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 973.34 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 546.17 FT TO N LI OF NSLRWMD CANAL NO. 49,TH S 89 29 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 48 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. 46 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'

ENVIRONMENTAL SITE ASSESSMENT STATEMENT				
DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO			
RARE HABITAT	NO			
THREATENED SPECIES	NO			
ENDANGERED SPECIES	NO			
SPECIES OF SPECIAL CONCERN	NO			
INVASIVE/EXOTIC VEGETATION	NO			
NOTE: PLEASE REFER TO THE ENVIRONMENTAL ASSESSMENT COMPLETED BY HALEY WARD ON 05-26-26.				

VERTICAL DATUM NOTE:

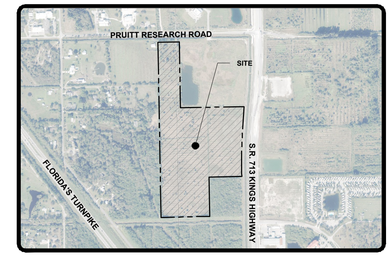
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

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	242,799 S.F.	5.57 AC.	13.67%
PAVED AREA	450,227 S.F.	10.34 AC.	25.35%
CONCRETE AREA	82,764 S.F.	1.90 AC.	4.66%
TOTAL IMPERVIOUS	775,790 S.F.	17.81 AC.	43.68%
PERVIOUS:			
PERVIOUS/OPEN SPACE	1,000,444 S.F.	22.97 AC.	56.33%
TOTAL DRAINAGE	401,522 S.F.	9.22 AC.	22.61%
OPEN SPACE WITHOUT DRAINAGE	598,922 S.F.	13.75 AC.	33.72%



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:	*11.96 DU/AC.
TOTAL UNITS:	488 UNITS

* PROJECT PROPOSES DENSITY BONUS BASED ON "INNOVATIVE RESIDENTIAL 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 PARKING PROVIDED:	1,019 SPACES (2.0 SPACES PER UNIT)
CLUBHOUSE PARKING:	92 SPACES
PARKING STALLS:	635 SPACES
TANDEM PARKING:	146 SPACES
GARAGE PARKING:	146 SPACES
TOTAL HANDICAP PARKING REQUIRED:	15 SPACES (2% OF TOTAL PROVIDED)
TOTAL HANDICAP PARKING PROPOSED:	37 SPACES

BUILDING DATA:

MAX. BLDG. HEIGHT ALLOWED:	4 STORIES, 45' MAX. ALLOWED
BLDG. HEIGHT PROVIDED:	3 STORIES, 41' (MAX. HEIGHT)
MAX. BLDG. COVERAGE:	50% (888,117.1 S.F. (20.39 AC.)

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

DRAINAGE STATEMENT:

STORMWATER WILL BE COLLECTED IN A SERIES OF INLETS CONNECTED VIA UNDERGROUND PIPES. STORMWATER WILL BE CONVEYED TO THE ON-SITE LAKES FOR TREATMENT AND ATTENUATION PRIOR TO DISCHARGING OFF-SITE TO THE NSLRWCD CANAL NO. 33.

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'

F.I.R.M. PANEL:
189
ST. LUCIE COUNTY
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
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

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

TITLE
PRELIMINARY ENGINEERING PLAN

DATE	5/27/2026
SCALE	AS SHOWN
DRAWN BY	VER
DESIGNED BY	MDL
CHECKED BY	---
PROJECT No.	26-146 SP 5-21-26.DWG
CERTIFICATE OF AUTHORIZATION No.	
DRAWING No.	PEP-101
REV.	

FILE LOCATION: \\CES-LOCAL\FILES\PROJECTS\FL\2013\3944 MAHAFFEY_APARTMENT_COMPANY\DB 146 - MOVED 2013\3944 MAHAFFEY - KINGS HIGHWAY MULTI-FAMILY\ENGINEERING\AUTOCAD\DWGS\26-146 SP 5-21-26.DWG, 2026.05.27, 11:54 AM
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