

VICINITY MAP  
1" = 1,000'

**JURISDICTION:**  
CITY OF FORT PIERCE  
NORTH ST LUCIE RIVER WATER CONTROL DISTRICT

**OWNERSHIP:**  
MARTIN PRADO  
4368 PINE RIDGE CT  
WESTON, FL 33331

**PARCEL ID:**  
2417-213-0001-000-7

**LEGAL DESCRIPTION:**  
17 35 40 SW 1/4 OF NE 1/4 OF NW 1/4-LESS N 445 FT AND LESS W 40 FT-AND NW 1/4 OF SE 1/4 OF NW 1/4-LESS S 500 FT AND LESS W 40 FT-(5.28 AC)

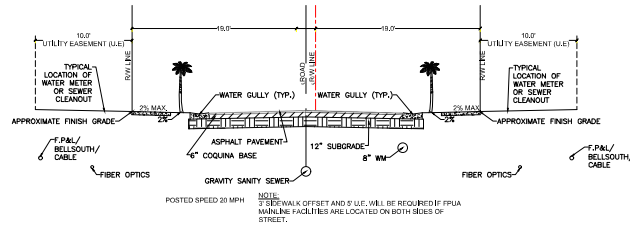
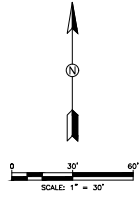
**ZONING:**  
RESIDENTIAL

**TOTAL SITE AREA:** 229,996 SF (5.28 AC) (100%)  
**PROPERTY SIZE**

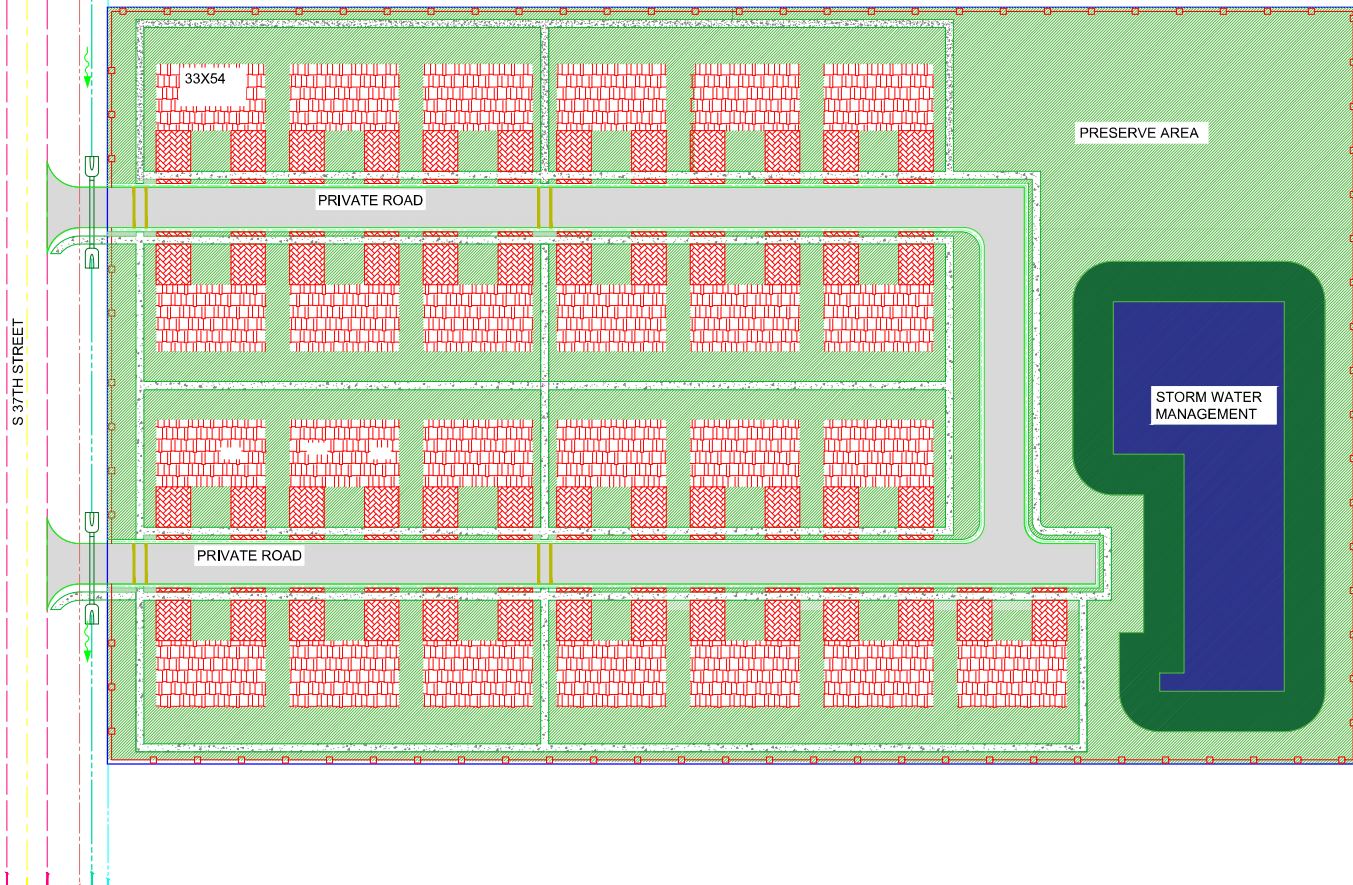
**PROPOSED DEVELOPMENT:** SINGLE FAMILY HOUSING 25 UNITS

**PROPOSED PERVIOUS:**  
OPEN GREEN SPACE 98,531 SF (2.26 AC) (43%)  
STORMWATER RETENTION AREA 38,173 SF (0.88 AC) (17%)  
TOTAL PERVIOUS 136,704 SF (3.14 AC) (60%)

- LEGEND**
- EXIST. EDGE OF PAVEMENT
  - PROPERTY BOUNDARY
  - PROP. FENCELINE
  - DRAINAGE FLOW ARROW
  - PROP. SINGLE FAMILY
  - PROP. RIGHT-OF-WAY
  - PROP. DRIVEWAY
  - GRASS AREA
  - CONG. SIDEWALK



36' RIGHT-OF-WAY  
TYPICAL SECTION  
N.T.S.



N

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Digitally signed by Dylan O'Berry, DN: cn=Dylan O'Berry, o=Art of Engineering, Inc., ou=Port St. Lucie, Florida, email=dylan@artofengineering.net, c=US  
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**PERMITS REQUIRED**  
CITY OF FORT PIERCE

**PERMIT#**

NO.	REVISIONS	DATE

**MARTIN & SONS**  
1038 S 37TH STREET  
FORT PIERCE  
FLORIDA 34947

**SHEET TITLE**  
MASTER SITE PLAN

DATE 07/07/2025	SHEET
SCALE 1"=30'	<b>01</b>
DRAWN BY L.S.	