FILE LOCATION: \\CES.LOCAL\FILES\PROJECTS\FL\26\13284-MAHAFFEY_APARTMENT_COMPANY\26-146 - MOVED 2013284 MAHAFFEY - KINGS HIGHWAY MULTI-FAMILY\ENGINEERING\AUTOCAD\DWGS\26-146 SP 9-15-26.DWG, 2026.09.16, 9:39 AM
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SP-102

SP-104

SP-103

LEGAL DESCRIPTION:

MODEL LAND CO`S S/D 23 35 39 ALL LOTS 9, 10, AND 15, AND THAT PART OF LOTS 2, 7 AND 8 MPDAF: FROM NE COR OF SEC RUN S 89 46 47 W ALG N LI OF SEC 113 FT TO W R/W LI OF NSLRWMD CANAL NO 40,TH S 00 07 31 E ALG W R/W LI 971.68 FT TO POB,TH CONT S 00 07 31 E ALG W R/W LI 673.34 FT TO N LI OF LOT 16,TH S 89 31 38 W ALG N LI 565.17 FT TO NW COR OF LOT 16,TH S 00 09 16 E ALG W LI 548.17 FT TO N LI OF NSLRWMD CANAL NO. 49,TH S 89 26 35 W ALG N LI 677.89 FT TO SE COR OF LOT 15,TH N 00 11 02 W ALG W LI 2450.15 FT TO S LI OF NSLRWMD CANAL NO. 48,TH N 89 46 47 E ALG S LI 300.54 FT,TH S 00 07 31 E 922.18 FT,TH N 89 46 47 E 944.72 FT TO W R/W LI OF NSLRWMD CANAL NO. 40 AND POB- LESS RD R/W AS IN OR 3886-606- (41.009 AC - 1,786,352 SF)

ZONING CODE FOR: R-4					
	YARD SETBACKS FRONT	SIDE	REAR	BUILDING COVERAGE	BUILDING HEIGHT
PER CODE	25'	10'	20'	40%	45'
PROPOSED	54'	30'	30'	15.67%	41'

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:

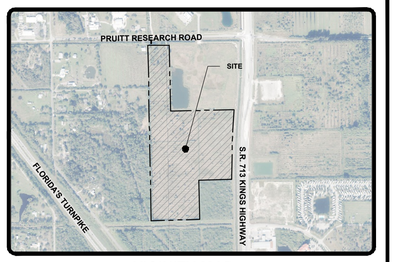
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

LAND USE BREAKDOWN

TOTAL PARCEL SIZE	1,776,234 S.F.	40.77 AC.	100.00%
IMPERVIOUS:			
TOTAL BUILDNG FOOTPRINT	242,780 S.F.	5.57 AC.	13.67%
PAVED AREA	434,290 S.F.	9.97 AC.	24.45%
CONCRETE AREA	92,211 S.F.	2.12 AC.	5.20%
TOTAL IMPERVIOUS	769,270 S.F.	17.66 AC.	43.32%
PERVIOUS:			
PERVIOUS/OPEN SPACE	1,006,964 S.F.	23.12 AC.	56.70%
TOTAL DRAINAGE	401,187 S.F.	9.21 AC.	22.59%
OPEN SPACE LESS DRAINAGE	605,77 S.F.	13.91 AC.	34.11%

PHASING TABLE	
BUILDING 1	PHASE 1
BUILDING 2	PHASE 2
BUILDING 3	PHASE 3
BUILDING 4	PHASE 4
BUILDING 5	PHASE 5
BUILDING 6	PHASE 6
BUILDING 7	PHASE 7
BUILDING 8	PHASE 8
BUILDING 9	PHASE 9
BUILDING 10	PHASE 10
BUILDING 11	PHASE 11
BUILDING 12	PHASE 12
BUILDING 13	PHASE 13
BUILDING 14	PHASE 14
BUILDING 15	PHASE 15

*ALL SITE WORK WILL BE CONSTRUCTED IN PHASE 1.



VICINITY MAP

SCALE: 1:1,000

SITE DATA

PARCEL ID #:	2323-501-0002-000-0
PROJECT NAME:	THE CARLTON OF FORT PIERCE CITY OF FORT PIERCE, FLORIDA
OWNER:	FARRELL COMMUNITIES FORT PIERCE OWNER, LLC P.O. BOX 14 BRIDGEHAMPTON, NY 11932-0014
DEVELOPER:	THE MAHAFFEY APARTMENT COMPANY 147 2ND AVENUE SOUTH, SUITE 200 ST. PETERSBURG, FL 33701
FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL(RM)
ZONING:	MEDIUM DENSITY RESIDENTIAL (R-4)
LAND SIZE:	1,776,234.22 S.F (40.77 AC.)
PROPOSED DENSITY:	*11.97 DU/AC.
ALLOWABLE UNITS(CONVENTIONAL):	407 UNITS(9.98 DU/AC.)
TOTAL UNITS(INNOVATIVE):	488 UNITS(11.97 DU/AC.)

* PROJECT PROPOSES DENSITY BONUS BASED ON "INNOVATIVE COMMUNITY DESIGN" AS PER SECTION 125-243 OF THE CITY'S CODE OF ORDINANCES.

PARKING DATA

TOTAL PARKING REQUIRED:	732 SPACES (1.5 SPACES PER UNIT)
TOTAL ADA PARKING REQUIRED:	20 SPACES(2% OF ASPHALT PARKING)
TOTAL PARKING PROVIDED:	1,023 SPACES (2.0 SPACES PER UNIT)
CLUBHOUSE PARKING:	92 SPACES
PARKING STALLS:	579 SPACES
TANDEM PARKING:	146 SPACES
GARAGE PARKING:	146 SPACES
ADA PARKING:	38 SPACES
ELECTRIC VEHICLE PARKING:	23 SPACES

BUILDING DATA:

MAX. BLDG. HEIGHT ALLOWED:	4 STORIES, 45' MAX. ALLOWED
BLDG. HEIGHT PROVIDED:	3 STORIES, 41' (MAX. HEIGHT)
MAX. BLDG. COVERAGE:	40% (710,376 S.F.) (16.31 AC.)

SETBACKS:	REQUIRED	PROVIDED
FRONT:	25'	54'
SIDE:	10'	30'
REAR:	20'	30'

UNIT TYPE	COUNT
(1) BEDROOM	174
(2) BEDROOM	254
(3) BEDROOM	60
TOTAL	488

DRAINAGE STATEMENT:

ONSITE STORMWATER WILL BE COLLECTED VIA A WET RETENTION SYSTEM AND FIVE PROPOSED LAKES, WHERE THE REQUIRED WATER TREATMENT AND ATTENUATION WILL BE PROVIDED. STORM WATER DISCHARGE WILL BE LIMITED TO THE MORE STRINGENT CRITERIA OF 6.80 ACRE-FEET FOR ANY GIVEN 24-HOUR PERIOD OR THE 25-YEAR PRE-DEVELOPMENT DISCHARGE RATE. STORMWATER WILL THEN BE RELEASED THROUGH A CONTROL STRUCTURE TO THE ULTIMATE OUTFALL LOCATION IN THE NSLRWCD CANAL NO. 40. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 AND 119 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A COMPACTOR AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET CITY OF FORT PIERCE AND THE AMERICAN DISABILITY ACT.

GRAPHIC SCALE

100 0 50 100 200 300

(IN FEET)
SCALE: 1" = 100'

UNIT SQUARE FOOTAGE TABLE

CARLTON SELECT			
UNIT TYPE	DESCRIPTION	GROSS A/C SQ FT	BALCONY SQ FT
A1	1 BED/ 1 BATH	989	81
A1 W/O BALCONY & SOLARIUM	1 BED/ 1 BATH	897	81
B1	2 BED/ 2 BATH	1280	81
B1 W/O BALCONY & SOLARIUM	2 BED/ 2 BATH	1181	81
C2	3 BED/ 3 BATH	1570	81

CARLTON ESSENTIALS			
UNIT TYPE	DESCRIPTION	GROSS A/C SQ FT	BALCONY SQ FT(OPTIONAL)
S1E	1 BED/ 1 BATH	609	51
A1E	1 BED/ 1 BATH	823	51
B1E	2 BED/ 2 BATH	1150	51
C1E	3 BED/ 2 BATH	1370	51
D1E	2 BED/ 1 BATH	978	51

BUILDING TYPE	FOOTPRINT
UNIT 6E (2)	15,300 S.F.
UNIT 6S (3)	17,580 S.F.
UNIT 8E (4)	14,580 S.F.
UNIT 8S (4)	16,380 S.F.
UNIT 30E (2)	11,765 S.F.
CLUBHOUSE	10,997 S.F.
MAINTENANCE	1,093 S.F.
TOTAL:	242,780 S.F.

F.I.R.M. PANEL:
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CITY OF FORT PIERCE
120286
ZONE X

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LEGEND

M E	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		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
	PROPOSED LITTORALS		EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

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PROJECT
THE CARLTON OF FORT PIERCE
KINGS HIGHWAY - MULTI-FAMILY
CITY OF FORT PIERCE, FLORIDA

TITLE
SITE PLAN

DATE	SCALE
9/18/2026	AS SHOWN
DRAWN BY: VER	DESIGNED BY: MDL
CHECKED BY: ---	
PROJECT No.: 26-146 SP 9-15-26.DWG	CERTIFICATE OF AUTHORIZATION No.
DRAWING No.: SP-101	REV.

ZONING: CP-1 - COMMERCIAL PARKWAY
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

S.R. 713 (KINGS HIGHWAY)
(RIGHT-OF-WAY VARIES)

CANAL #40 (NSLRWCD)

PROPOSED TURNLANE

PROPOSED 8" WATER MAIN CONNECTION TO EXISTING 12" WATER MAIN VIA DIRECTIONAL DRILL

PROPOSED PEDESTRIAN CROSSWALK W/ ADA DETECTABLE WARNINGS PROPOSED STOP BAR & STOP SIGN

PROPOSED CONTROL STRUCTURE & DRAINAGE OUTFALL

PROPOSED MONUMENTS SIGNAGE BY OTHERS

PROPOSED STORM PIPES & CULVERTS

N0° 07' 03.00"W 39.404'

20' LANDSCAPE BUFFER

PROPOSED STORMWATER LAKE (1.12 ACRES)

PROPOSED STORMWATER LAKE (1.69 ACRES)

PROPOSED 8" WATER MAIN

PROPOSED WATER FEATURE(TYP.)

PROPOSED ALUMINUM PICKET FENCE

PROPOSED FLAG POLE

PROPOSED GATED ENTRY

PROPOSED PEDESTRIAN CROSSWALK W/ ADA DETECTABLE WARNINGS

PROPOSED STOP BAR & STOP SIGN

15' LANDSCAPE BUFFER

PROPOSED TRASH COMPACTOR

PROPOSED SANITARY MANHOLE(TYP.)

PROPOSED PICKLEBALL COURTS

PROPOSED BUS STOP

PROPOSED BICYCLE RACK

PROPOSED MAIL KIOSK

PROPOSED CATCH BASIN(TYP.)

PROPOSED PLAYGROUND

PROPOSED WATER METER & BACKFLOW PREVENTER TYPICAL EACH BUILDING

PROPOSED EV CHARGING STATION(TYP.)

PROPOSED COVERED VACUUMS

PROPOSED 8" GRAVITY SEWER

PROPOSED OUTDOOR GYM

PROPOSED FDC

PROPOSED FIRE HYDRANT ASSEMBLY #1

PROPOSED GRILL STATION

PROPOSED CLUBHOUSE 10,997 S.F.

PROPOSED PAVERS/STAMPED CONCRETE

PROPOSED TRANSFORMER PAD TYPICAL EACH BULDING

PROPOSED CAR WASH

PROPOSED MAINTENANCE BUILDING

PROPOSED BENCH

PROPOSED POOL EQUIPMENT AREA

PROPOSED FIRE PIT

PROPOSED SPLASH PAD

PROPOSED LITTORALS

PROPOSED POOL

PROPOSED WATER FEATURE(TYP.)

PROPOSED 8' WIDE LAKE SIDEWALK

PROPOSED BUILDING 1 TYPE 8S PHASE 1

PROPOSED BUILDING 3 TYPE 8S PHASE 3

PROPOSED BUILDING 6 TYPE 6S PHASE 6

PROPOSED 8" HIGH PRIVACY WALL

PROPOSED FIRE HYDRANT ASSEMBLY #2

PROPOSED STORM PIPE

PROPOSED 8" WATER MAIN

PROPOSED GRILL STATION

S89° 47' 18.00"W 890.922'

N89° 47' 18.00"E 460.00'

ZONING: C-3 - GENERAL COMMERCIAL
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

ZONING: INDUSTRIAL LIGHT (IL)
FLU: INDUSTRIAL (I)
CURRENT USE: LIGHT INDUSTRIAL/WAREHOUSE

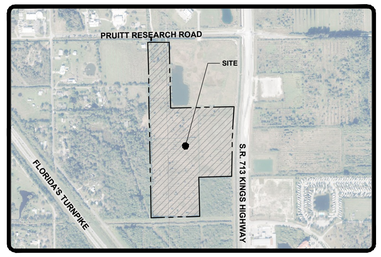
MATCHLINE SEE SHEET C-104

MATCHLINE SEE SHEET C-103

MATCHLINE SEE SHEET C-103

LEGEND

M E	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		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
	PROPOSED PAVERS		EXISTING DRAINAGE
	PROPOSED LITTORALS		PROPOSED DRAINAGE PIPE



VICINITY MAP
SCALE: 1:1,000

GRAPHIC SCALE
50 0 25 50 100 150
(IN FEET)
1 inch = 50 ft.

F.I.R.M. PANEL:
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PROJECT
THE CARLTON OF FORT PIERCE
KINGS HIGHWAY - MULTI-FAMILY
CITY OF FORT PIERCE, FLORIDA

TITLE
SITE PLAN

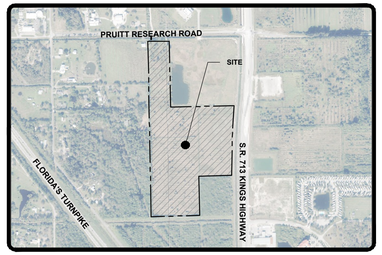
DATE	SCALE
9/18/2026	AS SHOWN
DRAWN BY: VER	DESIGNED BY: MDL
CHECKED BY: ---	
PROJECT No.: 26-146 SP 9-15-26.DWG	CERTIFICATE OF AUTHORIZATION No.
DRAWING No.: **SP-102**	REV:

FILE LOCATION: \\CS1\LOCAL\FILES\PROJECTS\P\L\301284.MAHAFFEY_APARTMENT_COMPANY\26-146 - MOVED 2013284.MAHAFFEY - KINGS HIGHWAY MULTI-FAMILY\ENGINEERING\AUTOCAD\DWG\26-146 SP 9-15-26.DWG, 2026.09.15, 9:35 AM
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LEGEND

M E	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		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
	PROPOSED PAVERS		EXISTING DRAINAGE
	PROPOSED LITTORALS		PROPOSED DRAINAGE PIPE



VICINITY MAP
SCALE: 1:1,000

ZONING: C-3 - GENERAL COMMERCIAL
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

MATCHLINE SEE SHEET C-102

MATCHLINE SEE SHEET C-102

MATCHLINE SEE SHEET C-104

CANAL #49 (NSLRWCD)
(DEED BOOK 41, PG 215)

PROPOSED STORMWATER LAKE (3.58 ACRES)
PROPOSED WATER FEATURE
PROPOSED LITTORALS
PROPOSED PEDESTRIAN CROSSWALK W/ ADA DETECTABLE WARNINGS
PROPOSED STOP BAR & STOP SIGN
PROPOSED BUILDING 5 TYPE 6E PHASE 5
PROPOSED BUILDING 11 TYPE 6E PHASE 11
PROPOSED BUILDING 4 TYPE 6S PHASE 4
PROPOSED BUILDING 10 TYPE 8E PHASE 10
SMALL BREED DOG PARK
LARGE BREED DOG PARK
PROPOSED STORMWATER LAKE (0.92 ACRES)
PROPOSED 8' WIDE LAKE SIDEWALK
PROPOSED BENCH
PROPOSED BUILDING 8 TYPE 6S PHASE 8
PROPOSED BUILDING 9 TYPE 8E PHASE 9
PROPOSED BUILDING 7 TYPE 8S PHASE 7
PROPOSED STORM PIPE(TYP.)
PROPOSED TRANSFORMER PAD TYPICAL EACH BULDING
PROPOSED WATER METER & BACKFLOW PREVENTER TYPICAL EACH BULDING
PROPOSED FDC
PROPOSED FIRE HYDRANT ASSEMBLY #4
PROPOSED FIRE HYDRANT ASSEMBLY #3
PROPOSED 8" GRAVITY SEWER
PROPOSED GRILL STATION
PROPOSED 8" WATER MAIN
PROPOSED 8' HIGH PRIVACY WALL
20' LANDSCAPE BUFFER
PROPOSED BLACK VINYL COATED CHAIN LINK FENCE
PROPOSED SANITARY MANHOLE(TYP.)
PROPOSED STORMWATER LAKE (0.55 ACRES)
PROPOSED WATER FEATURE(TYP.)
PROPOSED CATCH BASIN(TYP.)
N0° 08' 35.00"W 548.218'
S0° 10' 06.00"E 2450.429'
S89° 52' 54"E 1318.80'

ZONING (COUNTY): AR-1 - AGRICULTURAL RESIDENTIAL
FLU (COUNTY): RU - RESIDENTIAL URBAN
CURRENT USE: VACANT/LARGE LOT SINGLE FAMILY

ZONING: C-3 - GENERAL COMMERCIAL
FLU: GC - GENERAL COMMERCIAL
CURRENT USE: VACANT

GRAPHIC SCALE
50 0 25 50 100 150
(IN FEET)
1 inch = 50 ft.

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PROJECT
THE CARLTON OF FORT PIERCE
KINGS HIGHWAY - MULTI-FAMILY
CITY OF FORT PIERCE, FLORIDA

TITLE
SITE PLAN

DATE: 9/18/2026	SCALE: AS SHOWN
DRAWN BY: VER	DESIGNED BY: MDL
CHECKED BY: ---	
PROJECT No.: 26-146 SP 9-15-26.DWG	CERTIFICATE OF AUTHORIZATION No.
DRAWING No.: **SP-103**	REV.

FILE LOCATION: \\CES.LOCAL\FILES\PROJECTS\FL\26\15284-MAHAFFEY_APARTMENT_COMPANY\26-146 - MOVED 2015284 MAHAFFEY - KINGS HIGHWAY MULTI-FAMILY\ENGINEERING\AUTOCAD\DWGS\26-146 SP 9-15-26.DWG, 2026 09 18, 9:39 AM
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CANAL #48 (NSLRWCD)

PRUITT RESEARCH CENTER ROAD

ZONING: INDUSTRIAL LIGHT (IL)
FLU: INDUSTRIAL (I)
CURRENT USE: LIGHT INDUSTRIAL/WAREHOUSE

MATCHLINE SEE SHEET C-102

MATCHLINE SEE SHEET C-102

MATCHLINE SEE SHEET C-103

PROPOSED DRY DETENTION
(1.35 ACRES)

PROPOSED BUILDING 15
TYPE 30E
PHASE 15

PROPOSED BUILDING 14
TYPE 8E
PHASE 14

PROPOSED BUILDING 13
TYPE 30E
PHASE 13

PROPOSED BUILDING 2
TYPE 8S
PHASE 2

PROPOSED BUILDING 12
TYPE 8E
PHASE 12

PROPOSED 8' HIGH PRIVACY WALL

10' LANDSCAPE BUFFER

N0° 07' 02.97"W 922.180'

20' LANDSCAPE BUFFER

PROPOSED BLACK VINYL COATED CHAIN LINK

S89° 47' 18.00"W 300.160'

PROPOSED CROSSWALK W/ ADA RAMP & WARNINGS

PROPOSED MONUMENT SIGN

PROPOSED STOP BAR & STOP SIGN

PROPOSED FDC

PROPOSED CATCH BASIN(TYP.)

PROPOSED 8" WATER MAIN

PROPOSED 4" FORCE MAIN

PROPOSED WATER METER & BACKFLOW PREVENTER TYPICAL EACH BULDING

PROPOSED TRANSFORMER PAD TYPICAL EACH BULDING

PROPOSED 30' X 45' LIFT STATION

PROPOSED GRILL STATION

PROPOSED FIRE HYDRANT ASSEMBLY #5

PROPOSED PEDESTRIAN CROSSWALK W/ ADA DETECTABLE WARNINGS

PROPOSED 8' WIDE LAKE SIDEWALK

PROPOSED CULVERTS AND STORM PIPES

8" WATER MAIN CONNECTION TO EXISTING 12" WATER MAIN VIA DIRECTIONAL DRILL

4" FORCE MAIN CONNECTION TO EXISTING FORCE MAIN VIA DIRECTIONAL DRILL

PROPOSED SECONDARY GATED ENTRY

PROPOSED CROSSWALK W/ ADA RAMP & WARNINGS

PROPOSED STANDARD 12' X 19' HANDICAP STALL(TYP.)

PROPOSED STANDARD 9.5' X 19' PARKING STALL(TYP.)

PROPOSED FIRE HYDRANT ASSEMBLY #6

FUTURE EV CHARGING STATIONS(TYP.)

PROPOSED STORM PIPE

PROPOSED PEDESTRIAN CROSSWALK W/ ADA DETECTABLE WARNINGS
PROPOSED STOP BAR & STOP SIGN

PROPOSED 8" GRAVITY SEWER

PROPOSED SANITARY MANHOLE(TYP.)

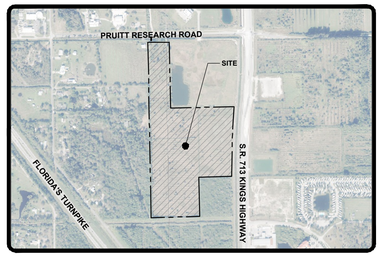
PROPOSED BLACK VINYL COATED CHAIN LINK

PROPOSED CATCH BASIN(TYP.)

ZONING (COUNTY): AR-1 - AGRICULTURAL RESIDENTIAL
FLU (COUNTY): RU - RESIDENTIAL URBAN
CURRENT USE: VACANT/LARGE LOT SINGLE FAMILY

LEGEND

M E	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		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
	PROPOSED PAVERS		EXISTING DRAINAGE
	PROPOSED LITTORALS		PROPOSED DRAINAGE PIPE



VICINITY MAP
SCALE: 1:1,000

GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

F.I.R.M. PANEL:
12111C0167J
ST. LUCIE COUNTY
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PROJECT

THE CARLTON OF FORT PIERCE
KINGS HIGHWAY - MULTI-FAMILY
CITY OF FORT PIERCE, FLORIDA

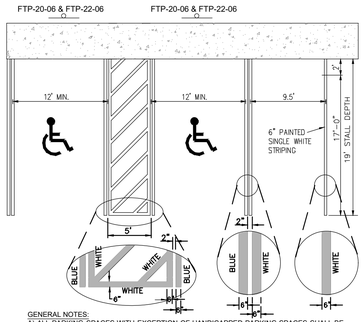
TITLE

SITE PLAN

DATE	SCALE
9/18/2026	AS SHOWN

DRAWN BY	DESIGNED BY	CHECKED BY
VER	MDL	---

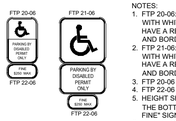
PROJECT No. 26-146 SP 9-15-26.DWG
CERTIFICATE OF AUTHORIZATION No.
DRAWING No. **SP-104**
REV.



GENERAL NOTES:
A) ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,2026 SECTION 711-011.

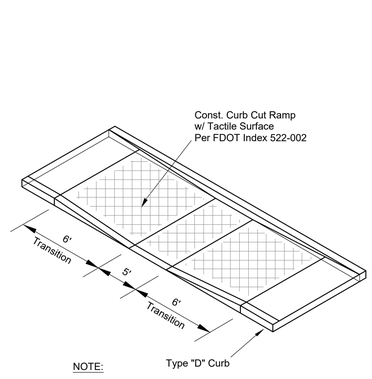
B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 711-011, FY 2026-27.

C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.



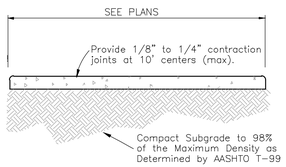
NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

HANDICAP AND TYPICAL PARKING DETAIL
NTS



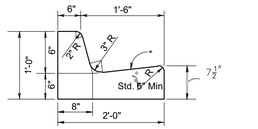
NOTE:
1. SIDEWALK IS PARALLEL TO CURB.

HANDICAP CURB CUT RAMP
N.T.S.



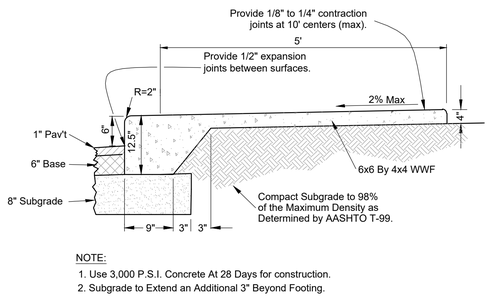
NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED PER STANDARD PLANS 522-001.
5. ALL SIDEWALK THAT IS CONSTRUCTED ACROSS A DRIVEWAY SHALL BE A MINIMUM OF 6'.

4" THICK SIDEWALK DETAIL
NOT TO SCALE



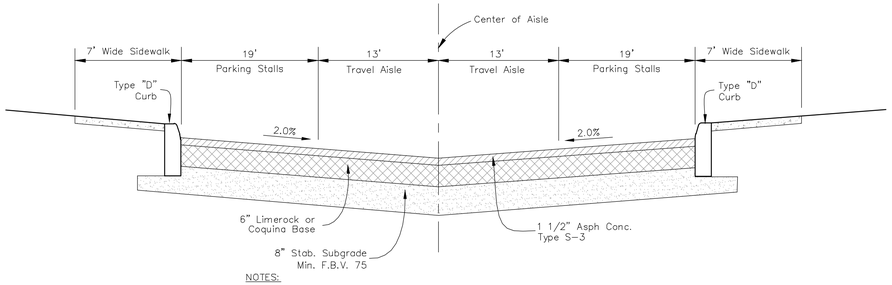
*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE "F" CURB
N.T.S.



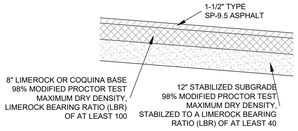
NOTE:
1. Use 3,000 P.S.I. Concrete At 28 Days for construction.
2. Subgrade to Extend an Additional 3" Beyond Footing.

COMBINATION CURB AND SIDEWALK
N.T.S.

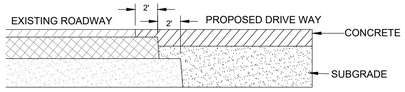


NOTES:
1. Typical pavement to be applied to entire parking lot and entrance driveway.
2. Use 3,000 P.S.I. concrete at 28 days for construction.
3. Subgrade to extend beyond the Type "D" Curb as shown on detail.
4. Type "D" Curb to be constructed in accordance with FDOT Index 520-001.
5. Type "D" Curb shown oversized in detail for clearity.

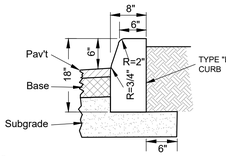
TYPICAL PARKING LOT SECTION W/ TYPE "D" CURB
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.



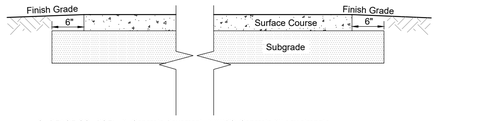
MATERIAL BENCHING DETAIL
(FOR ATTACHING TO EXISTING ROADWAY)
N.T.S.



NOTES:

1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index 520-001.

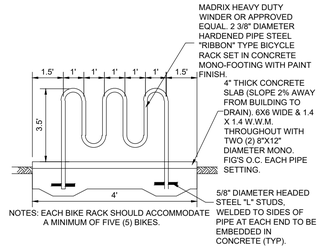
TYPE "D" CURB
N.T.S.



SURFACE COURSE: 6" Concrete Pavement, 4000PSI Concrete 28 day strength
Control joints placed no more than 15' apart

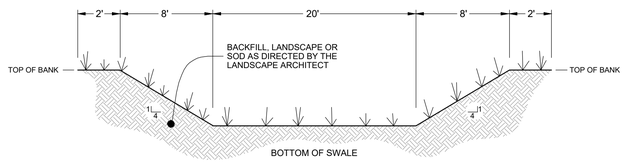
SUBGRADE: The subbase material to a depth of 12" should have a minimum Limerock Bearing Ration (LBR) value (FDOT FM 5-515) of 40 and it should be compacted to at least 98% of its modified Proctor (ASTM D1557 or AASHTO-180) maximum dry density. The surficial fine sand (SP) on this site does not appear to have the required LBR value and may require mixing. The subgrade surface should be saturated immediately prior to concrete placement to provide adequate moisture for curing the concrete.

TYPICAL 6" CONCRETE SECTION
N.T.S.

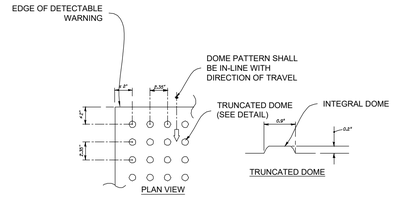


NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES.

TYPICAL BIKE RACK DETAIL
N.T.S.



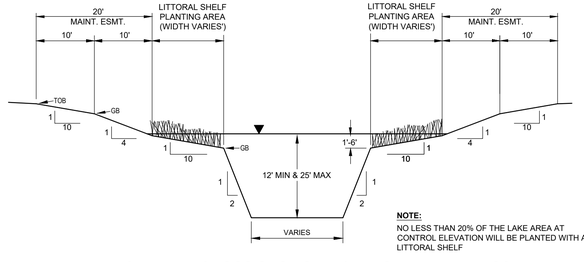
TYPICAL DRY DETENTION CROSS SECTION
N.T.S.



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

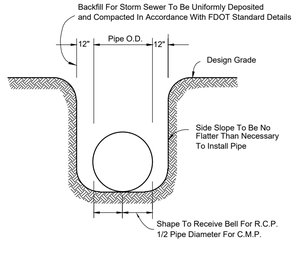
NOTES:
REFER TO FDOT INDEX 522-002 FOR FURTHER DETAILS
CAST IN PLACE

DETECTABLE WARNING
N.T.S.



NOTE:
NO LESS THAN 20% OF THE LAKE AREA AT CONTROL ELEVATION WILL BE PLANTED WITH A LITTORAL SHELF

TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS
N.T.S.



STORM PIPE BEDDING DETAIL
N.T.S.

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PROJECT
MAHAFFEY
KINGS HIGHWAY - MULTI-FAMILY
CITY OF FORT PIERCE, FLORIDA

TITLE
SITE PLAN DETAILS

DATE	SCALE
9/18/2026	AS SHOWN
DRAWN BY: VER	DESIGNED BY: MDL	CHECKED BY: ---
PROJECT No.: 26-146 SP 9-15-26.DWG	CERTIFICATE OF AUTHORIZATION No.
DRAWING No.: SP-105	REV:

FILE LOCATION: \\CES.LOCAL\FILES\PROJECTS\P-L\26\1328A\MAHAFFEY_APARTMENT_COMPANY\26-146 - MOVED 2013284 MAHAFFEY - KINGS HIGHWAY MULTI-FAMILY\ENGINEERING\AUTOCAD\DWG\26-146 SP 9-15-26.DWG, 2026.09.18, 9:35 AM
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