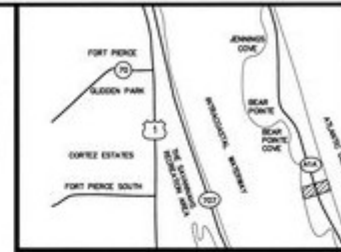
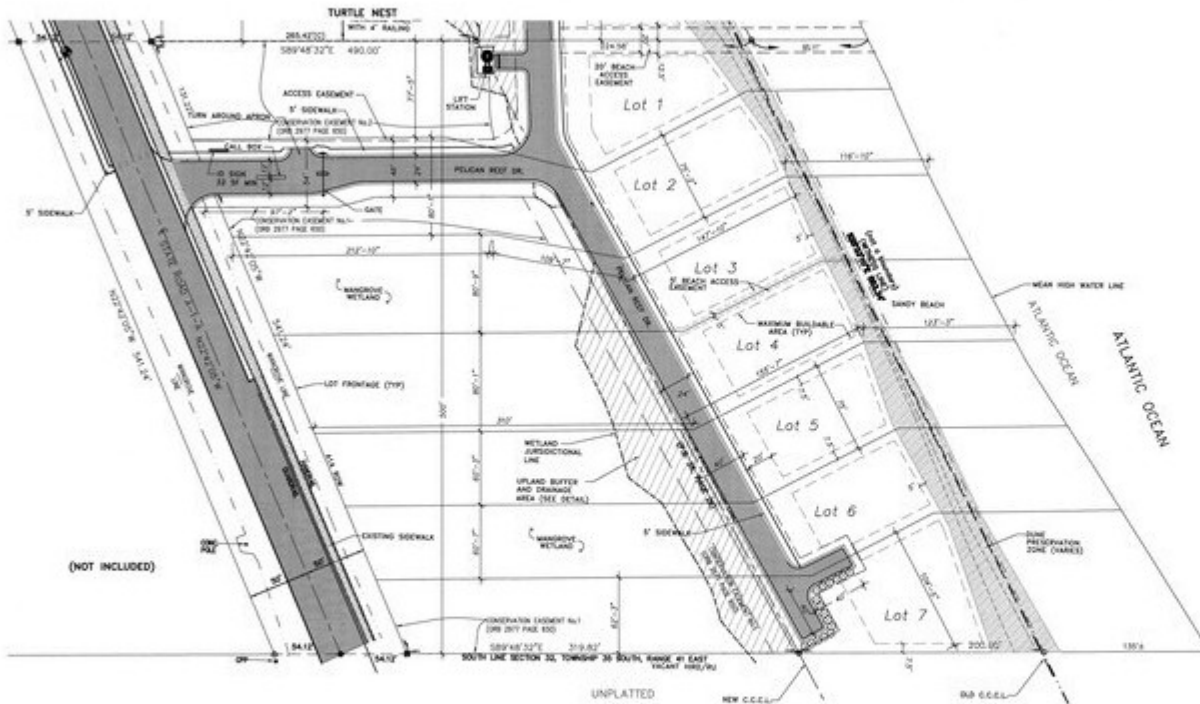


Lot	Subdivisible Area	Gross Area
1	6,392	42,143
2	7,066	43,546
3	6,777	43,432
4	6,576	44,614
5	5,976	39,393
6	5,425	40,232
7	7,414	51,910



VICINITY MAP
NOT TO SCALE



Site Data:

Future Land Use	RU (5 DU/AC)
Zoning Classification	HRD
Existing Use	Vacant
Site Acreage	7.01
Overlaid Units	7
Permitted Area	5.49
Impervious Area	1.52
Pavement	0.52
Subdivisible Area	7.00

4.41 AC Upland (East of Approximate Limits of Upland)
4.41x3 = 22 Units Allowed

Density Proposed 0.43

Development Requirements:	
Maximum Gross Density (RU)	1.03/AC 0.30
Minimum Lot Area	10,000 s.f.
Minimum Road Frontage	15'
Maximum Building Coverage	30%
Maximum Building Height	35'

Setbacks:

Front	25'
Side	7.5'
Side/Corner	20'
Rear	15'

*Min FTFL shall be 18" above lowest supporting beam as determined by individual CCCL residence permitting.
*All lots shall conform to Table 7.10 for RS-4 zoning district.

General Notes:

- 1) All existing public or private roadways within 600' of the project's access points are shown on the aerial provided with this submittal.
- 2) Irrigation will conform to Local and State regulations regarding water conservation. Irrigation reuse water will be used.
- 3) All utilities will be placed underground.
- 4) Site clearing is proposed to commence after obtaining local approval. State and Federal permits have been obtained. See E.L.R.
- 5) Water will be provided by FPCA and sewer will be provided by SLOU.
- 6) Refer to Engineering Drawings for the following information:
Existing and proposed utility and drainage easements
Boundary/topographic/tree survey
Conceptual water and sewer
- 7) All requirements of Section 6.02.03 and Section 6.02.05C, St. Lucie County Land Development Code with regards to wetland and tree protection will be met. See environmental permits.
- 8) All lots will be for sale only.
- 9) A St. Lucie County Stormwater Permit is required for this project per Section 7.07.04 of the St. Lucie County Land Development Code.
- 10) Pelican Reef is a previously approved site plan (see Resolution 08-011). The owner has utilized the previously approved plans to obtain FDEP and ACCE permits and wishes to have the subdivision re-approved of this time. The subject plan is consistent with the prior approved plan; no codes or ordinances have been amended to preclude re-approval.
- 11) Tax ID: 2532-344-0001-000-4, 2532-344-0002-000-1

Applicant: SAMO, LLC
400 Australillon Ave.
6th Floor
West Palm Beach, FL 33401

LEGAL DESCRIPTION

CONV. 3423 PAGE 2887
THE SOUTH 500 FEET OF GOVERNMENT LOTS 5 AND 6 OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA, LIND EAST OF A 100 FOOT RIGHT OF WAY FOR STATE ROAD A-1-A, AND THE SOUTH 500 FEET OF GOVERNMENT LOT 4, SECTION 32, TOWNSHIP 29 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA, LIND WEST OF A 100 FOOT RIGHT OF WAY FOR STATE ROAD A-1-A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



SCALE: 1" = 40'

NO.	DATE	BY	DESCRIPTION

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 20
FORT PIERCE, FLORIDA 34909

- REVISIONS -			
NO.	DATE	BY	DESCRIPTION

NO.	DATE	BY	DESCRIPTION

PELICAN REEF

MINOR SITE PLAN

DATE: 08-15-15
SCALE: 1" = 40'
APP. NO.:
SHEET 1 OF 2