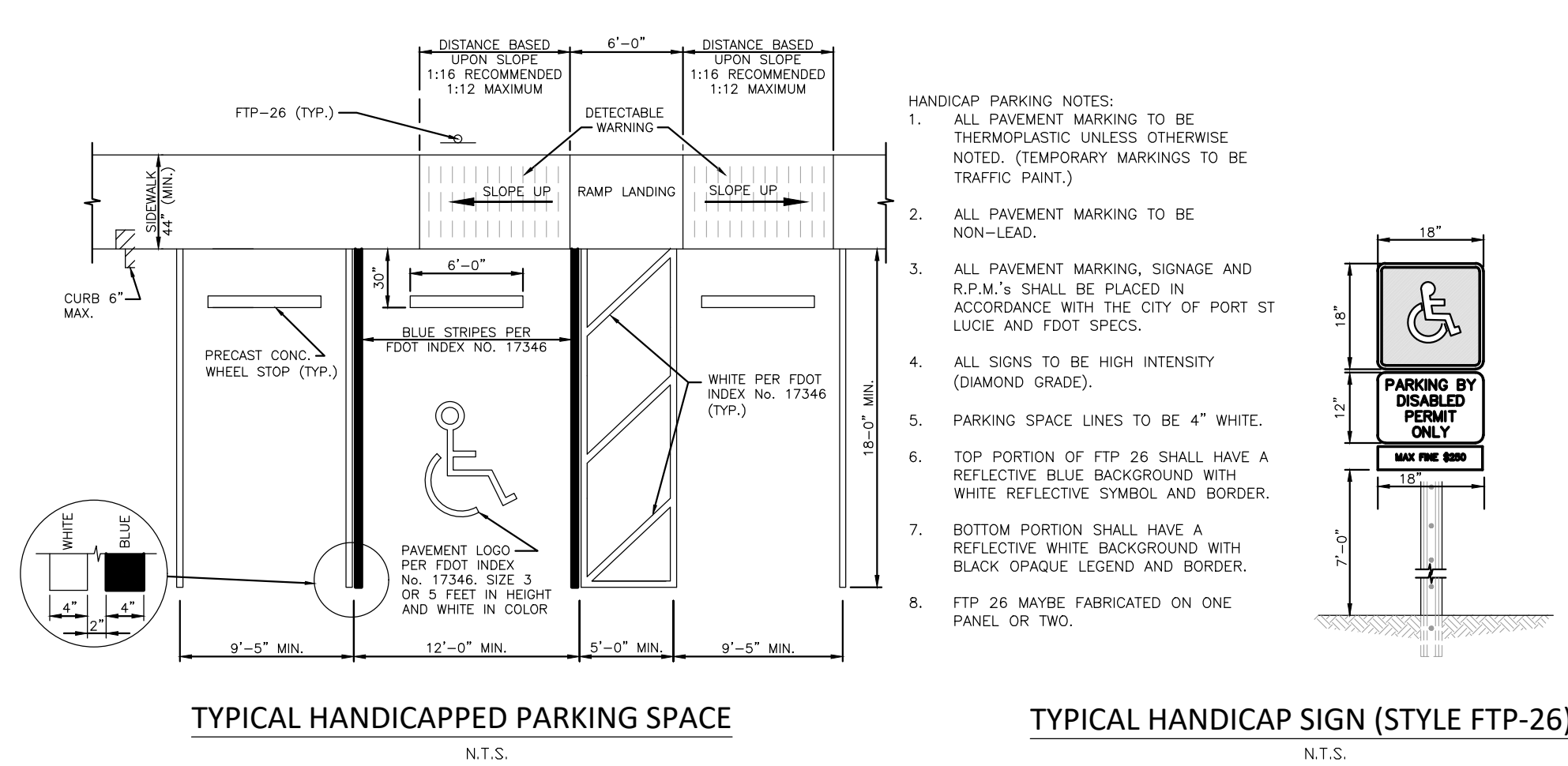




LOCATION KEY MAP  
NTS



TRAFFIC STATEMENT

THE PROPOSED SALES CENTER HAS BEEN DESIGNED TO INCLUDE 8 PARKING STALLS AND 1 ACCESSIBLE PARKING STALL TO ACCOMMODATE MORE THAN THE MAXIMUM NUMBER OF PATRONS THAT HAVE BEEN SEEN DURING PEAK HOURS AT SIMILAR SITES.

DRAINAGE STATEMENT

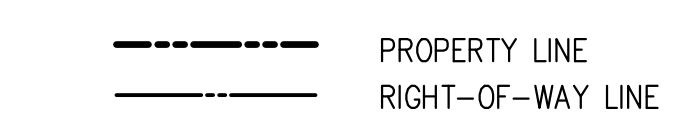
THE STORMWATER FOR THIS PROJECT IS PART OF THE GHO HOMES AT SOUTHERN GROVE AND BECKER ROAD EXTENSION MASTER DRAINAGE SYSTEM. PHASE ONE OF THIS DEVELOPMENT AND THE CONCEPTUAL DESIGN OF THE OVERALL STORMWATER SYSTEM FOR THE PROJECT WILL BE PROCESSED AS A MAJOR MODIFICATION OF THE SOUTHERN GROVES PERMIT (SFWD PERMIT NO. 56-02531-P). AS PART OF THIS MODIFICATION THE SALES CENTER AREA IS SHOWN AS BEING DEVELOPED WITH HOMES, PARKING AREA, AND SIDEWALKS AS WELL AS THE ACCOMPANYING UNDERGROUND INFRASTRUCTURE.

SITE DATA	
TOTAL SITE AREA	354,177.31 sf (8.13ac)
FUTURE LAND USE	NCD
CURRENT ZONING	SLC AGRICULTURAL
PROPOSED ZONING	MPUD
PARCEL ID	4315-700-0032-000-1
TOTAL LOTS IN PHASE I/B*	6 units
62'X140' LOTS	3 units
72'X140' LOTS	3 units
BUILDING MINIMUM SETBACK	
FRONT BUILDING SETBACK	18'
SIDE BUILDING SETBACK	6'
REAR BUILDING SETBACK	10'
PERVIOUS/IMPERVIOUS CALCULATIONS	
PERVIOUS AREA	275,657.68 sf (77.83%)
IMPERVIOUS AREA	78,519.63 sf (22.17%)
PERVIOUS/IMPERVIOUS RATIO	1.31

NOTES:

- THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, 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 WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).

Legend



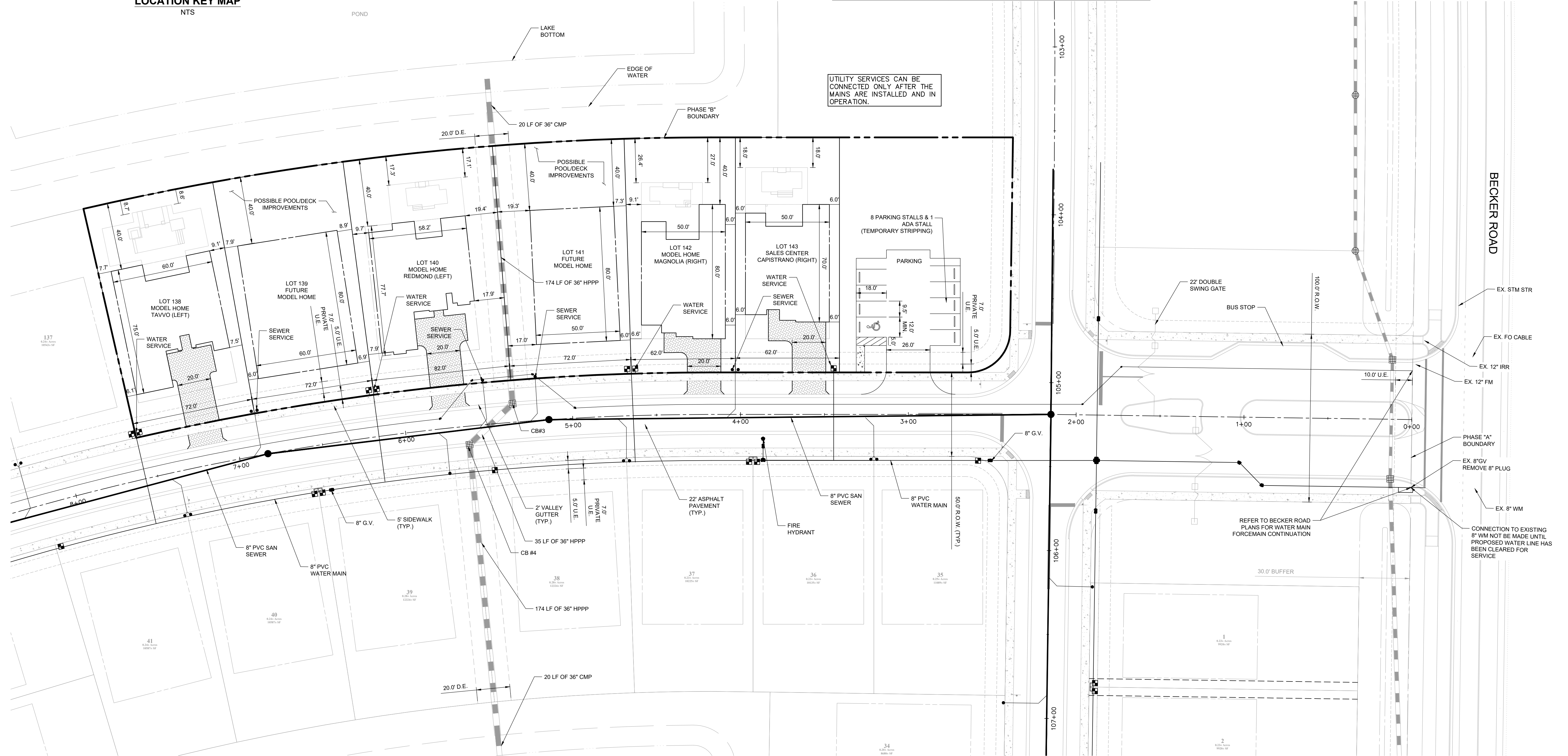
LEGAL DESCRIPTION:

ALL OF TRACT B, ACCORDING TO SOUTHERN GROVE REPLAT NO. 30, AS RECORDED IN PLAT BOOK 87, PAGES 17 THROUGH 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ENVIRONMENTAL SITE ASSESSMENT

LISTED SPECIES WERE NOT OBSERVED DURING THIS EVENT, HOWEVER BASED ON THE HABITAT BEING PRESENT AND THE CRESTED CARACARA CONSULTATION AREA, IT IS RECOMMENDED THAT A SURVEY FOR THIS SPECIES BE CONDUCTED DURING THE ACTIVE NESTING SEASON (JANUARY - APRIL). NO NATIVE HABITAT WAS OBSERVED ON SITE.

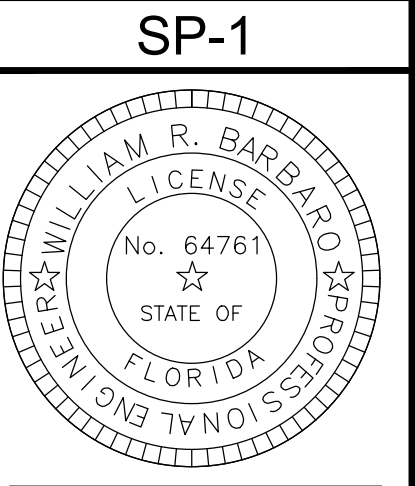
DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO	N/A	N/A	N/A
RARE HABITAT	NO	N/A	N/A	N/A
THREATENED SPECIES	NO	N/A	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
SPECIES OF SPECIAL CONCERN	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	YES	N/A	N/A	N/A



GHO HOMES AT SOUTHERN GROVE MPUD  
PORT ST. LUCIE COUNTY, FL  
MODEL HOME SALES CENTER  
SITE PLAN



SCALE: AS SHOWN  
DATE: 4/9/21  
DRAWN BY: R.F.  
CHECKED BY: W.R.B.  
DESIGNED BY: R.F.



4/9/21 P:\Projects\_2019\190214 - Southern Grove Plat No.2 Phase 1\cad\p\misc\Model Homes Sales Center\190214-SP\_Model Homes.dwg