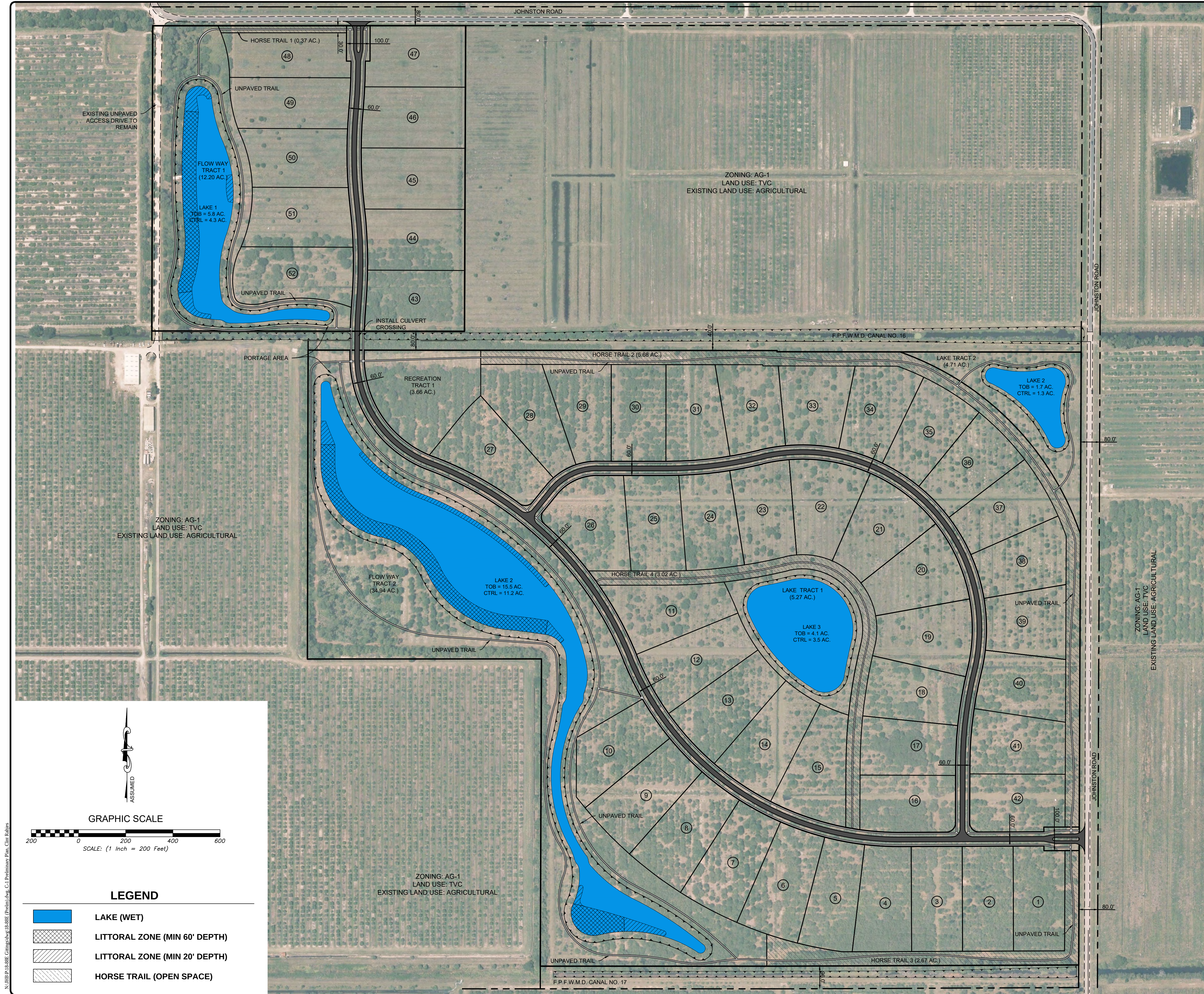




SITE DATA

PROJECT NAME: 205+ Ac. Johnston Road Planned Country Subdivision

PROJECT LOCATION: The project lies within St Lucie County in Section 22, Township 34 south, Range 39 east.

INTENDED USE: Planned Country Subdivision

APPLICANT: CN St. Lucie, LLC
8250 SW 27th Avenue
Ocala, FL 34476

ENGINEER/SURVEYOR: Carter Associates, Inc.
1708 21st Street
Vero Beach, Florida 32960
(772) 562-4191

ZONING: AG-1 (Re-Zone to PCS)

LAND USE: TVC

FLOOD ZONE: Zone X FIRM Map Panel 12111C0070J, Dated 2/16/12

SITE CALCULATIONS:

Site Area:			
North Parcel	1,716,968 SF	39.42 Ac	
South Parcel	7,247,315 SF	166.38 Ac	
Total	8,964,283 SF	205.79 Ac	

Common Open Space Areas:

Flow Way Tract 1	531,595 SF	12.20 Ac	
Flow Way Tract 2	1,521,796 SF	34.94 Ac	
Lake Tract 1	229,645 SF	5.27 Ac	
Lake Tract 2	205,235 SF	4.71 Ac	
Rec. Tract 1	159,408 SF	3.66 Ac	
Horse Trail 1	16,153 SF	0.37 Ac	
Horse Trail 2	247,248 SF	5.68 Ac	
Horse Trail 3	116,446 SF	2.67 Ac	
Horse Trail 4	131,416 SF	3.02 Ac	
Total	3,158,942 SF	72.52 Ac	35.24%

Right-of-Way Areas:

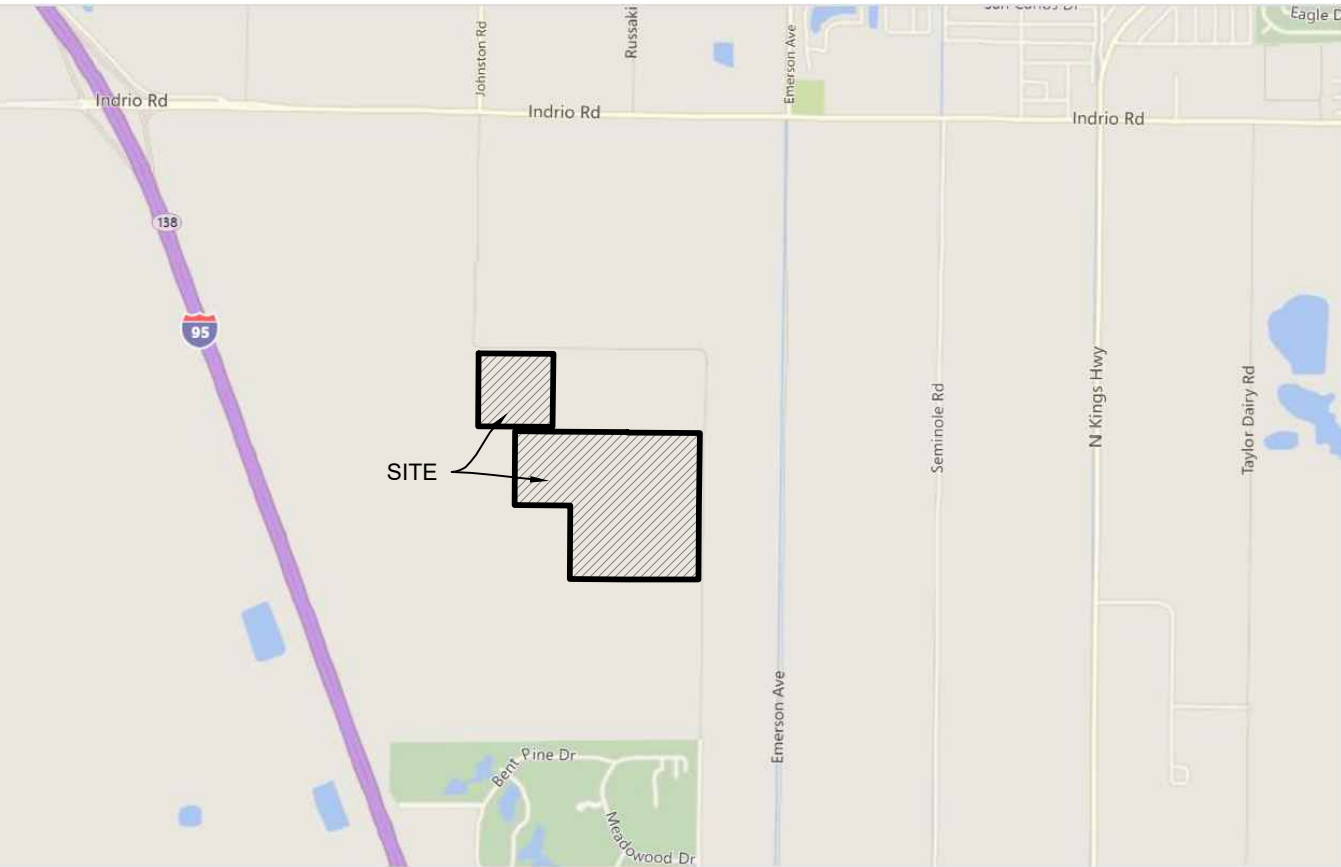
North Parcel	83,842 SF	1.92 Ac	
South Parcel	446,743 SF	10.26 Ac	
Total	530,585 SF	12.18 Ac	5.92%

Impervious Areas:

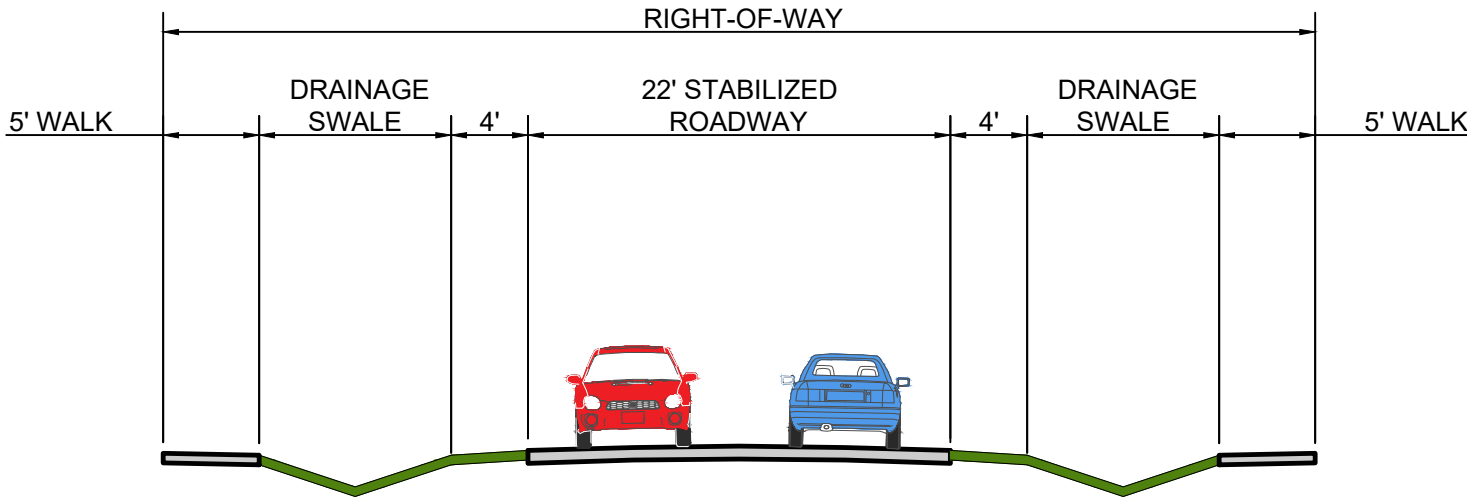
Stabilized Roadway	181,213 SF	4.16 Ac	
Trails/Walks	195,372 SF	4.49 Ac	
Total	376,585 SF	8.65 Ac	4.20%

No. of Lots: 52 Units

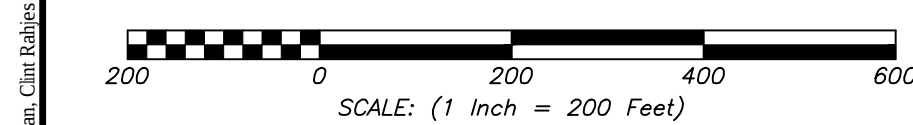
Proposed Density: 0.25 Units/Acre



LOCATION MAP
N.T.S.



TYPICAL 60' RIGHT-OF-WAY
N.T.S.



LEGEND

- LAKE (WET)
- LITTORAL ZONE (MIN 60" DEPTH)
- LITTORAL ZONE (MIN 20" DEPTH)
- HORSE TRAIL (OPEN SPACE)

NO.	REVISION	BY	DATE

CN St. Lucie, LLC
8250 SW 27th Avenue
Ocala, FL 34476

TEL: FAX:

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180

JOHN H. BLUM, P.E.
FLORIDA LICENSE No. 45813
CARTER ASSOCIATES, INC.

SIGNATURE DATE
COA 205 / LB 205

DATE : Oct 2018
PROJ. # : 18-88E
DRAWN BY: CJR
APPD. BY : JHB
PLOT BY : Clint Rahjes
FILE NAME :
REF. # :
F.B. & PG. : Value

205+ Ac. Johnston Road Planned Country Subdivision
St. Lucie County, Florida

Preliminary Plan

SHEET

C-1