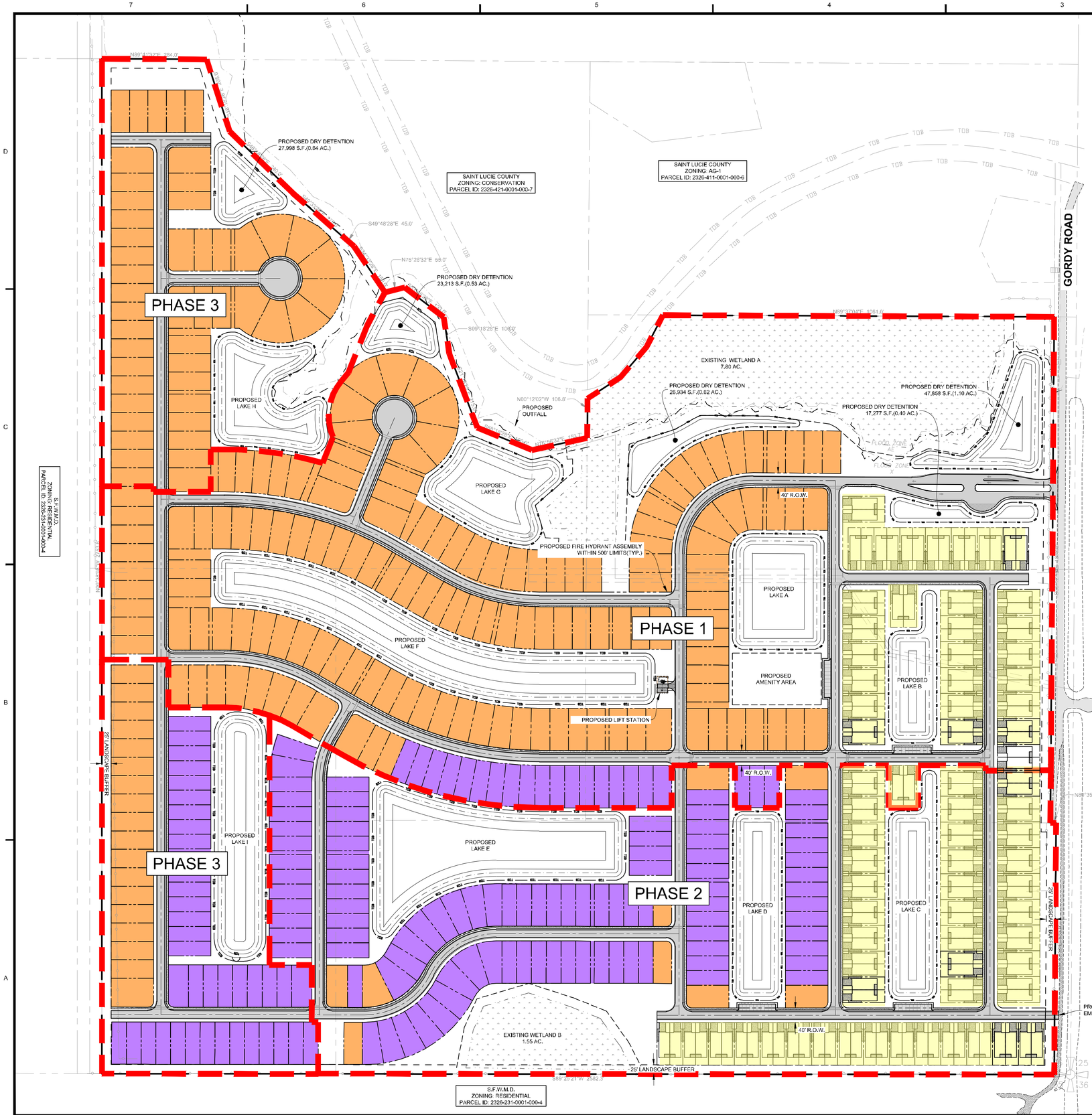



## SITE DATA

| | |
|---|---|
| FUTURE LAND USE: | RS/RC |
| ZONING: | AG-1/RC |
| FUTURE LAND USE: | RS/RC |
| PARCEL ID #: | 2326-413-0000-000-5<br>2326-413-0001-000-2<br>2326-434-0000-000-0 |
| GROSS ACREAGE: | 5,518,216 S.F. (126.681 AC) = 100.00% |
| PROJECT DENSITY: | |
| TOTAL DWELLING UNITS: | 512 UNITS (4.04 D/U PER ACRES) |
| DUPLEX VILLAS: | 142 UNITS |
| 40' SINGLE FAMILY: | 154 UNITS |
| 50' SINGLE FAMILY: | 216 UNITS |
| MIN. OPEN SPACE REQUIRED: | 1,379,556 S.F. (31.67 AC) = 25.00% |
| TOTAL DRAINAGE: | 963,520 S.F. (22.12 AC) = 17.46% |

## LAND USE TABLE:

**TOTAL DEVELOPABLE AREA:** 5,518,216 S.F. (126.681 AC) = 100.00%
(ON SITE ONLY)

**IMPERVIOUS/PERVIOUS:**

| | | | |
|---|---|---|---|
| TOTAL IMPERVIOUS: | 1,961,071 S.F. | 45.02 AC. | 35.54% |
| BUILDING LOT COVERAGE(MAX): | 974,998 S.F. | 22.38 AC. | 17.67% |
| LOT CONCRETE/PATIO: | 549,600 S.F. | 12.62 AC. | 9.96% |
| R.O.W. PAVEMENT: | 357,923 S.F. | 8.22 AC. | 6.49% |
| R.O.W. CONCRETE: | 78,247 S.F. | 1.80 AC. | 1.42% |
| TOTAL PERVIOUS AREA | 3,557,145 S.F. | 81.66 AC. | 64.46% |
| PROPOSED LAKES & DRY DETENTION @ TOB: | 963,520 S.F. | 22.12 AC. | 17.46% |
| PROPOSED LAKES @ CE: | 623,932 S.F. | 14.32 AC. | 11.31% |
| EXISTING WETLANDS: | 407,286 S.F. | 9.35 AC. | 7.38% |

**MAX. IMPERVIOUS AREA BY LOT:**

| | |
|---|---|
| 40' WIDE LOT | 60.00% |
| 50' WIDE LOT | 67.00% |
| VILLA | 60.00% |

**PARKING AND LOADING:**
EACH SINGLE FAMILY HOME WILL HAVE A MINIMUM OF TWO (2) CAR GARAGE AND SPACE FOR TWO (2) TANDEM SPACES

TOTAL PARKING: 2,008 SPACES

| | |
|---|---|
| GARAGE PARKING: | 984 |
| DRIVEWAY PARKING: | 984 |
| ADDITIONAL GUEST PARKING: | 40 |

### LAKE & LITTORAL TABLE

| | | PROPOSED LITTORAL |
|---|---|---|
| PROPOSED LAKE A: | | 9,350 S.F. |
| AREA @ T.O.B.: | 76,744 S.F.(1.76 AC.) | |
| AREA @ C.E.: | 55,757 S.F.(1.30 AC.) | |
| PROPOSED LAKE B: | | 6,900 S.F. |
| AREA @ T.O.B.: | 43,243 S.F.(0.99 AC.) | |
| AREA @ C.E.: | 23,674 S.F.(0.54 AC.) | |
| PROPOSED LAKE C: | | 11,090 S.F. |
| AREA @ T.O.B.: | 70,470 S.F.(1.62 AC.) | |
| AREA @ C.E.: | 42,527 S.F.(0.98 AC.) | |
| PROPOSED LAKE D: | | 11,140 S.F. |
| AREA @ T.O.B.: | 67,600 S.F.(1.55 AC.) | |
| AREA @ C.E.: | 44,058 S.F.(1.01 AC.) | |
| PROPOSED LAKE E: | | 18,990 S.F. |
| AREA @ T.O.B.: | 182,077 S.F.(3.72 AC.) | |
| AREA @ C.E.: | 123,496 S.F.(2.84 AC.) | |
| PROPOSED LAKE F: | | 26,030 S.F. |
| AREA @ T.O.B.: | 174,272 S.F.(4.00 AC.) | |
| AREA @ C.E.: | 120,944 S.F.(2.78 AC.) | |
| PROPOSED LAKE G: | | 9,440 S.F. |
| AREA @ T.O.B.: | 69,930 S.F.(1.61 AC.) | |
| AREA @ C.E.: | 49,773 S.F.(1.14 AC.) | |
| PROPOSED LAKE H: | | 12,340 S.F. |
| AREA @ T.O.B.: | 73,560 S.F.(1.69 AC.) | |
| AREA @ C.E.: | 47,623 S.F.(1.09 AC.) | |
| PROPOSED LAKE I: | | 14,020 S.F. |
| AREA @ T.O.B.: | 91,469 S.F.(2.10 AC.) | |
| AREA @ C.E.: | 62,183 S.F.(1.43 AC.) | |
| TOTAL LITTORALS: (10 S.F. PER L.F. @ C.E.) | | 118,980 S.F. |

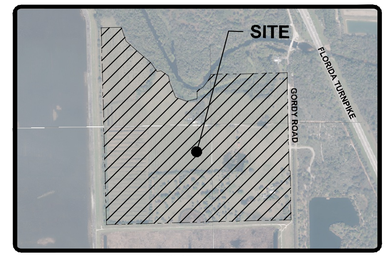
### WETLAND IMPACT TABLE

| | |
|---|---|
| **RESIDENTIAL** | |
| WETLAND IMPACTS: | 2,007 S.F. (0.05 AC.) |
| WETLAND BUFFER IMPACTS: | 7,779 S.F. (0.18 AC.) |
| **COMMERICAL** | |
| WETLAND IMPACTS: | 99,772 S.F. (2.29 AC.) |
| WETLAND BUFFER IMPACTS: | 35,523 S.F. (0.82 AC.) |
| **TOTAL WETLAND IMPACTS:** | 101,779 S.F. (2.34 AC.) |
| **TOTAL WETLAND BUFFER IMPACTS:** | 43,302 S.F. (1.25 AC.) |

### PHASING TABLE

| | |
|---|---|
| **PHASE 1** | |
| 40' WIDE SINGLE FAMILY | 21 UNITS |
| 50' WIDE SINGLE FAMILY | 141 UNITS |
| VILLAS | 58 UNITS |
| **PHASE 2** | |
| 40' WIDE SINGLE FAMILY | 94 UNITS |
| 50' WIDE SINGLE FAMILY | 9 UNITS |
| VILLAS | 84 UNITS |
| **PHASE 3** | |
| 40' WIDE SINGLE FAMILY | 39 UNITS |
| 50' WIDE SINGLE FAMILY | 66 UNITS |

| | |
|---|---|
| 50' WIDE | 216 UNITS |
| 40' WIDE | 154 UNITS |
| VILLAS | 142 UNITS |




VICINITY MAP
SCALE: 1:1,000

## PROJECT TEAM

**OWNER:**
HICKORY BRANCH PROPERTIES, INC.
1124 CORAL STREET
FORT PIERCE, FL 34982-1606

**ENGINEER:**
HALEY WARD
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987

**LANDSCAPE ARCHITECT:**
CONCEPTUAL DESIGN GROUP, INC.
900 EAST OCEAN BOULEVARD, SUITE 130D
STUART, FL 34994

**SURVEY:**
ENGINEERING, DESIGN & CONSTRUCTION, INC.

### CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 & 22.
2. TRANSFORMER AND UTILITY CONDUIT PLACEMENT & ELEVATION TO BE COORDINATED WITH FPUA AND OWNER.
3. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND INVERTS OF ALL UTILITIES. NOTIFY E.O.R. OF ANY DISCREPANCIES.
4. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
5. ALL PROPOSED AND EXISTING UTILITIES SHALL MAINTAIN MIN. COVER REQUIREMENTS OF FDEP.
6. SOD ALL DISTURBED AREAS.
7. 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 CITY'S RIGHT-OF-WAY.
8. 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.
9. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 2% OR LESS.

FEMA FLOOD ZONE INFO:
FLOOD ZONE X
FIRM PANEL: 12111C0159J
CITY OF FT PIERCE
120286

**PLAN REFERENCE:**
INFORMATION BASED ON ELEVATIONS THAT ARE SHOWN 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

**GRAPHIC SCALE**

130 0 65 130 260 390
( IN FEET )
1 inch = 130 ft.

| REV. | DATE | DESCRIPTION | BY | CHK. |
|---|---|---|---|---|

DRAWING ISSUE STATUS:
**NOT FOR CONSTRUCTION**

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

811 It's fast. It's free. It's the law.
Know what's **below.** **Call** before you dig.
www.callsunshine.com

PROJECT
GORDY ROAD
HICKORY BRANCH PROPERTIES
3601, 3605, 3725 GORDY ROAD, ST. LUCIE COUNTY, FLORIDA

TITLE
PHASING EXHIBIT

| | |
|---|---|
| DATE: 1/12/2026 | SCALE: AS SHOWN |
| DRAWN BY: VER | DESIGNED BY: MDL |
| CHECKED BY: MDL | |
| PROJECT No.: 25-131 ENG 1-9-26.DWG | |
| DRAWING No.: **SP-107** | REV. |

### LEGEND

| | | | |
|---|---|---|---|
| | EXISTING PAVEMENT | | MITERED END SECTION |
| | PROPOSED PAVEMENT | | DRAINAGE INLET |
| | EXISTING CONCRETE | | VALLEY GUTTER INLET |
| | PROPOSED CONCRETE | | DRAINAGE MANHOLE |
| | PROPOSED PAVERS | | PROPOSED SANITARY MANHOLE |
| | DOUBLE SANITARY SERVICE | | DRAINAGE FLOW ARROW |
| | SINGLE SANITARY SERVICE | (#) | PARKING STALL COUNT |
| | SINGLE WATER SERVICE | | EXISTING UTILITY POLE |
| | DOUBLE WATER SERVICE | | PROPOSED MUTCD SIGN |

FILE LOCATION: Z:\ENG\2025\25-131 RYAN HOMES - GORDY ROAD\HICKORY BRANCH\PROPERTIES\ENGINEERING\AUTOCAD\DWGS\25-131 ENG 1-9-26.DWG, 2026.01.13, 2:16 PM