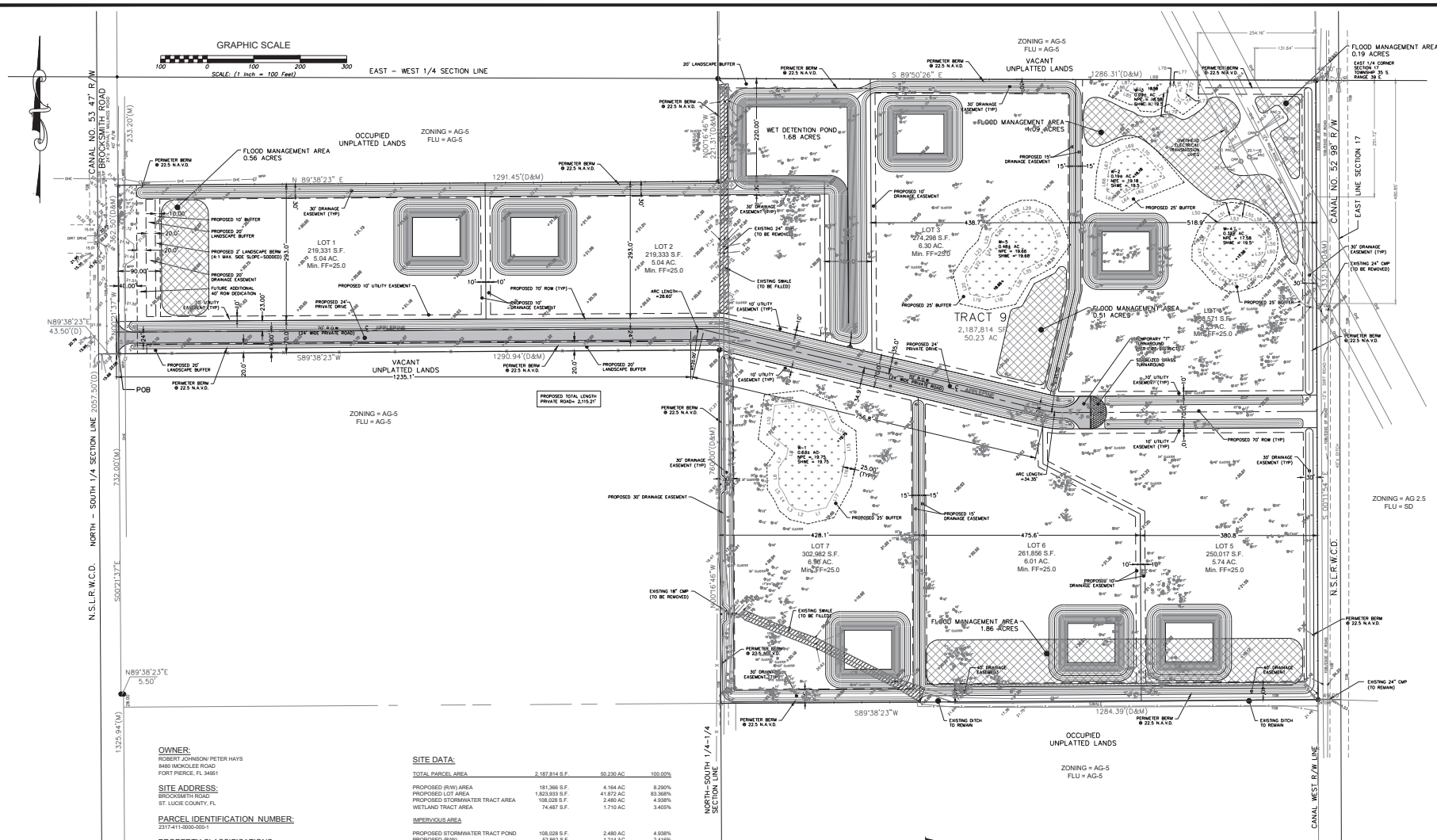


Printed on: Monday, April 24, 2023, 4:42:42 PM by: Robert Johnson, KMA
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OWNER:

ROBERT JOHNSON/PETER HAYS
8480 WICKLEE ROAD
FORT PIERCE, FL 34981

SITE ADDRESS:

BROCKSMITH ROAD
ST. LUCIE COUNTY, FL

PARCEL IDENTIFICATION NUMBER:

2317-411-0000-001

PROPERTY CLASSIFICATIONS:

ZONING: AG-5

FUTURE LAND USE: AG-5

CURRENT USE: AG-5

FLOOD ZONE CLASSIFICATION:

THE AREA HAS BEEN DESIGNATED AS FLOOD ZONE "A"

IN ACCORDANCE WITH FEMA FIRM PANEL 12111C-0175F, DATED 01/01/91.

MIN. BUILDING SETBACKS:

FRONT: 50 FEET

REAR: 30 FEET

SIDE: 20 FEET

MINIMUM LOT WIDTH: 150 FEET

DRAINAGE STATEMENT:

THE PROJECT WILL BE SERVED BY SITE GRADING THAT DIRECTS STORMWATER TO THE PROPOSED SWALE SYSTEM THAT PROVIDES WATER QUALITY PRETREATMENT AND ATTENUATION PRIOR TO A CONTROLLED DISCHARGE TO THE EXISTING DITCH THAT RUNS ALONG THE EAST SIDE OF THE DEVELOPMENT. SPREAD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE PROVIDED.

UTILITY PROVIDERS:

POTABLE WATER: WELL

WASTEWATER: SEPTIC DRAINFIELD SYSTEM

CONSTRUCTION SCHEDULE:

CONSTRUCTION START: DECEMBER 2021

CONSTRUCTION COMPLETION: 120 DAYS

SITE DATA:

TOTAL PARCEL AREA: 2,187,814 S.F. 50.23 AC 100.00%

PROPOSED (R/W) AREA: 181,368 S.F. 4.18 AC 8.26%

PROPOSED LOT AREA: 1,823,933 S.F. 41.87 AC 83.36%

PROPOSED STORMWATER TRACT AREA: 108,028 S.F. 2.48 AC 4.93%

WETLAND TRACT AREA: 74,487 S.F. 1.71 AC 3.40%

IMPERVIOUS AREA:

PROPOSED STORMWATER TRACT POND: 108,028 S.F. 2.48 AC 4.93%

PROPOSED (R/W): 92,860 S.F. 2.14 AC 2.41%

TOTAL IMPERVIOUS AREA: 190,888 S.F. 4.39 AC 7.35%

PERVIOUS OPEN AREA:

PROPOSED (R/W): 128,008 S.F. 2.93 AC 5.97%

PROPOSED LOT AREA: 1,639,870 S.F. 37.64 AC 74.95%

PROPOSED FLOOD COMPENSATION AREA: 184,963 S.F. 4.23 AC 8.41%

WETLAND TRACT AREA: 74,487 S.F. 1.71 AC 3.40%

TOTAL PERVIOUS OPEN AREA: 2,026,924 S.F. 46.53 AC 92.64%

LEGAL DESCRIPTION:

TRACT 9

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 35

1/4 SECTION LINE, A DISTANCE OF 207.50 FEET, TO A POINT 66.92 FEET SOUTH OF NORTHWEST

1/4 SECTION LINE, A DISTANCE OF 207.50 FEET, TO A POINT 66.92 FEET SOUTH OF NORTHWEST

43.30 FEET, TO THE EAST RIGHT-OF-WAY LINE OF BROCKSMITH ROAD AND THE POINT OF BEGINNING;

SECTION LINE, A DISTANCE OF 1286.31 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE

COUNTY, FLORIDA.

CONTAINING 50.23 ACRES, MORE OR LESS.



KMA
ENGINEERING & SURVEYING, LLC
1001 W. AVENUE, SUITE 400
FORT PIERCE, FL 34981
PHONE: (888) 888-8888
WWW.KMA-FL.COM

BY:	DATE:	REVISION:	COMMENT:
ELK	08/17/20	146	(DR) REPORT COMMENTS 08/17/20
ELK	08/24/20	244	(DR) REPORT COMMENTS 08/24/20
ELK	01/15/21	344	(DR) REPORT COMMENTS 01/15/21
IMP	11/15/21	344	(DR) REPORT COMMENTS 11/15/21
PMP	08/22/22	344	(DR) REPORT COMMENTS 08/22/22

MINOR SITE PLAN
BROCKSMITH SUBDIVISION

CLIENT:
ROBERT JOHNSON/
PETER HAYS
ST. LUCIE COUNTY, FLORIDA



DARREN GUETTIER, PE
FLORIDA LICENSE No. 74637
4/24/23

PROJECT NO.: 19-1000
DRAWN BY: ELK
CHECKED BY: ELK
DATE: 06/02/2023
CADD: 20-1048.BIT

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-004

EXISTING WETLAND AREAS NOTE:
THE WETLAND JURISDICTIONAL DETERMINATION WAS PROVIDED BY THE
SOUTH FLORIDA WATER MANAGEMENT DISTRICT, PERMIT NO. 16-10359.P
PROJECT NOTE:
NO FILL DIRT MATERIAL SHALL BE HAULED OFFSITE



