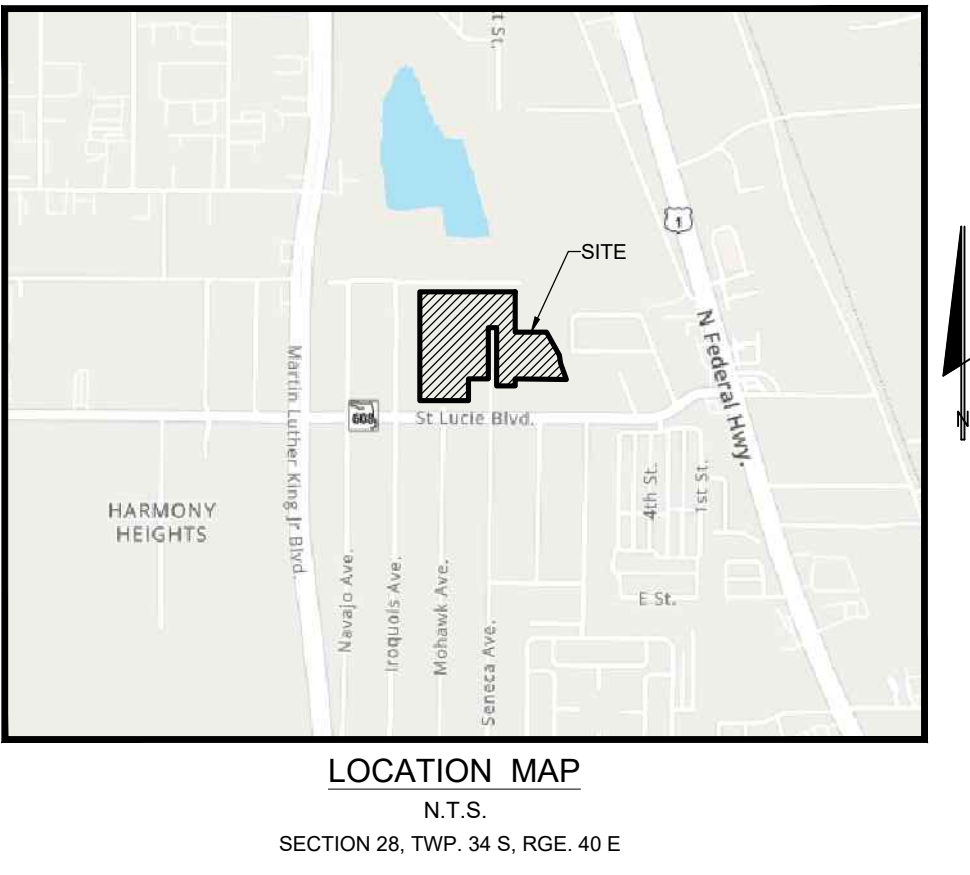


**LEGEND**

	EXISTING GRADE ELEVATION		PROPOSED SAN LATERAL
	PROPOSED ELEVATION		PROPOSED CATCH BASIN
	RUNOFF FLOW DIRECTION		PROPOSED CLEAN OUT
	EXISTING WATER MAIN		PROPOSED ASPHALT PAVEMENT
	EXISTING SEWER MAIN		NEW CONCRETE
	EXISTING GAS MAIN		NUMBER OF PARKING SPACES
	PROPOSED WATER MAIN		TRAFFIC FLOW DIRECTION



**OWNER:**  
 A GREAT HOME LLC  
 751 NW ENTERPRISE DR STE 105  
 PORT ST LUCIE, FL 34986

**PARCEL IDENTIFICATION NUMBERS:**  
 1428-702-1137-000-8  
 1428-702-1182-000-8  
 1428-702-1152-000-9  
 1428-702-1149-000-5  
 1428-702-1133-000-0  
 1428-702-1131-000-6  
 1428-702-1129-000-9  
 1428-602-0037-000-3

**UNIT TOTAL:**  
 108 TOTAL UNITS

**BUILDING SETBACKS:**

	REQUIRED	PROVIDED
FRONT:	25'	25'
REAR:	20'	20'
SIDE:	10'	14'

**PROPERTY CLASSIFICATIONS:**  
 ZONING: RS-3  
 FUTURE LAND USE: RM-9

**UTILITY PROVIDERS:**  
 POTABLE WATER = FPUA  
 WASTEWATER = FPUA  
 IRRIGATION = WELL

**PROPOSED SITE DATA:**

	521,413 S.F.	11.97 AC	100.00%
TOTAL PROJECT AREA			
IMPERVIOUS AREA			
PROP. BUILDINGS	102,016 S.F.	2,342 AC	19.57%
PROP. PAVEMENT/WALKS	109,433 S.F.	2,512 AC	20.99%
PROP. LAKE	65,900 S.F.	1,513 AC	12.64%
TOTAL IMPERVIOUS	277,349 S.F.	6,367 AC	53.19%
TOTAL PERVIOUS	253,775 S.F.	5,826 AC	46.81%
DRY DETENTION	24,157 S.F.	0,555 AC	4.63%
TOTAL OPEN SPACE	319,675 S.F.	7,339 AC	59.45%

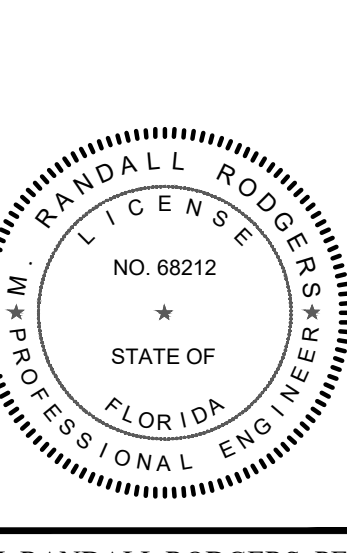


**REVISIONS:**

BY:	DATE:	COMMENT:

**PROJECT:**  
 ST LUCIE BLVD CONDOMINIUMS  
 ST LUCIE COUNTY  
 FLORIDA

**CLIENT:**  
 A GREAT HOME LLC



M. RANDALL RODGERS, PE  
 FLORIDA LICENSE No. 68212  
 4/4/24

PROJECT No.:  
 DRAWN BY: TG  
 CHECKED BY: RR  
 DATE: 4/4/2024

SHEET TITLE:  
**CONCEPTUAL SITE PLAN**

SHEET NUMBER:  
**C-1**

