



LEGEND

Maximum Buildable Area (hatched pattern)

TRACT ASSIGNMENTS		
TRACT	DESCRIPTION	SIZE
"A"	STORMWATER, LANDSCAPING, OPEN SPACE	2.83 Ac.
"B"	RIGHT-OF-WAY DEDICATION	0.48 Ac.

ZONING: AG-1
LAND USE: RS

SITE DATA

PROJECT NAME: MISSION OAKS P.U.D. SUBDIVISION
 PROJECT ADDRESS: 2110 JOHNSTON RD., FT. PIERCE, FL 34901
 OWNER: JASON McARTHUR - MISSIONS PROPERTIES
 275 MARLA DRIVE, SUITE 304
 JUPITER, FL 33408
 (561) 694-0610
 ENGINEER: KNIGHT, MCGUIRE & ASSOCIATES, INC.
 C/O DAVID B. KNIGHT, P.E.
 80 ROYAL PALM POINTS, SUITE 401
 VERO BEACH, FL 32906
 (772) 569-5505
 SURVEYOR: HAGEN, PALSTOCK & ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS
 3855 N.W. ROCA RATON BLVD., SUITE 3
 ROCA RATON, FL 33431
 (561) 295-2237

SEC-TOWNSHIP-RANGE: SECTION 34, TOWNSHIP 34S, RANGE 30E
 TAX PARCEL NO: 1334-300-0000-000-0
 TRAFFIC GENERATION: AD7-110.1 TRIPS/UNIT*
 (17 UNITS)=171.7
 EXISTING ZONING: AR-1
 LAND USE: SINGLE FAMILY
 GROSS AREA: 374,055 SF / 8.59 Ac.
 NET DEVELOPMENT: 374,055 SF / 8.59 Ac.
 NUMBER OF UNITS: 17 SINGLE FAMILY
 DENSITY: (17 UNITS) / (8.59 AC.) = 1.97 Units/Acre

TOTAL SITE AREA: = 8.59 AC
 RIGHT-OF-WAY DEDICATION (TRACT "B"): = 0.48 AC
 NET DEVELOPMENT AREA: = 8.11 AC
 ONSET RIGHT-OF-WAY: = 0.01 AC
 LOT AREA: = 4.27 AC
 COMMON OPEN SPACE (TRACT "A"): = 2.83 AC

SITE OPEN SPACE CALCULATIONS: = MINIMUM OPEN SPACE 95%
 = 36% 8.11 AC = 2.83 AC
 OPEN SPACE PROVIDED - TRACTS "A": = 2.83 AC

IMPERVIOUS AREA CALCULATIONS: LOT AREA = 4.27 AC (70% IMPERVIOUS)
 IMPERVIOUS LOT AREA = 2.99 AC
 ROAD AND CURBING = 0.85 AC
 TOTAL = 3.83 AC

100 YEAR FLOOD PLAIN: ZONE "X" PER MAP NO. 1211100175 F,
 DATED AUGUST 19, 1991.
 PARKING / TRAFFIC CIRCULATION:
 - PARKING: EACH SINGLE FAMILY RESIDENCE SHALL PROVIDE A MINIMUM OF 2 PARKING SPACES WITHIN THE INDIVIDUAL DWELLING UNIT AREA.
 - TRAFFIC CIRCULATION: MINIMUM 50' R-O-W WITH 20' WIDE, TWO WAY ROADWAYS.

STATEMENT OF USE: 17 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
 PROPOSED MAINTENANCE ENTITY: PROPERTY OWNERS ASSOCIATION

PROPOSED SETBACKS: FRONT = 25 FEET
 REAR = 15 FEET
 SIDE = 10 FEET
 MINIMUM LOT WIDTH = 60-FEET
 MINIMUM LOT SIZE = 10,000 S.F.
 MINIMUM LOT GREEN SPACE = 30%

WATER: CONNECT TO PROPOSED WATER MAIN ALONG JOHNSTON ROAD WITH SUNSET LAKES P.U.D.
 SEWER: CONNECT TO PROPOSED SEWER MAIN ALONG JOHNSTON ROAD WITH SUNSET LAKES P.U.D.

STREET LIGHTS: STREET LIGHTS WILL BE PROVIDED FOR MISSION OAKS SUBDIVISION. LOCATION AS SHOWN ON UTILITY PLAN. TYPE TO BE FP & APPROVED HAZARD WEIGHTS ON EQUAL.
 BUILDING SIZE: THE SUBDIVISION WILL CONSIST OF 17 SINGLE FAMILY RESIDENCES OF APPROXIMATELY 2,000 - 6,000 SF EACH. (60' X 100' BUILDABLE AREA)
 FINISHED FLOOR ELEVATION: 15' ABOVE CURB OF ROAD APPROXIMATELY 21.0'
 MAXIMUM BUILDING HEIGHT: 35 FT.
 *FOR EVERY 1FT. OVER 25' ADD 1FT. TO EACH BUILDING SETBACK.

- PERMITS REQUIRED:**
- S.L.C. PRELIMINARY P.U.D.
 - S.L.C. FINAL P.U.D.
 - S.L.C. CONSTRUCTION PERMIT
 - S.L.C. CONCURRENCE
 - S.L.C. LAND CLEARING / TREE REMOVAL
 - S.L.C. STORMWATER PERMIT
 - S.L.C. FINAL PLAN
 - S.L.C. RIGHT-OF-WAY
 - F.D.E.P. WATER AND SEWER
 - F.D.E.P. N.P.D.E.S.
 - S.F.W.M.D. ENVIRONMENTAL RESOURCE PERMIT
 - S.F.W.M.D. DRAINAGE CONNECTION PERMIT

- NOTES:**
- NO CONSTRUCTION, TREES, OR SHRUBS WILL BE PLACED IN GARAGES WITHOUT COUNTY APPROVAL.
 - ALL ROAD RIGHTS-OF-WAY ARE DEDICATED TO ST. LUCIE COUNTY AS UTILITY EASEMENTS. ST. LUCIE COUNTY HAS THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN WATER AND SEWER UTILITIES WITHIN SAID RIGHTS-OF-WAY.
 - ALL SOLID, NON-BRANCHED OBJECTS (POSTS, PILLARS, STREETLIGHTS, GATE SUPPORTS) SHALL BE LOCATED A MINIMUM DISTANCE OF 2.5- FEET FROM FACE OF CURB WHERE A TYPE 15' CURB EXISTS OR 4- FEET FROM THE EDGE OF TRAVEL LANE WHERE MOUNTABLE CURB EXISTS.
 - STREET NAME SIGNS SHALL BE 8" HIGH WITH 6" LETTERS
 - KEY ACCESS BOX (KNOX) SHALL BE PROVIDED AT EACH ENTRANCE GATE
 - ALL UTILITIES WILL BE PLACED UNDERGROUND.

TRANSFER OF APPROVAL
 PRIOR TO FINAL PLAN APPROVAL, A NOTICE OF TRANSFER OF PROPERTY AND OF PRELIMINARY PLAN APPROVAL MUST BE FILED WITH THE COUNTY DEVELOPMENT DEPARTMENT PRIOR TO TRANSFER IN FULL OF THE PROPOSED SUBDIVISION. THE PLAN SHALL NOTE THE FOLLOWING: "PRIOR TO TRANSFER, BULK OF THE PROPOSED SUBDIVISION, THE PLAN SHALL NOTE THE FOLLOWING: "PRIOR TO TRANSFER, THE TRANSFEREE MUST ASSUME IN WRITING ON A FORM, ACCEPTABLE TO THE COUNTY ATTORNEY, ALL COMMITMENTS, RESPONSIBILITIES, AND OBLIGATIONS OF THE PRIOR DEVELOPER. FAILURE TO GIVE TIMELY NOTICE OR TO PROVIDE THE ASSUMPTION OF PRIOR COMMITMENT VOID THE PRELIMINARY APPROVAL."

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 CANAL No. C-25

SEE HORIZONTAL CONTROL PLAN FOR BEARING & DISTANCES

NO.	REVISION	DATE	BY	DATE
1	ISSUED FOR PERMITS	7/20/05	JK	
2	REVISED PER SDC COMMENTS	7/22/05	JK	
3	REVISED PER SDC COMMENTS	7/22/05	JK	
4	REVISED PER SDC COMMENTS	7/22/05	JK	
5	REVISED PER SDC COMMENTS	7/22/05	JK	
6	REVISED PER SDC COMMENTS	7/22/05	JK	
7	REVISED PER SDC COMMENTS	7/22/05	JK	
8	REVISED PER SDC COMMENTS	7/22/05	JK	
9	REVISED PER SDC COMMENTS	7/22/05	JK	
10	REVISED PER SDC COMMENTS	7/22/05	JK	
11	REVISED PER SDC COMMENTS	7/22/05	JK	
12	REVISED PER SDC COMMENTS	7/22/05	JK	
13	REVISED PER SDC COMMENTS	7/22/05	JK	
14	REVISED PER SDC COMMENTS	7/22/05	JK	
15	REVISED PER SDC COMMENTS	7/22/05	JK	
16	REVISED PER SDC COMMENTS	7/22/05	JK	
17	REVISED PER SDC COMMENTS	7/22/05	JK	

KNIGHT, MCGUIRE & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND PLANNERS
 80 ROYAL PALM POINT, SUITE 401 VERO BEACH, FL 32946
 PHONE: (772) 569-5505 FAX: (772) 569-1455 E-MAIL: CTV@KnightMcGuire.com

JASON McARTHUR
 MISSION OAKS SUBDIVISION, P.U.D.
 ST. LUCIE COUNTY, FLORIDA

SITE PLAN

DATE: 7/20/05
 SCALE: AS SHOWN
 SHEET NO: 2
 PROJECT NO: 05-021