

LEGEND	
	PROPOSED CURB INLET
	PROPOSED CATCH BASIN
	PROPOSED STORM MAN-HOLE
	PROPOSED SANITARY MAN-HOLE
	PROPOSED DOUBLE SANITARY SERVICE
	PROPOSED DOUBLE WATER SERVICE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED SIGN
	EXISTING PAVEMENT
	PROPOSED STANDARD ASPHALT
	PROPOSED CONCRETE
	R.O.W. DEDICATION
	LITTORAL ZONE
	UPLAND BUFFER
	HANDICAP STALL
	STALL

LEGAL DESCRIPTION:
 A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE WEST ONE HALF OF THE EAST ONE HALF OF SAID SECTION 2, LYING NORTH OF INTERSTATE HIGHWAY NO. 95, 11.467' AS A 304.00 FOOT WIDE RIGHT OF WAY, EXCEPTING THEREFROM A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK PAGE 306, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 TOGETHER WITH
 THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 2;
 LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, THENCE S 89°28'53" E ALONG THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF 1375.33 FEET TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 2; ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID NORTH LINE S 89°28'53" E A DISTANCE OF 202.01 FEET TO A POINT BEING 202.01 FEET EAST (AS MEASURED AT RIGHT ANGLES) OF THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 2; THENCE DEPARTING NORTH 10°00'00" W ALONG A LINE PARALLEL WITH AND 200.00 FEET EAST OF THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 2, THENCE S 89°28'53" W ALONG A LINE PARALLEL WITH AND 100.00 FEET NORTH OF THE SAID EAST-WEST ONE QUARTER, ONE QUARTER SECTION LINE A DISTANCE OF 330.89 FEET TO A POINT BEING 100.00 FEET EAST (AS MEASURED AT RIGHT ANGLES) OF THE SAID WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER, THENCE S 89°28'53" W ALONG A LINE PARALLEL WITH AND 100.00 FEET EAST OF THE SAID WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST-WEST ONE QUARTER, ONE QUARTER SECTION LINE, THENCE S 89°28'53" W ALONG SAID EAST-WEST ONE QUARTER, ONE QUARTER LINE A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 2, THENCE N 00°00'00" E ALONG SAID WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER A DISTANCE OF 330.00 FEET TO A POINT ON THE SAID NORTH LINE OF SECTION 2, ALSO BEING THE POINT OF BEGINNING.
 ALSO LESS AND EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR DRAINAGE CANALS AND PUBLIC ROADS, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 PARCEL B:
 THE NORTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER LYING NORTH OF THE 1.00 RIGHT OF WAY, LESS THE EAST 93 FEET FOR ROAD AND CANAL RIGHT OF WAY, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.
 CONTAINING 202.989 ACRES, MORE OR LESS.

ZONING	MAX. DENSITY	MIN. LOT SIZE	MIN. LOT WIDTH	MIN. ROAD FRONTAGE	MINIMUM YARD FRONT	REAR YARD	CORNER	MAX. HEIGHT	MAX. LOT COVERAGE BY BUILDINGS	PRIVATE R.O.W. WIDTH
RS-2	2 DU/AC	15,000 SF	100'	25'	25'	15'	10'	20'	20%	50'
PD	2 DU/AC	8,400 SF	40'	30'	25'	20'	9'	20'	57%	

PHASE 1-3
TOTAL DEVELOPABLE AREA: 4,598,132 S.F. 114.70 AC. 100.02%
 (AFTER RIGHT-OF-WAY DEDICATION, ON SITE ONLY)

LAND USE TABLE:

IMPERVIOUS/PERVIOUS:	TOTAL IMPERVIOUS:	TOTAL PERVIOUS:
— BUILDING LOT COVERAGE	1,148,847 S.F. 26.37 AC. 22.95%	
— LOT CONCRETE/PATIO	62,000 S.F. 1.41 AC. 1.26%	
— R.O.W. PAVEMENT	270,150 S.F. 6.20 AC. 5.41%	
— R.O.W. CONCRETE	188,100 S.F. 4.26 AC. 3.73%	
— R.O.W. ASPHALT	47,770 S.F. 1.09 AC. 0.95%	
— TOTAL PERVIOUS AREA	3,847,265 S.F. 88.32 AC. 77.05%	
— PROPOSED LAKE @ T.O.B.	286,906 S.F. 6.57 AC. 5.75%	
— PROPOSED LAKE @ C.E.	499,837 S.F. 11.47 AC. 10.00%	
— EXISTING LAKE @ T.O.B.	407,636 S.F. 9.36 AC. 8.16%	
— EXISTING LAKE @ C.E.	376,968 S.F. 8.58 AC. 7.53%	

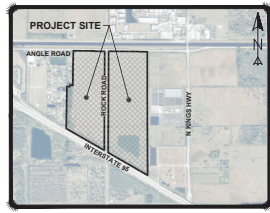
PHASE 4-5
TOTAL DEVELOPABLE AREA: 3,435,544 S.F. 78.87 AC. 100.02%
 (AFTER RIGHT-OF-WAY DEDICATION, ON SITE ONLY)

LAND USE TABLE:

IMPERVIOUS/PERVIOUS:	TOTAL IMPERVIOUS:	TOTAL PERVIOUS:
— BUILDING LOT COVERAGE	1,010,269 S.F. 23.20 AC. 29.42%	
— LOT CONCRETE	508,965 S.F. 11.57 AC. 14.63%	
— R.O.W. PAVEMENT	160,823 S.F. 3.68 AC. 4.67%	
— R.O.W. CONCRETE	86,163 S.F. 1.93 AC. 2.43%	
— TOTAL PERVIOUS AREA	2,444,775 S.F. 56.67 AC. 70.58%	
— PROPOSED LAKE @ T.O.B.	264,924 S.F. 6.00 AC. 18.17%	
— PROPOSED LAKE @ C.E.	410,770 S.F. 9.43 AC. 17.38%	

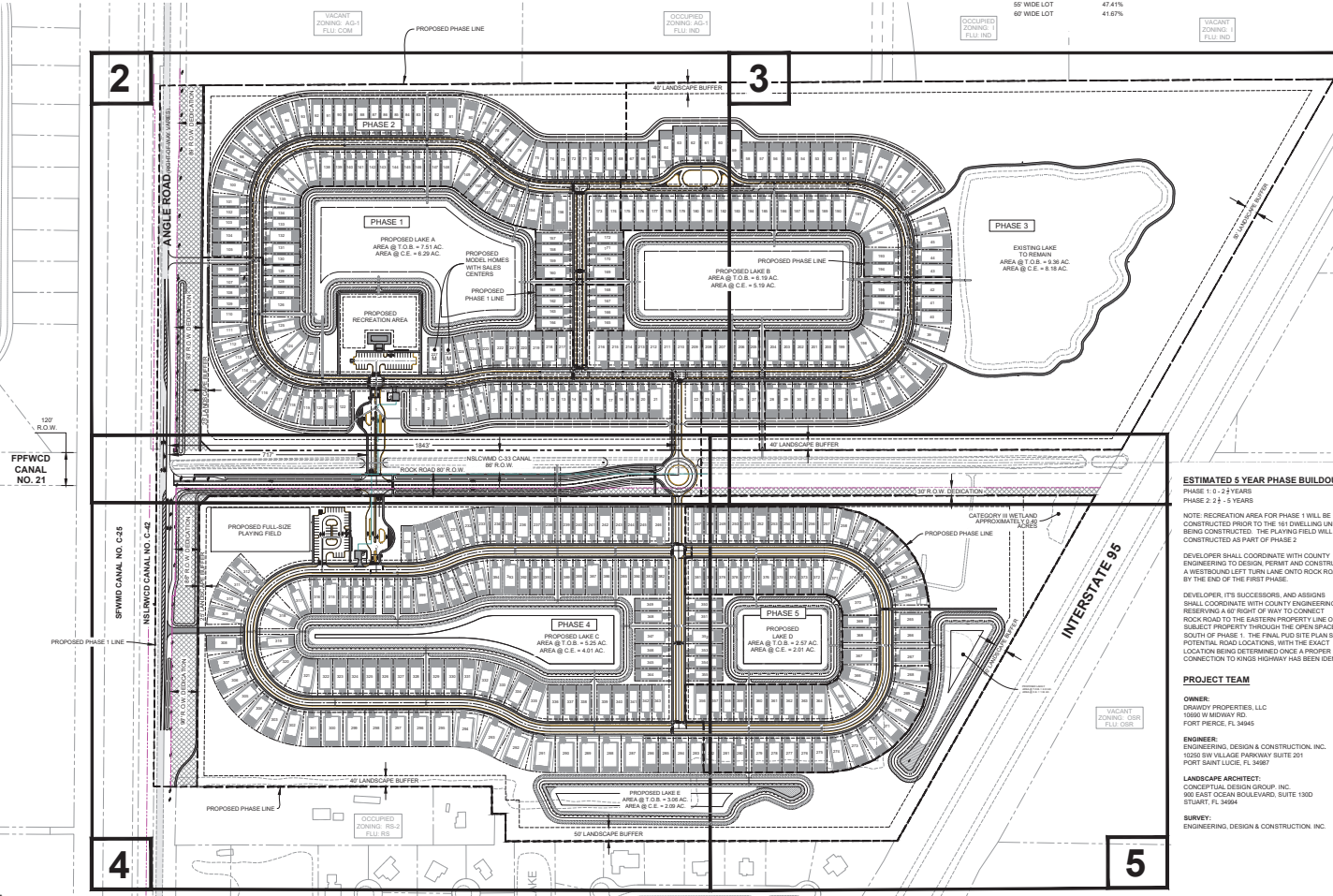
MAX. IMPERVIOUS AREA BY LOT:

40' WIDE LOT	44.44%
45' WIDE LOT	47.41%
50' WIDE LOT	44.44%
55' WIDE LOT	47.41%
60' WIDE LOT	47.41%



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 WWW.EDCFLA.COM

F.P.E. CERTIFICATE OF AUTHORIZATION #2033
 L.S. CERTIFICATE OF AUTHORIZATION #009



SITE DATA

PROPERTY DATA:
 PROPERTY SIZE: 8,003,040 S.F. (202.09 AC)
 FUTURE LAND USE: PUD
 ZONING: 2300-121-0001-000-2, 2300-131-0001-000-3, 2300-311-0001-000-6, 2300-211-0002-000-4, 2300-420-0001-000-6, 2300-420-0003-000-4, 2300-420-0003-000-3, 2300-130-0001-000-0-0, 2300-431-0001-000-4, 2300-421-0001-010-4, 2300-99-0-0
 SECTION/RANGE: (T8D)
 ADDRESS: FORT PIERCE, FL 34946

SITE DATA:
 TOTAL DEVELOPABLE AREA: 193.56 AC (8,431,676 S.F.)
 R.O.W. DEDICATION: 8.52 AC (371,364 S.F.)
 TOTAL LOT DENSITY (2 DU/AC.): 402 LOTS
EAST LOTS: 272 LOTS
 405 LOTS
 505 LOTS
 112 LOTS
WEST LOTS: 174 LOTS
 455 LOTS
 505 LOTS
 805 LOTS
 14 LOTS

COMMON OPEN SPACE:
 REQUIRED OPEN SPACE: 2,955,086 SF 67.75 AC. 35%(MIN)
 PROPOSED OPEN SPACE: 4,830,428 S.F. 108.30 AC. 52.80%

DRAINAGE:
 REQUIRED: 1,264,751 SF 29.03 AC 15%(MIN)
 PROPOSED: 1,605,186 S.F. 36.86 AC. 18.80%

ROADWAY:
 ROAD LINEAR FEET: 113,338 FT

PROJECT NOTES:
 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: 1,616 SPACES
 GARAGE: 806
 GUESTS: 806

NOTES:
 THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVE SHALL PROVIDE PROPER REMEDIAL 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.
 NO IMPERVIOUS SURFACES ARE ALLOWED WITHIN REQUIRED SIDE AND REAR YARD SETBACKS, WITH THE EXCEPTION OF IMPERVIOUS SURFACE AREAS FOR TRASH CANS, AIR CONDITIONING UNITS, AND GENERATORS NOT TO EXCEED 80 SQUARE FEET.
 ACCESSORY DWELLINGS ARE ONLY ALLOWED ON 80' WIDE LOTS.
 PROPOSED LOTS ARE CLASSIFIED AS FLEAD PER 10.
 ALL PROPOSED GATES WITH ACCESS CONTROL DEVICES WILL BE DESIGNED IN ACCORDANCE TO LOC SECTION 7.10 IS.
 ALL NEW DEVELOPMENT SHALL BE SERVED WITH UNDERGROUND ELECTRIC, CABLE TELEVISION, TELEPHONE, AND SIMILAR WARE SERVED PER LOC SECTION 10.8.1.
 COMMON AREA AND INDIVIDUAL LOT EXTERIOR LIGHTING SHALL BE PROVIDED AND DOWNCAST TO MINIMIZE LIGHT TROUBLE.

DRAINAGE STATEMENT:
 STORMWATER SHALL BE COLLECTED IN A SERIES OF PALLETS CONNECTED WITH UNDERGROUND PIPES. STORMWATER WILL BE CONVEYED TO THE ON-SITE LAKES FOR THE RETENTION AND ATTENUATION PRIOR TO DISCHARGING OFF-SITE TO THE NSLWCD CANAL NO. 33.

PARKING INFORMATION:
 PROPOSED CABANA, POOL & MAIL KIOSK PICKUP: 37 STALLS
 PROPOSED HANDICAP: 2 STALLS
 PROPOSED FULL SIZE FOOTBALL FIELD & MAIL KIOSK PICKUP: 89 STALLS
 PROPOSED HANDICAP: 2 STALLS

TRAFFIC IMPACT STATEMENT:
 THE PROJECT WILL GENERATE 3,446 NEW DAILY TRIPS, THEREIN 86 ARE NEW AM-PM PEAK HOUR TRIPS WITH 40 TRIPS ENTERING THE PROJECT AND 199 TRIPS LEAVING THE PROJECT. THE PROJECT WILL ALSO GENERATE 1,116 DAILY TRIPS WITH 233 TRIPS ENTERING THE PROJECT AND 127 TRIPS EXISTING THE PROJECT. PLEASE SEE THE ASSOCIATED TRAFFIC REPORT FOR FURTHER DETAILS.

NSLWCD CANAL NO. 21

SPRING CANAL NO. C-35
 NSLWCD CANAL NO. C-42

HOLIDAY BUILDER'S PINEAPPLE GROVE OVERALL SITE PLAN

FLORIDA
 ST. LUCIE COUNTY

DATE: 8/20/2024

SCALE: 1"=200'

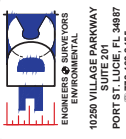
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1 OF 7

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DESIGNED BY	
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DATE	
SCALE	
PROJECT NO.	
CLIENT	

DATE	
REVISION COMMENTS	
NO.	

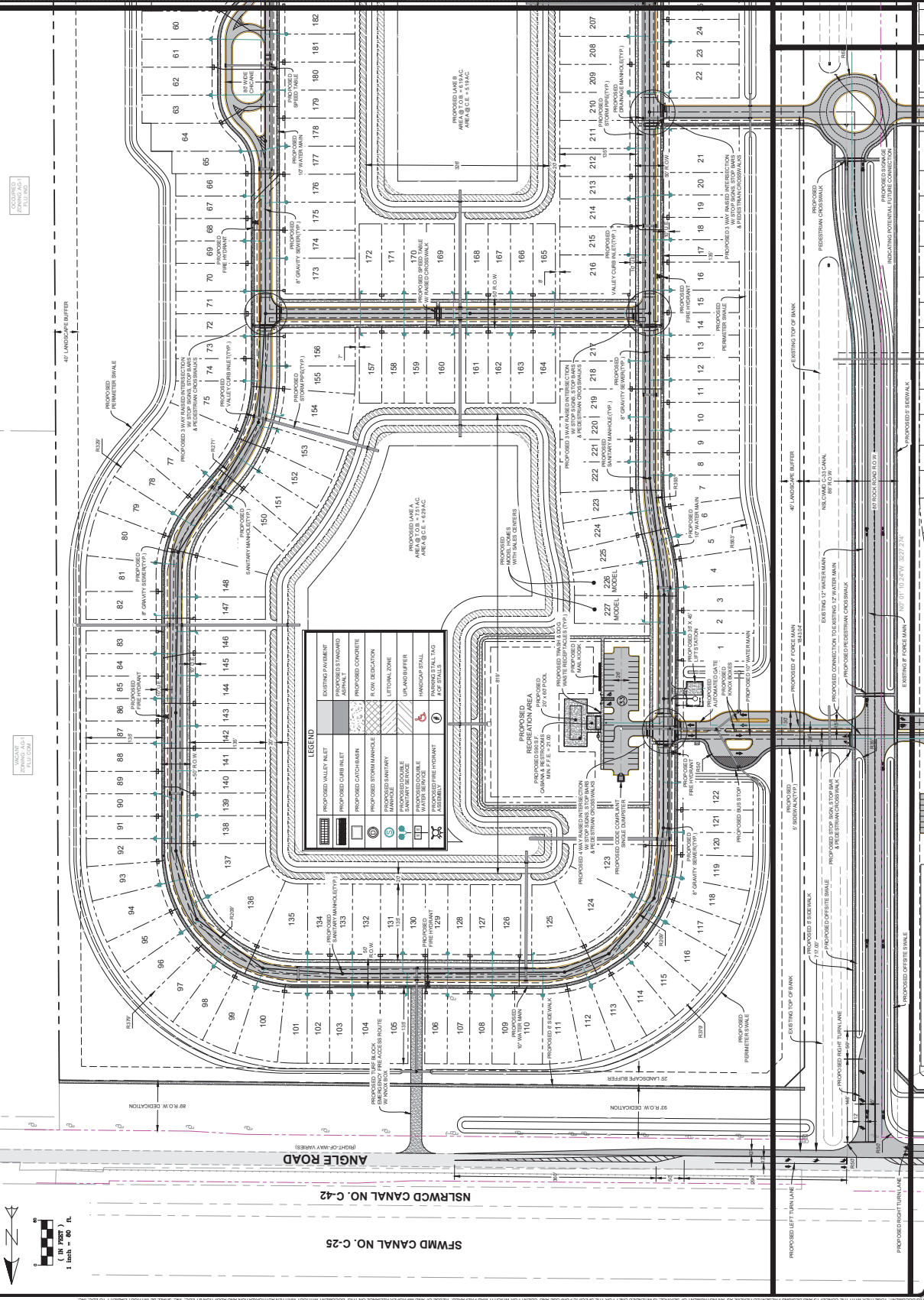
FLORIDA
SITE PLAN
PINEAPPLE GROVE
HOLIDAY BUILDERS
ST. LUCIE COUNTY



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DATE	REVISION COMMENTS

DATE	REVISION COMMENTS

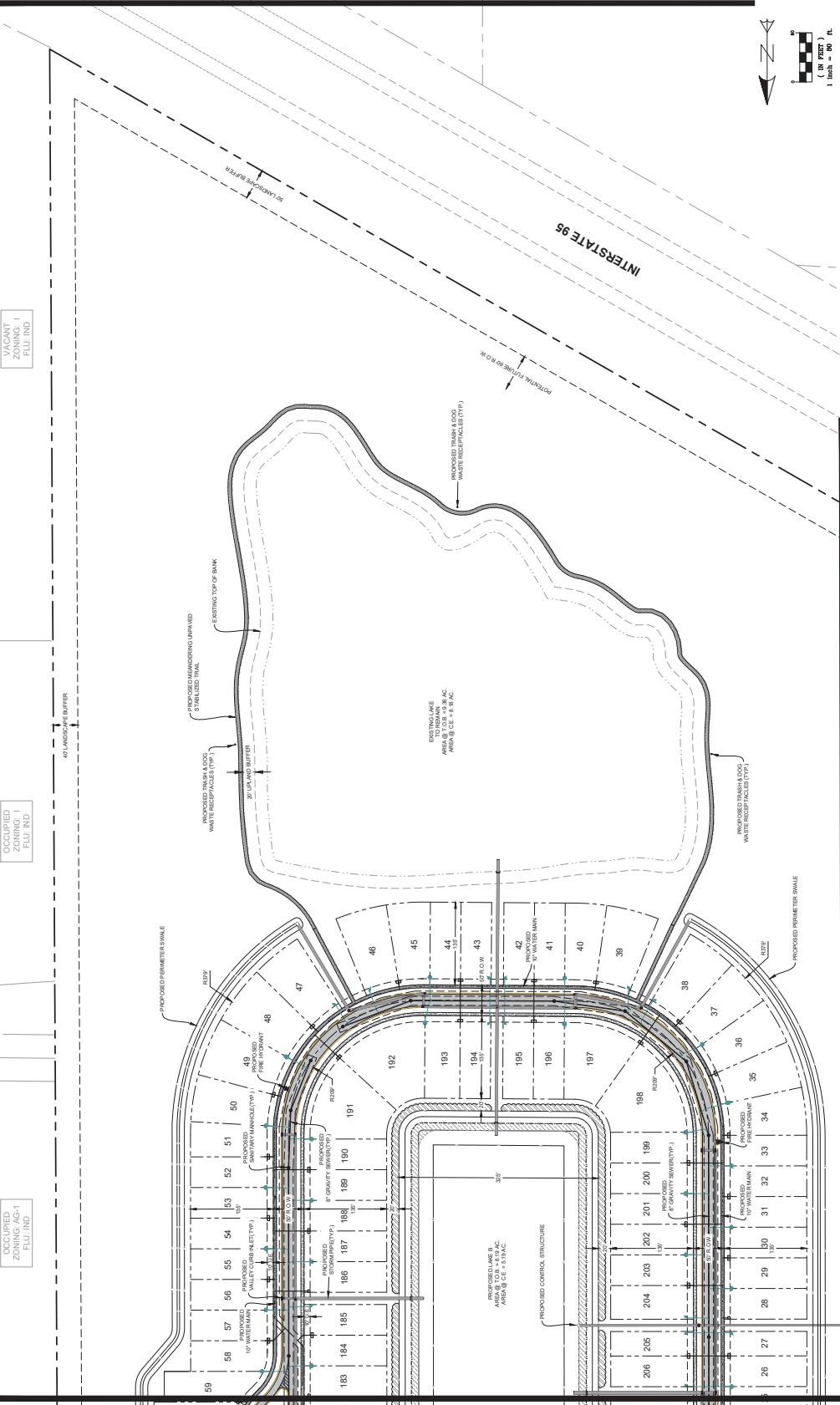
PINEAPPLE GROVE SITE PLAN

FLORIDA

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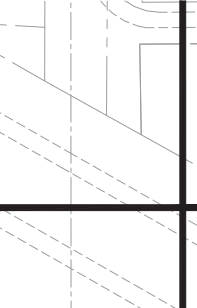
24-115

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LEGEND

	PROPOSED VALLEY INLET
	EXISTING PAVEMENT
	PROPOSED CATCH BASIN
	PROPOSED CONCRETE
	STORMWATER INFRASTRUCTURE
	UTILITY INFRASTRUCTURE
	PROPOSED DOUBLE WATER SERVICE ASSEMBLY
	PROPOSED STORMWATER INLET
	PROPOSED DOUBLE MANHOLE
	PROPOSED DOUBLE WATER SERVICE
	PROPOSED STORMWATER INLET
	PROPOSED DOUBLE MANHOLE
	PROPOSED DOUBLE WATER SERVICE
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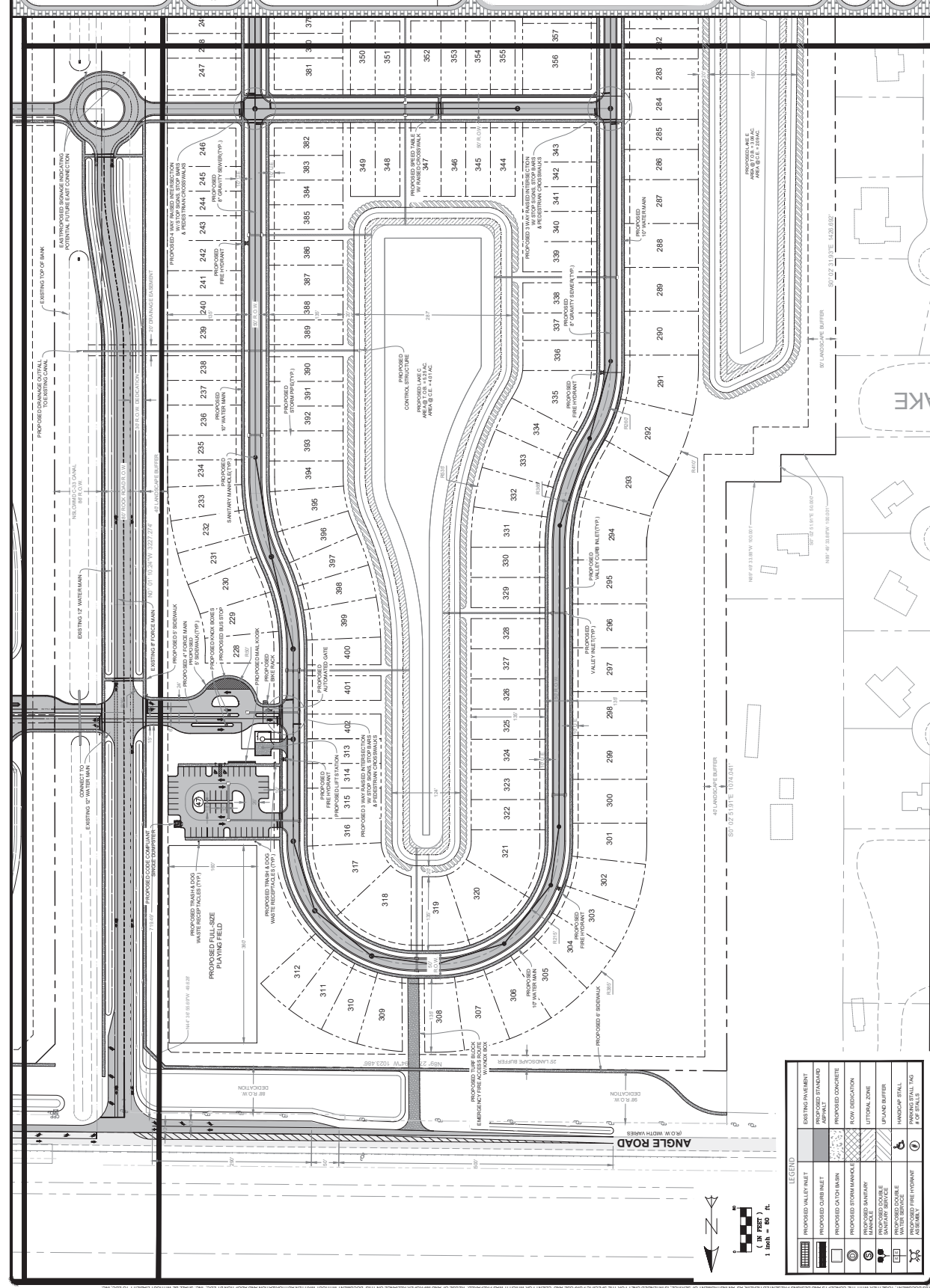


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LAYOUT:	PRELIMINARY
DATE:	2023
DESIGNED BY:	AD
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APPROVED BY:	AD

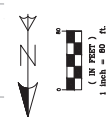
PROJECT:	HOLIDAY BUILDERS PINEAPPLE GROVE
LOCATION:	ST. LUCIE COUNTY, FLORIDA

PINEAPPLE GROVE SITE PLAN



	PROPOSED VALVE PIPE
	EXISTING VALVE PIPE
	PROPOSED CONCRETE
	PROPOSED CHAIN LINK FENCE
	PROPOSED CURB & GUTTER
	PROPOSED STORM MANHOLE
	PROPOSED WATER MAIN
	PROPOSED SEWER MANHOLE
	PROPOSED DOUBLE MANHOLE
	PROPOSED ACCESS ROAD

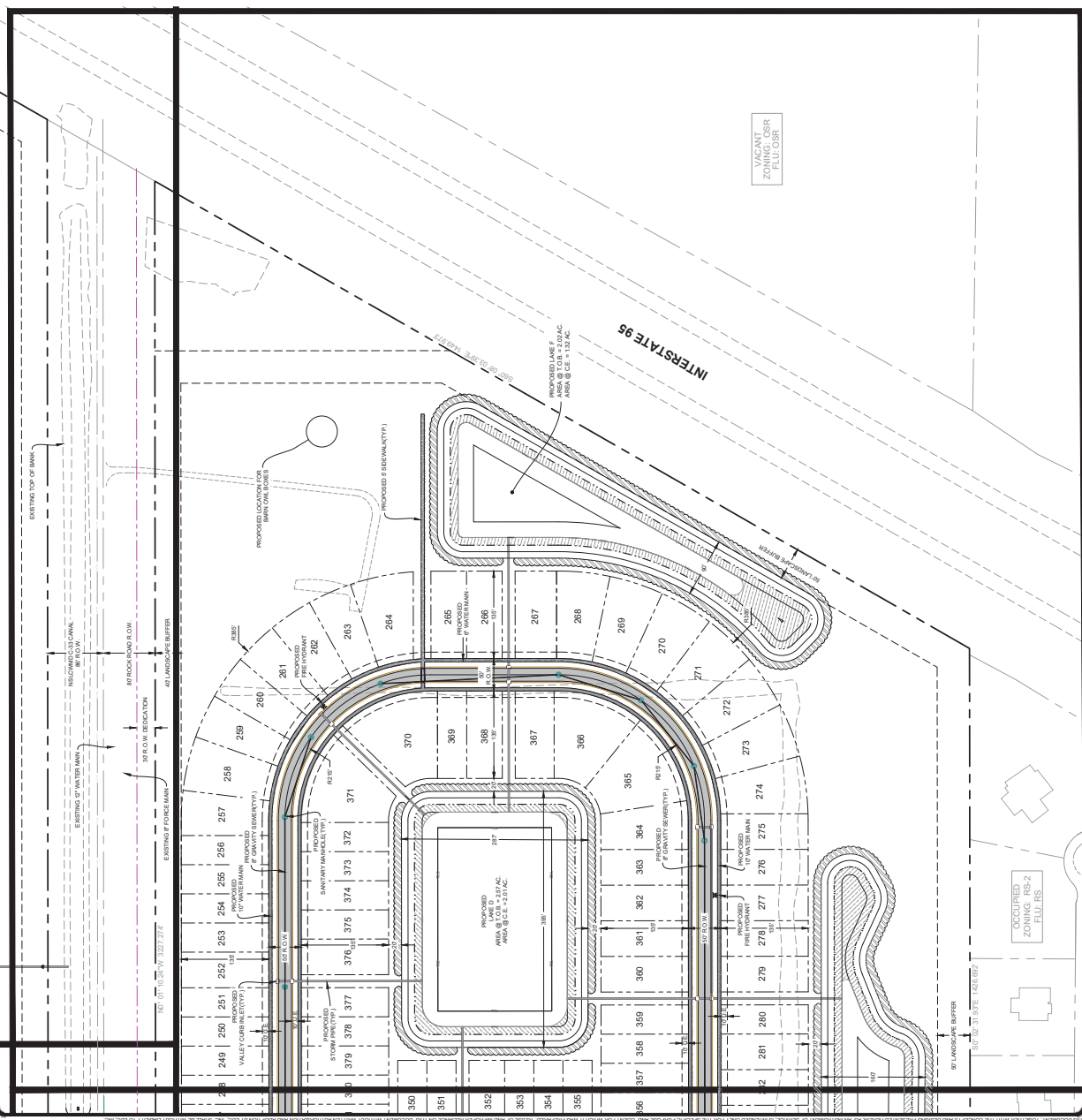
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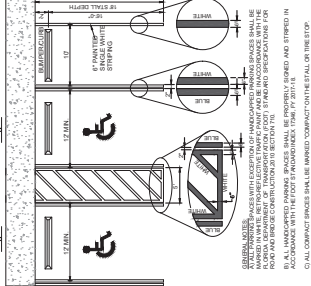
LEGEND

PROPOSED VALLEY INLET	EXISTING PAVEMENT
PROPOSED CURB INLET	PROPOSED ASPHALT
PROPOSED CATCH BASIN	PROPOSED CONCRETE
PROPOSED DOWNSIDE MANHOLE	ROW INDICATION
PROPOSED SANITARY MANHOLE	UTILITY ZONE
PROPOSED SANITARY INLET	UNPAVED BUFFER
PROPOSED DOUBLE SANITARY INLET ASSEMBLY	HANDICAP STALL
PROPOSED FIRE INLET ASSEMBLY	PARKING STALL TAG # OF STALLS

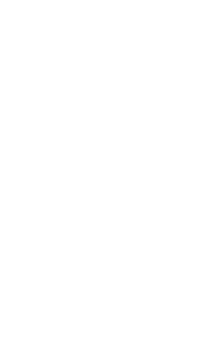


	ENGINEER MATTHEW R. DRAWDY MATTHEW R. DRAWDY & ASSOCIATES ENVIRONMENTAL 10250 VILLAGE PARKWAY SUITE 201 PORT ST. LUCIE, FL 34987 TEL: 772-462-2465 WWW.DRAWDY.COM	DATE: _____ REVISION COMMENTS: _____ SCALE: _____ SHEET NO.: _____ SHEET TOTAL: _____ DATE DESIGNED BY: _____ DATE CHECKED BY: _____ DATE APPROVED BY: _____
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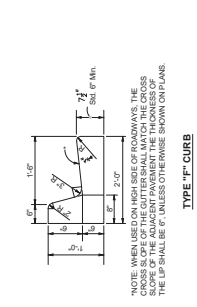
- NOTES:**
1. THE 24" OR 36" TOP PORTION SHALL HAVE REFLECTIVE BEAD ENDS ON BOTH SIDES AND BE PROTRUSIVE TO THE SURFACE TO PROVIDE VISUAL WARNING TO TRAFFIC.
 2. THE 6" OR 12" BOTTOM PORTION SHALL BE ENGRAINED IN THE ROAD GRADE (AS SHOWN).
 3. THE 12" OR 18" BOTTOM PORTION SHALL BE ENGRAINED IN THE ROAD GRADE TO MATCH THE ADJACENT PAVEMENT.
 4. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 5. THE 24" OR 36" TOP PORTION SHALL HAVE REFLECTIVE BEAD ENDS ON BOTH SIDES AND BE PROTRUSIVE TO THE SURFACE TO PROVIDE VISUAL WARNING TO TRAFFIC.
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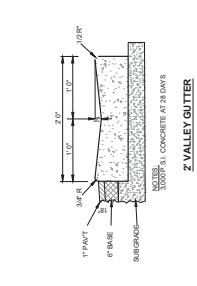
18' PARKING STALL DETAIL
HANDICAPPED SPACE DETAIL



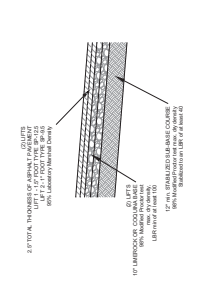
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TYPE "D" CURB



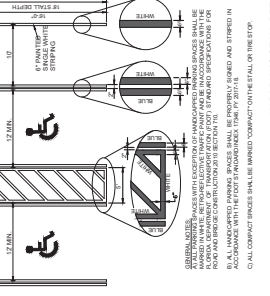
TYPE "D" CURB



TYPE "D" CURB



TYPE "D" CURB



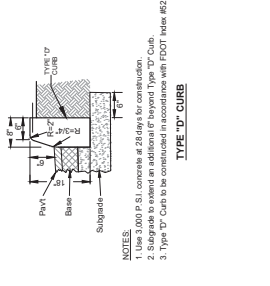
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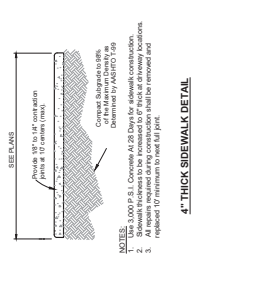
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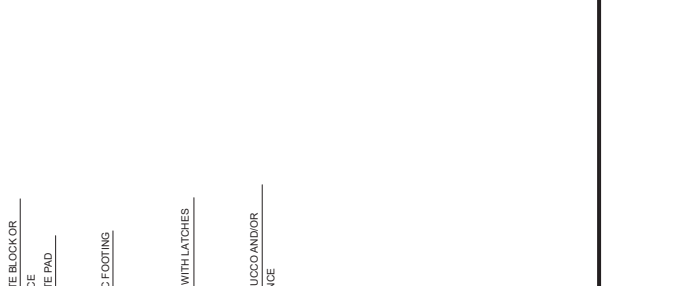
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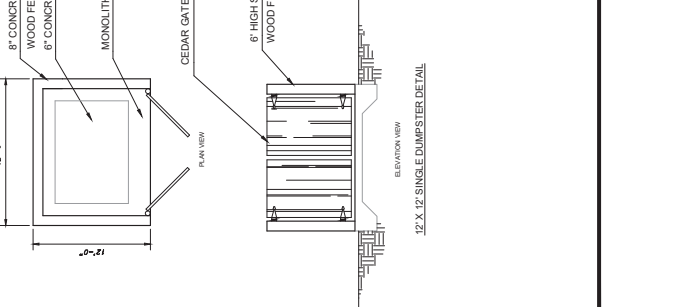
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ST. LUCIE COUNTY
FLORIDA

DRAWDY - ANGLE ROAD
RESIDENTIAL
SITE PLAN DETAILS

24-115
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DATE: _____

SCALE: _____

ASPECT: _____


SITE PLAN DETAILS

DATE: _____

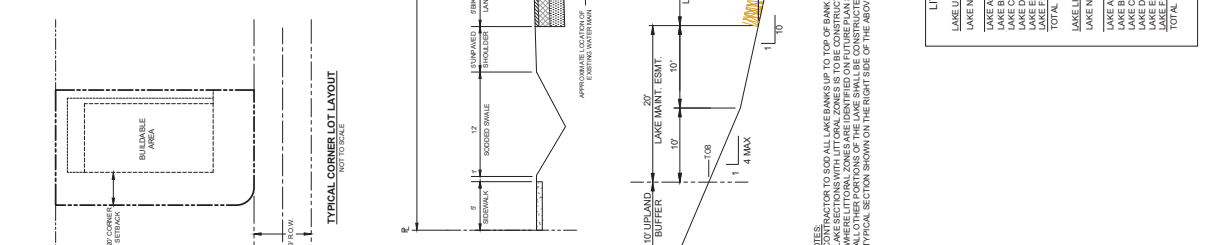
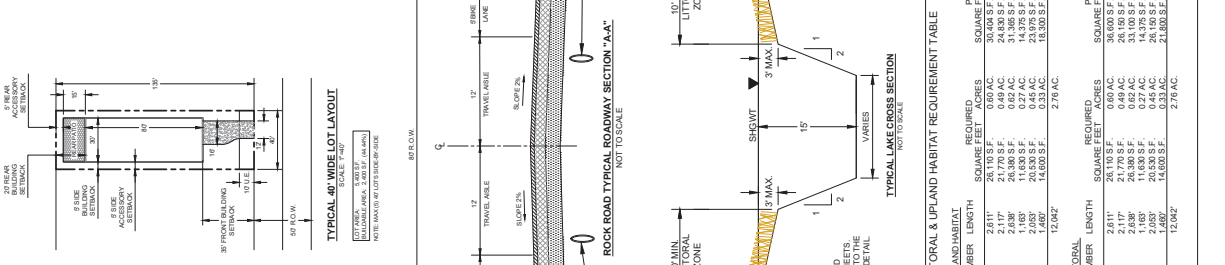
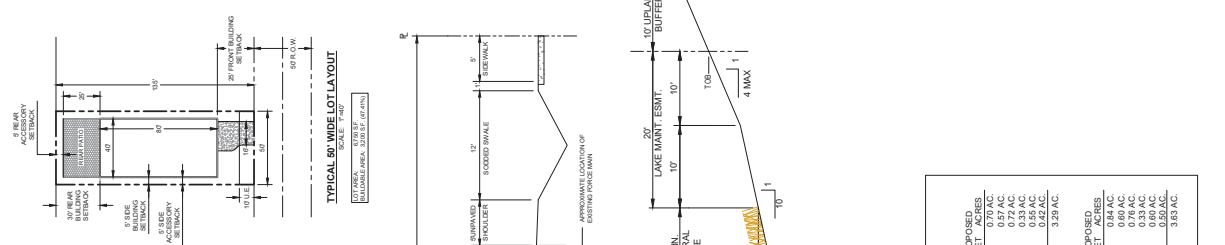
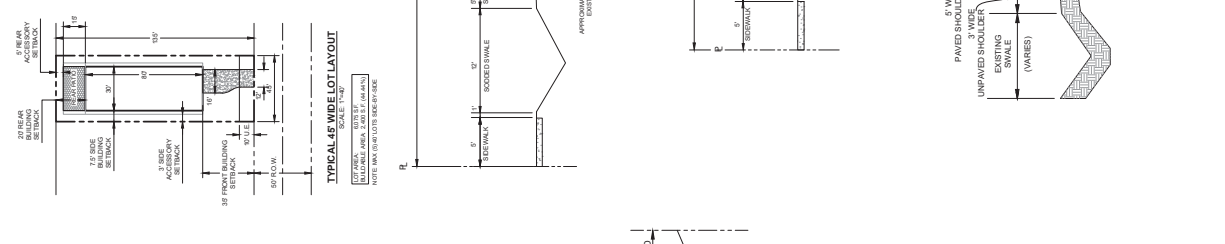
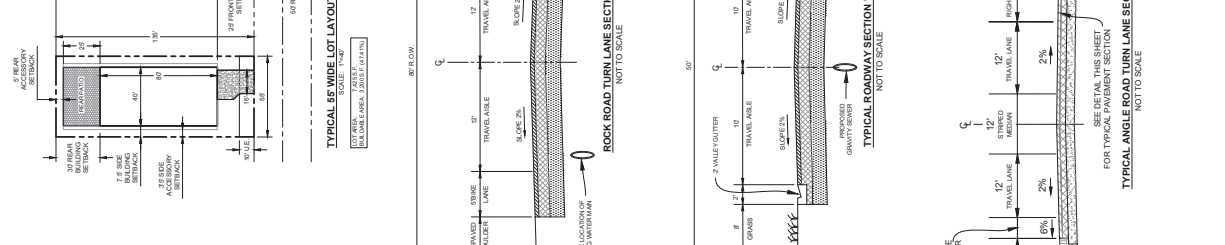
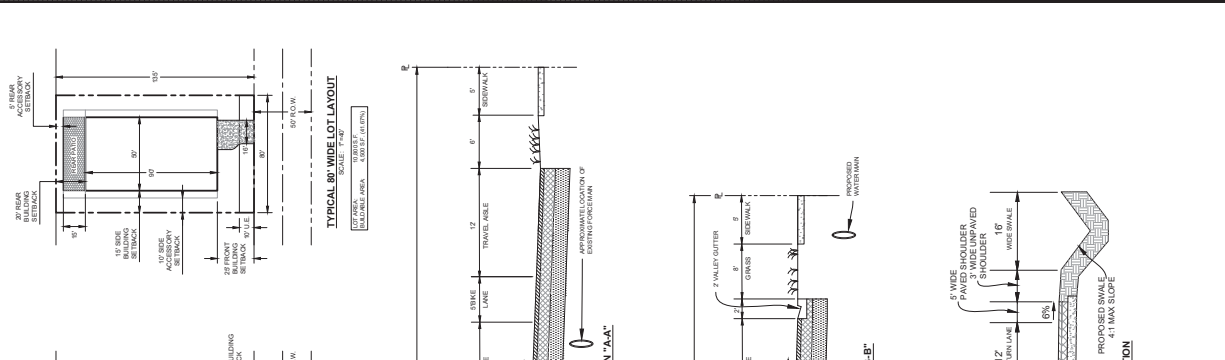
SCALE: _____

ASPECT: _____

SITE PLAN DETAILS



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10250 VILLAGE PARKWAY
PORT ST. LUCIE, FL 34987
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LITTORAL & UPLAND HABITAT REQUIREMENT TABLE

LAKE NUMBER	LENGTH	REQUIRED SQUARE FEET	PROPOSED SQUARE FEET	ACRES
LAKE A	2,811'	28,110 S.F.	30,408 S.F.	0.70 AC.
LAKE B	2,117'	21,170 S.F.	24,830 S.F.	0.57 AC.
LAKE C	1,183'	11,830 S.F.	14,375 S.F.	0.33 AC.
LAKE D	2,092'	20,920 S.F.	23,975 S.F.	0.55 AC.
LAKE E	1,587'	15,870 S.F.	18,525 S.F.	0.43 AC.
TOTAL	12,692'	126,920 S.F.	153,525 S.F.	3.29 AC.

NOTES:
1. CONTRACTOR TO SOO ALL LAKE BANKS UP TO TOP OF BANK.
2. WHERE LITTORAL ZONES ARE IDENTIFIED ON FUTURE PLAN SHEETS.
3. ALL OTHER PORTIONS OF THE LAKE SHALL BE CONSTRUCTED TO THE TYPICAL SECTION SHOWN ON THE RIGHT SIDE OF THE ABOVE DETAIL.