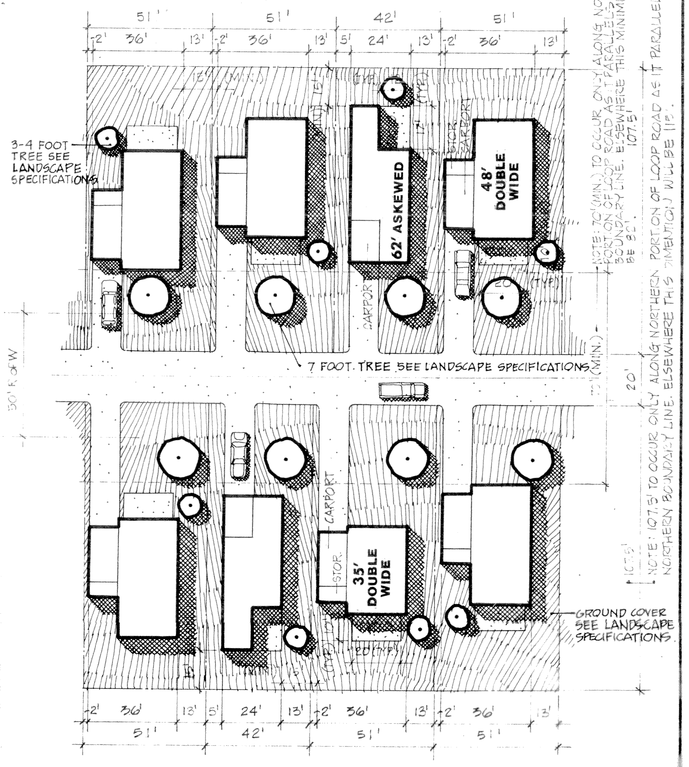
GENERAL LANDSCAPE SPECIFICATIONS

EACH LOT WILL HAVE 2 TREES. ONE TREE WILL BE 7 FT. TALL WHEN PLANTED & ONE TREE WILL BE 3-4 FT. TALL WHEN PLANTED. THE TREES WILL BE SELECTED FROM THE FOLLOWING SPECIES:

- BOTTLE BRUSH
- COCOS PLIMOSA
- TREE LIGUSTRUM
- SCHEFFLERA

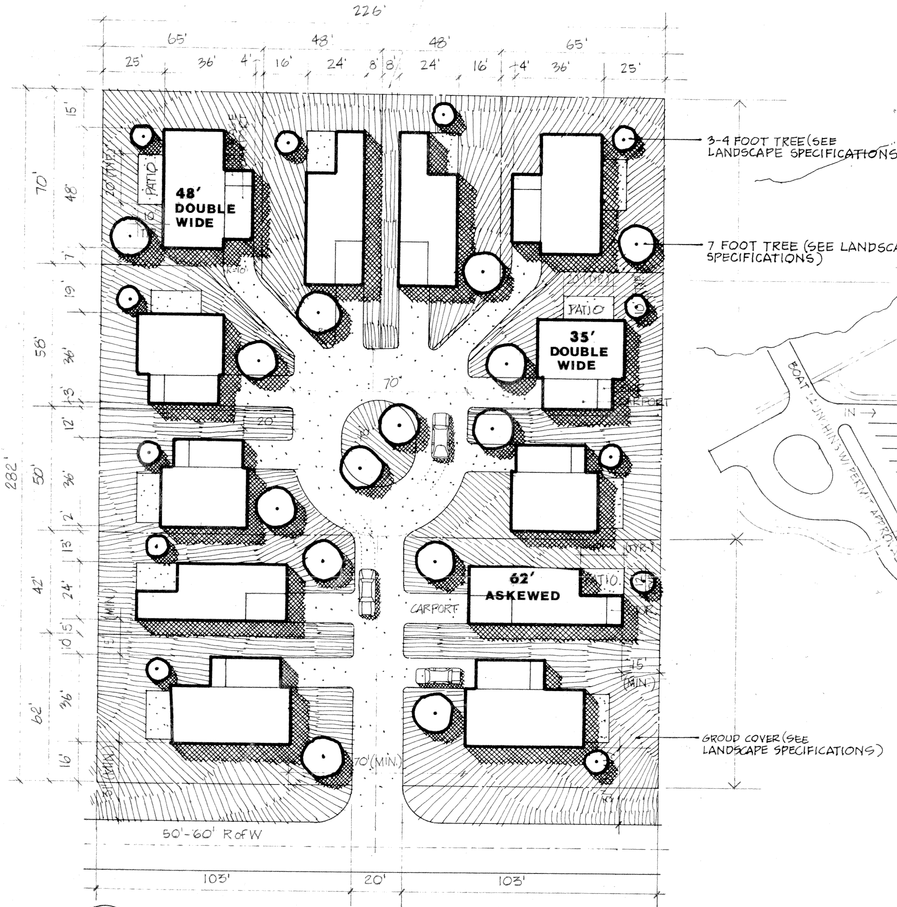
EACH CUL-DE-SAC ISLAND WILL HAVE 2 TREES 7 FT. TALL WHEN PLANTED SELECTED FROM THE ABOVE SPECIES.

EACH LOT WILL BE SEEDED WITH A MIXTURE OF PENSACOLA BAHIA AND A SMALL PERCENTAGE OF BERMUDA AND FESCUE.

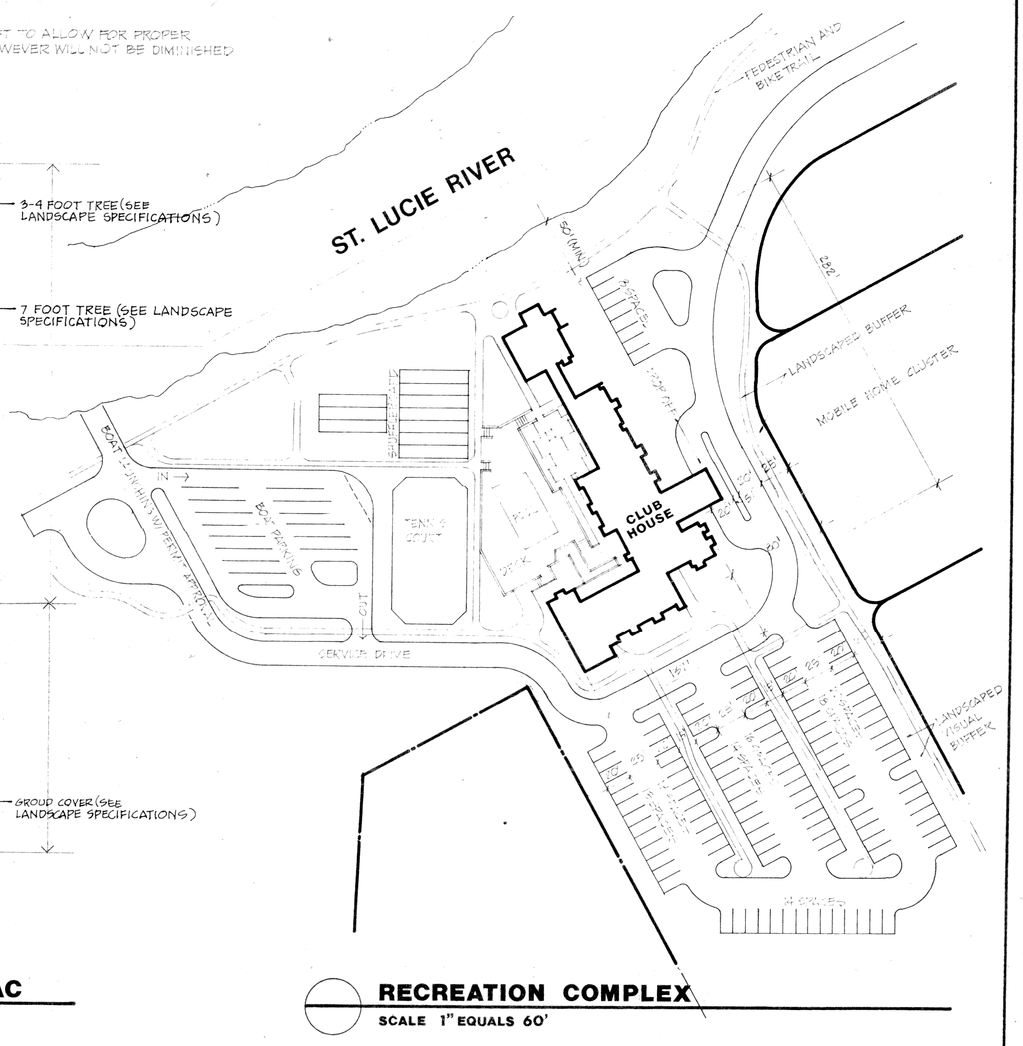


1 / 7A **LANDSCAPE PLAN PRIMARY ROAD**
SCALE 1" EQUALS 30'

* SPACING IN SOME AREAS MAY SHIFT TO ALLOW FOR PROPER DRAINAGE. MINIMUM SPACING HOWEVER WILL NOT BE DIMINISHED



2 / 7A **LANDSCAPE PLAN - TYPICAL CUL-DE-SAC**
SCALE 1" EQUALS 30'



RECREATION COMPLEX
SCALE 1" EQUALS 60'

LANDSCAPE PLANS

SPANISH LAKES

A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT/PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

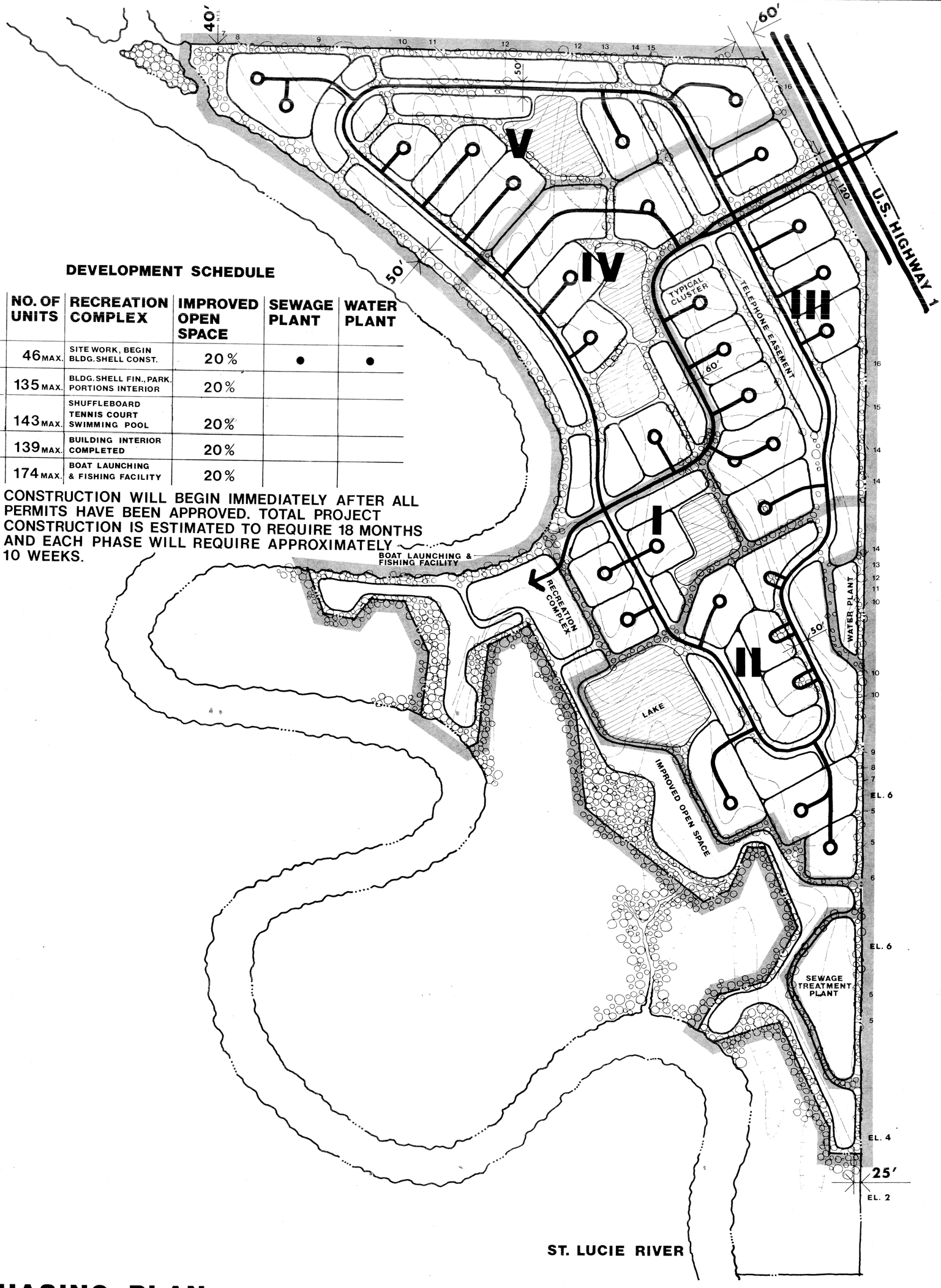
SCALE: VARIES

SHEET 7A OF 11
DATE: 6/4/76
REVISED:
REVISED:
REVISED:

DEVELOPMENT SCHEDULE

PHASE	NO. OF UNITS	RECREATION COMPLEX	IMPROVED OPEN SPACE	SEWAGE PLANT	WATER PLANT
I	46 MAX.	SITE WORK, BEGIN BLDG. SHELL CONST.	20 %	•	•
II	135 MAX.	BLDG. SHELL FIN., PARK. PORTIONS INTERIOR	20 %		
III	143 MAX.	SHUFFLEBOARD TENNIS COURT SWIMMING POOL	20%		
IV	139 MAX.	BUILDING INTERIOR COMPLETED	20 %		
V	174 MAX.	BOAT LAUNCHING & FISHING FACILITY	20 %		

NOTE: CONSTRUCTION WILL BEGIN IMMEDIATELY AFTER ALL PERMITS HAVE BEEN APPROVED. TOTAL PROJECT CONSTRUCTION IS ESTIMATED TO REQUIRE 18 MONTHS AND EACH PHASE WILL REQUIRE APPROXIMATELY 10 WEEKS.



PHASING PLAN

SPANISH LAKES

A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT / PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

SCALE 1" = 200'
0 100 400
50 200

SHEET 9 OF 11
DATE: 2/27/76
REVISED: 6/4/76
REVISED:
REVISED:

DRAINAGE CRITERIA:

STRUCTURES - protection from a 100 year frequency storm

ROADS & PARKING - protection from a three year frequency storm

OUTFALL TO ST. LUCIE RIVER - quality and quantity as determined by Central and Southern Flood Control District

LOT COVERAGE

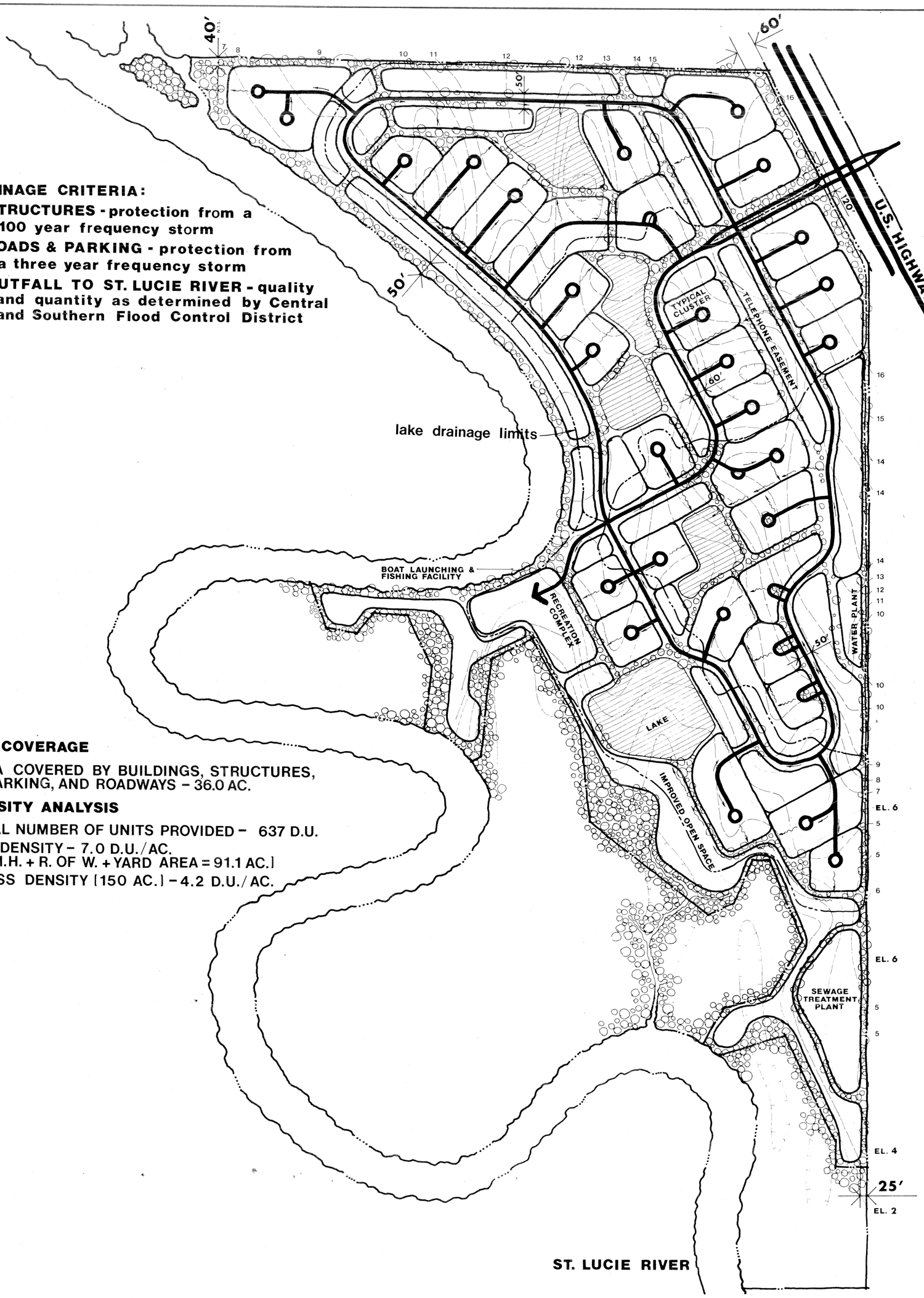
AREA COVERED BY BUILDINGS, STRUCTURES, PARKING, AND ROADWAYS – 36.0 AC.

DENSITY ANALYSIS

TOTAL NUMBER OF UNITS PROVIDED – 637 D.U.

NET DENSITY – 7.0 D.U./AC.
(M.H. + R. OF W. + YARD AREA = 91.1 AC.)

GROSS DENSITY (150 AC.) – 4.2 D.U./AC.



CONCEPTUAL DRAINAGE PLAN

SPANISH LAKES

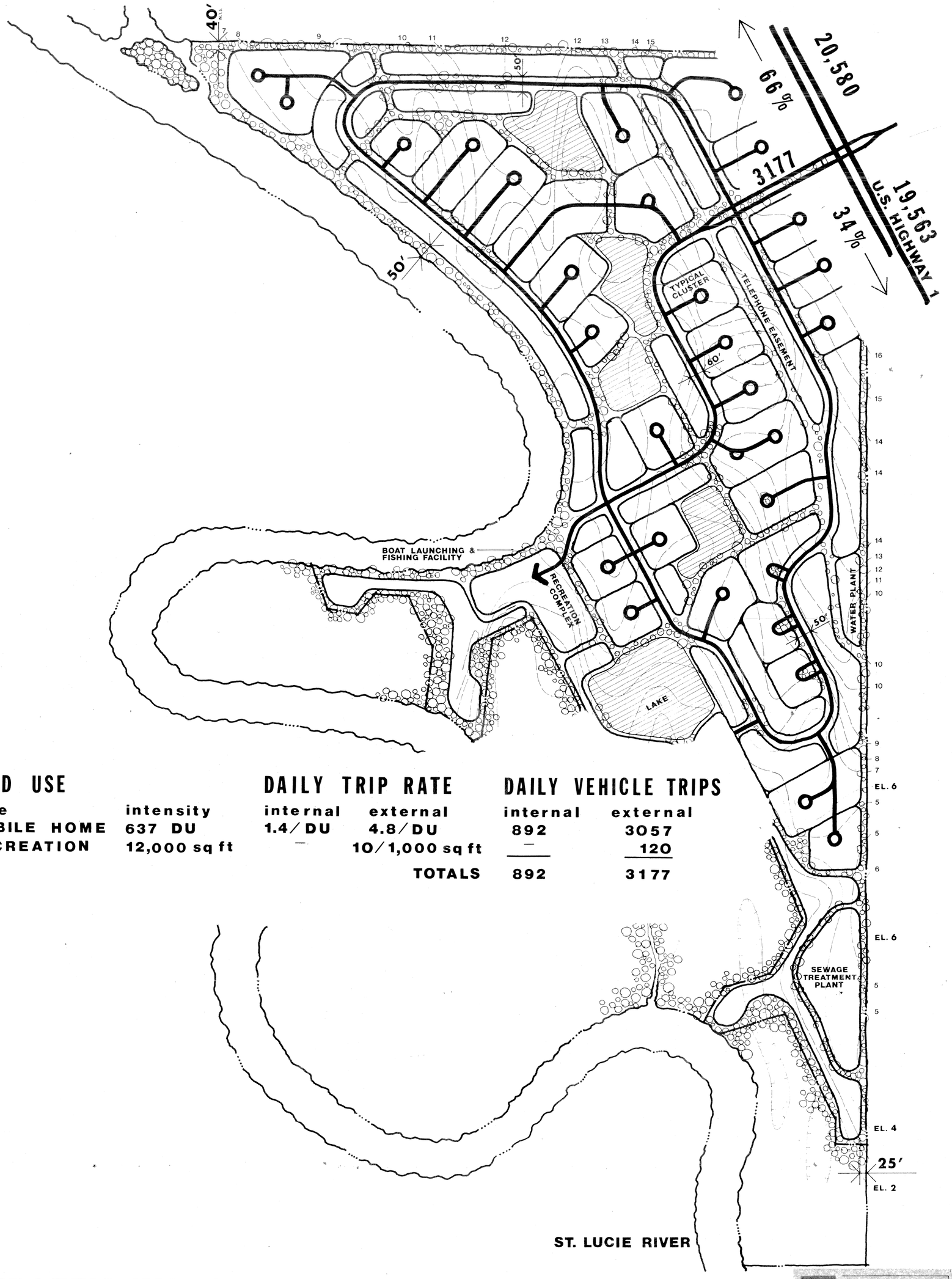
A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT/PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

CIVIL ENGINEERING BY:
C F S and ASSOCIATES
FT. PIERCE, FLORIDA

SCALE 1" = 200'
0 100 400
50 200

SHEET 10 OF 11
DATE: 2/27/76
REVISED:
REVISED:
REVISED:



LAND USE

type	intensity
MOBILE HOME	637 DU
RECREATION	12,000 sq ft

DAILY TRIP RATE

internal	external
1.4/DU	4.8/DU
—	10/1,000 sq ft

DAILY VEHICLE TRIPS

internal	external
892	3057
—	120
TOTALS 892	3177

TRAFFIC IMPACT

8# **SPANISH LAKES** RIVERFRONT

A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT/PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

tai TIPTON ASSOCIATES INCORPORATED ORLANDO

SCALE 1"=200'
0 100 400
50 200

SHEET 11 OF 11
DATE: 3/1/76
REVISED:
REVISED:
REVISED:

ST. LUCIE RIVER

CLUB HOUSE SITE

LAKE NO. 3

LAKE NO. 4

33' A.T.&T. EASEMENT

25' BUFFER ZONE

IMPROVED OPEN SPACE

#8

SPANISH LAKES LOT LAYOUT

C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS

DRAWN BY D.F.	DESIGNED BY	FILE NO. 7231
SCALE 1"=100'	DATE 6-7-76	JOB NO. 3
		SHEET 3 OF 5

ST. LUCIE RIVER

RECREATION AREA

LAKE NO. 3

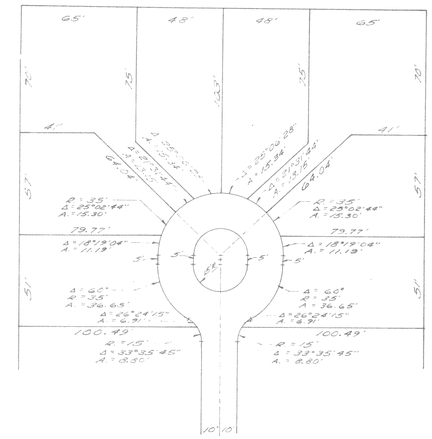
LAKE NO. 4

33' A.T.&T. EASEMENT

25' BUFFER ZONE

IMPROVED OPEN SPACE

UTILITY AREA



TYPICAL CUL DE SAC

#8

SPANISH LAKES LOT LAYOUT

C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS

DRAWN BY D.P.	DESIGNED BY	FILE NO. 7531
SCALE 1"=100'	DATE 6-7-76	JOB NO. 3
		SHEET 3 OF 5

INSPECTED
E ENERGIZED

ST. LUCIE RIVER

RECREATION AREA

LAKE NO. 4

LAKE NO

33' A.T.&T. EASEMENT

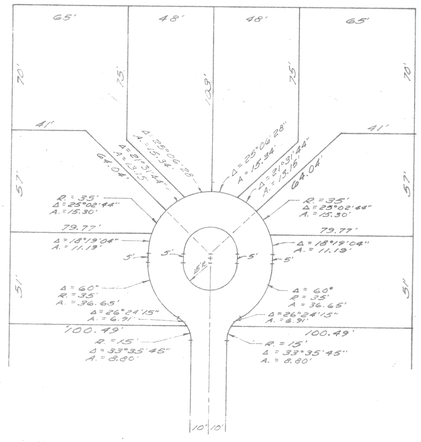
25' BUFFER ZONE

DRAINAGE EASEMENT

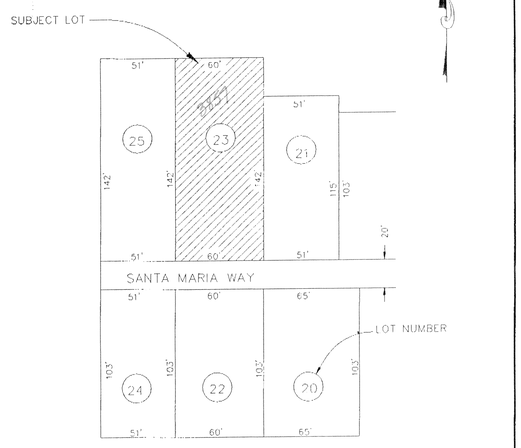
LAGOS

DVED OPEN SPACE

UTILITY AREA



TYPICAL CUL DE SAC



Revised 11/6/90
See letter in File
from Chester Wynn

SPANISH LAKES RIVERFRONT
LOT LAYOUT

FILE: HARVEY-1 (CPU A) SCALE: 1" = 50' DATE: 11/06/90

8

SPANISH LAKES
LOT LAYOUT

C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS			
DRAWN BY D.K.	DESIGNED BY	JOB NO. 5	FILE NO. 7591
SCALE 1"=100'	DATE 6-7-76	SHEET C OF	

RIVER PARK

40' BUFFER ZONE

INSPECTED

E ENERGIZED

26908 - Revised Pad 4/79

26909 9/14/79

26932 7/27/79

LAKE NO. 1

ST. LUCIE RIVER

LAKE NO. 2

60' BUFFER ZONE

E U.S. HIGHWAY NO. 1

33' A.T.&T. EASEMENT

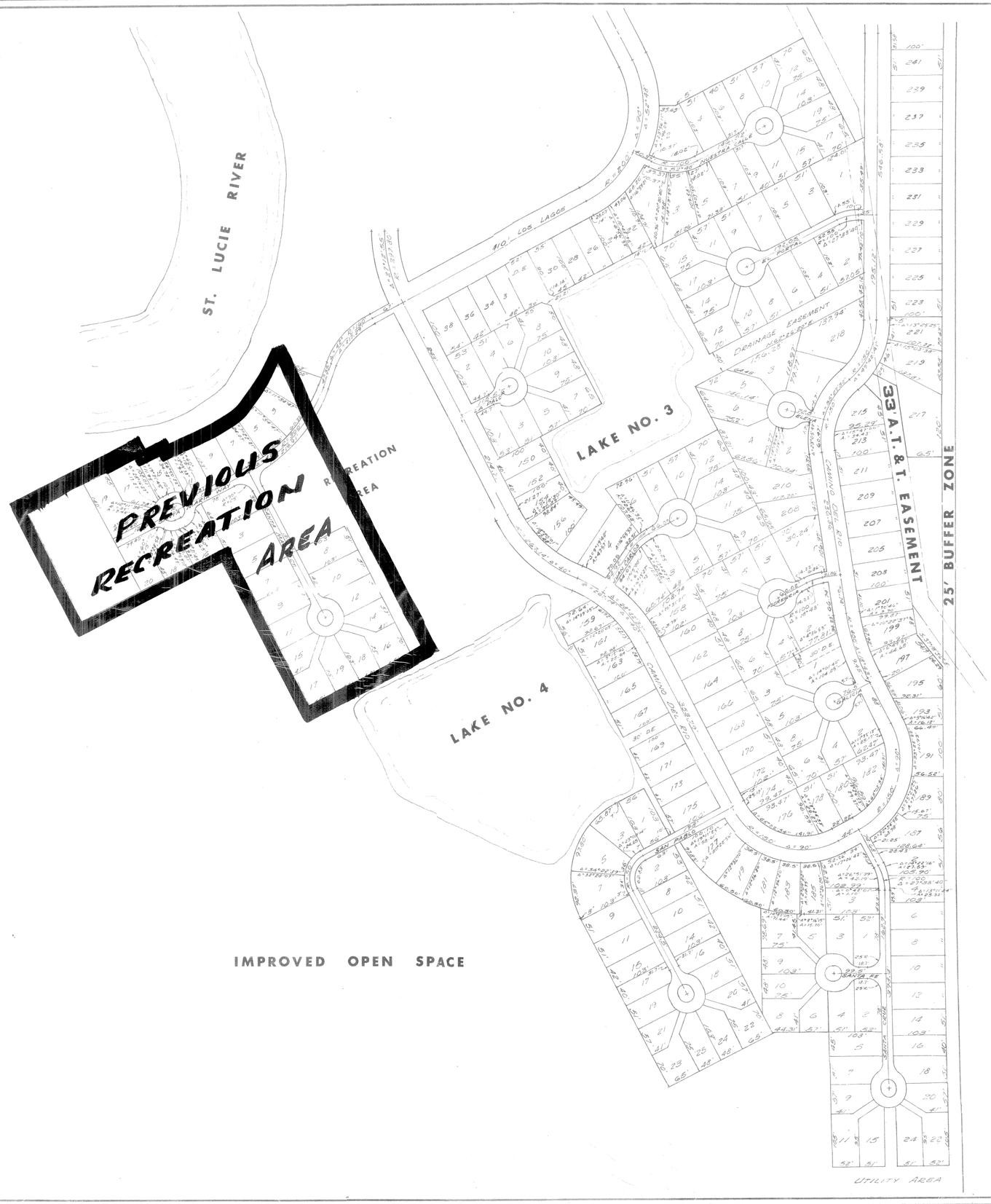
UNDEVELOPED ACREAGE

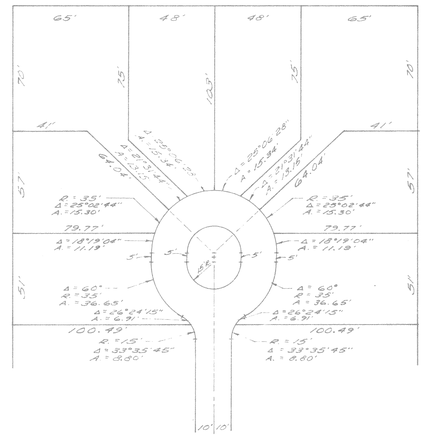
SPANISH LAKES
LOT LAYOUT

C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS

DRAWN BY O.F.	DESIGNED BY B.C.	FILE NO. 73-11
SCALE 1"=100'	DATE 12-17-76	JOB NO. 3
		SHEET 1 OF 2





TYPICAL CUL DE SAC

#8

SITE PLAN APPROVED
DATE 12.1.76
BOARD OF COUNTY COMMISSION
Chairman

SPANISH LAKES
LOT LAYOUT

C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS		FILE NO. 7531
DRAWN BY D.F.	DESIGNED BY	JOB NO. 3
SCALE 1"=100'	DATE 6-7-76	SHEET OF

RIVER PARK

40' BUFFER ZONE

PREVIOUS LAKE No. 1

LAKE NO. 1

ST. LUCIE RIVER

60' BUFFER ZONE

℄ U.S. HIGHWAY NO. 1

PREVIOUS LAKE No. 2

LAKE NO. 2

33' A.T.&T. EASEMENT

UNDEVELOPED ACREAGE

#8

SITE PLAN APPROVED

DATE 12-21-76

BOARD OF COUNTY COMMISSION

Chairman

SPANISH LAKES LOT LAYOUT

C F S and ASSOCIATES, INC.

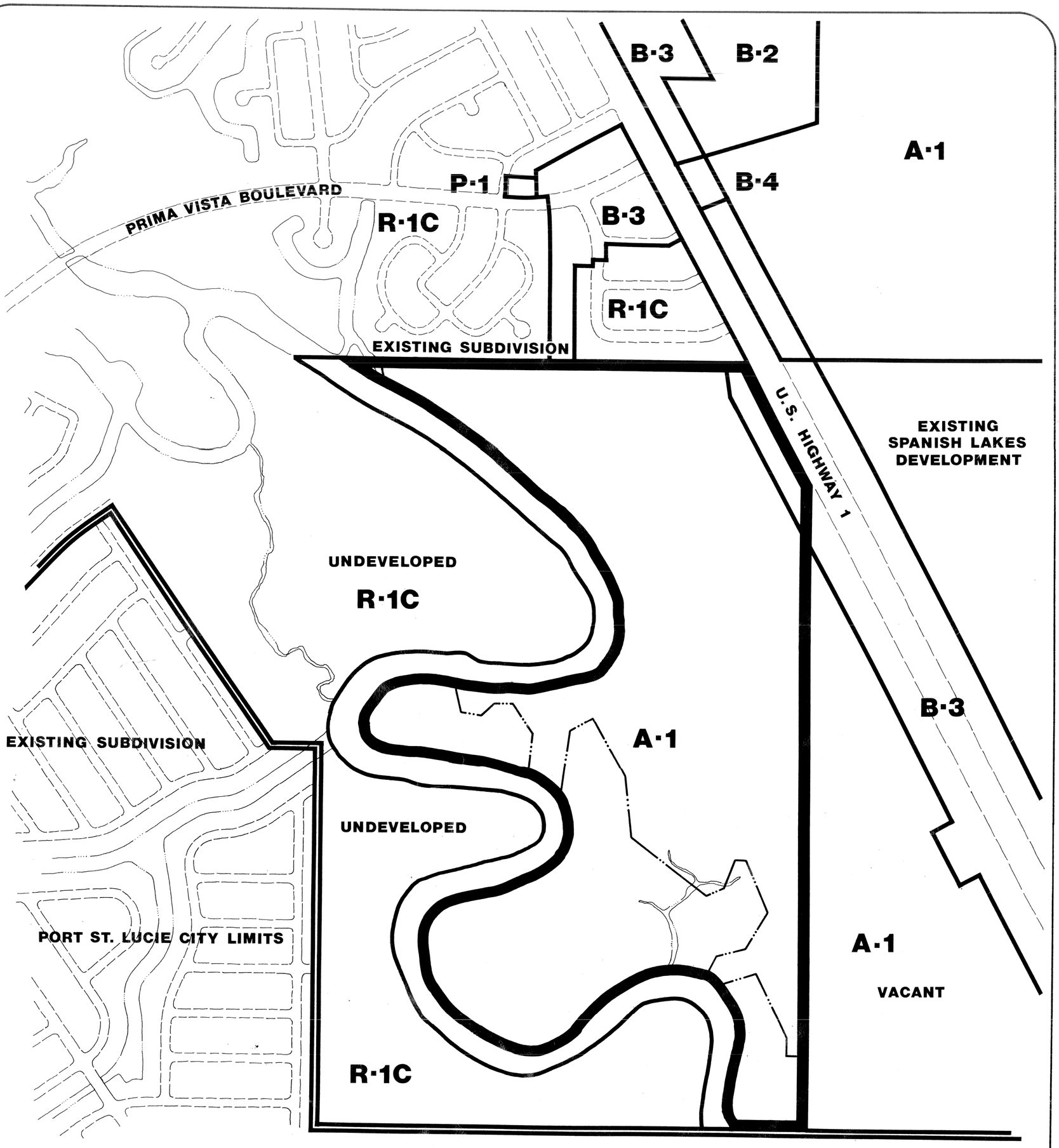
CONSULTING ENGINEERS AND LAND SURVEYORS

FORT PIERCE, FLORIDA

REVISIONS

FILE No. 2531

DRAWN BY O.F.	DESIGNED BY E.C.	JOB NO. 3
SCALE 1"=200'	DATE 12-17-76	SHEET OF



SURROUNDING ZONING & LAND USE

94

SPANISH LAKES

A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT / PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

SCALE 200 600 0 400

SHEET 2 OF 11
DATE: 2/4/76
REVISED:
REVISED:
REVISED:

N

BIOLOGICAL SURVEY & SOIL ANALYSIS NOTE: for key see attached sheets

BIOLOGICAL SURVEY BY: BIOSPHERE, INC. · P.O. BOX 759 LONGWOOD FLORIDA

SPANISH LAKES RIVERFRONT

A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT/ PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

SCALE 1"=200'
0 100 400
50 200

SHEET 3 OF 11
DATE: 2/5/76
REVISED:
REVISED:
REVISED:

N

dd

SPANISH LAKES

MOBILE HOME PARK

SCALE: 1" = 30'

SEC. LINE & WEST R/W SPANISH LAKES

EAST R/W

EXISTING DRIVEWAY CONNECTION
(PERMIT No. 100-74)

U.S. No. 1

℄ R/W & SOUTHBOUND LANE

100'

24'

4'

12'

12'

50'

25' R.

150' TAPER

150'

45' R.

PROPOSED DRIVEWAY CONNECTION

EXISTING MEDIAN

WEST R/W

90'

ENTRANCE FEATURE

30'

12' 25' 25' 12'

60' 60'

BEGIN TRANSITION TO 56' MEDIAN

INDICATES CONSTRUCTION WITHIN D.O.T. R/W

NOTE:
LEFT TURN FOR NORTH BOUND LANE WILL BE PROVIDED AS REQUIRED BY D.O.T.

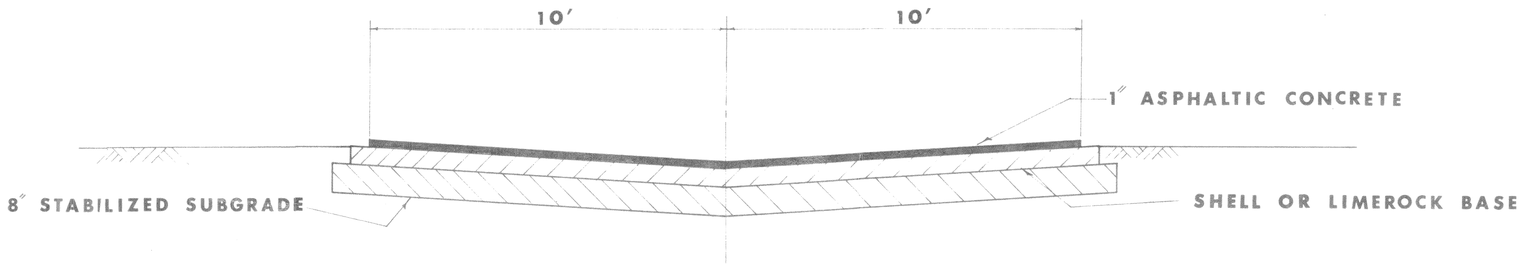
#8

SPANISH LAKES
DRIVEWAY CONNECTION

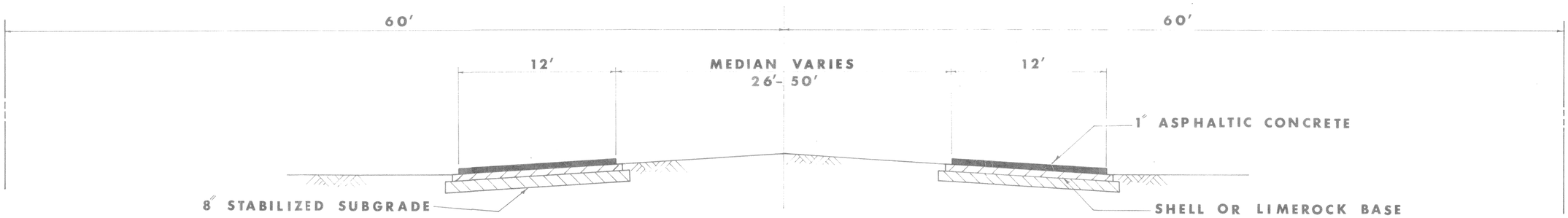
C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS

DRAWN BY D.F.	DESIGNED BY B.C.	FILE NO. 7531
SCALE 1"=30'	DATE 6-7-76	JOB NO. 5
		SHEET 4 OF 5



TYPICAL 20′ ROADWAY



ENTRANCE ROAD

#8

TYPICAL ROAD CROSS SECTIONS

C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS

DRAWN BY DF	DESIGNED BY J.C.	FILE No. 7531
SCALE NONE	DATE 6-7-76	JOB NO. 3
		SHEET 5 OF 5

SPANISH LAKES

RIVERFRONT

A PLANNED DEVELOPMENT PROJECT

Index

Sheet No.	
1	COVER SHEET
2	LOT LAYOUT AND STREET LOCATIONS
3	LOT LAYOUT AND STREET LOCATIONS
4	U.S. No. 1 CONNECTION DETAIL
5	TYPICAL ROAD CROSS SECTIONS

8

C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS

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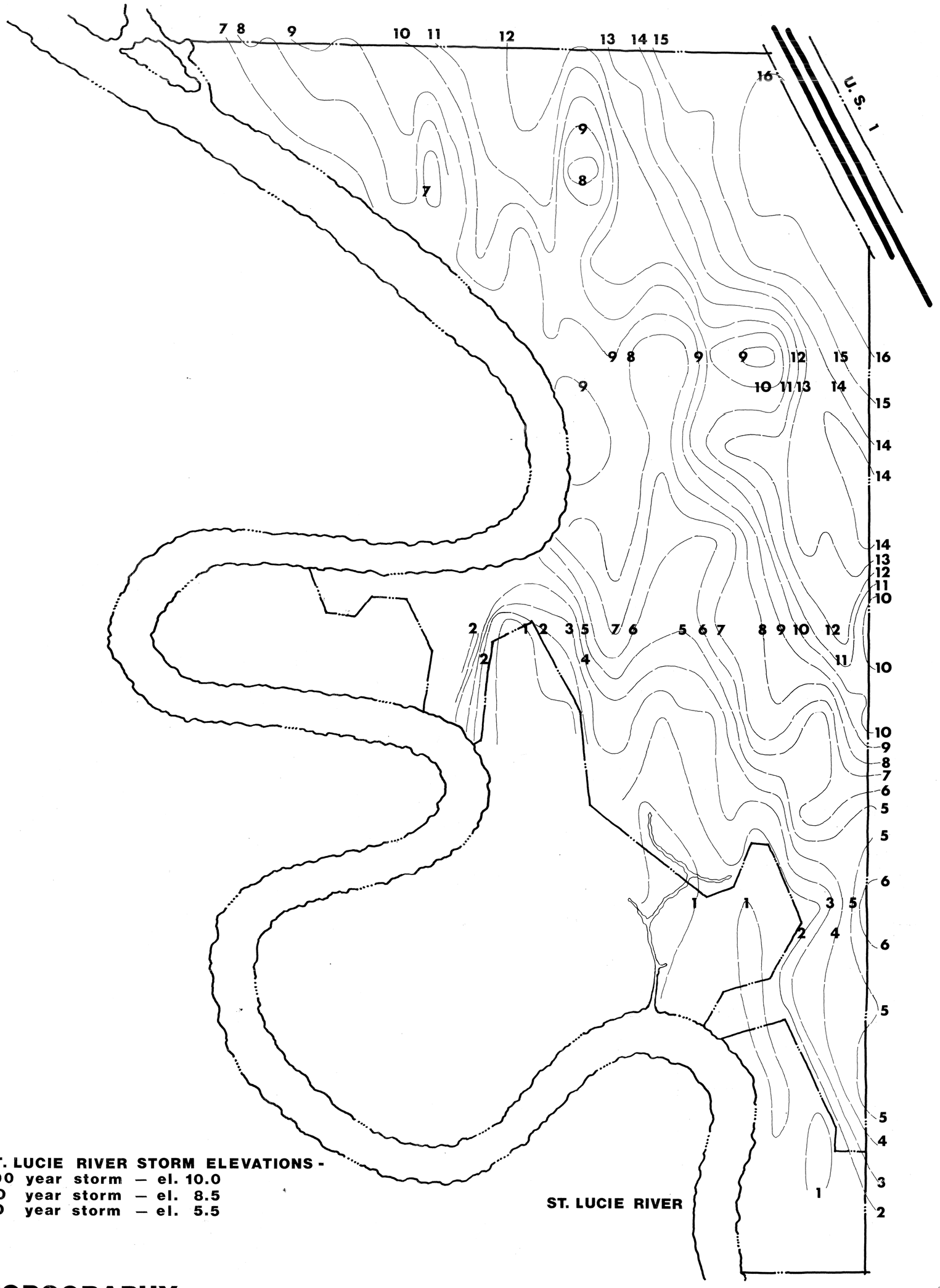
SCALE NONE	DATE 5-7-76	JOB NO. 5
		SHEET 1 OF 5



ST. LUCIE RIVER STORM ELEVATIONS -
100 year storm — el. 10.0
50 year storm — el. 8.5
10 year storm — el. 5.5

TOPOGRAPHY

SPANISH LAKES

A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT/PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

SCALE 1"=200'
0 100 400
50 200

SHEET 4 OF 11
DATE: 2/2/76
REVISED:
REVISED:
REVISED:

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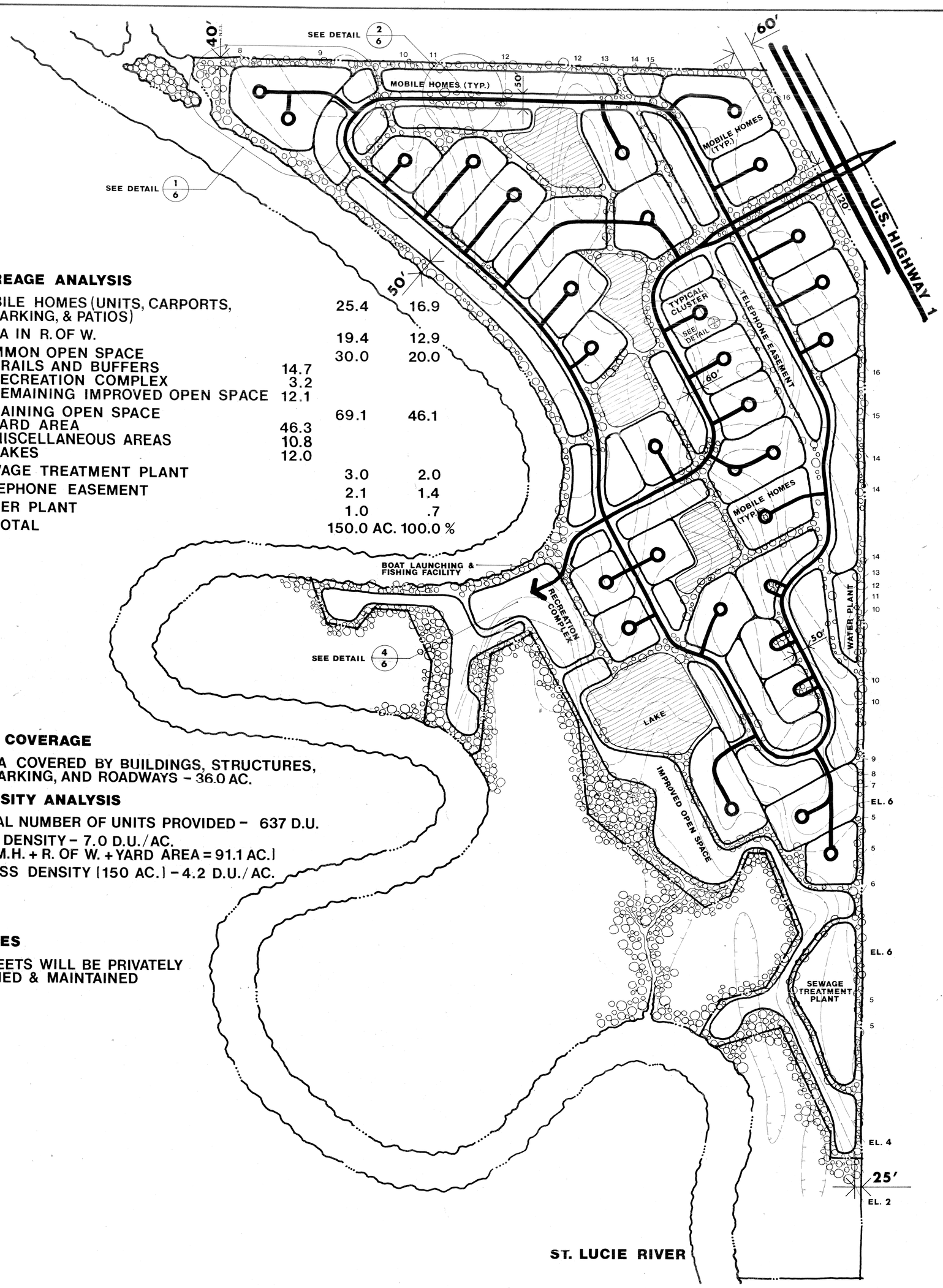


ACREAGE ANALYSIS

MOBILE HOMES (UNITS, CARPORTS, PARKING, & PATIOS)		25.4	16.9
AREA IN R. OF W.		19.4	12.9
COMMON OPEN SPACE		30.0	20.0
TRAILS AND BUFFERS	14.7		
RECREATION COMPLEX	3.2		
REMAINING IMPROVED OPEN SPACE	12.1		
REMAINING OPEN SPACE		69.1	46.1
YARD AREA	46.3		
MISCELLANEOUS AREAS	10.8		
LAKES	12.0		
SEWAGE TREATMENT PLANT		3.0	2.0
TELEPHONE EASEMENT		2.1	1.4
WATER PLANT		1.0	.7
TOTAL		150.0 AC.	100.0 %

LOT COVERAGE

AREA COVERED BY BUILDINGS, STRUCTURES, PARKING, AND ROADWAYS – 36.0 AC.

DENSITY ANALYSIS

TOTAL NUMBER OF UNITS PROVIDED – 637 D.U.

NET DENSITY – 7.0 D.U./AC.
[M.H. + R. OF W. + YARD AREA = 91.1 AC.]

GROSS DENSITY [150 AC.] – 4.2 D.U./AC.

NOTES

STREETS WILL BE PRIVATELY OWNED & MAINTAINED

CONCEPTUAL LAND USE PLAN

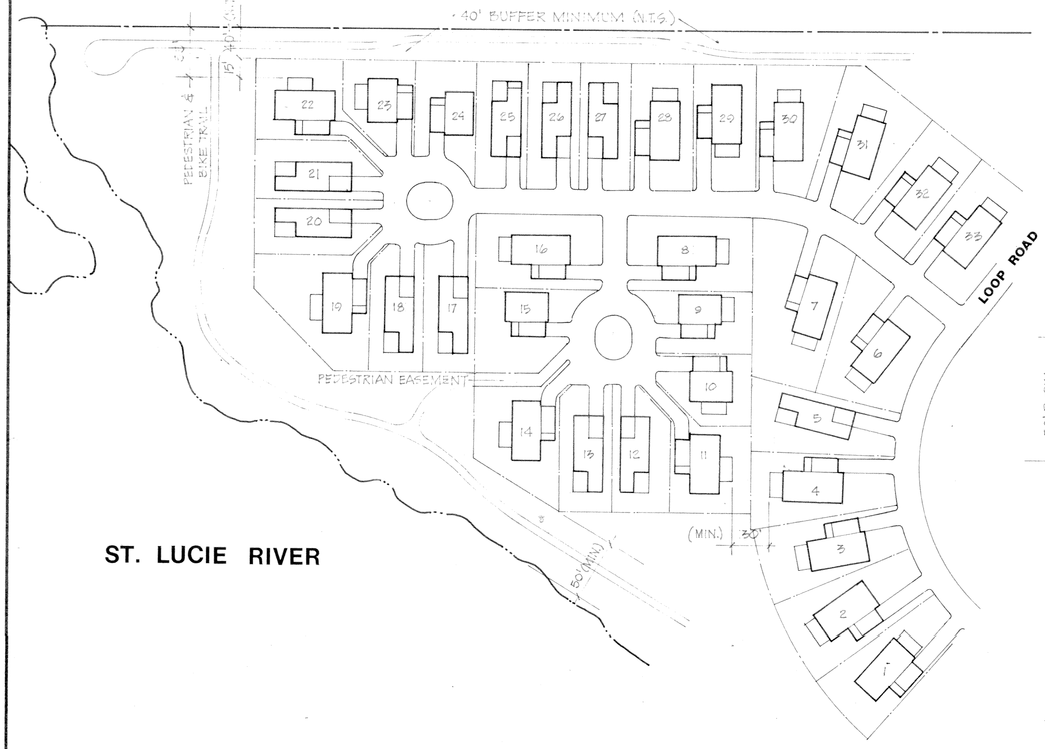
SPANISH LAKES

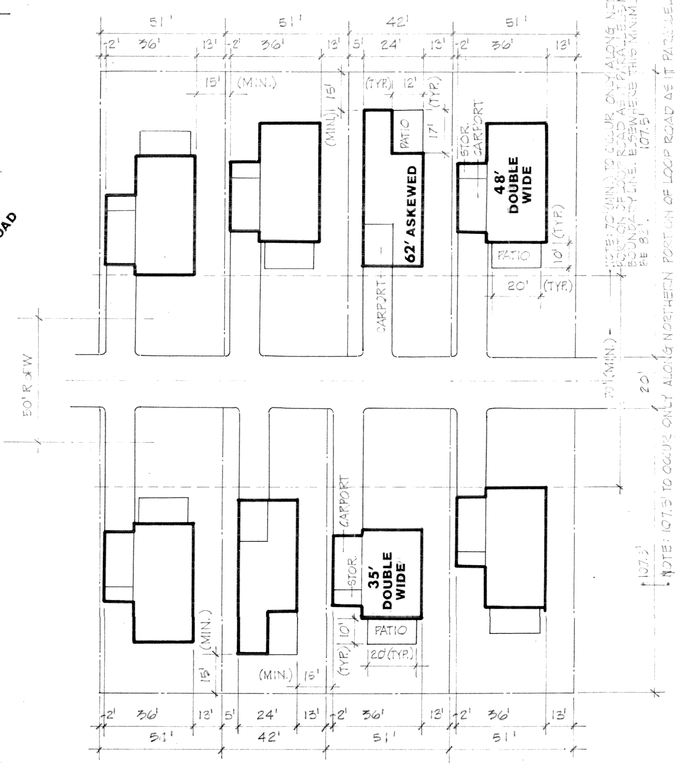
A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT/PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

SCALE 1":200'
0 100 400
50 200

SHEET 5 OF 11
DATE: 2/3/76
REVISED: 2/26/76
REVISED: 6/1/76
REVISED:



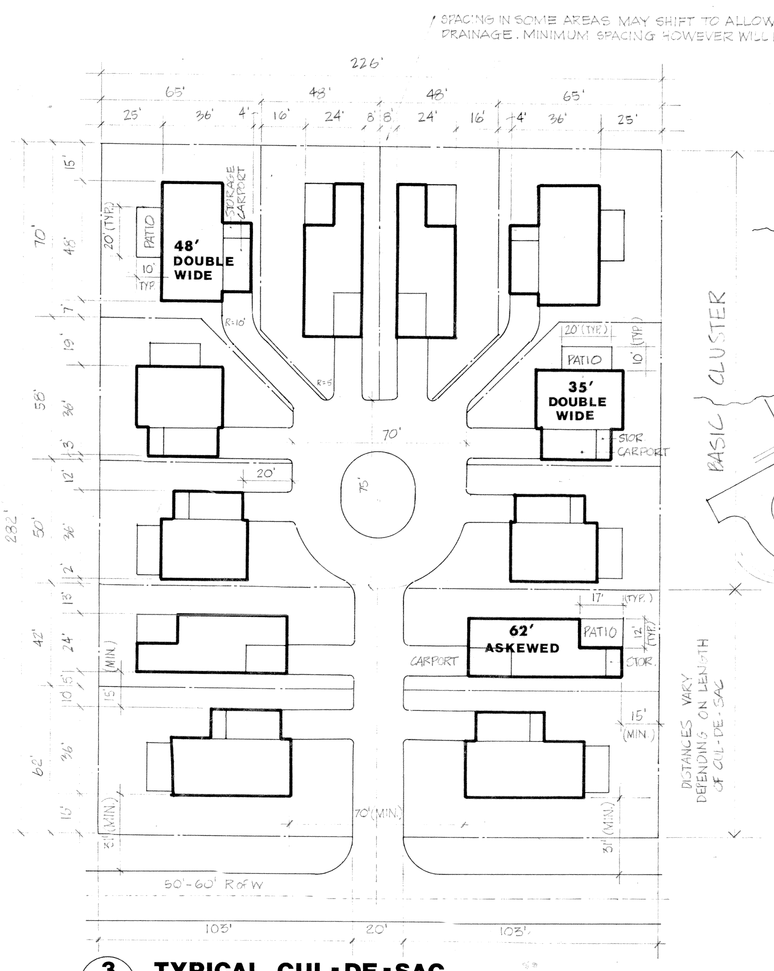


1/6 LOT LAYOUT OF IRREGULAR SITE

SCALE 1" EQUALS 60'

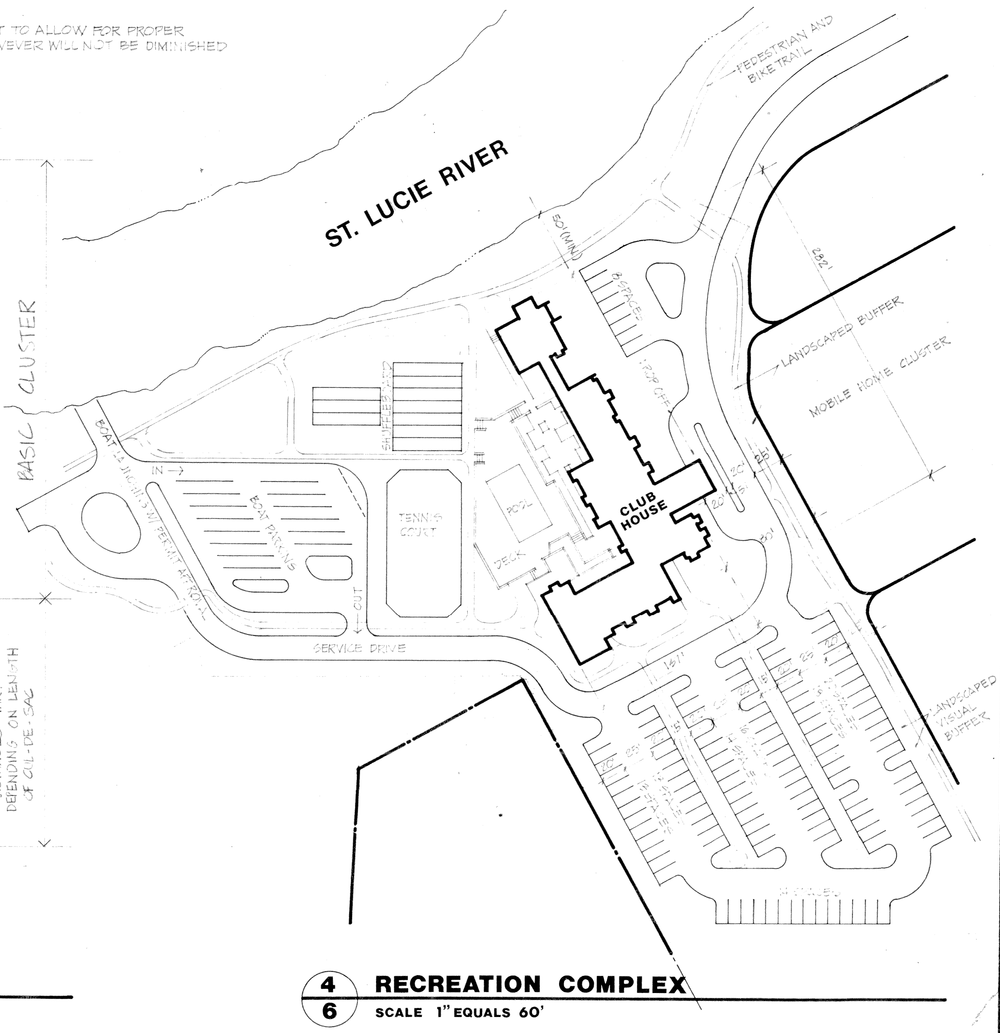
2/6 LOT LAYOUT ON PRIMARY ROAD

SCALE 1" EQUALS 30'



3/6 TYPICAL CUL-DE-SAC

SCALE 1" EQUALS 30'



4/6 RECREATION COMPLEX

SCALE 1" EQUALS 60'

SITE PLAN DETAILS

SPANISH LAKES

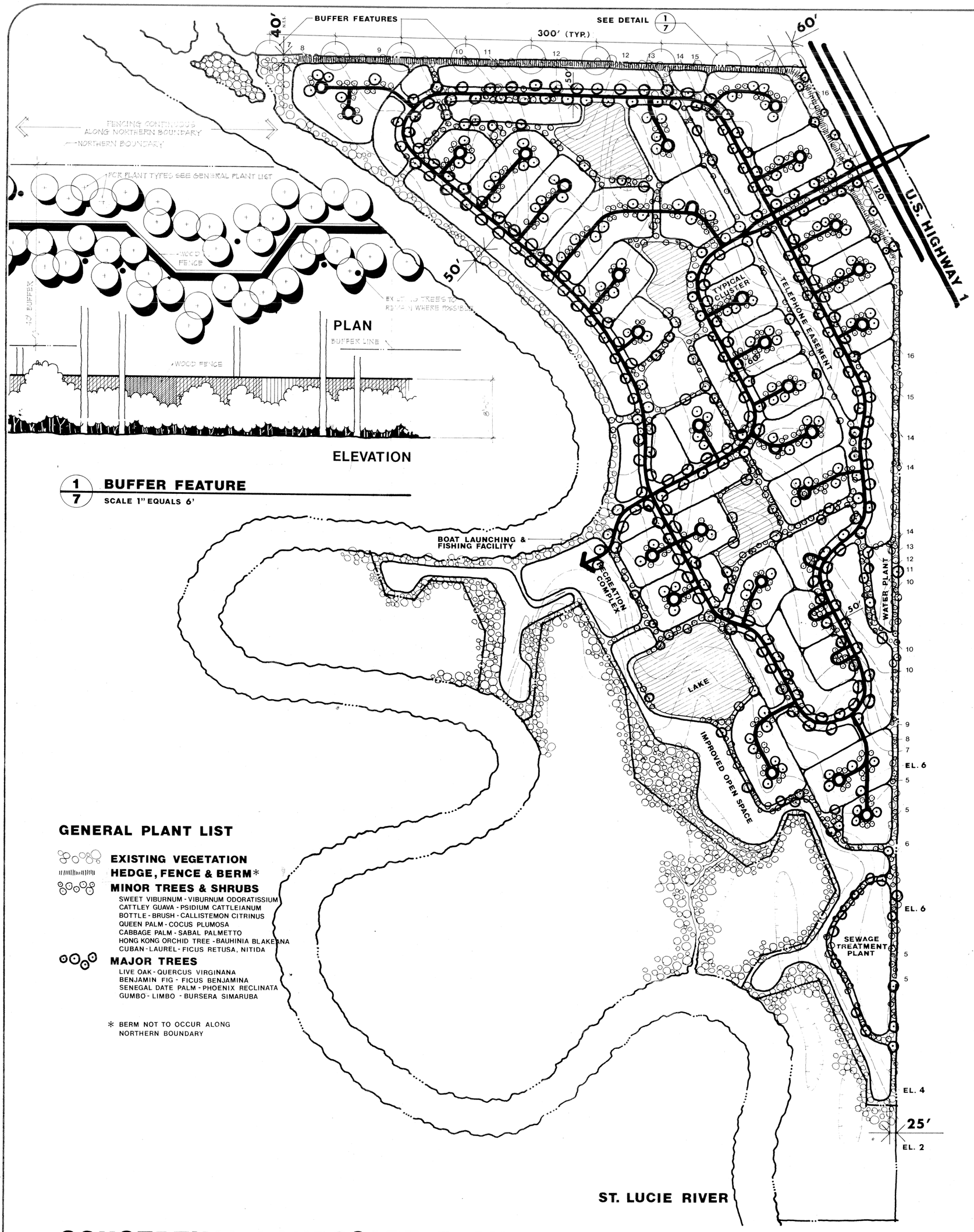
A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT/PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

SCALE: VARIES

SHEET 6 OF 11

DATE: 2/27/76
REVISED: 3/23/76
REVISED: 6/2/76
REVISED: 6/12/76



GENERAL PLANT LIST

EXISTING VEGETATION

HEDGE, FENCE & BERM*

MINOR TREES & SHRUBS

SWEET VIBURNUM - VIBURNUM ODORATISSIUM
CATTLEY GUAVA - PSIDIUM CATTLEIANUM
BOTTLE - BRUSH - CALLISTEMON CITRINUS
QUEEN PALM - COCUS PLUMOSA
CABBAGE PALM - SABAL PALMETTO
HONG KONG ORCHID TREE - BAUHINIA BLAKEANA
CUBAN - LAUREL - FICUS RETUSA, NITIDA

MAJOR TREES

LIVE OAK - QUERCUS VIRGINANA
BENJAMIN FIG - FICUS BENJAMINA
SENEGAL DATE PALM - PHOENIX RECLINATA
GUMBO - LIMBO - BURSERA SIMARUBA

* BERM NOT TO OCCUR ALONG NORTHERN BOUNDARY

CONCEPTUAL LANDSCAPE PLAN

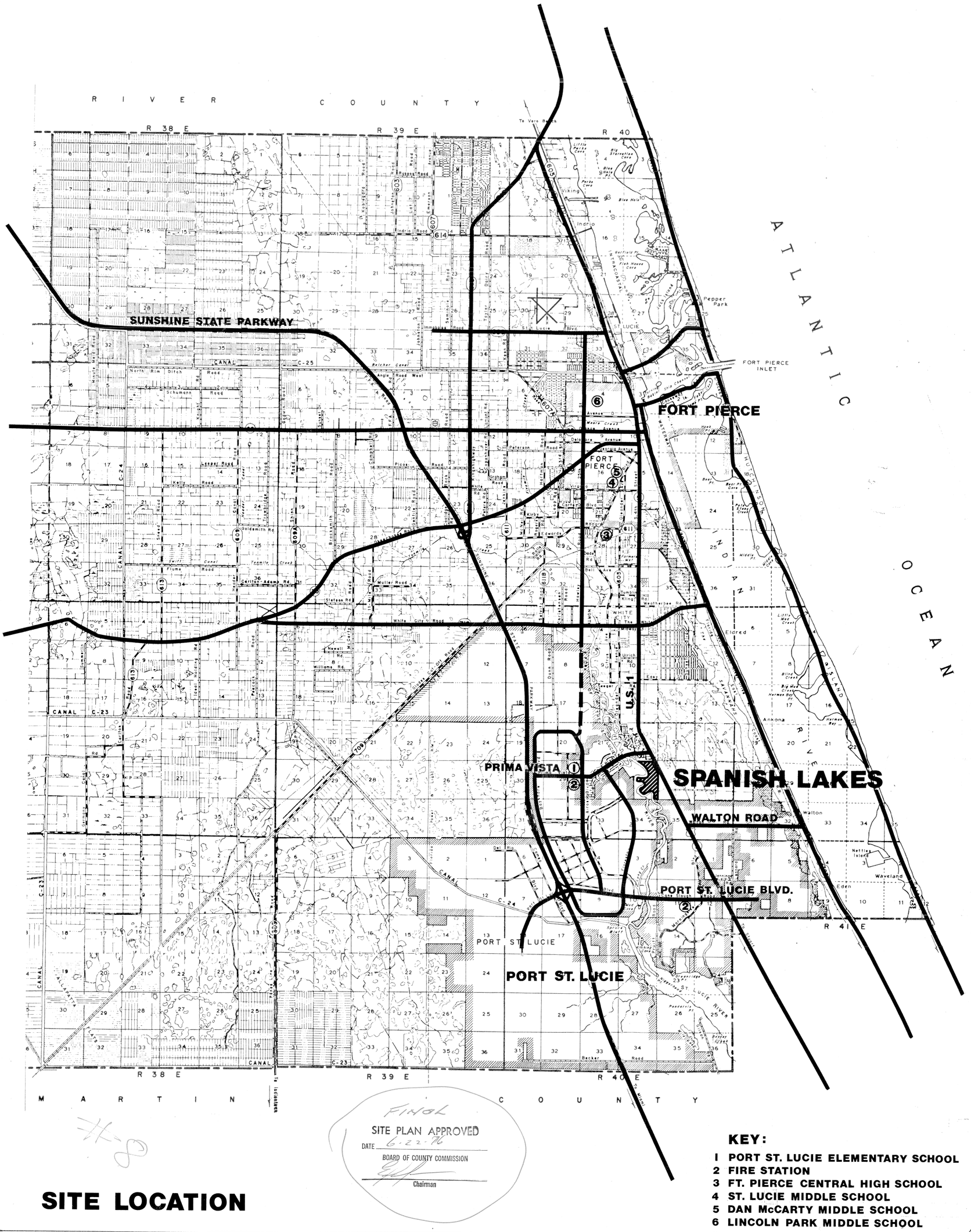
SPANISH LAKES

A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT / PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

SCALE 1" = 200'
0 100 400
50 200

SHEET 7 OF 11
DATE: 3/1/76
REVISED: 4/23/76
REVISED: 6/4/76
REVISED:



FINAL

SITE PLAN APPROVED

DATE 6-22-76

BOARD OF COUNTY COMMISSION

Chairman

KEY:

1 PORT ST. LUCIE ELEMENTARY SCHOOL
2 FIRE STATION
3 FT. PIERCE CENTRAL HIGH SCHOOL
4 ST. LUCIE MIDDLE SCHOOL
5 DAN McCARTY MIDDLE SCHOOL
6 LINCOLN PARK MIDDLE SCHOOL

SITE LOCATION

SPANISH LAKES

A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT/PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

SCALE: MILES .5 2 0 1

SHEET 1 OF 11

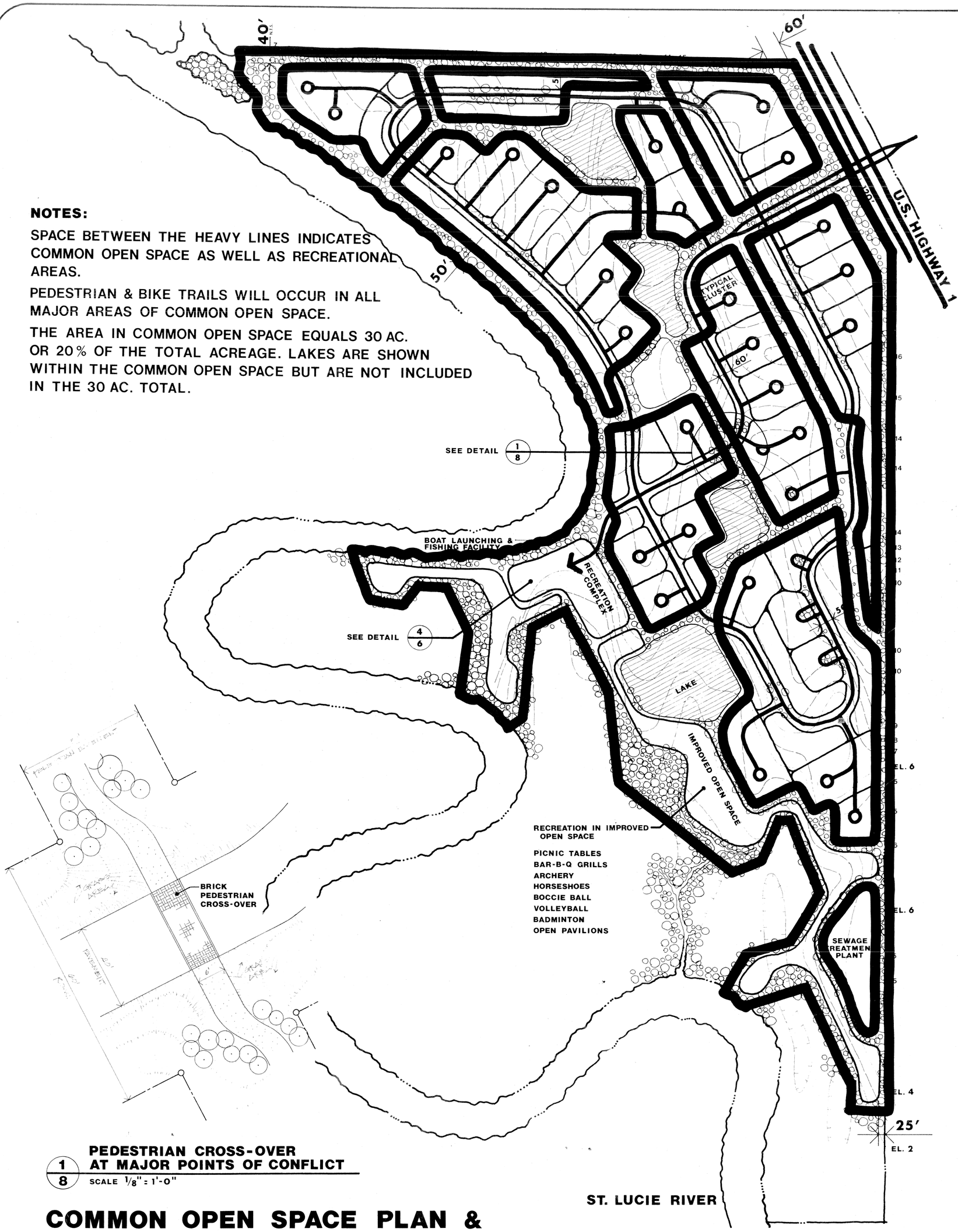
DATE: 1/30/76
REVISED: 3/23/76
REVISED:
REVISED:

NOTES:

SPACE BETWEEN THE HEAVY LINES INDICATES COMMON OPEN SPACE AS WELL AS RECREATIONAL AREAS.

PEDESTRIAN & BIKE TRAILS WILL OCCUR IN ALL MAJOR AREAS OF COMMON OPEN SPACE.

THE AREA IN COMMON OPEN SPACE EQUALS 30 AC. OR 20% OF THE TOTAL ACREAGE. LAKES ARE SHOWN WITHIN THE COMMON OPEN SPACE BUT ARE NOT INCLUDED IN THE 30 AC. TOTAL.



1/8 **PEDESTRIAN CROSS-OVER AT MAJOR POINTS OF CONFLICT**

SCALE 1/8" = 1'-0"

COMMON OPEN SPACE PLAN & PROPOSED PEDESTRIAN CIRCULATION SYSTEM

SPANISH LAKES

A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT/PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

SCALE 1" = 200'
0 100 400
50 200

SHEET 8 OF 11
DATE: 2/25/76
REVISED:
REVISED:
REVISED:

INSPECTED
E ENERGIZED

ST. LUCIE RIVER

RECREATION AREA

LAKE NO. 4

LAKE NO

33' A.T.&T. EASEMENT

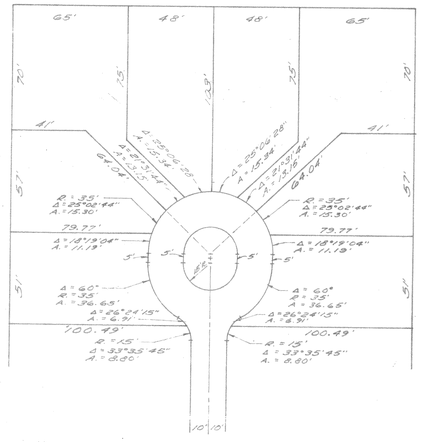
25' BUFFER ZONE

DRAINAGE EASEMENT

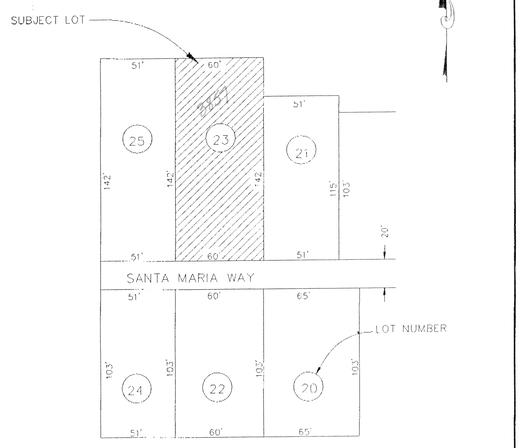
LAGOS

DVED OPEN SPACE

UTILITY AREA



TYPICAL CUL DE SAC



Revised 11/6/90
See letter in File
from Chester Wynn

SPANISH LAKES RIVERFRONT
LOT LAYOUT

FILE: HARVEY-1 (CPU A) SCALE: 1" = 50' DATE: 11/06/90

8

SPANISH LAKES
LOT LAYOUT

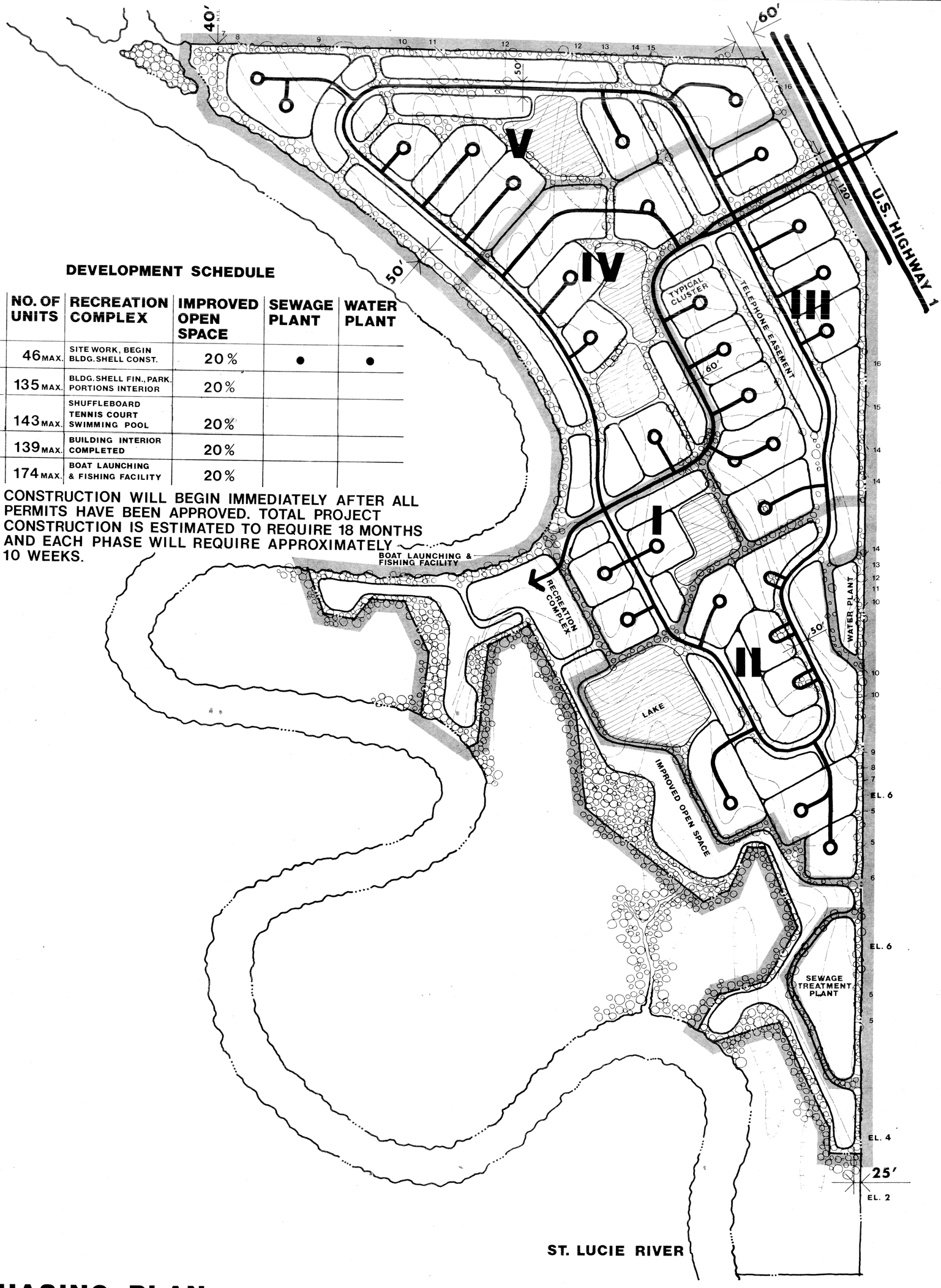
C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS			
DRAWN BY D.K.	DESIGNED BY	JOB NO. 5	FILE NO. 7591
SCALE 1"=100'	DATE 6-7-76	SHEET C OF	

DEVELOPMENT SCHEDULE

PHASE	NO. OF UNITS	RECREATION COMPLEX	IMPROVED OPEN SPACE	SEWAGE PLANT	WATER PLANT
I	46 MAX.	SITE WORK, BEGIN BLDG. SHELL CONST.	20 %	•	•
II	135 MAX.	BLDG. SHELL FIN., PARK. PORTIONS INTERIOR	20 %		
III	143 MAX.	SHUFFLEBOARD TENNIS COURT SWIMMING POOL	20%		
IV	139 MAX.	BUILDING INTERIOR COMPLETED	20 %		
V	174 MAX.	BOAT LAUNCHING & FISHING FACILITY	20 %		

NOTE: CONSTRUCTION WILL BEGIN IMMEDIATELY AFTER ALL PERMITS HAVE BEEN APPROVED. TOTAL PROJECT CONSTRUCTION IS ESTIMATED TO REQUIRE 18 MONTHS AND EACH PHASE WILL REQUIRE APPROXIMATELY 10 WEEKS.



PHASING PLAN

SPANISH LAKES

A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT / PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

SCALE 1" = 200'
0 100 400
50 200

SHEET 9 OF 11
DATE: 2/27/76
REVISED: 6/4/76
REVISED:
REVISED:

DRAINAGE CRITERIA:

STRUCTURES - protection from a 100 year frequency storm

ROADS & PARKING - protection from a three year frequency storm

OUTFALL TO ST. LUCIE RIVER - quality and quantity as determined by Central and Southern Flood Control District

LOT COVERAGE

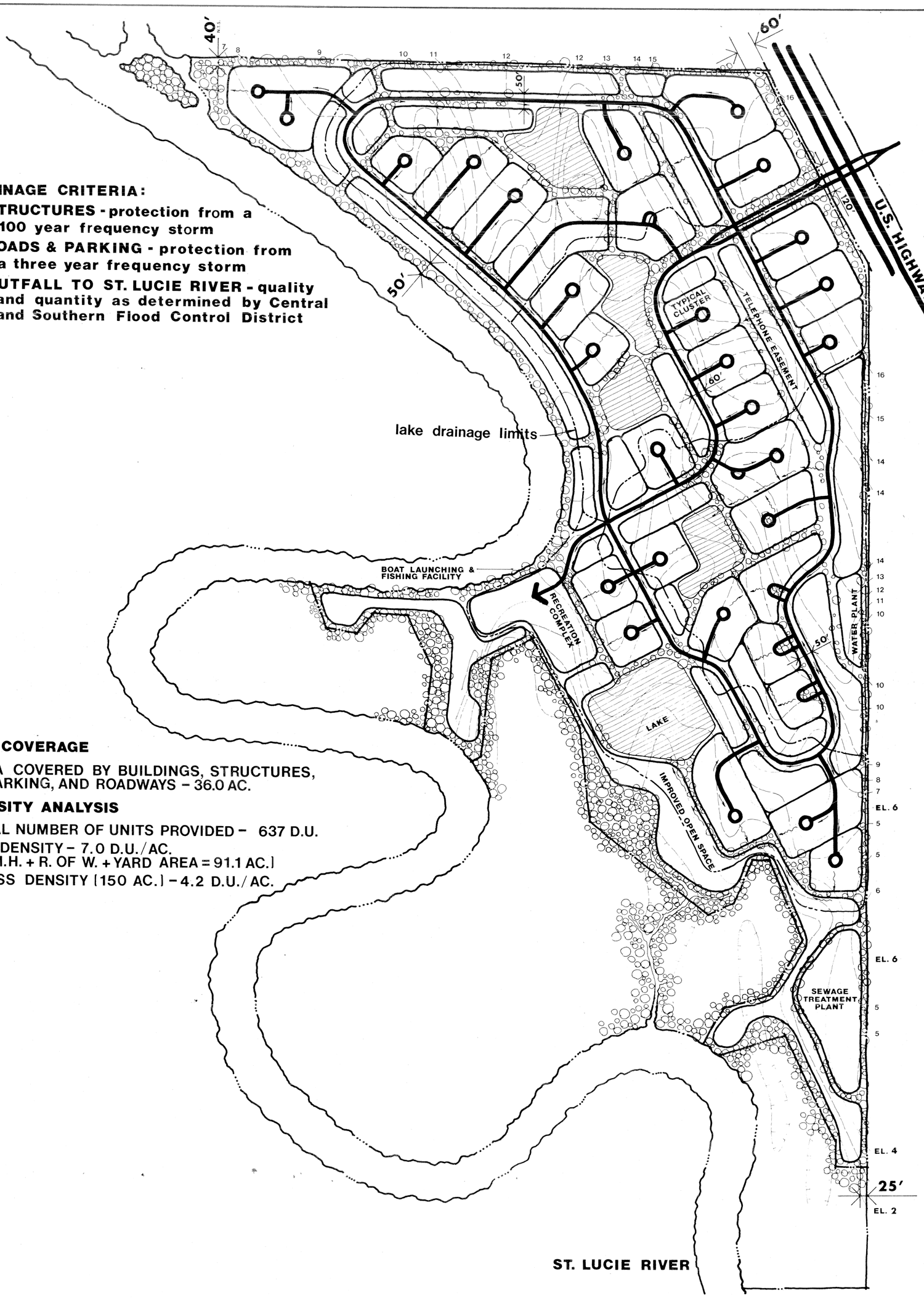
AREA COVERED BY BUILDINGS, STRUCTURES, PARKING, AND ROADWAYS – 36.0 AC.

DENSITY ANALYSIS

TOTAL NUMBER OF UNITS PROVIDED – 637 D.U.

NET DENSITY – 7.0 D.U./AC.
(M.H. + R. OF W. + YARD AREA = 91.1 AC.)

GROSS DENSITY (150 AC.) – 4.2 D.U./AC.



CONCEPTUAL DRAINAGE PLAN

SPANISH LAKES

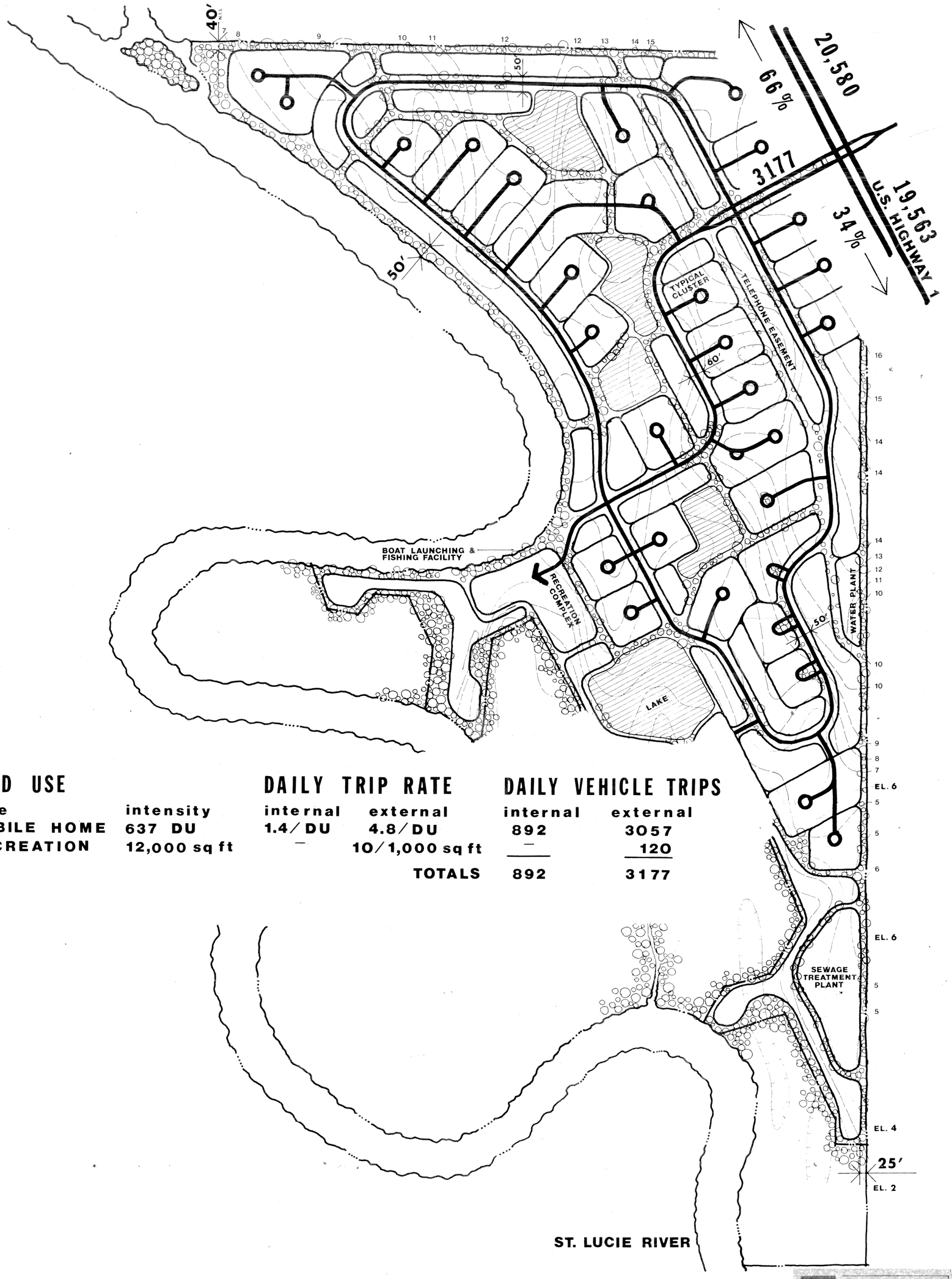
A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT/PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

CIVIL ENGINEERING BY:
C F S and ASSOCIATES
FT. PIERCE, FLORIDA

SCALE 1" = 200'
0 100 400
50 200

SHEET 10 OF 11
DATE: 2/27/76
REVISED:
REVISED:
REVISED:



LAND USE

type	intensity
MOBILE HOME	637 DU
RECREATION	12,000 sq ft

DAILY TRIP RATE

internal	external
1.4/DU	4.8/DU
—	10/1,000 sq ft

DAILY VEHICLE TRIPS

internal	external
892	3057
—	120
TOTALS 892	3177

TRAFFIC IMPACT

8# **SPANISH LAKES** RIVERFRONT

A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT/PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

tai TIPTON ASSOCIATES INCORPORATED ORLANDO

SCALE 1"=200'
0 100 400
50 200

SHEET 11 OF 11
DATE: 3/1/76
REVISED:
REVISED:
REVISED:

ST. LUCIE RIVER

CLUB HOUSE SITE

LAKE NO. 3

LAKE NO. 4

33' A.T.&T. EASEMENT

25' BUFFER ZONE

IMPROVED OPEN SPACE

#8

SPANISH LAKES LOT LAYOUT

C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS

DRAWN BY D.F.	DESIGNED BY	FILE NO. 7231
SCALE 1"=100'	DATE 6-7-76	JOB NO. 3
		SHEET 3 OF 5

ST. LUCIE RIVER

RECREATION AREA

LAKE NO. 3

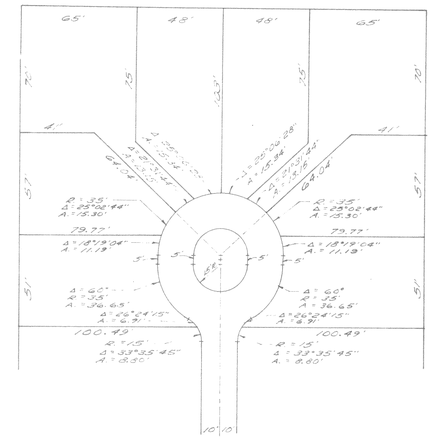
LAKE NO. 4

33' A.T.&T. EASEMENT

25' BUFFER ZONE

IMPROVED OPEN SPACE

UTILITY AREA



TYPICAL CUL DE SAC

#8

SPANISH LAKES LOT LAYOUT

C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS

DRAWN BY D.P.	DESIGNED BY	FILE NO. 7531
SCALE 1"=100'	DATE 6-7-76	JOB NO. 3
		SHEET 3 OF 5

INSPECTED
E ENERGIZED

ST. LUCIE RIVER

RECREATION AREA

LAKE NO. 4

LAKE NO

33' A.T.&T. EASEMENT

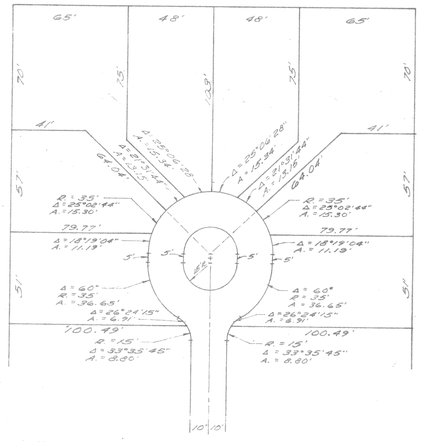
25' BUFFER ZONE

DRAINAGE EASEMENT

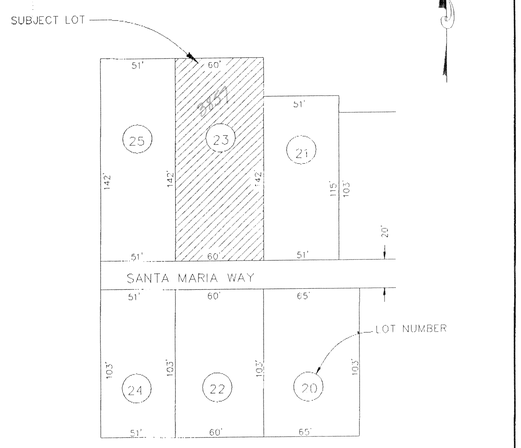
LAGOS

DVED OPEN SPACE

UTILITY AREA



TYPICAL CUL DE SAC



Revised 11/6/90
See letter in File
from Chester Wynn

SPANISH LAKES RIVERFRONT
LOT LAYOUT

FILE: HARVEY-1 (CPU A) SCALE: 1" = 50' DATE: 11/06/90

8

SPANISH LAKES
LOT LAYOUT

C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS			
DRAWN BY D.K.	DESIGNED BY	JOB NO. 5	FILE NO. 7591
SCALE 1"=100'	DATE 6-7-76	SHEET C OF	

RIVER PARK

40' BUFFER ZONE

INSPECTED

E ENERGIZED

26908 - Revised Pad 4/79

26909 9/14/79

26932 7/27/79

LAKE NO. 1

ST. LUCIE RIVER

LAKE NO. 2

60' BUFFER ZONE

E U.S. HIGHWAY NO. 1

33' A.T.&T. EASEMENT

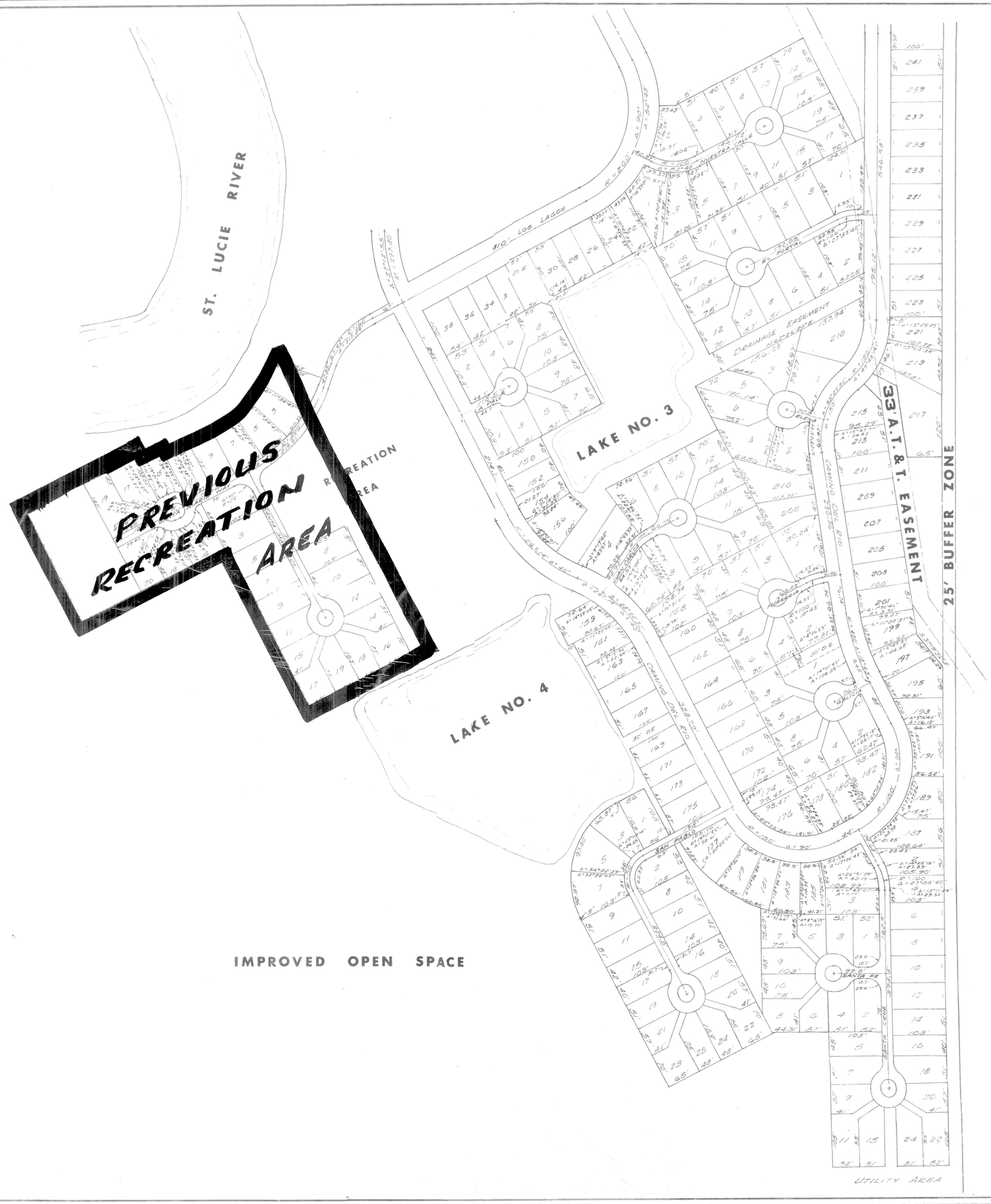
UNDEVELOPED ACREAGE

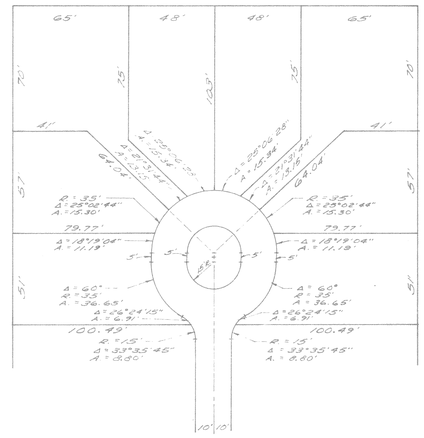
SPANISH LAKES
LOT LAYOUT

C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS

DRAWN BY O.F.	DESIGNED BY B.C.	FILE NO. 73-11
SCALE 1"=100'	DATE 12-17-76	JOB NO. 3
		SHEET 1 OF 2





TYPICAL CUL DE SAC

#8

SITE PLAN APPROVED
DATE 12.1.76
BOARD OF COUNTY COMMISSION
Chairman

SPANISH LAKES
LOT LAYOUT

C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS		FILE NO. 7531
DRAWN BY D.F.	DESIGNED BY	JOB NO. 3
SCALE 1"=100'	DATE 6-7-76	SHEET OF

RIVER PARK

40' BUFFER ZONE

PREVIOUS LAKE No. 1

LAKE NO. 1

ST. LUCIE RIVER

60' BUFFER ZONE

℄ U.S. HIGHWAY NO. 1

PREVIOUS LAKE No. 2

LAKE NO. 2

33' A.T.&T. EASEMENT

UNDEVELOPED ACREAGE

#8

SITE PLAN APPROVED

DATE 12-21-76

BOARD OF COUNTY COMMISSION

Chairman

SPANISH LAKES LOT LAYOUT

C F S and ASSOCIATES, INC.

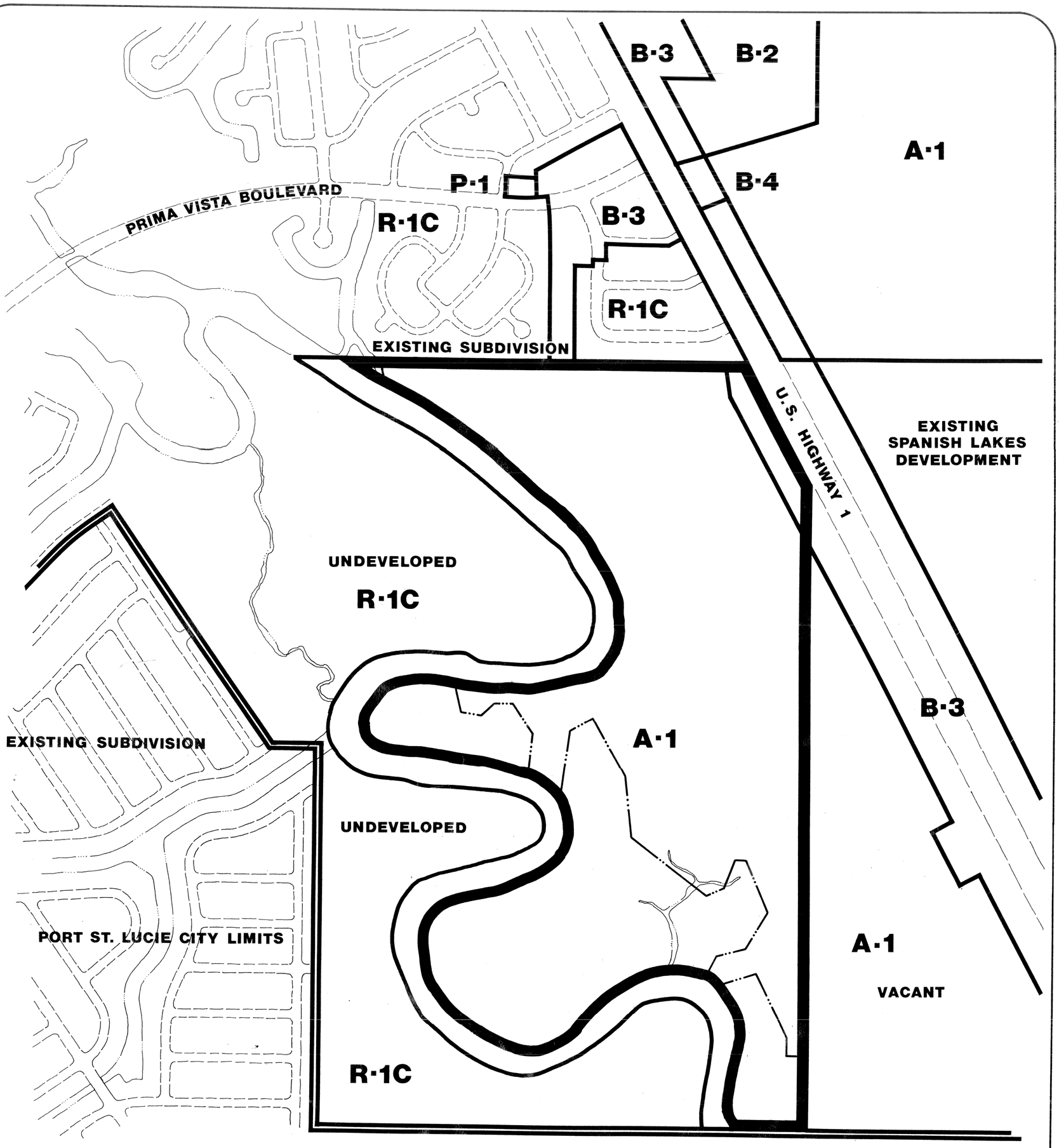
CONSULTING ENGINEERS AND LAND SURVEYORS

FORT PIERCE, FLORIDA

REVISIONS

FILE No. 2531

DRAWN BY O.F.	DESIGNED BY E.C.	JOB NO. 3
SCALE 1"=200'	DATE 12-17-76	SHEET OF



SURROUNDING ZONING & LAND USE

94

SPANISH LAKES

A PLANNED DEVELOPMENT PROJECT
ST. LUCIE COUNTY, FLORIDA

designed by: DICK DAVIS · ARCHITECT / PLANNER · 615 EAST PRINCETON · ORLANDO, FLORIDA

SCALE 200 600 0 400

SHEET 2 OF 11
DATE: 2/4/76
REVISED:
REVISED:
REVISED:

N

RIVER PARK

40' BUFFER ZONE

60' BUFFER ZONE

℄ U.S. HIGHWAY NO. 1

LAKE NO. 1

ST. LUCIE RIVER

LAKE NO. 2

33' A.T.&T. EASEMENT

UNDEVELOPED ACREAGE

#8

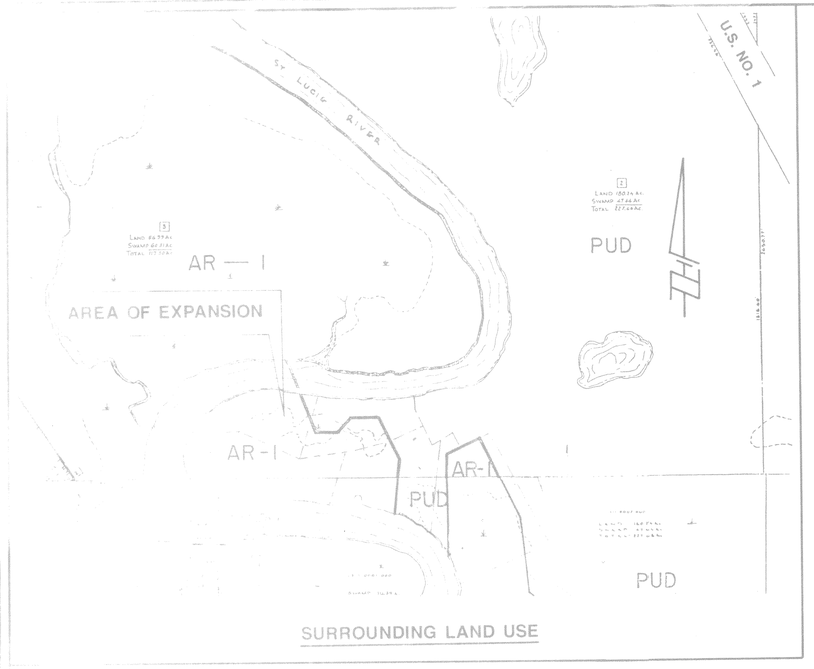
SPANISH LAKES
LOT LAYOUT

C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

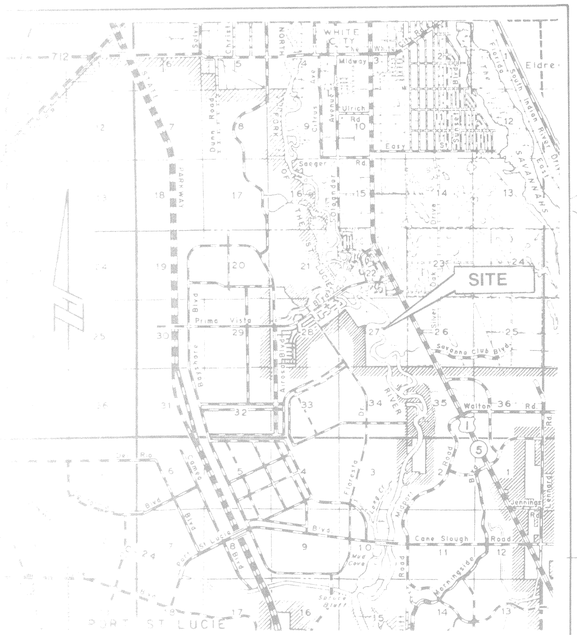
#8

REVISION

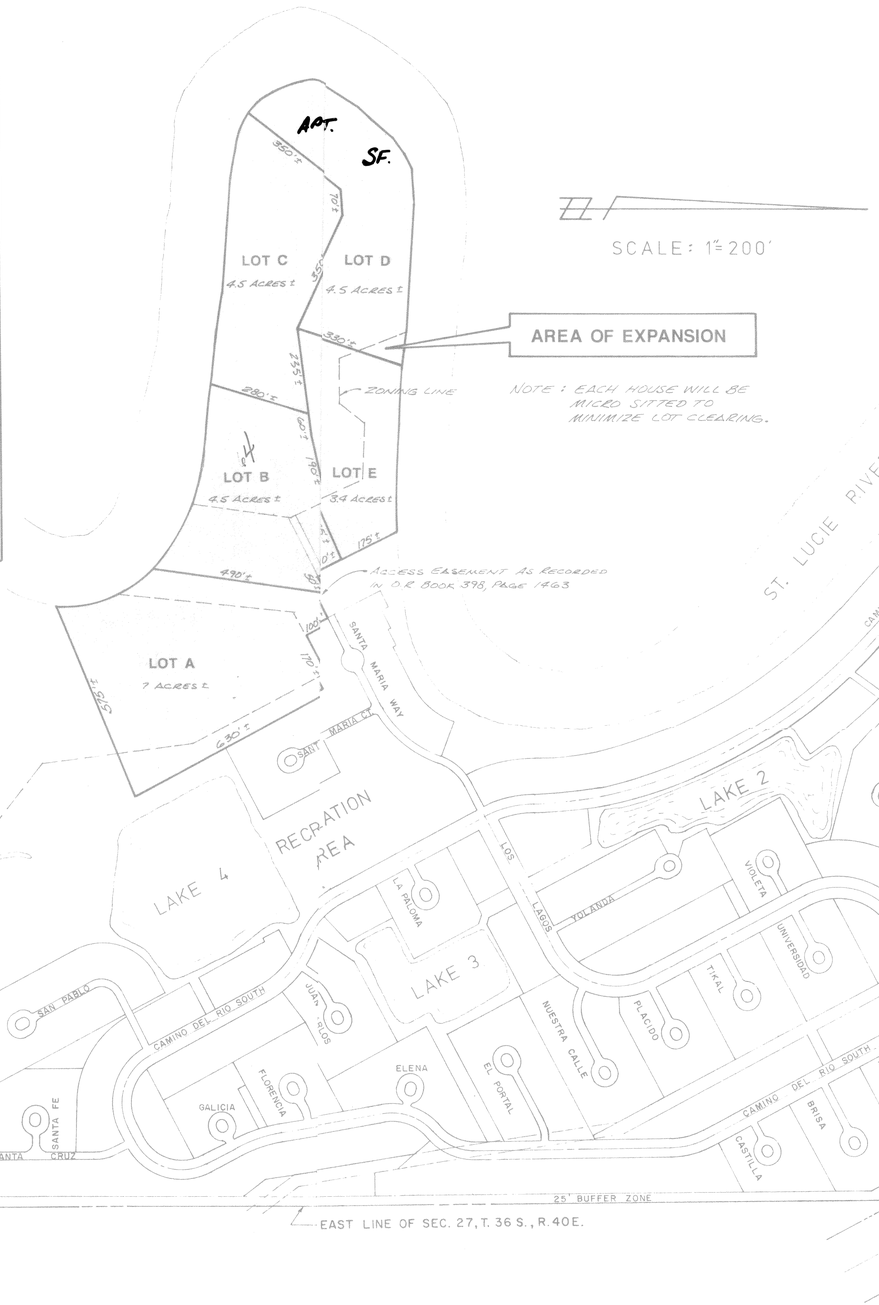
DRAWN BY	DESIGNED BY	JOB NO.
SCALE	DATE	SHEET OF



SURROUNDING LAND USE



VACINITY MAP



SCALE: 1"=200'

NOTE: EACH HOUSE WILL BE MICRO SITTED TO MINIMIZE LOT CLEARING.

RIVER PARK SUBDIVISION

#8
REV. - #7

FINAL
PLANNED UNIT DEVELOPMENT
APPROVED
DATE 2/28/89
BOARD OF COUNTY COMMISSION
Vice - Chairman

MAJOR ADJUSTMENT APPROVED
DATE 2/28/89
BOARD OF COUNTY COMMISSION
Vice - Chairman

WYNNE BUILDING CORPORATION

SPANISH LAKES RIVERFRONT

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

DESIGNED BY
JOB NO
DATE 1-89
SHEET 1 OF 1

RIVER PARK

40' BUFFER ZONE

LAKE NO. 1

LAKE NO. 2

ST. LUCIE RIVER

60' BUFFER ZONE

℄ U.S. HIGHWAY NO. 1

33' A.T.&T. EASEMENT

EXISTING BILLBOARD

UNDEVELOPED ACREAGE

#9

RIVERFRONT

SPANISH LAKES LOT LAYOUT

C F S and ASSOCIATES, INC.
CONSULTING ENGINEERS
AND
LAND SURVEYORS
FORT PIERCE, FLORIDA

REVISIONS

		FILE NO. 7531
DRAWN BY D.F.	DESIGNED BY	JOB NO. 3
SCALE 1"=100'	DATE 6-7-76	SHEET 2 OF 5