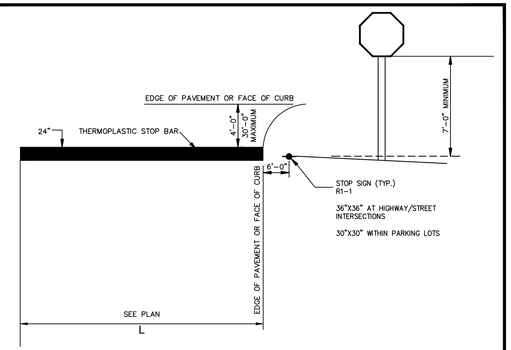
ACCESSIBLE PARKING STALL
N.T.S

Use of pavement symbol in accessible parking spaces is optional, when used the symbol shall be 3" or 5" high and white in color.

UNIVERSAL SYMBOL OF ACCESSIBILITY
N.T.S



TYPICAL PARKING DETAIL
N.T.S

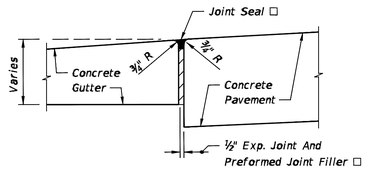


NOTES:

1. INSTALLATION OF STOP SIGNS SHALL BE IN ACCORDANCE WITH THE SECTION 28.04 OF THE MUTCD. MULTI-WAY STOP SIGNS SHALL BE PLACED ONLY IF APPLICABLE IN ACCORDANCE WITH SECTION 28.07 OF THE MUTCD. STOP SIGNS ARE USED TO INDICATE THAT TRAFFIC IS ALWAYS REQUIRED TO STOP AND SHOULD NEVER BE USED TO SLOW OR CALM TRAFFIC FLOW. STOP SIGNS SHALL BE OCTAGONAL AND AT LEAST 30 INCHES HIGH BY 30 INCHES WIDE WITH WHITE DIAMOND GRADE SHEETING BACKGROUND AND CLEAR RED ELECTROCUT OVERLAY OR SILKSCREENED WITH CLEAR ULTRAVIOLET RESISTANT OVERLAY.

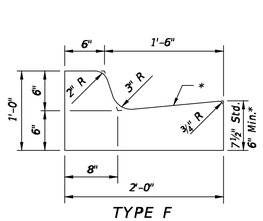
2. A STOP BAR OR LINE IS REQUIRED AT EACH LOCATION WHERE A STOP SIGN EXISTS. THE STOP BAR SHALL CONSIST OF A SOLID 24–INCH WIDE WHITE THERMOPLASTIC LINE THAT EXTENDS ACROSS THE APPROACH LANES TO INDICATE THE POINT AT WHICH THE STOP IS INTENDED OR REQUIRED TO BE MADE.

TYPICAL STOP BAR AND SIGN LOCATION DETAIL
N.T.S

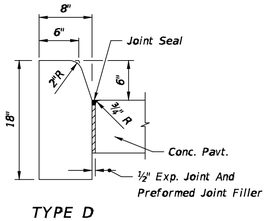


☐ *Applies to both high and low sides of pavement, low side shown.*

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT



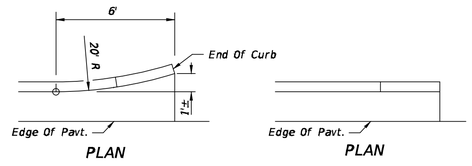
TYPE F



TYPE D

Note: *For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only.*

CONCRETE CURB



CURB AND GUTTER TYPE F
CURB AND GUTTER ENDINGS

* *When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.*

◪ *Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.*

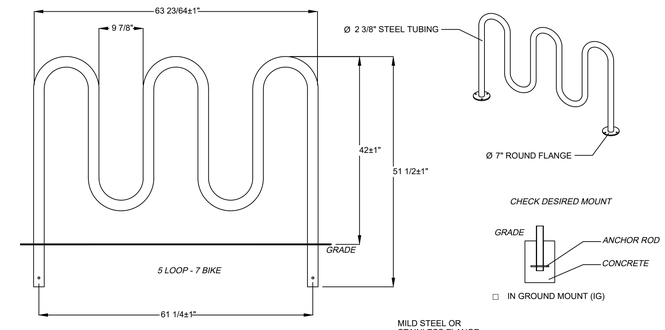
For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only.

CONCRETE CURB AND GUTTER DETAILS
N.T.S

WHITE LEGEND RED BACKGROUND

R1–1
30" X 30"

STOP SIGN
N.T.S



NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

BICYCLE RACK DETAILS
N.T.S

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REDTAIL DG
p. 772.742.1555
todan@redtaildg.com

TM DESIGNED BY
AH DRAWN BY
DET LAYOUT
SCALE
10/28/2025 DATE

REVISION COMMENTS
DATE

WEST ORANGE PD
FLORIDA
DETAILS
FORT PIERCE

25-137

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