MASTER PERMIT TRACKING SCHEDULE		
PERMIT #	PERMITTING ENTITY	CONTACT INFORMATION
-	-	CONTACT: - PHONE: -

SITE DEVELOPMENT PLANS FOR

SITE

Hutton

REAL ESTATE DEVELOPMENT CONSTRUCTION

FT. PIERCE FAMILY DOLLAR
S. 25TH STREET
SECTION 16, TOWNSHIP 35 SOUTH, RANGE 40 EAST
FT. PIERCE, FLORIDA

TAX PARCEL NO. 2416-602-0158-000-3, 2416-602-0160-000-0 2416-602-0161-000-7, 2416-602-0164-000-8, 2416-602-0166-000-2, 2416-602-0167-000-9

LEGAL DESCRIPTION:

PARCEL 1:
LOTS 1, 2 AND 3, LESS THE WEST 15 FEET THEREOF, BLOCK 51, BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LESS AND EXCEPTING STREET RIGHT OF WAYS THEREFROM.
PARCEL 2: 4, 5, 6, 7, 8, 9, 10, LESS THE WEST 15 FEET THEREOF, THE WEST ONE-HALF OF LOT 11, ALL IN BLOCK 51, BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
AND
LOTS 22 AND 23, BLOCK 51, BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LESS THE NORTHEASTERLY 150 FEET THEREOF AND BEING DESCRIBED AS THAT PORTION OF LOTS 22 AND 23 LYING NORTH NAD EAST OF A LINE DRAWN PARALLEL TO THE NORTHEAST LINE OF SAID LOTS AND 150 FEET SOUTHWEST OF SAID NORTHEAST LINE.

ALSO KNOWN AS:
BEING A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 24 AND 25, BLOCK 51, BILTMORE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF LOT 25, BLOCK 51 OF SAID BILTMORE PARK PLAT, SAID CORNER BEING A FOUND 5/8" IRON ROD AND CAP (LB 6790); THENCE RUN SOUTH 01°10'39" WEST ALONG THE WEST LINE OF LOTS 24 AND 25, A DISTANCE OF 228.07 FEET; THENCE NORTH 41°58'06" EAST ALONG THE EASTERLY LINE OF SAID LOT 24, A DISTANCE OF 23.48 FEET TO A POINT THAT IS 150 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF ORMOND AVENUE; THENCE SOUTH 48°19'33" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 98.56 FEET TO A POINT ON THE NORTH LINE OF LOT 12, BLOCK 51 OF SAID BILTMORE PARK PLAT; THENCE NORTH 88°23'14" WEST, A DISTANCE OF 65.66 FEET; THENCE SOUTH 01°15'21" WEST, A DISTANCE OF 149.85 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSISSIPPI AVENUE; THENCE NORTH 88°23'14" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 159.42 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 25th STREET AS LAID OUT AND IN USE TODAY; THENCE NORTH 01°10'39" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 538.06 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF ORMOND AVENUE; THENCE SOUTH 48°16'55" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 177.44 FEET TO THE POINT OF BEGINNING.

UTILITY & AGENCY CONTACTS

SOLID WASTE DIVISION	CITY OF FORT PIERCE SOLID WASTE 52 SAVANNAH ROAD CONTRACT: ROBBIE CRESWELL FORT PIERCE, FL 34982 PHONE: (772) 462-3826
FIRE MARSHALL	ST. LUCIE COUNTY FIRE DEPARTMENT 5160 NW MILNER DRIVE CONTACT: RON PARRISH PHONE: (772) 621-3400 EMAIL: FIRECHIEF@SLCFD.ORG
HEALTH DEPARTMENT	ST. LUCIE COUNTY HEALTH DEPARTMENT 531 NW LAKE WHITNEY PLACE PORT ST. LUCIE, FL 32986 PHONE: (772) 785-6123
FDEP	1801 SOUTHEAST TIFFANY AVENUE PORT ST. LUCIE, FL 34986 PHONE: (772) 380-1260
WATER AND SEWER	FORT PIERCE UTILITIES AUTHORITY 1701 SOUTH 37TH STREET FORT PIERCE, FL 34947 CONTACT: VALERIE SCHULTE PHONE: (772) 466-1600 EXT 3402 EMAIL: VSCHULTE@FPUA.COM
WATER QUALITY DIVISION	CITY OF FORT PIERCE ENGINEERING 100 NORTH US 1 FORT PIERCE, FL 34950 PHONE: (772) 462-3773
FDOT DRIVEWAY	FDOT TREASURE COAST OPERATIONS ERIC SULGER 3601 OLEANDER AVENUE FORT PIERCE, FL 34982 PHONE: (772) 429-4882
FDOT DRAINAGE	FDOT DISTRICT FOUR 3400 WEST COMMERCIAL BOULEVARD FORT LAUDERDALE, FL 33309 CONTACT: GEORGI CELUSNEK EMAIL: GEORGI.CELUSNEK@DOT.STATE.FL.US PHONE: (954) 777-4368
ELECTRIC	FORT PIERCE UTILITIES AUTHORITY 1701 SOUTH 3TH STREET FORT PIERCE, FL 34947 PHONE: (772) 466-1600
TELEPHONE	AT&T 3300 OKEECHOBEE ROAD FORT PIERCE, FL 34947 PHONE: (772) 460-4490

SURVEYOR
BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
ROBERT BLOOMSTER, P.S.M.
PROFESSIONAL LAND SURVEYOR
641 NE SPENCER ST.
JENSEN BEACH, FL 34957
PHONE: (772) 334-0868
FAX: (305) 827-9669

ENGINEER
BOWMAN CONSULTING GROUP
ANDREW PETERSEN, P.E.
PROJECT MANAGER
4450 W. EAU GALLIE BLVD. SUITE 232
MELBOURNE, FL. 32934
PHONE: (321) 255-5434
FAX: (3221) 255-7751

LANDSCAPE ARCHITECT
LDA LANDSCAPE DESIGN ASSOCIATES
SABINE MARCKS
LANDSCAPE ARCHITECT
702 SW PORT ST LUCIE BLVD
PORT ST LUCIE, FL 34953
PHONE: (772) 971-6060
EMAIL: SMARKS@LANDSCAPEDA.COM

OWNER / DEVELOPER
HUTTON GROWTH BLUE SKY LLC
736 CHERRY ST.
CHATTANOOGA, TN 37402
LEE HELENA
PHONE: (423) 643-9202 (OFFICE)
FAX: (423) 664-7100
DEVELOPMENT PROJECT MANAGER

SECTION 16, TOWNSHIP 35 SOUTH, RANGE 40 EAST

SITE LOCATION MAP

NOT TO SCALE

LAND USE DATA:

BUILDING STRUCTURE:	1 CONCRETE BLOCK BUILDING
FUTURE LAND USE CLASSIFICATION:	NC - NEIGHBORHOOD COMMERCIAL
ZONING CLASSIFICATION:	C-2 - NEIGHBORHOOD COMMERCIAL
LOCAL JURISDICTION:	CITY OF FORT PIERCE
FLOOD ZONE CLASSIFICATION:	ZONE X FIRM MAP NO. 12111C0186J (02/16/2012)

GENERAL STATEMENT:

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A 8,755 SF GENERAL RETAIL STORE WITH ASSOCIATED UTILITIES AND PARKING

GENERAL NOTES:

LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS.

Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
TS1	TOPOGRAPHIC SURVEY
ES1	EROSION CONTROL PLAN
ES2	EROSION CONTROL DETAILS
DM1	DEMOLITION PLAN
C1	SITE PLAN
C2	PGD PLAN
C3	UTILITY PLAN
C4	PROFILES AND SECTIONS
D1	UTILITY DETAILS
D2	PAVING & DRAINAGE DETAILS
D3	M.O.T. DETAILS
D4	DUMPSTER DETAILS
D5	WALL DETAILS
LD01-LD02	LANDSCAPE PLAN
1 OF 1	SITE PHOTOMETRIC PLAN

Bowman CONSULTING
4450 WEST EAU GALLIE BLVD., STE. 232, MELBOURNE, FL 32934 (321) 255-5434
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AUTHORIZED CERTIFICATE NO. LB 7500-170

NO.	REVISIONS	BY	DATE

ENGINEER'S CERTIFICATE
ANDREW J. PETERSEN ★ LICENSE No. 75493 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
ANDREW J. PETERSEN
LICENSE NUMBER 75493

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS; ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HUTTON COMPANY IS PROHIBITED.

SITE Hutton REAL ESTATE DEVELOPMENT CONSTRUCTION
736 CHERRY STREET
CHATTANOOGA TN 37402
(423) 756-0267

COVER SHEET
FT. PIERCE FAMILY DOLLAR
S. 25TH STREET
FT PIERCE, FLORIDA 34947

SCALE	AS NOTED	DATE	1/16/15
DRAWN	EC	JOB NO.	13135.00

C0
SHEET NO.
REV.

Created 11/22/2013 9:00 PM, Last Saved 1/15/2015 4:16 PM by Tkrause, Last Printed 1/16/2015 3:20 PM by Mara Bancroft on User437 File Saved at: G:\1_Eng_PROJECTS\2013\13135 Ft. Pierce (25th & Mississippi) Family Dollar\CADD\DESIGN\13135 - 01 - COVER SHEET

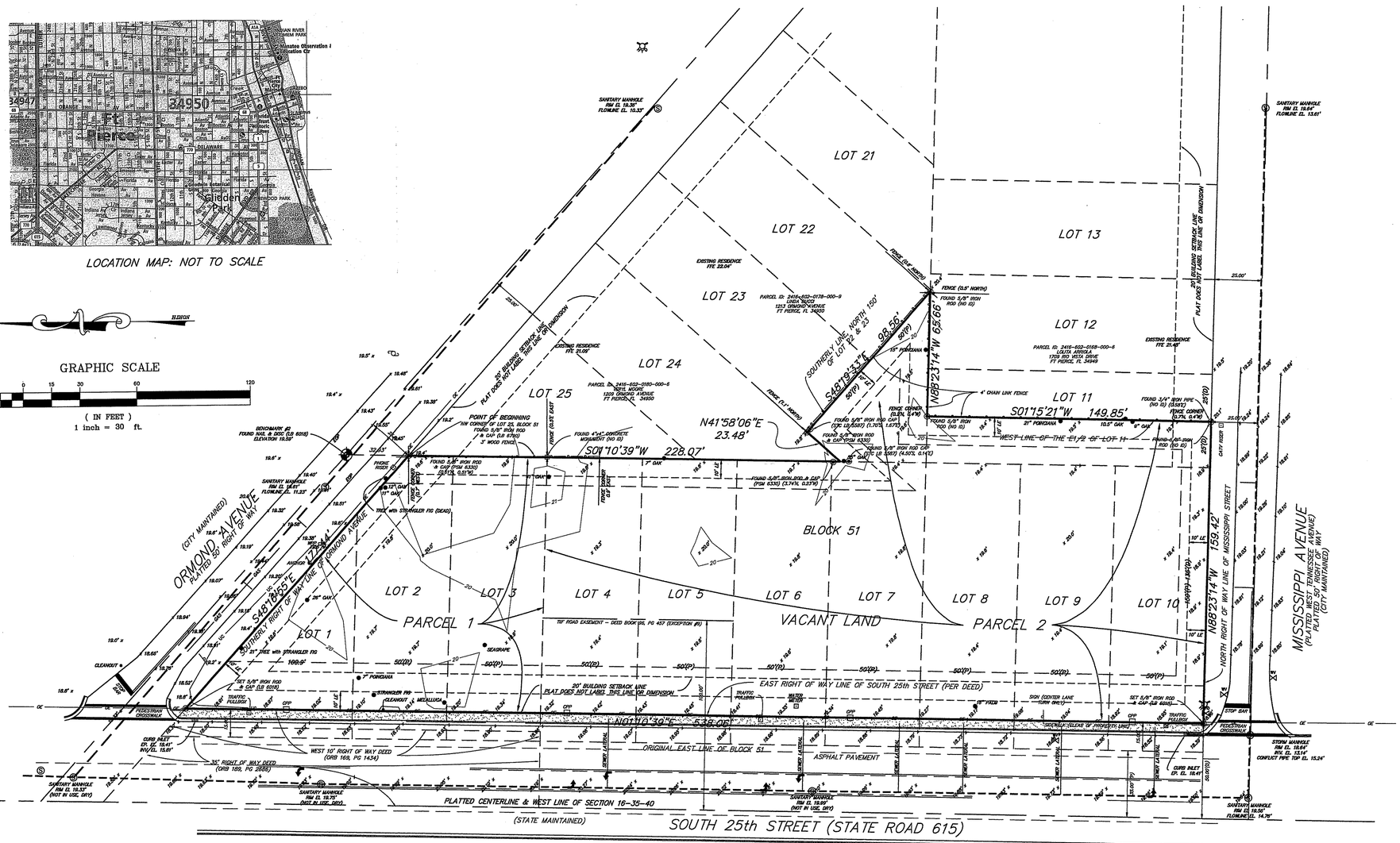
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP.

ALTA/ACSM LAND TITLE SURVEY

LOCATION MAP: NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



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AND ALSO LESS AND EXCEPT THAT PART CONVEYED TO THE CITY OF FORT PIERCE BY DEED RECORDED IN OFFICIAL RECORDS BOOK 169, PAGE 1434, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; ALSO LESS AND EXCEPT THAT PART CONVEYED TO THE CITY OF FORT PIERCE BY DEED RECORDED IN OFFICIAL RECORDS BOOK 189, PAGE 2686, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
LOTS 4, 5, 6, 7, 8, 9, 10, LESS THE WEST 15 FEET THEREOF, THE WEST ONE-HALF OF LOT 11, ALL IN BLOCK 51, BILTMORE PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4, PAGE 52, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
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SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 4544277, EFFECTIVE DATE: SEPTEMBER 11, 2013 @ 8:00 AM
SCHEDULE B — SECTION II
EXCEPTION #8: PLAT BOOK 4, PAGE 52 – AFFECTS PROPERTY, AS SHOWN ON SKETCH
EXCEPTION #9: DEED BOOK 96, PG 457 – SEE NOTE BELOW EXCEPTIONS (AS SHOWN)
EXCEPTION #10: DEED BOOK 112, PG 29 – DOES NOT AFFECT SUBJECT PROPERTY
EXCEPTION #11: DEED BOOK 112, PG 29 – DOES NOT AFFECT SUBJECT PROPERTY
EXCEPTION #12: DEED BOOK 125, PG 252 – SEE NOTE BELOW EXCEPTIONS, AFFECTS PROPERTY
EXCEPTION #13: DEED BOOK 127, PG 67 – DOES NOT AFFECT SUBJECT PROPERTY
EXCEPTION #14: DEED BOOK 127, PG 67 – DOES NOT AFFECT SUBJECT PROPERTY
EXCEPTIONS 7 & 8, AFFECTS SITE, BUT IS UNABLE TO BE SHOWN, MISSISSIPPI IS NOT A STATE ROAD, AND LIES GREATER THAN 100 FEET OF CENTERLINE FROM STATE ROAD 615.
NOTE: EXCEPTIONS 6, 7, 8 ARE UNDETERMINED BY THIS OFFICE. WE WERE TOLD BY DOT (DISTRICT 4) THAT THE STATE ROAD 615 WAS TRANSFERRED FROM ST. LUCIE COUNTY TO THE STATE OF FLORIDA IN 1975. DETERMINATION WILL HAVE TO BE MADE BY OTHERS.
EXCEPTION #9: PLAT BOOK 4, PAGE 52 – AFFECTS PROPERTY, NO PLOTTABLE EXCEPTIONS
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.01°10'39"E. ALONG THE EAST RIGHT OF WAY LINE OF SOUTH 25th STREET.
5. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. ST. LUCIE COUNTY BENCHMARK, REFERENCE NO. VIR 3-04 (ELEVATION 16.81')
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. TOTAL SITE AREA: 71804.59 SQUARE FEET OR 1.64 ACRES MORE OR LESS.
PARCEL 1 SITE AREA: 54195.46 SQUARE FEET OR 1.24 ACRES MORE OR LESS.
PARCEL 2 SITE AREA: 17609.13 SQUARE FEET OR 0.40 ACRES MORE OR LESS.
8. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 120286-0186-J, DATED: FEBRUARY 16, 2012.
9. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
12. THERE WAS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
13. THIS OFFICE DOES NOT DETERMINE OWNERSHIP OF FENCES, TIES ARE PROVIDED.
OVERHEAD ELECTRIC LINE AND POLES ARE ± WEST ALONG PROPERTY LINE
CENTER LANE TURN ONLY SIGN IS 2'± WITHIN PARCEL 2.
14. BILTMORE PARK PLAT DOES NOT PROVIDE A DIMENSION FOR SOUTH 25th STREET.

SURVEYOR'S CERTIFICATION:

TO: HUTTON GROWTH ONE LLC, A TENNESSEE LIMITED LIABILITY COMPANY; FAMILY DOLLAR STORES OF FLORIDA, INC., A FLORIDA CORPORATION; PRESTON O. COCKEY, JR., P.A.; FIDELITY NATIONAL TITLE INSURANCE COMPANY; AND CAPITALMARK BANK & TRUST, its successors and/or assigns, as their interests may appear.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 10(a), 10(b), 11(a), 11(b) 12, 13, 14, 16, 17, 18, 19, 20 AND 21 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 9, 2013.

Robert Bloomster

ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

LEGEND

- CLEAN OUT
- (WPP) WOOD POWER POLE
- MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SPOT ELEVATIONS
- INV. INVERT
- EL. ELEVATION
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- CPP CONCRETE POWER POLE
- OE OVERHEAD ELECTRIC
- FFE FINISH FLOOR ELEVATION
- UC UNDERGROUND CABLE
- LB LICENSED BUSINESS
- ID IDENTIFICATION
- P PLAT
- D DEED

PARCEL OWNERSHIP

PARCEL 1 CONSISTS OF:
PARCEL ID: 2416-602-0158-000-3
OWNED BY: FIRST SOUTHERN BANK
1177 SE THIRD AVENUE
FORT LAUDERDALE, FL 33316
PARCEL ID: 2416-602-0160-000-0
FIRST SOUTHERN BANK
1177 SE THIRD AVENUE
FORT LAUDERDALE, FL 33316

PARCEL 2 CONSISTS OF:
PARCEL ID: 2416-602-0161-000-7
OWNED BY: FIRST SOUTHERN BANK
1177 SE THIRD AVENUE
FORT LAUDERDALE, FL 33316
PARCEL ID: 2416-602-0164-000-8
OWNED BY: FIRST SOUTHERN BANK
1177 SE THIRD AVENUE
FORT LAUDERDALE, FL 33316
PARCEL ID: 2416-602-0166-000-2
OWNED BY: FIRST SOUTHERN BANK
1177 SE THIRD AVENUE
FORT LAUDERDALE, FL 33316
PARCEL ID: 2416-602-0167-000-9
OWNED BY: FIRST SOUTHERN BANK
1177 SE THIRD AVENUE
FORT LAUDERDALE, FL 33316

SITE INFORMATION: PROVIDED BY ENGINEER.
CURRENT ZONING: C-1 OFFICE COMMERCIAL
FUTURE ZONING: C-2 NEIGHBORHOOD COMMERCIAL

FUTURE LAND USE:
CURRENT: OP OFFICE PROFESSIONAL
FUTURE: NC NEIGHBORHOOD COMMERCIAL

BUILDING SETBACKS:
FRONT: 25'
SIDE: 15'
REAR: 15'

LANDSCAPE STRIPE/BUFFER
FRONT: 10'
SIDE: 10'
REAR: 10'

PARKING:
CITY REQUIREMENT: 1 SPACE PER 200 SQUARE FEET
REQUIRED PARKING: 39 SPACES (FOR A GFA OF 7797 SF.)

BENCHMARK #
SET MAG NAIL & DISC (LB 6018)
ELEVATION 18.84'

SUNSHINE STATE ONE CALL TICKET 219307961

SERVICE AREA:	RESPONSE:	CONTACT:	TELEPHONE:	UTILITY TYPE:
FT. PIERCE UTILITIES AUTHORITY	MARKED	CENTRAL LOCATING SERVICE	800-778-9140	CATV & FIBER
AT&T / DISTRIBUTION	MARKED	TYSHA WILLIAMS	772-465-2000 X 420	TRAFFIC SIGNALS/STORM DRAIN
COMCAST CABLE	MARKED	ANYONE EXT 6209	772-466-5600	WATER/SEWER/GAS/ELECTRIC
CITY OF FORT PIERCE	MARKED	UCC (SSPA1D)	800-778-9140	TELEPHONE

SUNSHINE STATE ONE CALL TICKET 219308003

SERVICE AREA:	RESPONSE:	CONTACT:	TELEPHONE:	UTILITY TYPE:
FT. PIERCE UTILITIES AUTHORITY	MARKED	CENTRAL LOCATING SERVICE	800-778-9140	CATV & FIBER
AT&T / DISTRIBUTION	MARKED	TYSHA WILLIAMS	772-465-2000 X 420	TRAFFIC SIGNALS/STORM DRAIN
COMCAST CABLE	MARKED	ANYONE EXT 6209	772-466-5600	WATER/SEWER/GAS/ELECTRIC
CITY OF FORT PIERCE	MARKED	UCC (SSPA1D)	800-778-9140	TELEPHONE

SUNSHINE STATE ONE CALL TICKET 219308037

SERVICE AREA:	RESPONSE:	CONTACT:	TELEPHONE:	UTILITY TYPE:
FT. PIERCE UTILITIES AUTHORITY	MARKED	CENTRAL LOCATING SERVICE	800-778-9140	CATV & FIBER
AT&T / DISTRIBUTION	MARKED	TYSHA WILLIAMS	772-465-2000 X 420	TRAFFIC SIGNALS/STORM DRAIN
COMCAST CABLE	MARKED	ANYONE EXT 6209	772-466-5600	WATER/SEWER/GAS/ELECTRIC
CITY OF FORT PIERCE	MARKED	UCC (SSPA1D)	800-778-9140	TELEPHONE

BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
L.B. #6018

641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SHEET 1 OF 1	
DRAWN BY:	DPK
SCALE:	1" = 30'
FIELD WORK COMPLETED:	8/12/13
FIELD BOOK:	SKETCH
JOB NO.	12343

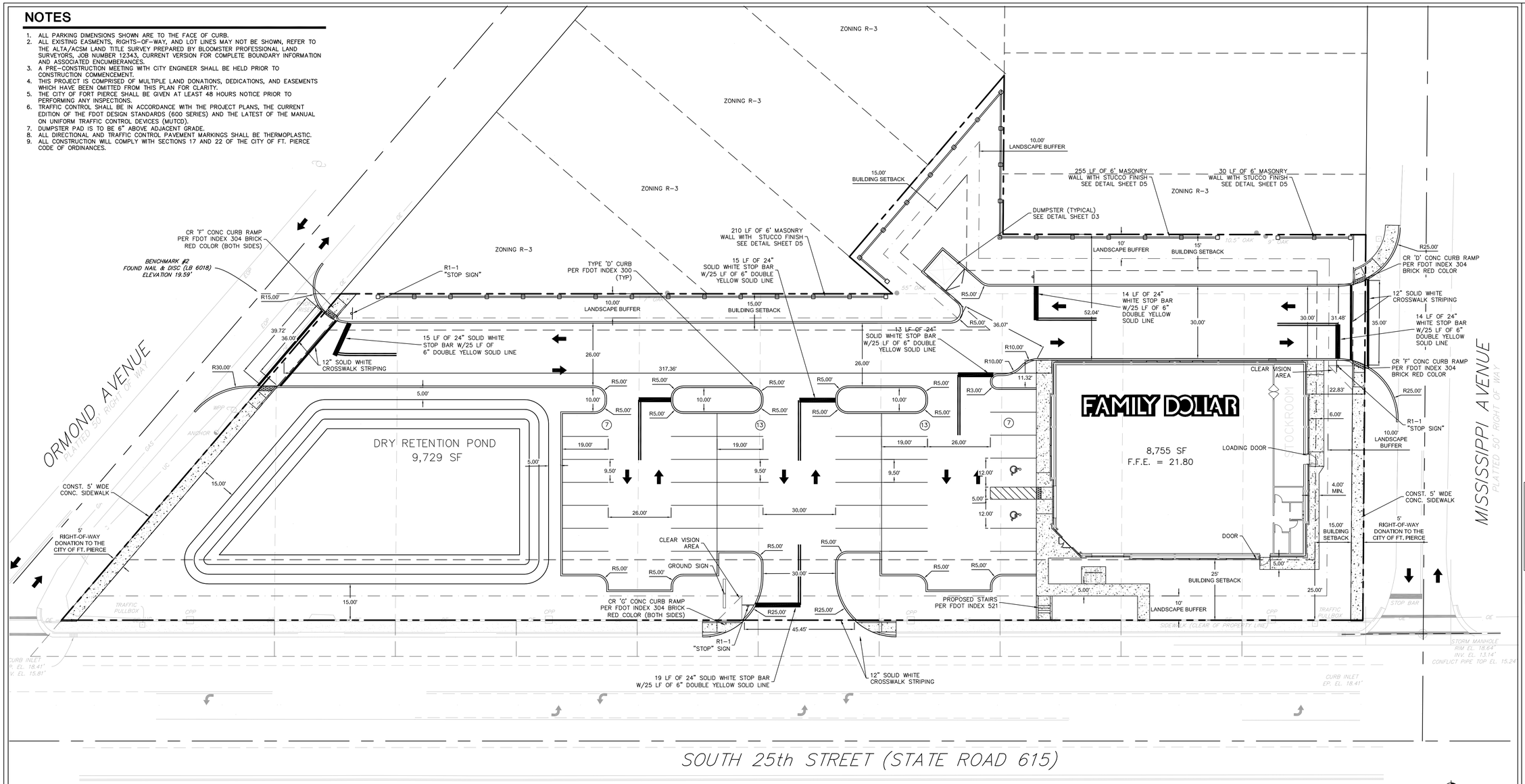
REVISIONS

DATE:	DESCRIPTION:	BY:
2/7/14	COMMENTS	DPK

THE HUTTON COMPANY
1210 SOUTH 25th STREET
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

NOTES

1. ALL PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB.
2. ALL EXISTING EASMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN, REFER TO THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLOOMSTER PROFESSIONAL LAND SURVEYORS, JOB NUMBER 12343, CURRENT VERSION FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBERANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THIS PROJECT IS COMPRISED OF MULTIPLE LAND DONATIONS, DEDICATIONS, AND EASEMENTS WHICH HAVE BEEN OMITTED FROM THIS PLAN FOR CLARITY.
5. THE CITY OF FORT PIERCE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
6. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FDOT DESIGN STANDARDS (600 SERIES) AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. DUMPSTER PAD IS TO BE 6" ABOVE ADJACENT GRADE.
8. ALL DIRECTIONAL AND TRAFFIC CONTROL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
9. ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FT. PIERCE CODE OF ORDINANCES.



PROPOSED PARKING DATA

STORE SIZE	8,755 ± S.F.
GFA W/EXEMPTION	7,555 ± S.F.
CITY OF FORT PIERCE REQUIRED PARKING: RETAIL: 1 SPACES PER 200 SF	38 SPACES
STANDARD SPACES	38 SPACES
ACCESSIBLE SPACES	2 SPACES
TOTAL PARKING (PROVIDED)	40 SPACES
RATIO	± 1 / 211 S.F.

PARKING NOTES

PARKING SHOWN CONTAINS 90° PARKING SPACES.
PROPOSED DIMENSION: WIDTH: 9.5'
CITY OF FORT PIERCE REQUIRED DIMENSION: WIDTH: 9.5'
PROPOSED DIMENSION: DEPTH: 19'
CITY OF FORT PIERCE REQUIRED DIMENSION: DEPTH: 19'
PROPOSED TWO WAY AISLES (STALLS, ONE SIDE): 45'
CITY OF FORT PIERCE REQUIRED TWO WAY AISLES (STALLS, ONE SIDE): 45'
PROPOSED TWO WAY AISLES (STALLS, BOTH SIDES): 68'
CITY OF FORT PIERCE REQUIRED TWO WAY AISLES (STALLS, BOTH SIDES): 64'
CITY OF FORT PIERCE REQUIRED BIKE RACK TO ACCOMMODATE 4 BICYCLES ON SITE WITHIN 50FT ENTRANCE

SITE AREA CALCULATIONS

TOTAL SITE AREA	70,115 SF (100%) (1.61 AC.±)
IMPERVIOUS AREA BUILDING	8,755 SF (12.5%) (0.2 AC.±)
SIDEWALK/PAVEMENT	30,082 SF (42.9%) (0.69 AC.±)
PERVIOUS AREA OPEN SPACE	31,278 SF (44.6%) (0.72 AC.±)

SITE DATA

CURRENT LAND USE CLASSIFICATION:	NC (NEIGHBORHOOD COMMERCIAL)
CURRENT ZONING CLASSIFICATION:	C-2 (NEIGHBORHOOD COMMERCIAL)
CURRENT LOCAL JURISDICTION:	CITY OF FORT PIERCE
WATER & SEWER SERVICE:	FORT PIERCE UTILITY AUTHORITY (FPUA)
FLOOD ZONE CLASSIFICATION:	ZONE X – OUTSIDE THE 100 YEAR FLOOD PLAIN FEMA PANEL NO. 120286-0186-J, DATED 02/16/2012

DIRECTION	PROPERTY USE	FUTURE LAND USE	ZONING
NORTH	MIXED USE	GENERAL COMMERCIAL (GC)	C-3
EAST	MIXED USE	INSTITUTIONAL (INST)	R-3
SOUTH	STORES 1 STORY	OFFICE PROFESSIONAL (OP)	R-3
WEST	WAREHOUSING	OFFICE PROFESSIONAL (OP)	C-1

GENERAL NOTES

ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.

BUILDING DATA

GROSS BUILDING AREA 8,755 S.F.
BUILDING SETBACKS REQUIRED:

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (WEST)	25 FEET	25.00'
REAR (EAST)	15 FEET	54.02'
SIDE (NORTH)	15 FEET	317.36'.
SIDE (SOUTH)	15 FEET	22.83'

BUILDING HEIGHT: STORE	± 21'-6"
NO. OF STORIES:	1
BUILDING COVERAGE:	± 12.5%
FIRE FLOW DEMAND:	1500 GPM PER NFPA 1, CHAPTER 18

REQUIRED PERMITS

BUILDING PERMIT
FDOT DRIVEWAY CONNECTION PERMIT
FDOT DRAINAGE CONNECTION PERMIT
SITE PERMIT

LEGEND - EXISTING

CLEAN OUT
STEEL POST
STEEL COLUMN
POWER POLE
METAL LID
MANHOLE
LIGHT POST
INV. INVERT
EL. ELEVATION
C.B.S. CONCRETE BLOCK STRUCTURE
WV WATER VALVE
FH FIRE HYDRANT
SE SPOT ELEVATIONS
SV SEWER VALVE
IV IRRIGATION VALVE
WPP WOOD POWER POLE
RCP REINFORCED CONCRETE PIPE
WM WATER METER
BFP BACKFLOW PREVENTOR VALVE
R/W RIGHT OF WAY
P.B. PLAT BOOK
PG PAGE
FM UNDERGROUND FORCE MAIN
W UNDERGROUND WATER MAIN
GAS UNDERGROUND GAS LINE
OE OVERHEAD ELECTRIC LINE
BT BURIED TELEPHONE LINE
BE ELECTRICAL LINE
BFO FIBER OPTIC LINE
SINGLE WHITE SOLID LINE
DOUBLE YELLOW SOLID LINE

LEGEND

PROPERTY LINE
PROPOSED CURB
PARKING NUMBER
ACCESSIBLE SPACES
STOP SIGN
SWSL SOLID WHITE SINGLE LINE
DIRECTIONAL ARROWS
STOP STOP BAR

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BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMERICAN CERTIFICATE NO. LB7500-7522

NO.	REVISIONS	BY	DATE

ENGINEER OF RECORD
ANDREW J. PETERSEN
LICENSE No. 75493
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LIC. NO. 75493

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SITE Hutton REAL ESTATE DEVELOPMENT CONSTRUCTION
736 CHERRY STREET
CHATTANOOGA, TN 37402
(423) 756-9267

SITE PLAN
FT. PIERCE FAMILY DOLLAR
S. 25TH STREET
FT PIERCE, FLORIDA 34947

SCALE	1" = 20'	DATE	1/16/15
DRAWN	EC	JOB NO.	13135.00

SHEET NO. C1 REV.

Created 11/22/2013 9:00 PM, Last Saved 1/15/2015 4:16 PM by tkrause, Last Printed 1/16/2015 3:22 PM by Mara Bancroft on User437 File Saved at: G:\1_Eng_PROJECTS\2013\13135 Ft. Pierce (25th & Mississippi) Family Dollar\CADD\DESIGN\13135 - 06 - C1 - SITE PLAN

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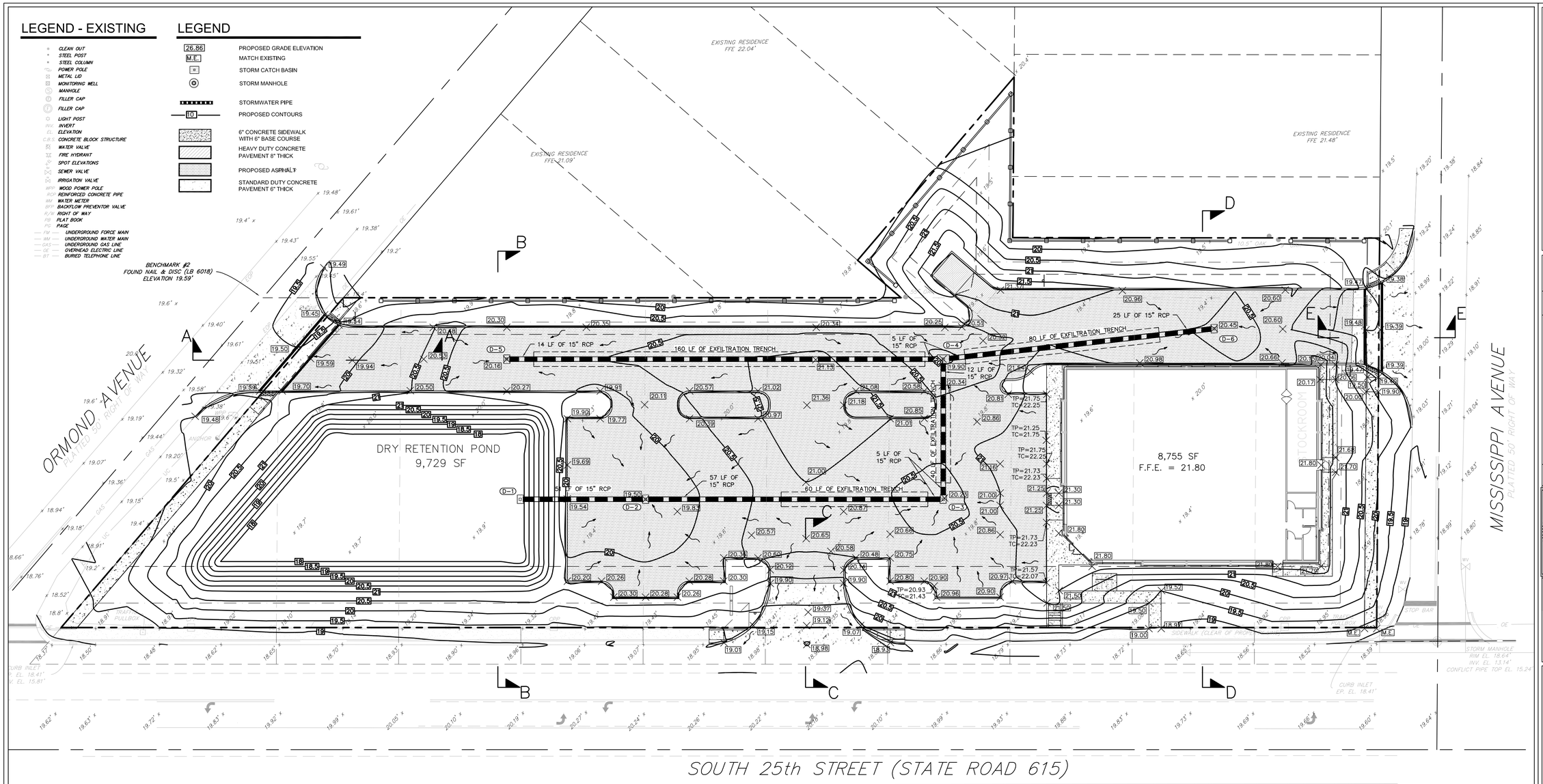
LEGEND - EXISTING

- CLEAN OUT
- STEEL POST
- STEEL COLUMN
- POWER POLE
- METAL LID
- MONITORING WELL
- MANHOLE
- FILLER CAP
- FILLER CAP
- LIGHT POST
- INV. INVERT
- EL. ELEVATION
- C.B.S. CONCRETE BLOCK STRUCTURE
- WATER VALVE
- FIRE HYDRANT
- SPOT ELEVATIONS
- SEWER VALVE
- IRRIGATION VALVE
- WPP WOOD POWER POLE
- RCP REINFORCED CONCRETE PIPE
- WM WATER METER
- BFP BACKFLOW PREVENTOR VALVE
- R/W RIGHT OF WAY
- PB PLAT BOOK
- PG PAGE
- FM UNDERGROUND FORCE MAIN
- WM UNDERGROUND WATER MAIN
- GAS UNDERGROUND GAS LINE
- OE OVERHEAD ELECTRIC LINE
- BT BURIED TELEPHONE LINE

LEGEND

- 26.86 PROPOSED GRADE ELEVATION
- M.E. MATCH EXISTING
- STORM CATCH BASIN
- STORM MANHOLE
- STORMWATER PIPE
- 10 PROPOSED CONTOURS
- 6" CONCRETE SIDEWALK WITH 6" BASE COURSE
- HEAVY DUTY CONCRETE PAVEMENT 8" THICK
- PROPOSED ASPHALT
- STANDARD DUTY CONCRETE PAVEMENT 6" THICK



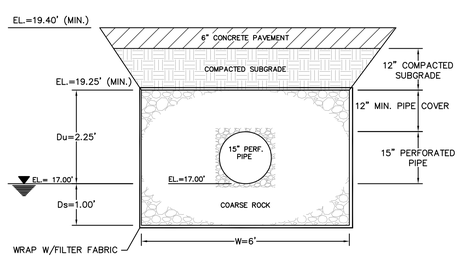
BENCHMARK #1
SET MAG NAIL & DISC (LB 6018)
ELEVATION 18.84'

NOTES

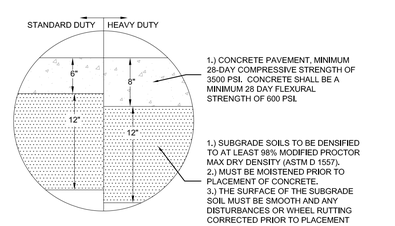
1. ALL EVELEVATIONS ARE BASED ON NAVD88.
2. SAWCUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
3. SEE SHEET C4 FOR STORM DRAIN PROFILES AND CROSS SECTIONS.

STORM CHART

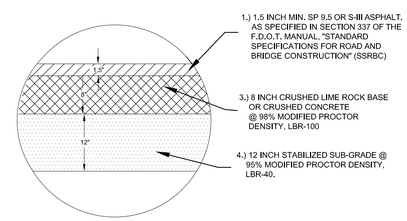
#	STRUCTURE TYPE	TOP ELEV./ SUMP ELEV.	PIPE INVERTS	PIPE INFORMATION
D-1	TYPE 'C' D.B.I. (FDOT INDEX 232) BUBBLE UP STRUCTURE	RIM = 17.99	E = 17.00	D1-D2 = 51 LF, 15" RCP
D-2	TYPE 'C' D.B.I. (FDOT INDEX 232)	RIM = 19.50	W = 17.00 E = 17.00	D1-D2 = 51 LF, 15" RCP D2-D3 = 60 LF, EXFILTRATION TRENCH
D-3	TYPE 'C' D.B.I. (FDOT INDEX 232)	RIM = 20.20	N = 17.00 W = 17.00	D3-D4 = 40 LF, EXFILTRATION TRENCH D2-D3 = 60 LF, EXFILTRATION TRENCH
D-4	TYPE 'E' D.B.I. (FDOT INDEX 232)	RIM = 19.90	W = 17.00 S = 17.00 E = 17.00	D4-D5 = 160 LF, EXFILTRATION TRENCH D3-D4 = 40 LF, EXFILTRATION TRENCH D4-D6 = 80 LF, EXFILTRATION TRENCH
D-5	TYPE 'C' D.B.I. (FDOT INDEX 232)	RIM = 20.16	E = 17.00	D4-D5 = 160 LF, EXFILTRATION TRENCH
D-6	TYPE 'C' D.B.I. (FDOT INDEX 232)	RIM = 20.45	W = 17.00	D4-D6 = 80 LF, EXFILTRATION TRENCH



TYPICAL EXFILTRATION TRENCH
N.T.S.



CONCRETE PAVEMENTS
N.T.S.



ASPHALT PAVEMENT
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1 inch = 20 ft.

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SHEET NO. C2 REV.

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