

Location Map

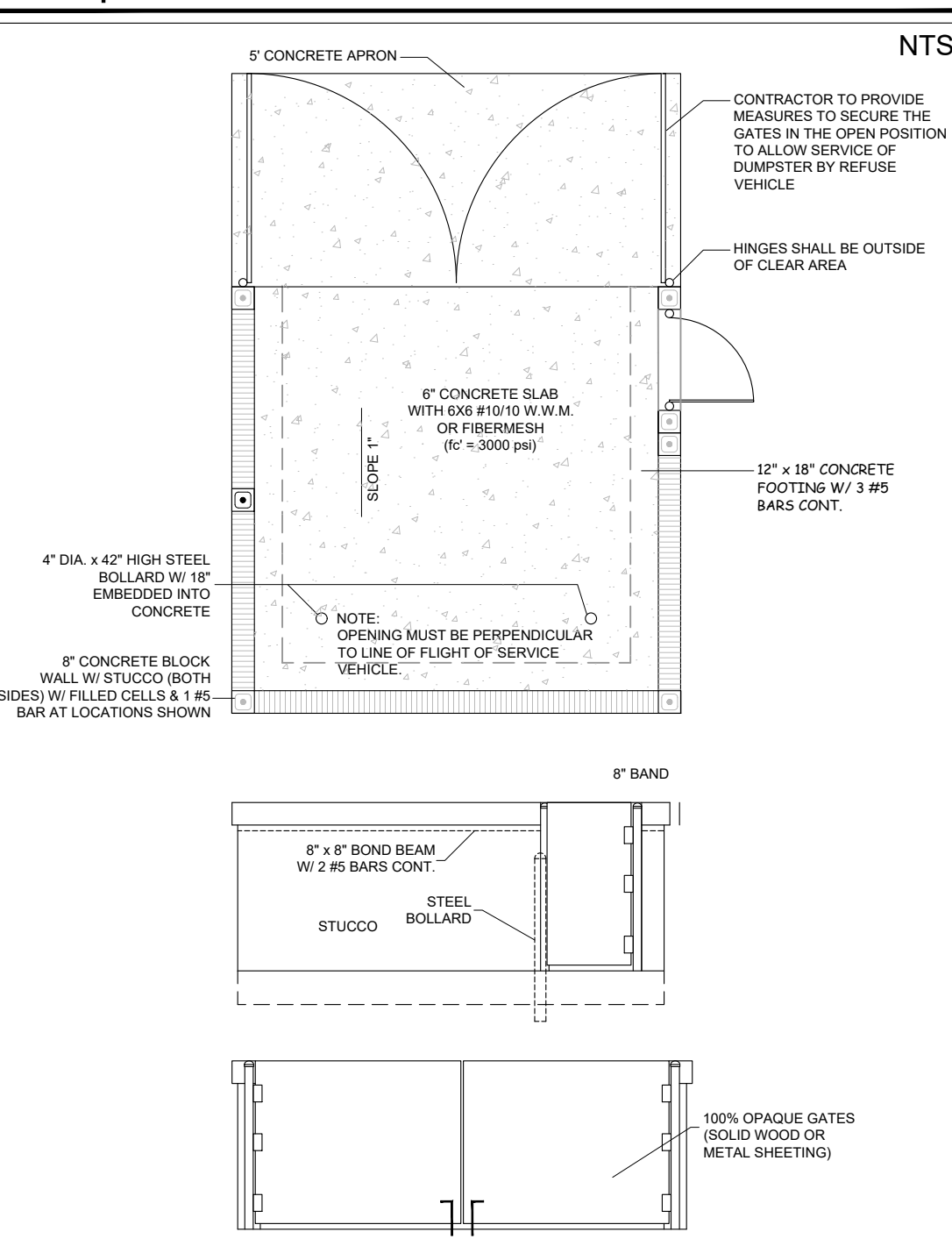


Legal Description

METES AND BOUNDS LEGAL DESCRIPTION BY SURVEYOR:

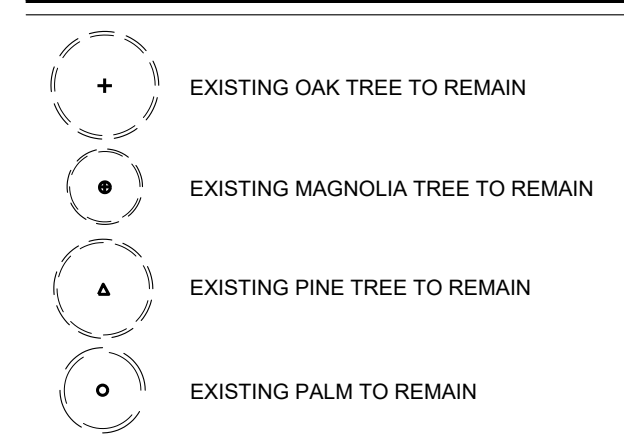
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;
 THENCE SOUTH 00°13'56" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1325.73 FEET, TO THE WEST QUARTER QUARTER CORNER OF SAID SECTION 8;
 THENCE NORTH 89°48'29" EAST, ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1315.21 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;
 THENCE NORTH 00°08'56" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 35.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;
 THENCE CONTINUE NORTH 00°08'56" WEST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 311.00 FEET;
 THENCE SOUTH 89°48'29" WEST, TO A LINE LYING WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET;
 THENCE NORTH 00°08'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 316.43 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;
 THENCE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 8;
 THENCE CONTINUE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 555.00 FEET;
 THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 214.22 FEET;
 THENCE NORTH 89°48'29" EAST, A DISTANCE OF 40.00 FEET;
 THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 403.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 96, PAGE 526, SAINT LUCIE COUNTY PUBLIC RECORDS;
 THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 65.33 FEET;
 THENCE SOUTH 00°03'56" EAST, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA;
 THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 529.66 FEET TO THE **POINT OF BEGINNING**.
 THE ABOVE-DESCRIBED PARCEL CONTAINS 380,975 SQUARE FEET OR 8.75 ACRES, MORE OR LESS.

Dumpster Detail



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Ex. Tree Legend

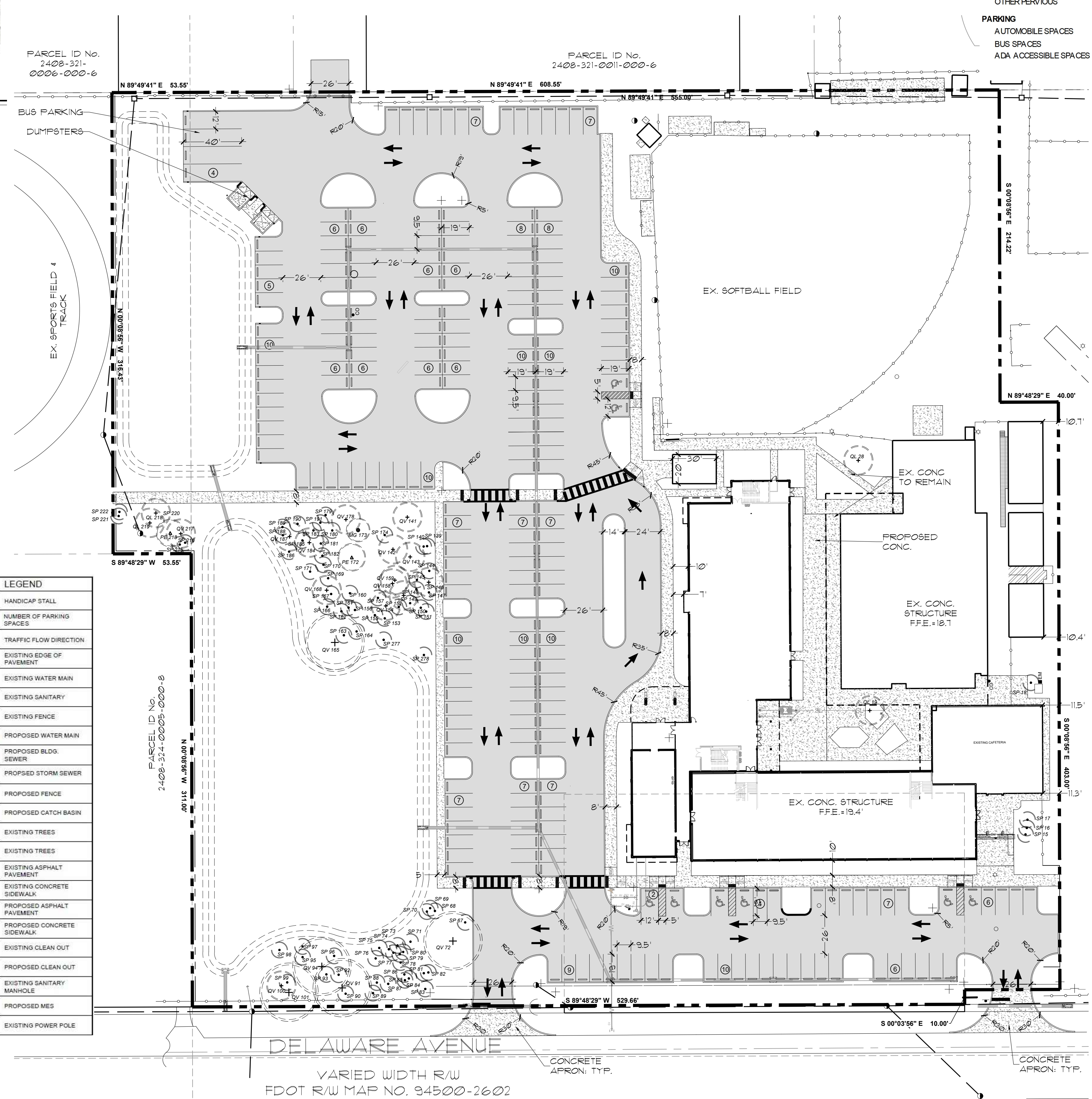


General Notes

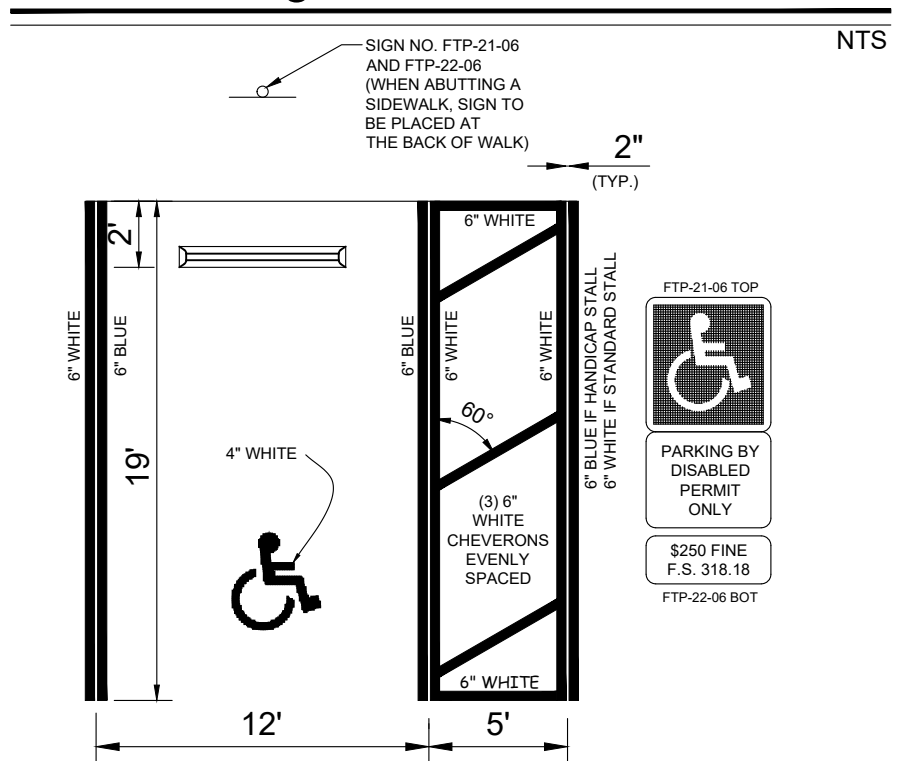
- All signs shall meet City of Fort Pierce Development Regulations.
- All invasive exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
- There is to be an irrigation system installed to ensure continued growth of all planting areas.
- The applicant will notify the City for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
- Barricades must be constructed in the following manner:
 Rope: 1/4" diameter min, nylon or poly, yellow or orange
 Rope must be a minimum of four (4) feet off the ground.
 Rope may not be attached to vegetation
 Surveyor ribbon is not acceptable
 Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
 Lathes strips are not acceptable.
 Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
- All Barricades must be maintained intact for the duration of construction.
- Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
- Any proposed lighting will be directed away from any residential units or adjacent roadways.
- No clearing, including the installation of erosion control devices, is authorized until the Permit for the Installation of Erosion Control Devices and Preserve Area Barricade has been issued.
- No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
- All construction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
- Soil stabilization shall be completed within thirty (30) days of vegetation removal.

Site Data

PCN	2408-324-0002-000-7		
ZONING	R-4		
FUTURE LAND USE	RM		
TOTAL SITE AREA	SF	AC	%
	380,975	8.746	100.0%
IMPERVIOUS AREA	SF	AC	%
EX. BUILDINGS	34,168	0.784	8.97%
EX. PAVEMENT / WALKS	14,372	0.330	3.77%
PROPOSED BUILDINGS	16,735	0.384	4.39%
PROPOSED PAVEMENT / WALKS	134,016	3.077	35.18%
PERVIOUS AREA / OPEN SPACE	SF	AC	%
PROPOSED RETENTION	55,170	1.267	14.46%
OTHER PERVIOUS	126,516	2.904	33.2%
PARKING	PROVIDED		
AUTOMOBILE SPACES	249		
BUS SPACES	4		
ADA ACCESSIBLE SPACES	8		
TOTAL	253		

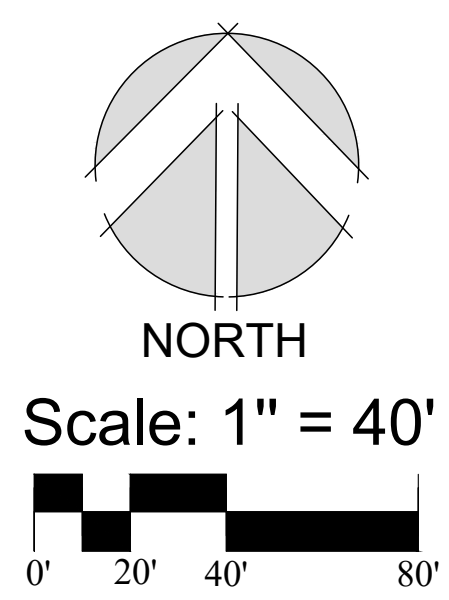
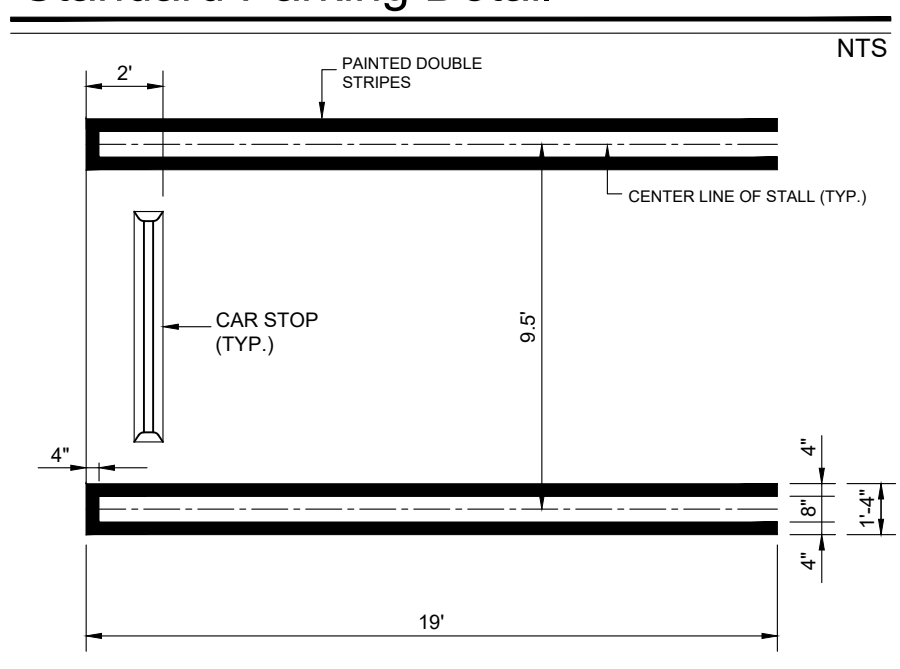


ADA Parking Detail



- NOTES:
- HANDICAP STALL IS BASED FROM FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
 - DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
 - BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
 - FTP-22-06 PANEL SHALL BE MOUNTED BELOW THE FTP-21-06 SIGN.
 - FOR DESIGN OF THE UNIVERSAL SYMBOL OF ACCESSIBILITY, REFERENCE FDOT STANDARD INDEX #17346, SHEET 12 OF 14.
 - FOR DESIGN OF THE ASSOCIATED SIGNS, REFERENCE FDOT STANDARD INDEX #17355, SHEET 4 OF 11.

Standard Parking Detail



CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
 1-800-432-4770
 IT'S THE LAW! SUNSHINE STATE ONE CALL OF FLORIDA, INC.



McCarty & Associates

LAND PLANNING AND DESIGN

STUART • FT. PIERCE

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 www.McCartyLandPlanning.com
 Mike@McCartyLandPlanning.com

John Carroll High School
 Bishop of Diocese of Palm Beach
 Fort Pierce, Florida
 Site Plan



Drawn By _____ DMS
 Checked By _____ MM
 Scale _____ 1"=40'
 Drawing Date _____ 11/13/2025
 _____ 1/30/2026

S1