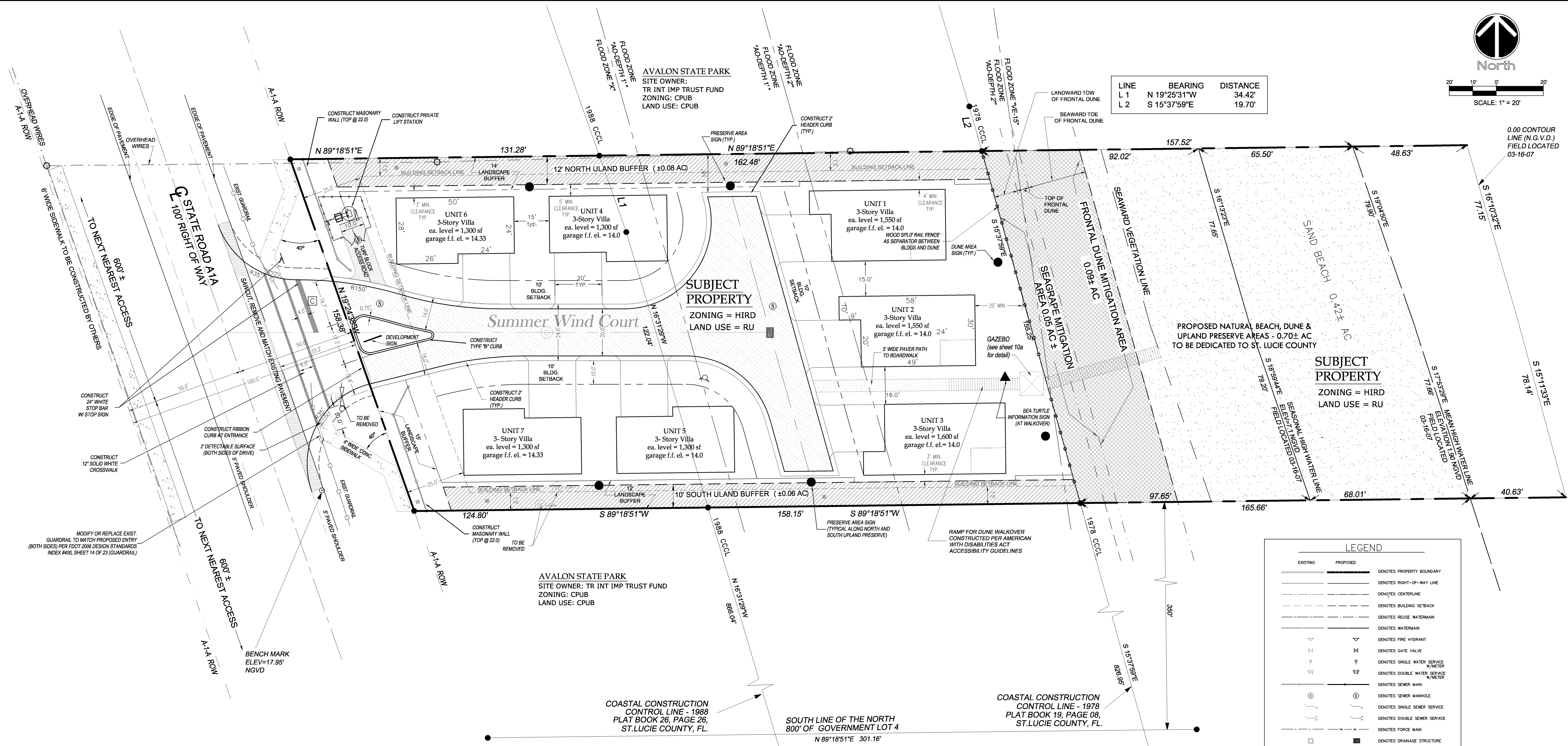




SCALE: 1" = 20'

LINE	BEARING	DISTANCE
L 1	N 19°25'31"W	34.42'
L 2	S 15°37'59"E	19.70'



LEGEND		
EXISTING	PROPOSED	
---	---	DENOTES PROPERTY BOUNDARY
---	---	DENOTES RIGHT-OF-WAY LINE
---	---	DENOTES CENTERLINE
---	---	DENOTES BUILDING SETBACK
---	---	DENOTES REUSE WATERMAN
---	---	DENOTES WATERMAIN
---	---	DENOTES FIRE HYDRANT
---	---	DENOTES GATE VALVE
---	---	DENOTES SINGLE WATER SERVICE
---	---	DENOTES DOUBLE WATER SERVICE
---	---	DENOTES SEMI MAIN
---	---	DENOTES SEMI MANHOLE
---	---	DENOTES SINGLE SEWER SERVICE
---	---	DENOTES DOUBLE SEWER SERVICE
---	---	DENOTES FORCE MAIN
---	---	DENOTES DRAINAGE STRUCTURE
---	---	DENOTES YARD DRAIN
---	---	DENOTES ELEVATION
---	---	DENOTES OVERHEAD LINES
---	---	DENOTES TELEPHONE PEDESTAL
---	---	DENOTES ELECTRIC BOX
---	---	DENOTES POWER POLE/OVERHEAD LINE
---	---	DENOTES 2" SHALLOW WELL (TO BE REMOVED)
---	---	DENOTES WATER METER
---	---	DENOTES SEWER SERVICE
---	---	DENOTES BACKFLOW PREVENTER
---	---	DENOTES CABLE PEDESTAL
---	---	DENOTES ACCESS, UTILITY, DRAINAGE AND LANDSCAPE EASEMENT (SEE SHEET 7)
---	---	DENOTES BRICK PAVERS
---	---	DENOTES DUNE AND BUFFER CONSERVATION EASEMENT (±0.70 AC) TO BE DEDICATED TO S.L.C.
---	---	DENOTES NATURAL BEACH PRESERVE AREA (0.42 AC)
---	---	DENOTES DUNE PRESERVE AREA (0.14 AC)
---	---	DENOTES UPLAND PRESERVE AREA (±0.14 AC)

- GENERAL NOTES:**
- Any exterior lighting shall be in accordance with the approved sea turtle protection plan.
 - Garbage collection shall be curbside.
 - Parking requirements:
7 buildings @ 1 unit each = 7 units
2 spaces per unit = 14 spaces
14 spaces required 14 spaces provided
Required elevation 17.9 ngvd (16.48 rad)
Add 2' for structural grade beam to finished floor Elevation 19.9 ngvd (18.42 rad), then 35' maximum to average Height between eave and ridge for roofs with 4:1 or greater slopes, el.50.3 ngvd (48.82 rad)
 - Everything exterior to the unit is considered "Common Elements" or "limited common elements" as with parking spaces.
 - The new development shall be served with underground electric, cable television, telephone and similar wire service.
 - Dune walkover and gazebo to be accessible in accordance with Americans with Disabilities Act Accessibility Guidelines. (ADAAG)
 - Each building shall have a non-illuminated name/address plaque mounted toward the front and not to exceed 3 s.f..

SITE DATA

PROJECT NAME/ADDRESS: SUMMER WIND
8600 N. HIGHWAY A1A
ST. LUCIE COUNTY, FLORIDA

PROPERTY OWNER: G & G AQUA III, LLC
c/o Karen Smith
8756 LEWISVILLE ROAD
McLEAN, VA 22102
(703) 556-9001 EXT. 8

ENGINEER: DAVID S. KNIGHT, P.E.
KNIGHT, MCGUIRE & ASSOCIATES, INC.
80 ROYAL PALM POINTE, SUITE 401
VERO BEACH, FLORIDA 32960
(772) 569-5505

SURVEYOR: DAVID M. JONES, P.S.M.
DAVID M. JONES LAND SURVEYOR & MAPPER
3899 38TH SQUARE
VERO BEACH, FLORIDA 32960
(772) 567-9875

SEC-TOWNSHIP-RANGE: SECTION 3, TOWNSHIP 34 S, RANGE 40 E

TAX PARCEL NO. (S): 1403-130-0001-0007

F.D.O.T.: STATE SECTION 94060, MILE POST 6.0
POSTED 45 MPH, ACCESS CLASS 4

100 YEAR FLOOD PLAIN: ZONE X, ZONE AO DEPTH 1', ZONE AO DEPTH 2', AND ZONE VE15. MAP NUMBER 12111C0087 G, DATED NOVEMBER 4, 1982. THIS SITE LIES WITHIN A COBRA ZONE. *NO FLOOD INSURANCE AVAILABLE FOR STRUCTURES NEWLY BUILT OR SUBSTANTIALLY IMPROVED ON OR AFTER 11-16-90*.

LEGAL DESCRIPTION: THE SOUTH 150 FEET OF THE NORTH 450 FEET OF GOVERNMENT LOT 4 LYING EAST OF FLORIDA STATE ROAD A-1A, SECTION 3, TOWNSHIP 34 SOUTH, RANGE 40 EAST, TOGETHER WITH ALL LITTORAL RIGHTS THEREUNTO APPEARING.

EXISTING SITE CONDITIONS:
PRESENT CONDITION: PREVIOUSLY SINGLE FAMILY HOME ON 1.51 ACRE SITE, BUILDING & BUILDING PAIRS DESTROYED IN 2004 HURRICANE AND REMOVED.
SOILS:
1. PALM BEACH (#27)
2. BEACHES (#8) (INFORMATION OBTAINED FROM THE SOIL SURVEY OF ST. LUCIE COUNTY, PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE (USDA) SOIL CONSERVATION SERVICES (SCS).
TOPOGRAPHY:
VARIES FROM 0.0 NGVD (-1.48 NAD) AT THE ATLANTIC OCEAN TO 18.48 NAVD (17.0 NAD) AT THE CENTERLINE OF SR A1A.
DRIVEWAY:
FOOT EXISTING DRIVEWAY, ON-SITE EXISTING ROCK BASE DRIVEWAY
WATER & SEWER:
WELL AND SEPTIC INFRASTRUCTURE FOR SINGLE FAMILY HOME EXISTING ON SITE.

DEVELOPMENT PARAMETERS:
ZONING: HIRD
LAND USE: RU
ADJACENT PROPERTY ZONING: CPUB
ADJACENT PROPERTY LAND USE: CPUB
MIN. BUILDING SETBACKS:
FRONT: 25
SIDE: 7.5
REAR: FLOOD ZONE VE LINE AND LIMITS OF MAJOR STRUCTURE LINE
GARAGE FIN. FL. EL.: 19.9 ngvd (LOWEST HORIZ. STRUCT. MEMBER = 17.9)
1st FLOOR LEVEL: 26.0 ngvd
MAX. BLDG. HEIGHT: (MEAS. FROM MIN. FF. EL. OF 19.9) + 35 = 54.9 ngvd
PROP. BLDG. HEIGHT: 50.3 ngvd
MAX. BLDG. COVER: 30%
WATER & SEWER: CONNECT TO EXISTING ST. LUCIE COUNTY UTILITIES USE ALL EXISTING UTILITY SERVICES AS APPLICABLE.

DEVELOPMENT IMPACT FOOTPRINT:
PREVIOUSLY CLEARED: 1.51 AC
CURRENTLY PROPOSED: 1.51 AC

DENSITY/DWELLING UNIT CALCULATIONS:
TOTAL ACREAGE = 1.51 AC
- ALLOWABLE = (5 UNITS/AC * 1.51 AC) = 7.75 UNITS
TOTAL ALLOWED = 7 UNITS

TRAFFIC:
SINGLE FAMILY RESIDENTIAL PER I.T.E. TRIP GENERATION 7TH EDITION
PARKING: 2 PARKING SPACES PER UNIT REQUIRED
- UP TO 1/2 SPACE PER UNIT MAY BE STABILIZED GRASS
7 UNITS * 2 = 14 SPACES
TRIPS: 7 UNITS
A.M. PEAK HOUR = 5 (1 ENTER, 4 EXIT)
P.M. PEAK HOUR = 7 (4 ENTER, 3 EXIT)

CONSERVATION AREA:
NORTH UPLAND BUFFER AREA: 0.08 AC ±
SOUTH UPLAND BUFFER AREA: 0.06 AC ±
NATURAL BEACH PRESERVE AREA: 0.42 AC ±
DUNE PRESERVE AREA: 0.14 AC ±
TOTAL BUFFER AREA: 0.70 AC ±
STORM WATER MANAGEMENT:
THE STORM WATER MANAGEMENT SYSTEM IS EXFILTRATION TRENCH & SWALE PERCOLATION TO DETAIN ALL REQUIRED STORM WATER RUN-OFF. ALL TREATED WATER SHALL PERCOLATE THROUGH THE SOIL ON PROJECT'S SITE.
DRAINAGE AREA:
PRE DEVELOPMENT PERVIOUS AREA: UNKNOWN
PRE DEVELOPMENT IMPERVIOUS AREA: UNKNOWN, REMOVED POST HURRICANES 2004
(MEAS. FROM MIN. FF. EL. OF 19.9) / 100%
POST DEVELOPMENT PERVIOUS AREA: 1.51 AC / 100%
POST DEVELOPMENT IMPERVIOUS AREA: 43,480 SF = 1.00 AC / 66.2%
POST DEVELOPMENT IMPERVIOUS AREA: 22,288 SF = 0.51 AC / 33.8%

PROJECT LAND USE:
7 SINGLE-FAMILY DETACHED CONDOMINIUM BUILDINGS ON PROPOSED MULTI-FAMILY SITE, 7 TOTAL UNITS
METHOD OF CONVEYANCE:
FEE SIMPLE - SINGLE UNIT SALE (CONDOMINIUM)
CONSTRUCTION SCHEDULE:
COMMENCE: 12/08
COMPLETION: 5/09
ALL MITIGATION PLANTING AND DUNE WALKOVER TO COMMENCE WITHIN THREE MONTHS FOLLOWING SITE PLAN APPROVAL. SEE DUNE & UPLAND PRESERVE PLAN (SHEET 11) FOR TIMEFRAMES AND DETAILS ON PLANTING.

COASTAL CONSTRUCTION CONTROL LINE - 1988
PLAT BOOK 26, PAGE 26, ST. LUCIE COUNTY, FL.

SOUTH LINE OF THE NORTH 800' OF GOVERNMENT LOT 4
N 89°18'51"E 301.16'

COASTAL CONSTRUCTION CONTROL LINE - 1978
PLAT BOOK 19, PAGE 08, ST. LUCIE COUNTY, FL.

Drawing name: A:\05-049 SUMMER WIND\Drawings\Civil\Current\Site Plans\05-049 Site Plans\2009-04-21.dwg by Arnon Shalitin on Apr 22, 2009 - 9:28am

G.	Revised per FWCC approved lighting plan	11/25/08	CAH	
F.	Resubmittal to St. Lucie County - Minor Site Plan	10/20/08	CAH	
E.	Resubmittal to St. Lucie County - Minor Site Plan	06/18/08	CAH	05-049 current r3.dwg
D.	Resubmittal to St. Lucie County - Minor Site Plan	12/10/07	CAH	DESIGNED TM/DJM
C.	Modified D-2	10/30/07	CAH	DRAWN DJM
B.	Resubmittal to St. Lucie County - Minor Site Plan	7/11/07	CAH	CHECKED TM
A.	Resubmittal to St. Lucie County - Minor Site Plan	1/19/07	CAH	SCALE 1" = 20'
MARK	REVISION	DATE	BY	DATE
		10/20/2008		

KNIGHT, MCGUIRE & ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
80 ROYAL PALM POINTE, SUITE 401 VERO BEACH, FL 32960
PHONE: (772) 569-5505 FAX: (772) 569-1455 E-MAIL: Civl@KnightMcGuire.com
CERTIFICATE OF AUTHORIZATION NUMBER - 00006335

SUMMER WIND
ST. LUCIE COUNTY, FLORIDA

SITE PLAN

DATE:	Scott B. McGuire, P.E.	DATE:	David S. Knight, P.E.	PROJECT NO.	05-049
	Fl. Reg No. 39573		Fl. Reg No. 41060		SHEET