CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, December 8, 2015 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

6. **APPROVAL OF MINUTES**

   b. Minutes from the November 10, 2015 meeting.

7. **NEW BUSINESS**

   a. Site Plan with Conditional Use - Baker Residence - 1709 Surfside Drive

   b. Conditional Use with New Construction - RG Towers - 2551 Jenkins Road

   c. Abandonment - Indian River Villas - 401 South Indian River Drive

   d. Site Plan with Conditional Use - Indian River Villas - 401 S. Indian River Drive

   e. Waiver of Distance - Fraternal Order of Eagles Aerie #3582 - 1717 S. US Highway 1

8. **BOARD COMMENTS**

9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **6. b.**

Meeting Date: 12/08/2015

Information

REQUESTED ACTION

Minutes from the November 10, 2015 meeting.

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 11.10.15

Form Review

Form Started By: Alicia Rosenthal Started On: 12/01/2015 02:37 PM

Final Approval Date: 12/01/2015

D R A F T

CITY OF FORT PIERCE
PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, NOVEMBER 10, 2015, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **Marcia Baker**; **Tim O'Connell**; **Brian Paul**; **Eduardo Mujica**; **Charles Hayek**; **Mike Dahan**; **Steve Weaver**; **Eloise Cumings**; **John George**; **Robert Poitier**; **Bob Burdge**, **Chairman**

Staff Present: **Rebecca Grohall, AICP**, **Planning Manager**
James Walker, **Assistant City Attorney**
Kori Benton, **Senior Planner**
Clarissa Davis, **Planner**
Alicia Rosenthal, **Administrative Assistant**

4. CONSIDERATION OF ABSENCES

All Board members were present.

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

All regular members were present.

6. APPROVAL OF MINUTES

a. Approval of minutes from the October 13, 2015 meeting.

Motion was made by Tim O'Connell, and seconded by John George to approve the minutes from the October 13, 2015 meeting.

AYE: **Mike Dahan**, **Steve Weaver**, **Eloise Cumings**, **John George**, **Marcia Baker**, **Tim O'Connell**, **Brian Paul**, **Eduardo Mujica**, **Charles Hayek**, **Chairman Bob Burdge**

Passed

7. NEW BUSINESS

a. Voluntary Annexation - Oleander Avenue South of Edwards Road

Ms. Davis gave an overview of the annexation and answered questions from the Board. Rich Laventure, Representative from Laventure and Weiss Engineering, expressed future plans for the property and answered questions from the Board.

Motion was made by John George, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

AYE: **Tim O'Connell**, **Brian Paul**, **Eduardo Mujica**, **Charles Hayek**, **Mike Dahan**, **Steve Weaver**, **Eloise Cumings**, **John George**, **Marcia Baker**, **Chairman Bob Burdge**

Passed

b. Conditional Use - Dwelling Rental - 1916 Rio Vista Drive

Mr. Benton gave an overview of the Conditional Use application and answered questions from the Board.

Jeff Sarasin and Dale Sarasin, Representatives, provided additional information on the home and answered questions from the Board.

Mr. Walker stated it is not apparent that the line of questioning regarding the idea that people can buy single family homes in residential neighborhoods and turn them into short term vacation rentals falls within the scope of the code of ordinances which describes standards for Board consideration of Conditional Use applications.

Al Griffin spoke in favor of the application.

Mr. Walker stated it would be helpful in maintaining focus by focusing on this application and not applications in general. The task is to determine whether the use applied for is appropriate in the neighborhood for which approval is sought.

Carol Mashir, South Beach President, Charlene Adair, Carol Luscher and Carol Evans spoke in opposition of the application.

Mr. Sarasin stated the applicant is willing to rent the home for a minimum of 30 days and addressed comments made from the public.

Motion was made by Brian Paul, and seconded by Marcia Baker to forward a recommendation to the City Commission to deny the request.

AYE: **Charles Hayek**, **Mike Dahan**, **Steve Weaver**, **Eloise Cumings**, **John George**, **Marcia Baker**, **Tim O'Connell**, **Brian Paul**, **Eduardo Mujica**, **Chairman Bob Burdge**

Passed

c. Conditional Use - Sailfish Brewery & Taproom -130 N 2nd Street

Mr. Hayek asked Mr. Walker if there is a reason for him to recuse himself from the vote since he is the landlord of Sailfish's present location at 407 N. 2nd Street. Mr. Walker read the code and stated since Mr. Hayek is not specifically being retained in this matter and he is not acting for the entity there did not appear to be a conflict of interest requiring Mr. Hayek to submit form 8b.

Mr. Benton gave an overview of the application and answered questions from the Board.

Nick Bischoff, Co-owner and Founder of Sailfish Brewery, spoke briefly about the building and his love for the City of Fort Pierce.

Motion was made by Brian Paul, and seconded by John George to forward a recommendation of approval to the City Commission of the requested Conditional Use with the following conditions:

1) The applicant establishes a shared dumpster agreement, or authorized refuse collection location, prior to Certificate of Occupancy;

2) The applicant integrates compatible fenestration on the northern façade that reveals interior activity and encourages interest in the products or services provided, consistent with City Code Section 22-59(g)(3) & (4) prior to occupancy of the taproom.

AYE: **Brian Paul**, **Eduardo Mujica**, **Charles Hayek**, **Mike Dahan**, **Steve Weaver**, **Eloise Cumings**, **John George**, **Marcia Baker**, **Tim O'Connell**, **Chairman Bob Burdge**

Passed

d. **Conditional Use - Harbor Community Bank - 600 Edwards Road**

Ms. Cumings recused herself from voting since she works at Harbor Community Bank.

Ms. Davis gave an overview of the application and answered questions from the Board.

J. Hal Roberts Jr., President of Harbor Community Bank, spoke about the growth of Harbor Community Bank and the need to move into a larger administrative office and he also answered questions from the Board.

Motion was made by Steve Weaver, and seconded by John George to forward a recommendation of approval to the City Commission of the requested Conditional Use application with the following conditions:

1. Sidewalks are required along the Edwards Road right-of-way. Please coordinate with Saint Lucie County Engineering department if payment in lieu of is pursued.

2. Please provide shrubs along the front property line.

3. The site needs three additional parking spaces to become code compliant. Please provide these spaces or "payment in lieu of".

AYE: **Marcia Baker**, **Tim O'Connell**, **Brian Paul**, **Eduardo Mujica**, **Charles Hayek**, **Mike Dahan**, **Steve Weaver**, **John George**, **Chairman Bob Burdge**

Other: **Eloise Cumings** (RECUSE)

Passed

e. **Conditional Use - St. James Christian Academy - 4300 Okeechobee Road**

Mr. Benton gave an overview of the application and answered questions from the Board. Board discussion ensued.

Chris Robertson, Assistant Principal of St. James Christian Academy addressed questions about the playground area and landscaping.

Motion was made by John George, and seconded by Charles Hayek to forward a recommendation of approval to the City Commission with the following conditions:

1) The applicant adheres to the proposed landscape improvements to install a vegetative hedge along Hartman Road. City Code Section 22-194 d(4) requires installation within 60 days after conditional use approval; and

2) Provide an updated traffic report displaying any traffic impacts of the school expansion.

AYE: **Eduardo Mujica**, **Charles Hayek**, **Mike Dahan**, **Steve Weaver**, **Eloise Cumings**, **John George**, **Marcia Baker**, **Tim O'Connell**, **Brian Paul**, **Chairman Bob Burdge**

Passed

f. **Zoning Text Amendment - Fueling Stations**

Mr. Benton gave an overview of the application and answered questions from the Board. No one spoke for or against the Zoning Text Amendment.

Motion was made by Marcia Baker, and seconded by Charles Hayek to forward a recommendation of approval of the proposed Amendment to the City Commission.

AYE: **John George**, **Eloise Cumings**, **Steve Weaver**, **Mike Dahan**, **Charles Hayek**, **Eduardo Mujica**, **Brian Paul**, **Tim O'Connell**, **Marcia Baker**, **Chairman Bob Burdge**

Passed

8. BOARD COMMENTS

Ms. Baker asked for an annexation map showing the holes south of Edwards Road on US Highway 1.

Mr. Weaver addressed concerns about the state law on vacation rentals.

Mr. Hayek stated it is way to easy to circumvent the law and he does not know how short term rentals are going to be regulated.

9. ADJOURNMENT

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
Cummings J. Eloise	Planning Board
MAILING ADDRESS 1320 Bayshore Drive	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY Fort Pierce COUNTY St Lucie	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 11/10/15	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Flois Cumys, hereby disclose that on 11/10/, 20 15 :

(a) A measure came or will come before my agency which (check one or more)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____ ;

___ inured to the special gain or loss of my relative, _____ ;

X inured to the special gain or loss of Hicks Community Bank, by whom I am retained; or

___ inured to the special gain or loss of _____ , which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

11/10/15
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

Planning Board **7. a.**

Meeting Date: 12/08/2015

Information

REQUESTED ACTION

Site Plan with Conditional Use - Baker Residence - 1709 Surfside Drive

LOCATION

1709 Surfside Drive

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Site Aerial
Application & Property Record Card
Elevations & Floor Plans
Site Plans
TRC Comments

Form Review

Form Started By: Kori Benton Started On: 12/01/2015 02:24 PM

Final Approval Date: 12/01/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

RE: Application for Site Plan with Conditional Use
Baker Residence
1709 Surfside Drive

DATE: December 1, 2015

STAFF REPORT

Property Owner/Applicant:	Cynthia J Baker 155 Bilbao ST Royal Palm Beach, FL 33411
Representative:	William P. Stoddard, Ph.D., P.E., LEED AP Schulke, Bittle & Stoddard, LLC 1717 Indian River Boulevard, Suite 201 Vero Beach, Florida 32960
Requested Action:	Application for Site Plan with Conditional Use to construct a Single-family home seaward of the Coastal Construction Control Line (CCCL).
Proposed Height (BFE)	27.5 ft.
Site Location:	1709 Surfside Drive
Parcel ID:	2412-501-0108-000-6
Current Zoning:	Single-Family Intermediate Density zone (R-2).

Surrounding Zoning

North	East	South	West
R-2	R-1	R-2	R-2

Staff Analysis:

In accordance with Sections 22-58, 22-66 and 22-76 of the City Code, the applicant is requesting the review and approval of a Site Plan and Conditional Use to construct a new two-story single family home on a 0.22 acre parcel located at 1709 Surfside Drive. Per Section 22-66, Conditional Use approval is required for any construction seaward of the Coastal Construction Control Line (CCCL).

The subject lot, located at the southwest corner of Surfside Drive and Cypress Avenue, was previously developed with a single-family home in the mid-1960s, however the previous structure was demolished in 2006 after incurring damage in the 2004 hurricanes. The lot remains vacant with the exception of a few native palm trees. The lot is located west of Surfside Drive; therefore the proposed construction will not impact the coastal dune system.

The new home proposed features 1,938 sq. ft. of living space, a 562 sq. ft. attached two-car garage, covered porch, and covered first floor. The structure features three (3) bedrooms, three (3) baths, kitchen, living room, and dining space.

The construction type presented is a CBS structure with a stucco finish. The architectural design of the home is influenced by Key West themes, represented by end gables, a standing seam mill finish metal roof, and variable deck and balcony features. Complementary landscaping is presented to augment the presented development. Access to the property will be from Cypress Avenue via a brick paver driveway, representing adequate parking.

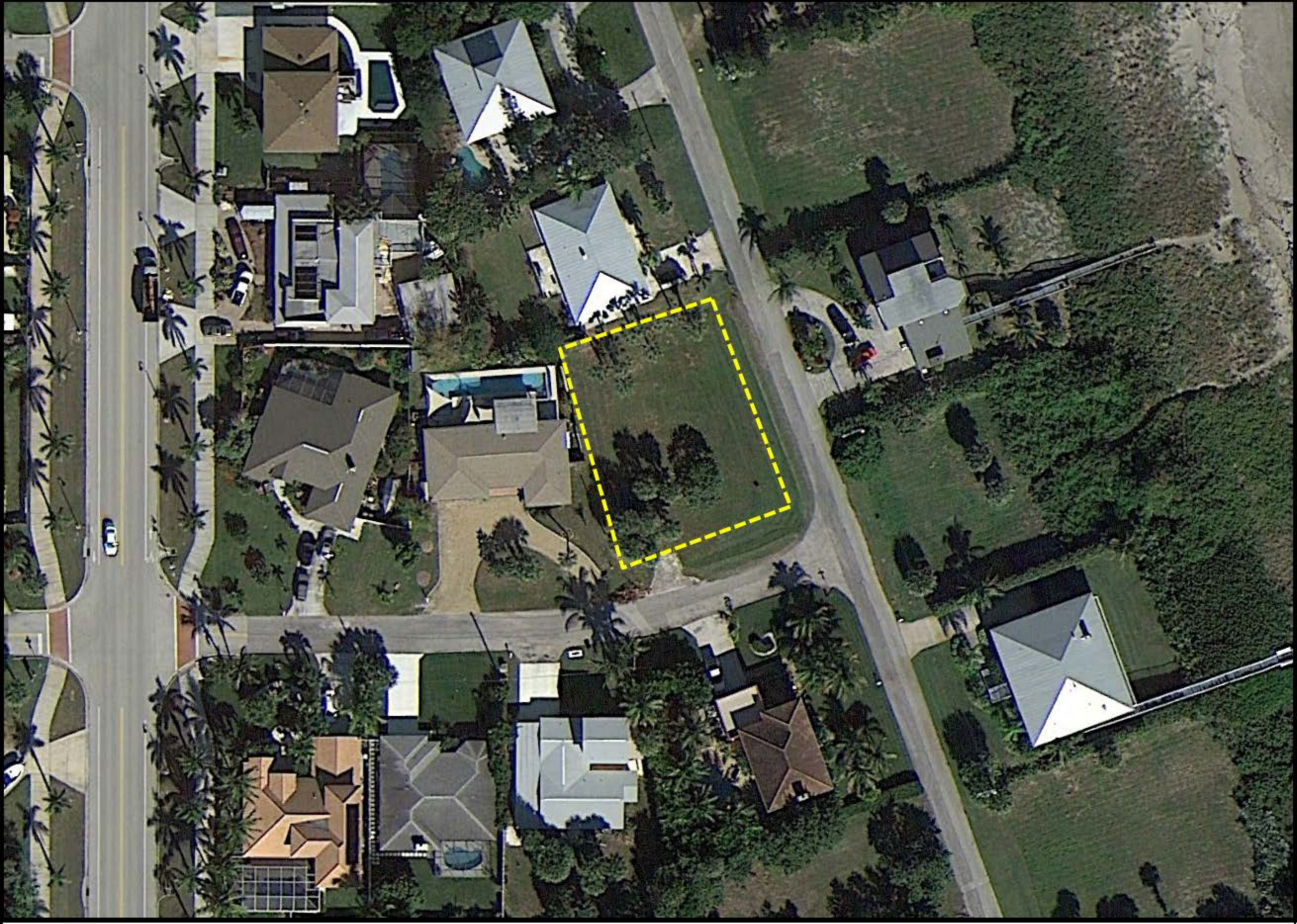
Exterior site lighting has not been detailed with the current elevations, however lighting to be located on the northern, eastern and southern elevations may require the use of amber led bulbs subject to permitting by the Florida Department of Environmental Protection (FDEP), to prevent impact to sea turtles and sea turtle hatchlings. Per Section 5-375(b)(3) of the City Code, all windows and glass doors visible from any point on a nesting beach (north, east and south) must have a light transmittance value of 45 percent or less. At this time, the presented height of the structure and adjacent dune system do not present any conflicts for compliance.

A CCCL permit must be awarded by the FDEP prior to issuance of a building permit for construction.

Technical Review Committee:

All affected City Departments have reviewed the proposed Site Plan and Conditional Use and have provided approval based on compliance with requirements of the City Code. The comments generated from the technical review are provided for review.

Staff Recommendation:
The requested Site Plan and Conditional Use is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation to the City Commission for approval of the request.



1709 Surfside Dr

Site Aerial

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

DEVELOPMENT REVIEW

Property address or Location 1709 Surfside Drive

Parcel ID #(s) 2412-501-0108-000-6

Project description SIngle Family Residence

Cynthia J. Baker	William P. Stoddard, Ph.D., P.E.
Property Owner(s)	**Applicant/Representative, Title, Company**
155 Bilboa St	1717 Indian River Blvd, Suite 201
Street Address	Street Address
Royal Palm Beach, FL 33411	Vero Beach, FL 32960
City State Zip	City State Zip
561-389-6026	772-770-9622
Phone Number	Phone Number
floridacjb@aol.com	wstoddard@sbsengineers.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Property Owner(s) Signature(s)

STATE OF FLORIDA - St. Lucie COUNTY

The foregoing instrument was acknowledged before me this 22 day of October, 2015, by Cynthia Baker who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

NOTARY PUBLIC STATE OF FLORIDA

WILLIAM P STODDARD
MY COMMISSION # EE 869358
EXPIRES: April 12, 2017
Bonded Thru Budget Notary Services

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

- ☐ Incomplete application packets cannot be accepted.
- ☐ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
☑ Site Plan	☑ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

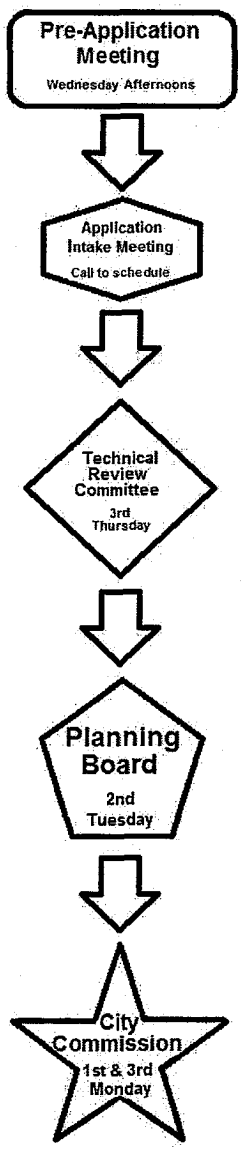
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 1

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
Single Family	Single Family	Single Family	Single Family

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☑ Complete notarized application
- ☑ Warranty Deed
- ☑ SLC Property Record Card
- ☑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ☑ General location map (see Section 22-58.d.2)
- ☑ Survey (see Section 22-58.d.3)
- ☑ Site Plan (see Section 22-58.d.4)
- ☐ Landscaping Plan (see Section 22-187) N/A
- ☑ Storm Drainage Plan (see Section 22-58.d.6)
- ☐ Environmental Impact Report N/A
- ☐ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7) N/A
- ☑ Lighting Plan (see Section 22-58.d.8)
- ☑ Design Review submittals (see Design Review application)
- ☐ Traffic Impact Report N/A
- ☐ Concurrency Review submittals (see Concurrency Review application) N/A

City of Fort Pierce

Planning Department

Rebecca Grohall, AICP, Planning Manager
Comprehensive Planning ◊ Development Review
Historic Preservation ◊Urban Design ◊ Zoning

Design Review

Property address or Location 1709 Surfside Drive
Parcel ID #(s) 2412-501-0108-000-6
Project Description Single Family Residence

Cynthia J. Baker	William P. Stoddard, Ph.D., P.E.
Property Owner(s)	Applicant/Representative, Title, Company
155 Bilboa St	1717 Indian River Blvd, Suite 201
Street Address	Street Address
Royal Palm Beach, FL 33411	Vero Beach, FL 32960
City State Zip	City State Zip
561-389-6026	772-770-9622
Phone Number	Phone Number
floridacjb@aol.com	wstoddard@sbsengineers.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA - St. Lucie COUNTY
The foregoing instrument was acknowledged before me this 22 day of October, 20 15, by

Cynthia Baker who is personally known to me or has produced

as identification.

Signature of Notary

NOTARY PUBLIC STATE OF FLORIDA
WILLIAM P STODDARD
MY COMMISSION # EE 869358
EXPIRES: April 12, 2017
Bonded Thru Budget Notary Services
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

November 3, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Conditional Use with New Construction
1709 Surfside Drive, Ft. Pierce, FL
Parcel ID 2412-501-0108-000-6
Statement of Need

Dear Ms. Grohall:

The proposed construction includes a new single family residence to be constructed at 1709 Surfside Drive. The total enclosed habitable area is 1,938 SF. The proposed construction is located partially seaward of the Coast Construction Control Line (CCCL) and therefore requires conditional use approval from the City of Fort Pierce. An application will be made to FDEP for all construction activities seaward of the CCCL. The design will comply with Chapter 3109 of the 2014 Florid Building Code, Building as well as all other pertinent sections of the 2014 Florida Building Code, Building and Residential.

Please let me know if you have any questions.

Sincerely,
Date: 11/3/15

William P. Stoddard, Ph.D., P.E.
FL. Reg. No. 57605
CA No. 00008668

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

Property Identification

Site Address:	1709 SURFSIDE DR
Parcel ID:	2412-501-0108-000-6
Account #:	24033
Map ID:	25/07N
Use Type:	0000
Zoning:	R2
City/County:	Fort Pierce

Ownership

Cynthia J Baker

155 Bilbao ST
Royal Palm Beach, FL 33411

Legal Description

SURFSIDE-UNIT ONE- BLK 9 LOT 7 (OR 3697-2699)

Current Values

Just/Market Value:	$112,700
Assessed Value:	$112,700
Exemptions:	$0
Taxable Value:	$112,700

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.22
Land Size (SF):	9,800

Sale History

Date:	Dec 4, 2014
Book/Page:	3697 / 2699
Sale Code:	0001
Deed:	WD
Grantor:	Springman Eric
Price:	$122,500

Date:	Apr 25, 2013
Book/Page:	3519 / 2536
Sale Code:	0001
Deed:	WD
Grantor:	Chapman,James E
Price:	$114,000

Date:	Jul 19, 2000
Book/Page:	1317 / 1384
Sale Code:	00
Deed:	WD
Grantor:	Barbieux,W D

Price:	$172,500
Date:	Jun 1, 1986
Book/Page:	0503 / 1043
Sale Code:	00
Deed:	CV
Grantor:	
Price:	$90,000
Date:	Aug 1, 1974
Book/Page:	0230 / 2913
Sale Code:	00
Deed:	CV
Grantor:	
Price:	$50,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Image or Sketch unavailable for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$112,700
Just/Market:	$112,700
Ag Credit:	$0

Current Year Exemption Value Breakdown

Save Our Homes or 10% Cap:	$0
Assessed:	$112,700
Exemption(s):	$0
Taxable:	$112,700

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$54.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Permits

Number:	F98-000618
Date:	May 19, 1998
Description:	Roof
Amount:	$2,475
Fee:	$2,475
Number:	RR2005413
Date:	Jun 20, 2005
Description:	Alterations/Remodeling
Amount:	$4,500
Fee:	$170
Number:	DM200641
Date:	Apr 21, 2006
Description:	Demolition
Amount:	$2,400
Fee:	$130

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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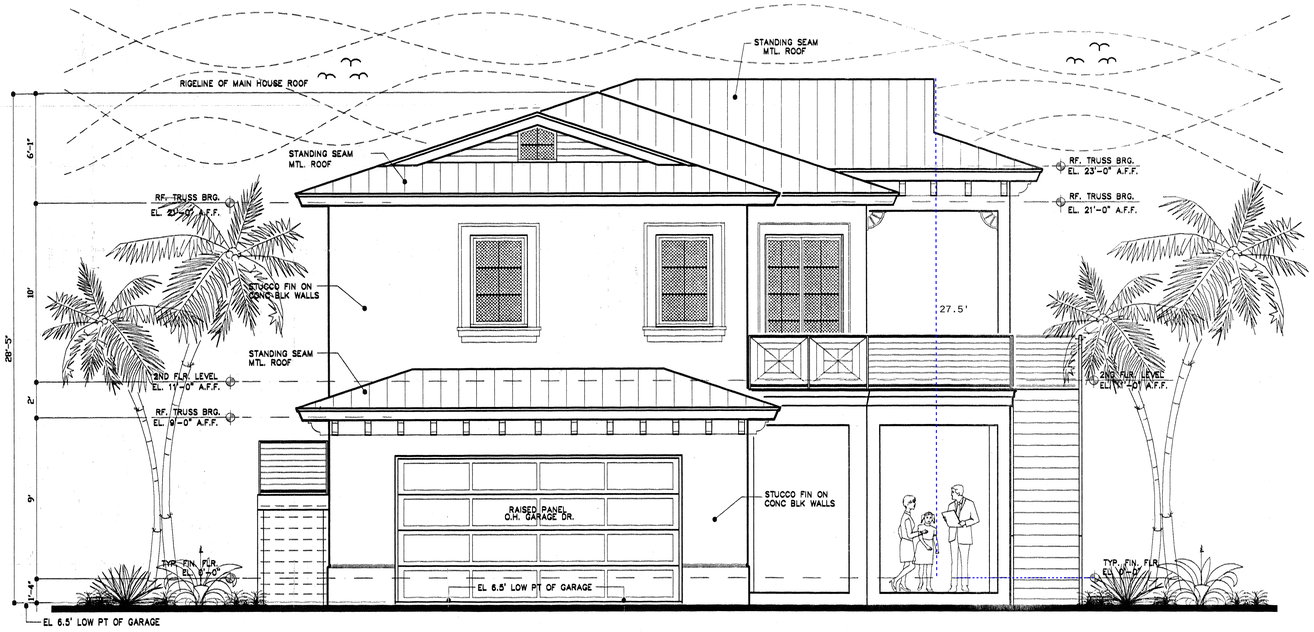


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

15A45-L

JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
SUITE 107
1239 E NEWPORT CENTER DR
(954) 426 - 1652
NEWPORT COMMERCE CENTER
DEERFIELD BEACH
FLORIDA 33442

REGISTERED ARCHITECT JAMES E. GILGENBACH 2015

REVISIONS:

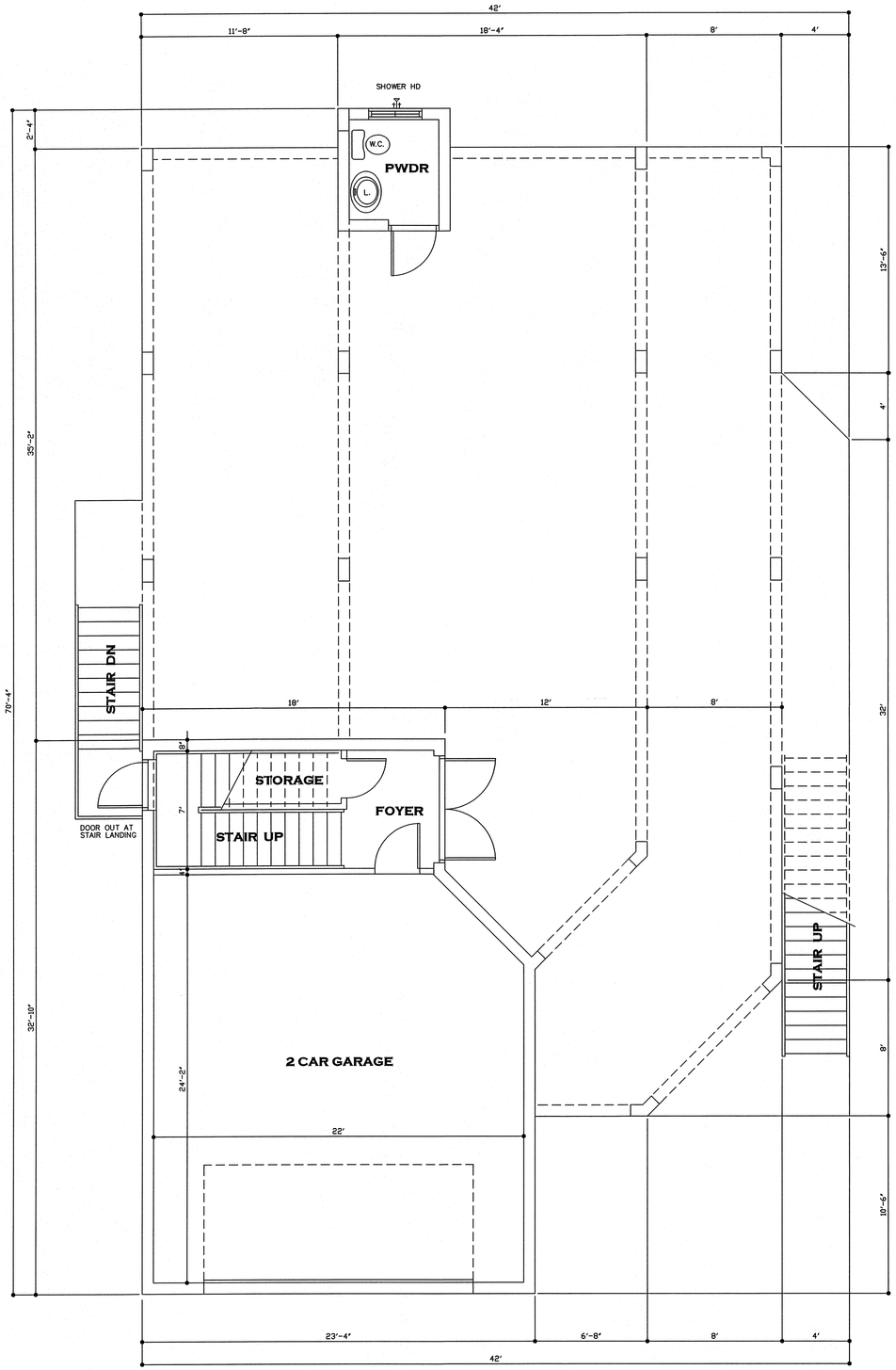
1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & ADVISE ARCHITECT OF ANY DISCREPANCIES. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED BY ARCHITECT.
3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNTIL:
A. ALL DIMENSIONS HAVE BEEN VERIFIED BY THE CONTRACTOR.
B. SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

NEW SINGLE FAMILY RESIDENCE

BAKER RESIDENCE

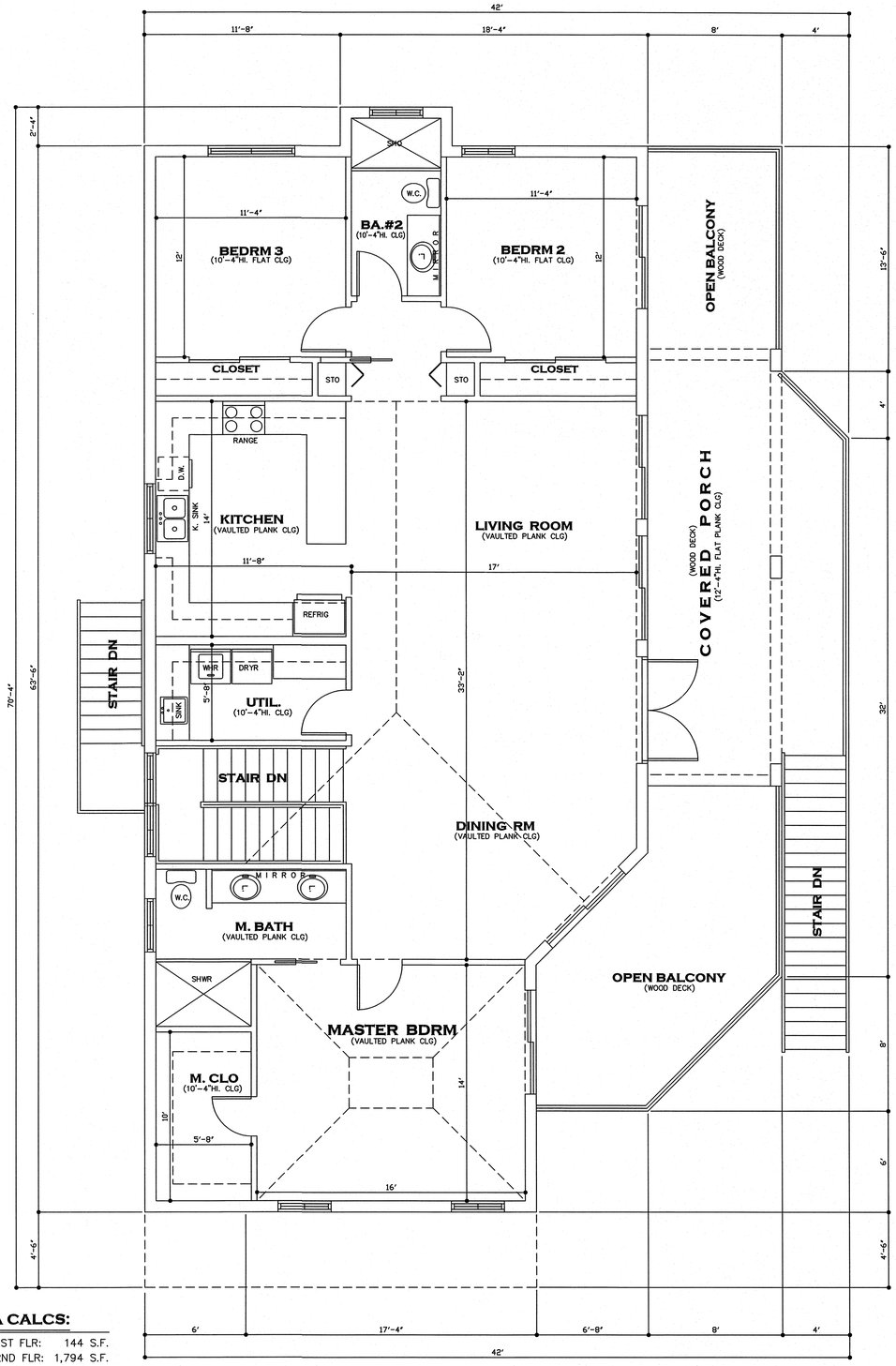
1709 SURFSIDE DRIVE LOT 7, BLK 9, SURFSIDE UNIT #1
FORT PIERCE, ST LUCIE COUNTY, FLORIDA

DATE: 28 OCT '15
PROJECT NO: 15 - A45
SHEET: of X A7



FIRST FLOOR LEVEL ARCHITECTURAL FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR LEVEL ARCHITECTURAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA CALCS:

LIVING–1ST FLR:	144 S.F.
LIVING–2ND FLR:	1,794 S.F.
TOTAL LIVING:	1,938 S.F.
GARAGE:	562 S.F.
COVERED PORCH:	208 S.F.
OPEN PORCH:	300 S.F.
COVERED 1ST FLR:	1,792 S.F.
TOTAL:	4,800 S.F.

JAMES E. GILGENBACH
ARCHITECTURE & PLANNING
SUITE 107
1239 E NEWPORT CENTER DR
(954) 426 – 1652
NEWPORT COMMERCE CENTER
DEERFIELD BEACH
FLORIDA 33442

ARCHITECT
AR–7457

REVISIONS:

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & ADVISE ARCHITECT OF ANY DISCREPANCIES. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED BY ARCHITECT.
3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNTIL:
A. ALL DIMENSIONS HAVE BEEN VERIFIED BY THE CONTRACTOR.
B. SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

NEW SINGLE FAMILY RESIDENCE

BAKER RESIDENCE

1709 SURFSIDE DRIVE LOT 7, BLK 9, SURSIDE UNIT #1
FORT PEIRCE, ST LUCIE COUNTY, FLORIDA

DATE: 10 JUNE '15
PROJECT NO: 15 – A45
SHEET: A2 of X

15A45-A

North

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LOT 8
OCCUPIED
F.F.E.=7.55
(GARAGE F.F.E.=5.92)

FND. PKD ("4286TRAV")
BM EL.=3.57 (NAVD '88)

FND. PKD ("4286TRAV")
S42°00'56"W 0.07'

FND. 1" IR (NO ID.)
N68°51'53"W
0.34'

N68°51'29"E 30.00'

N68°51'29"E 75.50'

CONST SHALLOW SWALE

ZONE X
ZONE AO

FND. 3"x3" CM (NO ID.)
N86°42'41"W 0.10'

6" HIGH WOOD FENCE

0.1' NORTH

15' REAR SETBACK

LOT 7
BLOCK 9

22.67

4.00

5.00

6.00

1.9' WEST

HIGHEST EXIST. ADJACENT NATURAL GRADE

POWDER ROOM 7.00 NAVD

7.00
6.50

SINGLE FAMILY RESIDENCE
1709 SURFSIDE DRIVE
FT. PIERCE, FL
GARAGE
6.67 TO 6.50 NAVD
LOWER LEVEL
7.00 TO 6.50 NAVD
FIRST FLOOR
18.50 NAVD

LOWER LEVEL OPEN

15.17

S27°08'31"E 118.64'

N13°09'32"W 114.75'(C)

21.55

21.36

6" HIGH WOOD FENCE

1.3' WEST

23.12

115.12'(P)

CONST SHALLOW SWALE

GARAGE
6.67 TO 6.50 NAVD

15' SIDE SETBACK

6.50
6.44

5.00 SIDE SETBACK

30.99
25' FRONT SETBACK

25.17

19.67

26.21

6.00

5.00

4.00

S68°51'29"W 29.35'(C)

CONST SEWER SERVICE TO HOUSE

CONST WATER SERVICE TO HOUSE

FND. 5/8" IR (NO ID.)
S88°47'33"W 0.44'

APPROXIMATE LOCATION OF EXISTING WATER METER. CONTRACTOR TO FIELD VERIFY

SET 5/8" IRC (LB7673)

CONNECT TO EXISTING SEWER LATERAL. CONTRACTOR TO FIELD VERIFY LOCATION

SET 5/8" IRC (LB7673)
FND. 3"x3" IRC ("VELCON")
S18°47'35"W 0.74'

EXIST CONC. APRON TO BE REMOVED

ZONE X
ZONE AO

S21°08'31"E 30.00'

S11°56'05"E 30.00'

MATCH EXIST. 3.1±

MATCH EXIST. 3.2±

CYPRESS AVE.
(60.00 WIDE RW)

APPROXIMATE LOCATION OF CONSTRUCTION CONTROL LINE

Coastal Construction Control Line (CCCL)

FND. PK N/D (NO ID.)
BM EL.=3.33 (NAVD '88)

CB

ZONE AO

N10°49'07"W 30.00'

LOT 6
OCCUPIED
F.F.E.=6.17

S21°08'31"E (BASIS OF BEARINGS) 148.64'(C)
(60.00 WIDE RW)

Surfside Drive

ZONE X
ZONE AO

ZONE AO

LEGAL DESCRIPTION

LOT 7, BLOCK 9, SURFSIDE UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

GENERAL NOTES

- DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD DESIGNATION "X" AND "AO" EL. 1, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 12111C0183 J, COMMUNITY No. 120285 WITH A DATE OF IDENTIFICATION OF FEBRUARY 12, 2012, IN UNINCORPORATED ST. LUCIE COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND BASED ON BENCHMARK "B 770" HAVING AN ELEVATION OF 3.64 FEET.

PROJECT DATA

OWNER/APPLICANT	CINDI J. BAKER 155 BILBAO STREET ROYAL PALM BEACH, FL 33411
ENGINEER/AGENT	SCHULKE, BITTLE & STODDARD, L.L.C. 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR	GEOMATICS SERVICES INC. 1934 TRUCKER COURT FT. PIERCE, FL (772) 419-8383
SITE ADDRESS	1709 SURFSIDE DRIVE ST. LUCIE COUNTY, FLORIDA
PARCEL ID#	2412-501-0108-000-6
F.I.R.M. PANEL	12111C0183 J FEBRUARY 12, 2012
FLOOD ZONES	X & AO
ZONING	R-2

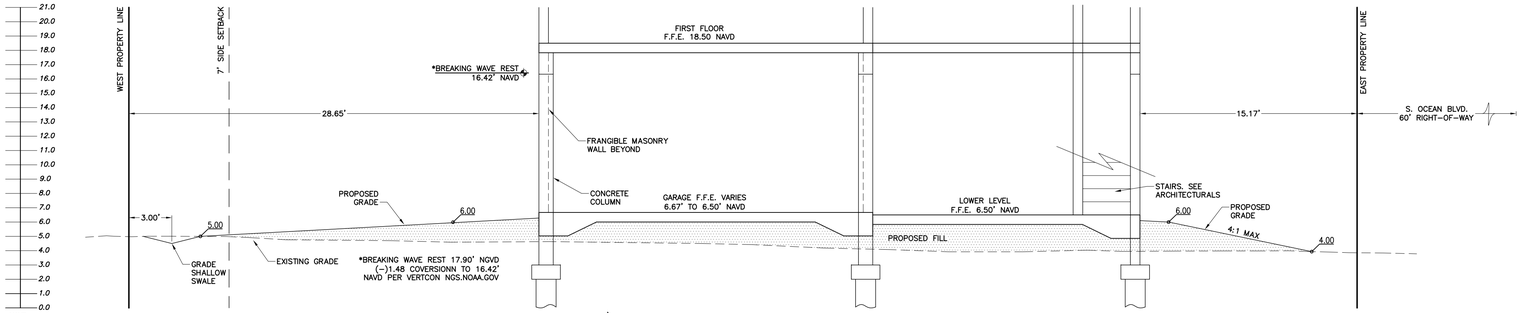
	REQUIRED R-1A	PROPOSED
LOT SIZE	9,000 SF	9,839 SF
LOT WIDTH	70'	75.50' (MIN)
YARD SETBACKS:		
FRONT (SOUTH)	25'	25.17'
REAR (NORTH)	15'	22.07'
SIDE (WEST)	7'	21.36'
SIDE (EAST	15'	15.17'
BLDG. HEIGHT	28'	28.53'

FLOOR AREA	
LOWER LEVEL	144 SF
FIRST FLOOR	1,794 SF
TOTAL LIVING	1,938 SF
BUILDING FOOTPRINT	2,414 SF
DRIVEWAY/WALKWAY	626 SF
TOTAL IMPERVIOUS AREA	3,040 SF

CONSTRUCTION SCHEDULE:
COMMENCE: FEBRUARY 2016
COMPLETE: JANUARY 2017

LOCATION MAP

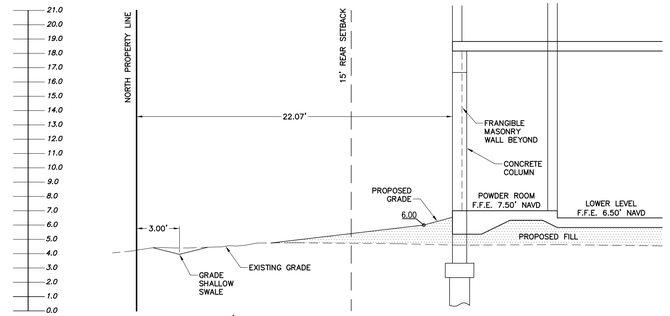
SITE
Jaycee Park
Jaycee Park Ramp Tunnel (Under)
Surfside Park
Mariner Bay Blvd
Mariner Park
Mariner Park Dr
Surfside Dr
Kilmer Blvd
Cypress Ave
Cypress Ct
Cypress Dr
Mariner Cay Rd
Mariner Cay Ln
Mariner Cay Dr
Mariner Cay Cove
Mariner Cay Ct
Mariner Cay Pl
Mariner Cay Way
Mariner Cay Trl
Mariner Cay Cir



A
C2

WEST-EAST CROSS SECTION

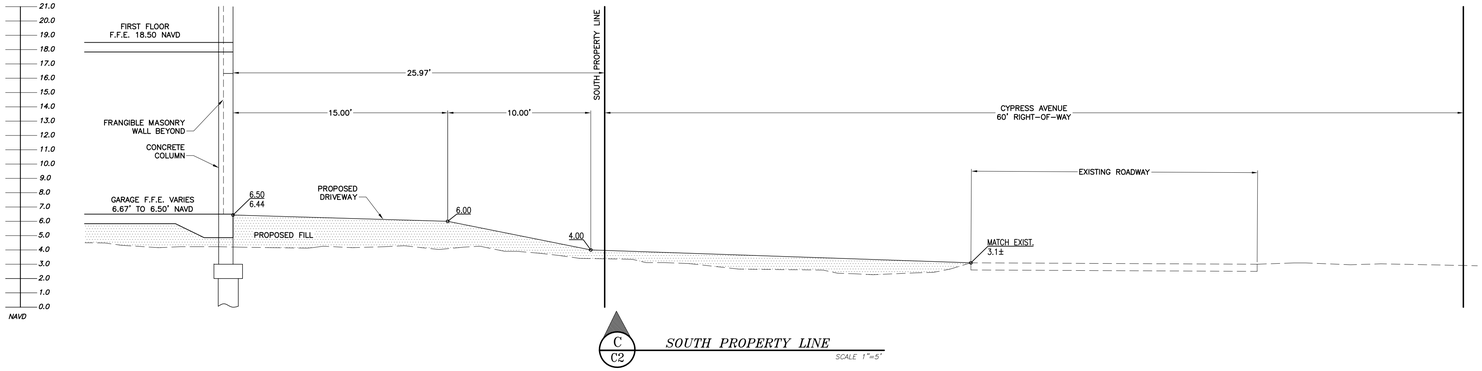
SCALE 1"=5'



B
C2

NORTH PROPERTY LINE

SCALE 1"=5'



C
C2

SOUTH PROPERTY LINE

SCALE 1"=5'

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MARK	REVISION	DATE

DRAWING 15-157 SP1
DESIGNED W.P.S.
DRAWN W.A.C.
CHECKED W.P.S.
SCALE 1"=5'
DATE 10/20/15

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO: 00038668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sbsengineers.com

CROSS SECTIONS

SINGLE FAMILY RESIDENCE FOR
CINDI J. BAKER
1709 SURFSIDE DRIVE
ST. LUCIE COUNTY, FLORIDA

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE
FL REG. NO. 47048
☐ JODAH B. BITTLE
FL REG. NO. 57336
☐ WILLIAM P. STODDARD
FL REG. NO. 57605

DATE:

SHEET
C2

PROJECT NO.
15-157

North

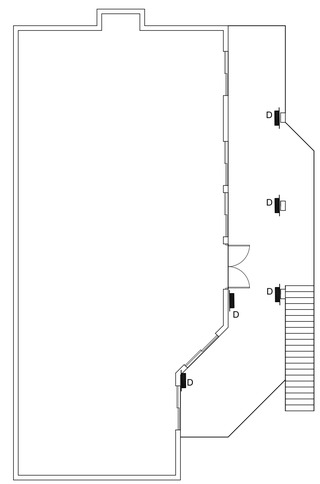
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LIGHTING KEY

FIXTURE LABEL	FIXTURE TYPE	MANUFACTURER & CATALOG NO.	FIXTURE QUANTITY	LAMP TYPE & WATTAGE	MOUNTING TYPE & HEIGHT	LOCATION OF FIXTURE	STRUCTURE LEVEL
B	WALL SCONCE DOWN LIGHT	PORTFOLIO H8605 CYLINDER FIXTURE	5	2W H12 LED AMBER	WALL MOUNT MAX 8'-0" ABOVE FLOOR	(1) LANDWARD (3) SHORE PERPENDICULAR (1) BEACHSIDE	(2) GARAGE (3) LOWER LEVEL
D	STEP LIGHT	INTRIGUE LIGHTING SG-R-1LED-HDL-AML	5	3W LED AMBER	WALL/STEP MOUNT 6" AFF MAX MAY NEED FIELD ADJUSTMENT & ADDITIONAL SHIELDING	BEACHSIDE	SECOND FLOOR
E	PATH LIGHT	BEACHSIDE LIGHTING M3-24-LED-3W-A	5	3W LED AMBER	STAKE MOUNT PATH LIGHT 16" ABOVE GRADE	LANDWARD	DRIVEWAY/ WALKWAY



FIRST FLOOR LIGHTING

MARK	REVISION	DATE

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DRAWING 15-157 SP1
DESIGNED W.P.S.
DRAWN W.A.C.
CHECKED W.P.S.
SCALE 1"=10'
DATE 10/20/15

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00038668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

LIGHTING PLAN

SINGLE FAMILY RESIDENCE FOR
CINDI J. BAKER
1709 SURFSIDE DRIVE
ST. LUCIE COUNTY, FLORIDA

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☐ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE:

SHEET
C3

PROJECT NO.
15-157

William P. Stoddard, Ph.D., P.E., LEED AP
Schulke, Bittle & Stoddard, LLC
1717 Indian River Boulevard, Suite 201
Vero Beach, Florida 3296

Re: ***Planning Department Review Comments***
Conditional Use – Baker Residence
1709 Surfside Drive

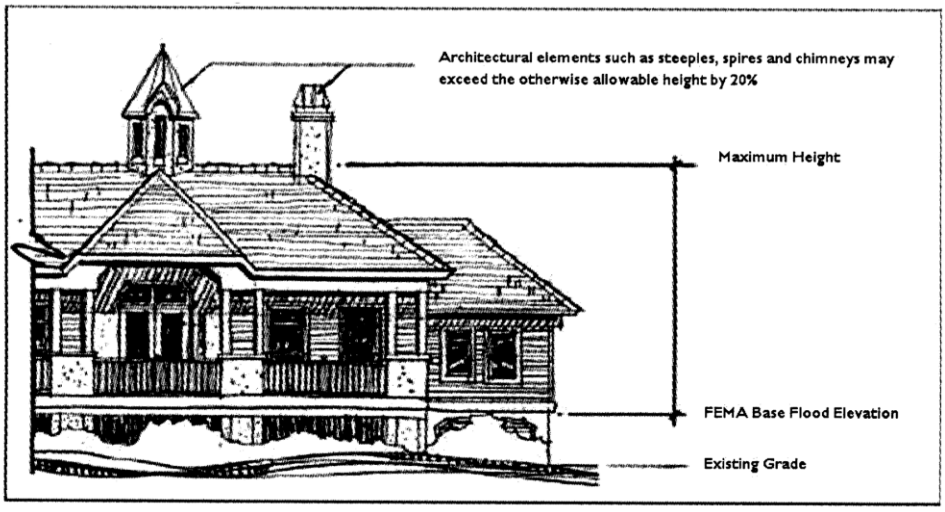
Dear Dr. Stoddard, PE,

The following are comments from the Planning Department's review of the application for Conditional Use with New Construction for a new home at 1709 Surfside Drive.

1) Please affirm, and clearly denote on the building elevations, the FEMA Base Flood Elevation Level and peak roof height of the structure for accurate representation of the building height, per City Code Section 22-16 – South Beach Overlay.

c. ***Calculation of height.***

1. Maximum structure height shall be calculated from the established FEMA Base Flood Elevation to the highest point of the roof excluding non-habitable architectural design elements of the structure.



If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,

Kori Benton
Senior Planner

Planning Board **7. b.**

Meeting Date: 12/08/2015

Information

REQUESTED ACTION

Conditional Use with New Construction - RG Towers - 2551 Jenkins Road

LOCATION

2551 Jenkins Road

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Staff recommends that the Planning Board forward a recommendation to the City Commission to approve the Conditional Use application with the following conditions:
1. Engineer tower to be self-collapsible within property owned. Reflect in revisions prior to City Commission.
2. Tower must be 25' from all property lines.
3. Tower must be camouflaged as flag pole.

Attachments

Staff Report
Application
Location Map
Property Record Card
Warranty Deed
Applicant Affidavit
Survey
Existing Easements
Site Plan, Landscape Plan
FAA, FCC, Intent & Notice of Shared Use
Structural Calculations
Tower Removal Agreement
Lighting Narrative
TRC Comments

Form Review

Form Started By: Clarissa Davis Started On: 11/30/2015 03:22 PM

Final Approval Date: 12/02/2015

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Conditional Use w/ New Construction – RG Towers – 2551 Jenkins Road

DATE: November 30th, 2015

STAFF REPORT

Owner: SRI Real Estate Properties LLC
PO Box 2438, Oklahoma City, OK 73101

Applicant/Representative: RG Towers, LLC; Scott Richards, CEO, RG Towers
2414 Alternate A1A S, Suite 400, Jupiter, FL 33477

Requested Action: Approval of a Conditional Use application to construct a 150' tall communication tower

Location: 2551 Jenkins Road

Parcel IDs: 2324-500-0004-000-4

Current Zoning: C3, General Commercial

Current Future Land Use: GC, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Parcel(s) Size: 1.92 acres

Staff Analysis:

The applicant, RG Towers, is seeking approval to construct a communication tower located at 2551 Jenkins Road. This property is currently zoned C-3, General Commercial. While antennae are considered a permitted use in this zoning district, the construction of the tower requires Conditional Use approval.

The structure that is proposed is a one-hundred and fifty (150) foot monopole communication tower that will provide tenancy to up to five (5) wireless service providers, and will have a design that will accommodate for six (6) antennae per provider. The applicant is installing screening on the ground level via a wooden fence. Shrubs and trees will be installed to satisfy landscaping requirements. An access easement to the structure is shown to provide semi-annual trips for maintenance.

The subject parcel is shared with the Sonic Drive-in restaurant. The applicants will be proposing a minor plat to divide the parcel into two separate properties.

TRC Comments:

This project was transmitted to all reviewing departments of the Technical Review Committee. The generated comments are submitted along with application materials.

Staff Comments:

Staff recommends that the Planning Board forward a recommendation to the City Commission to approve the Conditional Use application with the following conditions:

1. Engineer tower to be self-collapsible within property owned. Reflect in revisions prior to City Commission.
2. Tower must be 25’ from all property lines.
3. Tower must be camouflaged as flag pole.

RG Towers' Developmental Review Application- Sonic

1. Completed Application

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

DEVELOPMENT REVIEW

Property address or Location 2551 Jenkins Road

Parcel ID #(s) 2324-500-0004-000-4

Project description Construction of new communication tower with fenced compound

~~SRI Real Estate Properties LLC c/o Sonic Restaurants Inc~~	RG Towers, LLC/ Scott Richards, CEO, RG Towers
Property Owner(s)	**Applicant/Representative, Title, Company**
300 Johnny Bench Drive	2141 Alternate A1a S Suite 440
Street Address	Street Address
Oklahoma City, OK 73104	Jupiter ~~FL~~ 33477
City State Zip	City State Zip
(405) 225-5000	561-748-0302
Phone Number	Phone Number
chris.graves@sonicdrivein.com	hvaldez@rgpartners.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

By: SRI Real Estate Properties LLC
Paige S. Bass
Property Owner(s) Signature(s) Vice President

STATE OF ~~FLORIDA~~ OKLAHOMA -- COUNTY OF OKLAHOMA

The foregoing instrument was acknowledged before me this 21st day of October, 2015, by Paige S. Bass, VP of SRI Real Estate Properties LLC who is personally known to me or has produced _____ as identification.

Vicky Calhoun
Signature of Notary

VICKY CALHOUN NOTARY # 12000222 EXP. 01/10/16 PUBLIC STATE OF OKLAHOMA (Seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Intake Date Stamp

☒ DEVELOPMENT REVIEW

General Information

- ❑ Incomplete application packets cannot be accepted.
- ❑ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
❑ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

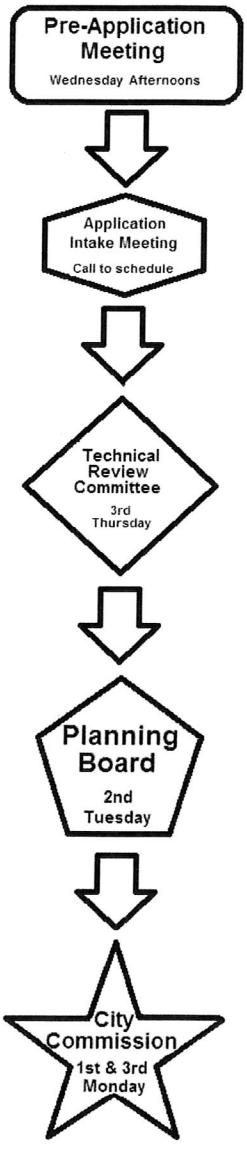
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
C-3	C-3	C-3	C-3

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☑ Complete notarized application
- ☑ Warranty Deed
- ☑ SLC Property Record Card
- ☑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ☑ General location map (see Section 22-58.d.2)
- ☑ Survey (see Section 22-58.d.3)
- ☑ Site Plan (see Section 22-58.d.4)
- ☑ Landscaping Plan (see Section 22-187)
- ❑ Storm Drainage Plan (see Section 22-58.d.6)
- ❑ Environmental Impact Report
- ☑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ☑ Lighting Plan (see Section 22-58.d.8)
- ☑ Design Review submittals (see Design Review application) NA
- ☑ Traffic Impact Report NA
- ☑ Concurrency Review submittals (see Concurrency Review application) NA

RG Towers' Developmental Review Application- Sonic

Developmental review application

General Location Map

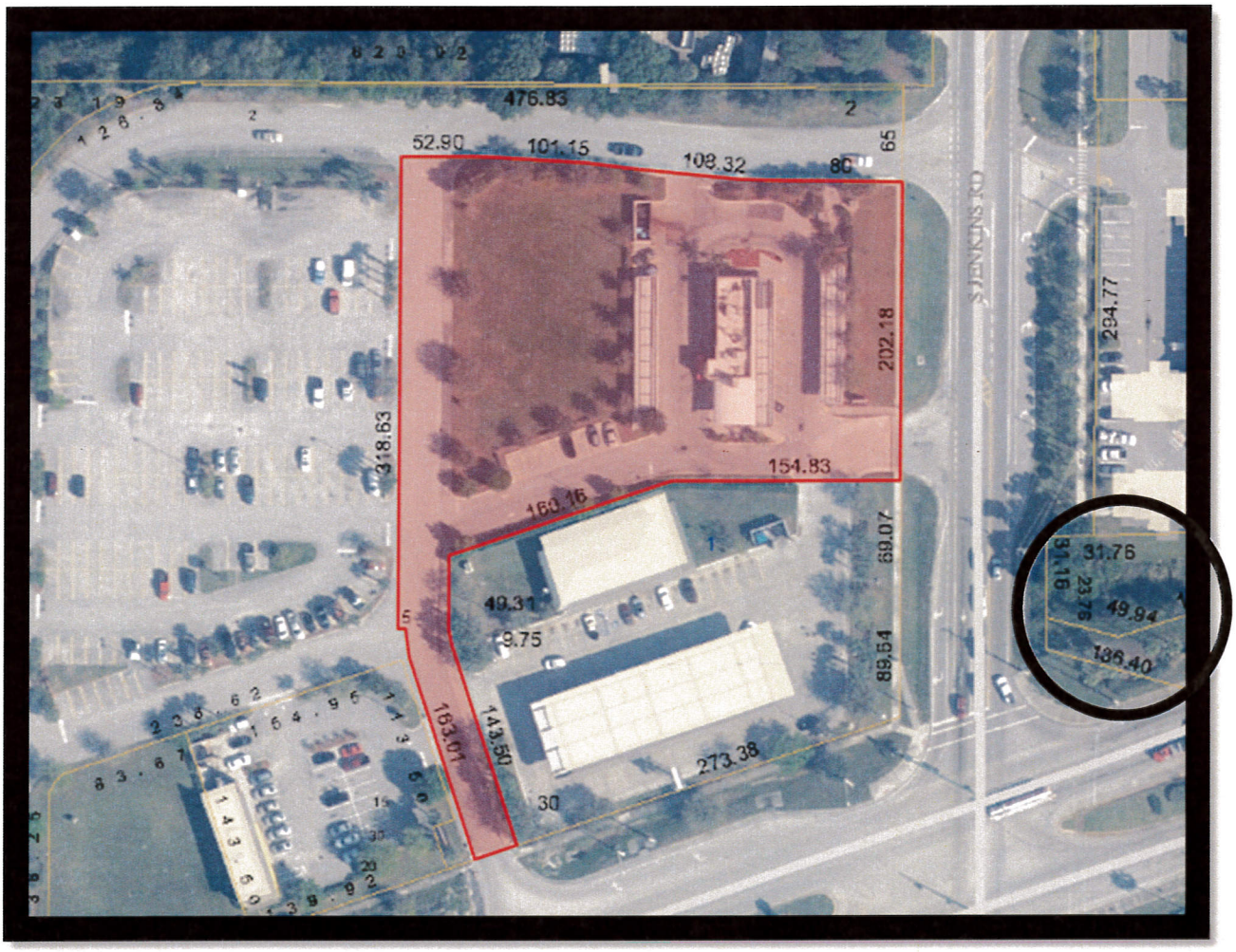
2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

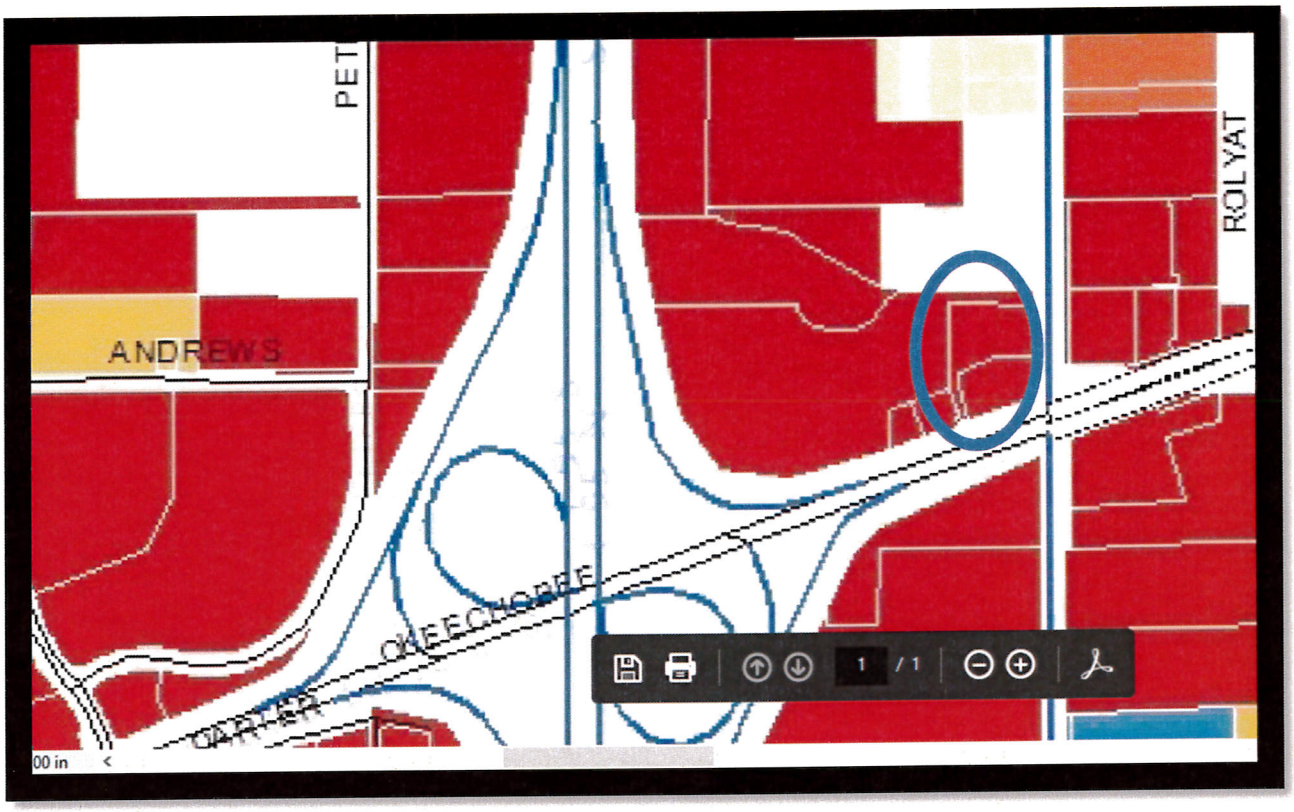
Section 22- 58.d.2

(2)

A general location map which shows the approximate location of streets, street signals and vehicular access points to streets along streets abutting the proposed development, rights-of-way, zoning districts, existing land uses and important physical features (including drainage ways) within five hundred (500) feet of property proposed for development.

ROW circled




PET
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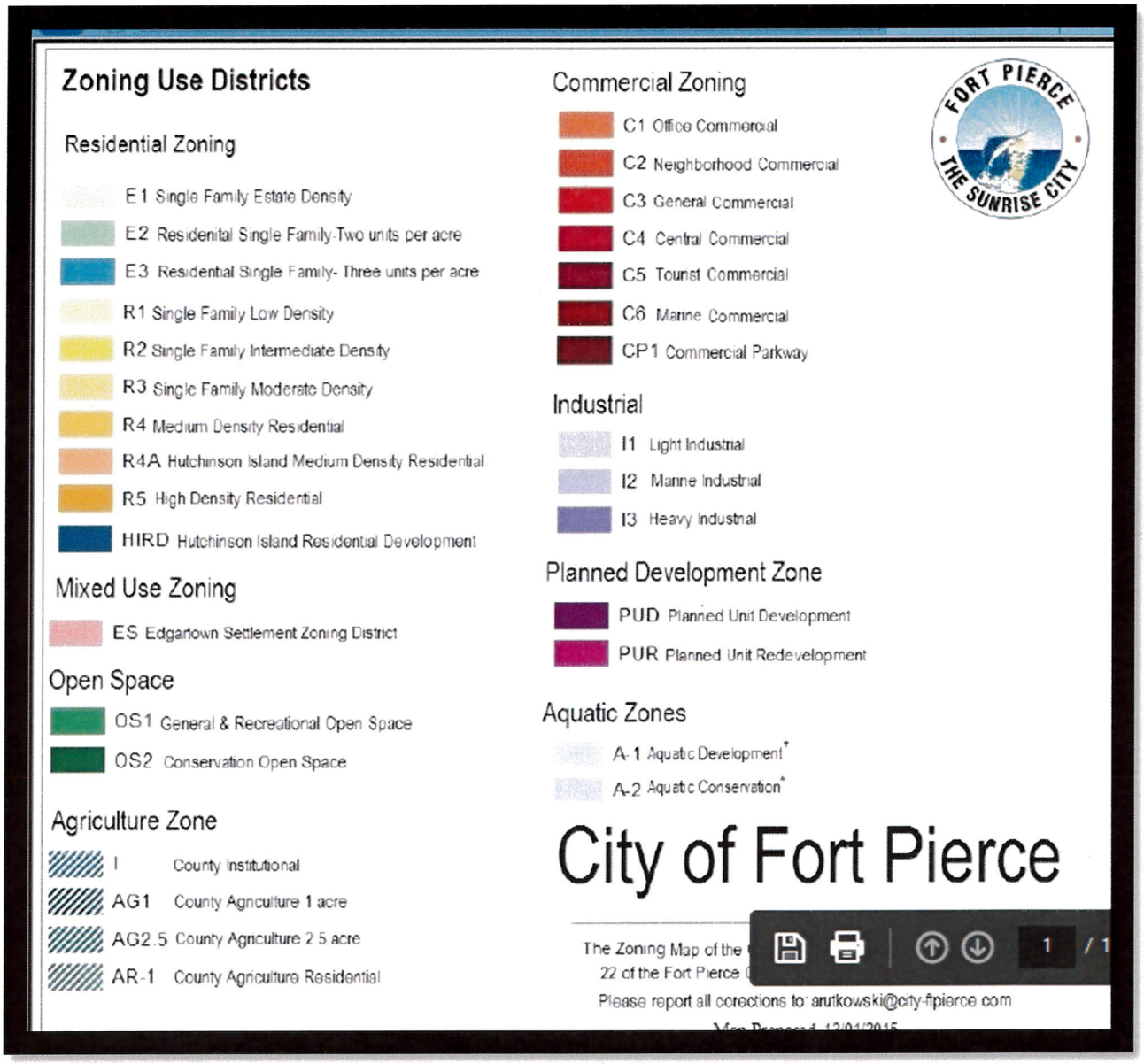

Zoning Use Districts
Residential Zoning
E1 Single Family Estate Density
E2 Residential Single Family-Two units per acre
E3 Residential Single Family- Three units per acre
R1 Single Family Low Density
R2 Single Family Intermediate Density
R3 Single Family Moderate Density
R4 Medium Density Residential
R4A Hutchinson Island Medium Density Residential
R5 High Density Residential
HIRD Hutchinson Island Residential Development
Mixed Use Zoning
ES Edgartown Settlement Zoning District
Open Space
OS1 General & Recreational Open Space
OS2 Conservation Open Space
Agriculture Zone
I County Institutional
AG1 County Agriculture 1 acre
AG2.5 County Agriculture 2.5 acre
AR-1 County Agriculture Residential
Commercial Zoning
C1 Office Commercial
C2 Neighborhood Commercial
C3 General Commercial
C4 Central Commercial
C5 Tourist Commercial
C6 Marine Commercial
CP1 Commercial Parkway
Industrial
I1 Light Industrial
I2 Marine Industrial
I3 Heavy Industrial
Planned Development Zone
PUD Planned Unit Development
PUR Planned Unit Redevelopment
Aquatic Zones
A-1 Aquatic Development*
A-2 Aquatic Conservation*
FORT PIERCE
THE SUNRISE CITY
City of Fort Pierce
The Zoning Map of the
22 of the Fort Pierce
Please report all corections to: arutkowski@city-fpierce.com
1 / 1

RG Towers' Developmental Review Application- Sonic

Developmental review application

SLC Property Record Card

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

Property Identification

Site Address: 2551 JENKINS RD
Sec/Town/Range: 24/35S/39E
Map ID: 23/24N
Zoning: C3

Parcel ID: 2324-500-0004-000-4
Account #: 139582
Use Type: 2200
Jurisdiction: Fort Pierce

Ownership

SRI Real Estate Properties LLC
% Sonic Restaurants Inc
PO Box 2438
Oklahoma City, OK 73101

Legal Description

FORT PIERCE PLAZA THAT PART OF B-2 MPDAF: FROM SE COR OF NE 1/4 OF SEC 24-35-39 RUN W ALG N LI OF SE 1/4 60 FT, TH N 00 04 58 W 69.07 FT TO POB, TH S 89 55 01 W 154.82 FT, TH S 71 17 02 W 160.18FT, TH S 00 04 59 E 49.31 FT TO CURVE CONCAVE E, R OF 29.99 FT, THSLY ALG ARC 9.75 FT, TH S 18 42 58 E 143.50 FT TO NLY R/W LI OKEECHOBEE RD, TH S 71 17 02 W ALG NLY R/W LI 30 FT, TH N 18 42 58 W 143.50 FT TO CURVE CONCAVE E, R OF 59.99 FT, TH NLY ALG ARC 19.51 FT, TH S 89 55 01 W 5.00 FT, TH N 00 04 59 W 318.63 FT, TH S 89 55 24 E 52.90 FT TO CURVE CONCAVE SW, R OF 705 FT, TH ELY ALG ARC 101.15 FT TO CURVE CONCAVE NE, R OF 755 FT, TH NELY ALG ARC 108.32 FT, TH S 89 55 24 E 80 FT, TH S 00 04 59 E 202.18 FT TO POB (1.92 AC) (OR 2557-385: 2746-121)

Total Areas

Finished/Under Air (SF):	1,821
Gross Area (SF):	7,089
Land Size (acres):	1.92
Land Size (SF):	83,635

Current Values

Just/Market Value:	$1,066,000
Assessed Value:	$972,400
Exemptions:	$0
Taxable Value:	$972,400

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

3

Building Information (1 of 1)

Finished Area: 1,821 SF

Gross Total Area: 7,089 SF

Exterior Data

View:
Building Type: FSFD
Grade: Y_D
Story Height: 1 Story

Roof Cover: Metal
Year Built: 2007
Effective Year: 2007
No. Units: 0

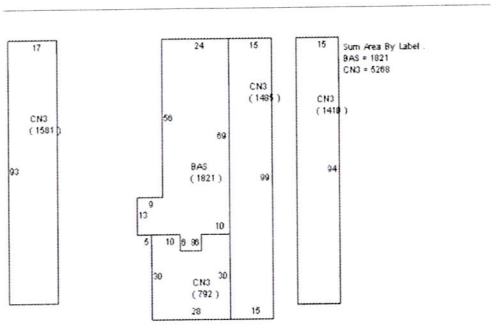
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 2
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Quarry
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1821	1821	216
CN3	CANOPY	5268	0	794

Land Information

Total Area: 83,635 SF / 1.92 acres

Sequence Number	Number/Type of Units	Depth for Front Feet
1	83635 Sq Feet	0

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	515	2007
ASP1 HIGH	1	11895	2007
CBSWall6"Blk	1	49	2007
CONCRET HIGH	1	2540	2007

Permits

Number	Date	Description	Amount	Fee
CP2002-7	Dec 30, 2002	Concrete	$800	$75
FD200615	Apr 24, 2007	Foundation	$20,000	$150
SW200612	Jun 1, 2007	Cleared Lot Permit	$0	$150
CM200626	Jun 4, 2007	Commercial New Construction	$425,000	$20,281
0700000427	Jul 17, 2007	Yard Sprinkler System	$0	$50
0700000203	Jul 18, 2007	Sprinkler System	$2,400	$50

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 20, 2006	2746 / 0121	01	WD	Sonic Restaurants Inc,	$0
May 2, 2006	2557 / 0385	00	WD	RSM Holdings of Fort Pierce ,	$1,030,000
Sep 21, 2004	2066 / 2932	01	WD	Rk Holdings,	$295,000
Jan 1, 1900					$0

Current Year Values

Current Values Breakdown

Building:	$731,500
Land:	$334,500
Just/Market:	$1,066,000
Ag Credit:	$0
Mkt/Asmnt Differential:	$93,600
Assessed:	$972,400

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Taxable: $972,400

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	5.2	Fort Pierce Stormwater Charge	$280.80
2013	0054	1.92	North St. Lucie Water Management District	$25.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2015	$1,066,000	$972,400	$0	$972,400
2014	$884,000	$884,000	$0	$884,000
2013	$884,000	$884,000	$0	$884,000
2012	$884,000	$884,000	$0	$884,000

This information is believed to be correct at this time but it is subject to change and is not warranted.
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RG Towers' Developmental Review Application- Sonic

Developmental review application

Warranty Deed

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2998356 OR BOOK 2746 PAGE 121, Recorded 01/22/2007 at 03:12 PM

Prepared by:

Joe C. Lewallen, Jr., Esq.
Fellers, Snider, Blankenship,
Bailey & Tippens
100 N. Broadway, Suite 1700
Oklahoma City, OK 73102-8820

Mail to
MacFarlane Ferguson & McMullen
Post Office Box 1669
Clearwater, FL 33757-1669

COPY

GENERAL WARRANTY DEED

Sonic Restaurants, Inc., an Oklahoma corporation ("Grantor"), whose mailing address is 300 Johnny Bench Drive, Oklahoma City, OK 73104, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by SRI Real Estate Properties LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 300 Johnny Bench Drive, Oklahoma City, OK 73104, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee all of that certain real property located in St. Lucie County, Florida, and being more particularly described in Exhibit "A" which is attached hereto and by this reference made a part hereof for all purposes (the "Land"), LESS AND EXCEPT all oil, gas and other minerals, not limited solely to hydrocarbons, previously reserved or conveyed of record, and all rights pertaining thereto, but together with all improvements thereon and all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto (said real property, together with such improvements and such rights, benefits, privileges, easements, tenements, hereditaments and appurtenances are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, subject to any and all easements, rights-of-way, encumbrances, conditions, covenants, restrictions, reservations and other matters of record, all applicable building and zoning ordinances, laws, regulations and restrictions by governmental authorities and all matters as would be disclosed by an accurate on-the-ground survey of the Property (the "Permitted Exceptions") as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Land, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

THIS IS A CONVEYANCE OF UNENCUMBERED PROPERTY FROM A PARENT ENTITY TO ITS WHOLLY OWNED SUBSIDIARY FOR NO ADDITIONAL CONSIDERATION.

COPY

IN WITNESS WHEREOF, this General Warranty Deed has been executed and delivered by Michael A. Perry, its President, who is authorized to execute this conveyance, to be effective for all purposes as of the 20th day of December, 2006.

GRANTOR: Sonic Restaurants, Inc.,
an Oklahoma corporation

By:
Name: Michael A. Perry
Title: President

Affix Corporate Seal:

COPY

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on the 15th day of December, 2006, by Michael A. Perry, President of Sonic Restaurants, Inc., an Oklahoma corporation.

Notary Public, State of Oklahoma

My Commission Expires: 6-28-09

(Seal)

COPY

COPY

EXHIBIT "A"
Legal Description

COPY

PARCEL 1:

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida, described as follows:

Parcel B-2, FORT PIERCE PLAZA, according to the plat thereof recorded in Plat Book 35, pages 21, 21A and 21B, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPTING that portion of Parcel B-2, as conveyed to Racetrac Petroleum, Inc., dated March 11, 1999, and recorded March 18, 1999, in Official Records Book 1210, page 903, of the public records of St. Lucie County, Florida.

PARCEL 2:

Non-exclusive Easement for ingress and egress as created and described in that certain Reciprocal Easement and Operation Agreement, recorded in Official Records Book 1065, page 1910, and amended under the First Amendment to Reciprocal Easement and Operation Agreement recorded in Official Records Book 1210, page 918, of the public records of St. Lucie County, Florida.

COPY

COPY

TO: Clerk of Court of St. Lucie County
ATTN: Recording

Please record the enclosed documents and return them to this office:

Deed	$27.00
Doc. Stamps	$none due
TOTAL	$27.00

NOTE: Per F.S. 692.01 – two witnesses are not required.

Thank you!

Macfarlane, Ferguson & McMullen
ATTN: Linda Morris
P.O. Box 1699
Clearwater, FL 33757
727-441-8966 x 2232

COPY

COPY

RG Towers' Developmental Review Application- Sonic

14- PE letter

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

RG Towers, LLC

10/29/15

RE: RG Towers-Sonic Affidavit (14)- *An affidavit from the applicant documenting the specific number of antennas the proposed antenna support structure is designed to carry.*

RG Towers, LLC is applying for approval of the construction of a new communication tower.

The proposed tower is being designed to accommodate up to 5 carriers with the proposed approximate number of antennas for the initial design of (6) antennas per carrier for a total of 30 as depicted on the structural report. Notwithstanding, each carrier may install additional antennas in the future.

Sincerely,

Scott Richards
CEO
RG Towers, LLC

Notary Block

State of FL **, County of** Palm Beach
The foregoing document was acknowledged before me this 29 **day of** October / 2015, Scott Richards,
Who is personally known ✓ **OR Produced ID** ____
Notary Public Name Holly Valdez
Notary Public Signature Holly Valdez
(Seal)

HOLLY VALDEZ
MY COMMISSION # FF 005211
EXPIRES: August 4, 2017
Bonded Thru Budget Notary Services
NOTARY PUBLIC STATE OF FLORIDA

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

SKETCH OF OVERALL SONIC TRACT BOUNDARY

2551 JENKINS ROAD, FORT PIERCE, FL 34947

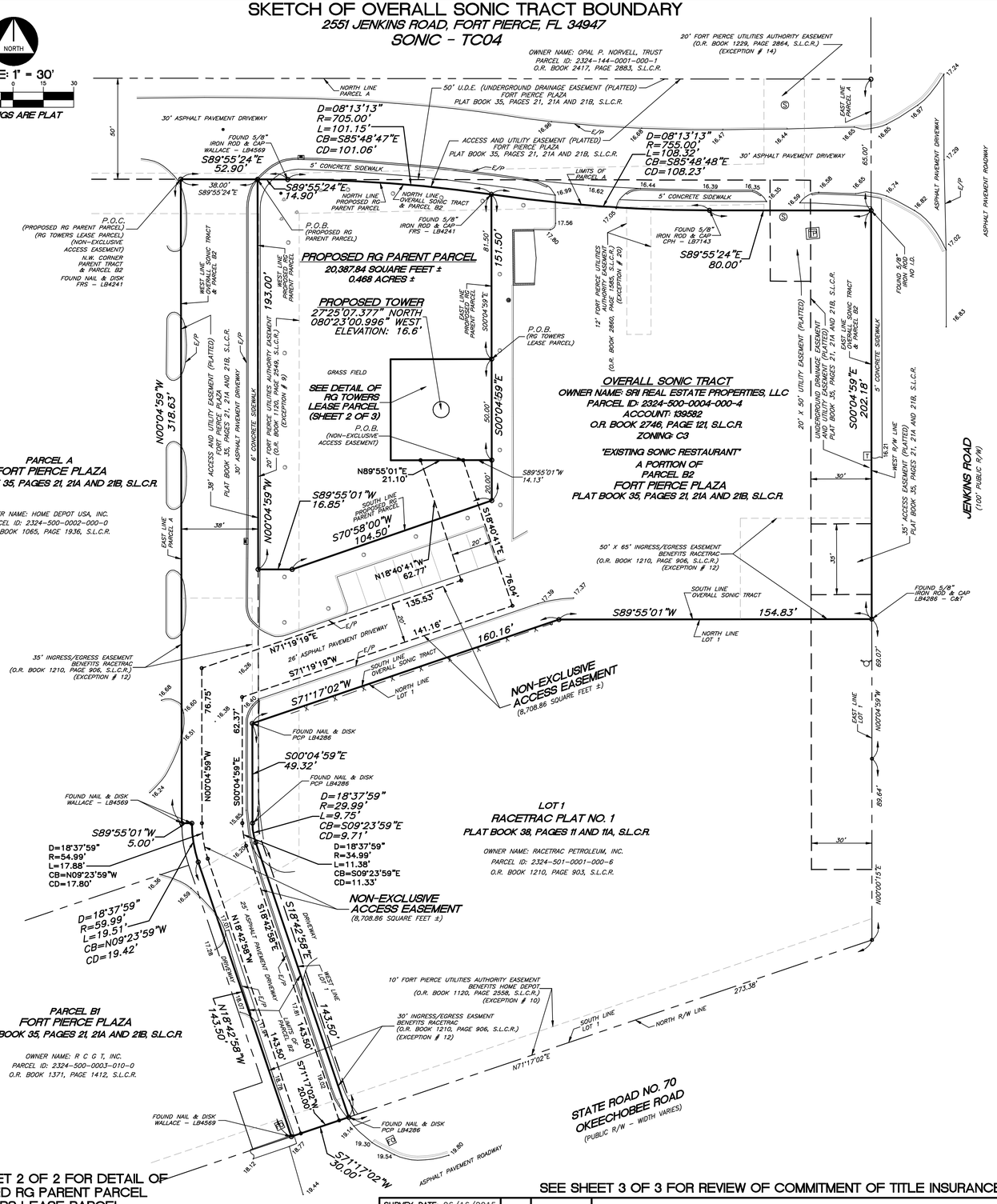
SONIC - TC04

NORTH

SCALE: 1" = 30'

30 0 15 30

BEARINGS ARE PLAT



SEE SHEET 2 OF 2 FOR DETAIL OF PROPOSED RG PARENT PARCEL RG TOWERS LEASE PARCEL NON-EXCLUSIVE ACCESS EASEMENT

SEE SHEET 3 OF 3 FOR REVIEW OF COMMITMENT OF TITLE INSURANCE

DESCRIPTION OF OVERALL SONIC TRACT

(PER OFFICIAL RECORD BOOK 2746, PAGE 121 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA)

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL 1:
PARCEL B-2, FORT PIERCE PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 21, 21A AND 21B, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPTING THAT PORTION OF PARCEL B-2, AS CONVEYED TO RACETRAC PETROLEUM, INC., DATED MARCH 11, 1999 AND RECORDED MARCH 18, 1999, IN OFFICIAL RECORDS BOOK 1210, PAGE 903 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED AND DESCRIBED IN THAT CERTAIN RECIPROCAL EASEMENT AND OPERATION AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1065, PAGE 1910, AND AMENDED UNDER THE FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1210, PAGE 918, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

DESCRIPTION OF PROPOSED RG PARENT PARCEL

A PARCEL OF LAND BEING A PORTION OF PARCEL B2, FORT PIERCE PLAZA, AS RECORDED IN PLAT BOOK 35, PAGES 21, 21A AND 21B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL B2:

THENCE ON A PLAT BEARING OF S89°55'24"E ALONG THE NORTH LINE OF SAID PARCEL B2, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S89°55'24"E CONTINUING ALONG THE NORTH LINE OF SAID PARCEL B2, A DISTANCE OF 14.90 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE NORTH LINE OF SAID PARCEL B2, HAVING A CENTRAL ANGLE OF 08°13'13" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 101.15 FEET (CHORD BEARING = S85°48'47"E AND CHORD DISTANCE = 101.06 FEET) TO A POINT ON A NON-TANGENT LINE;

THENCE S00°04'59"E A DISTANCE OF 151.50 FEET;

THENCE S70°58'00"W A DISTANCE OF 104.50 FEET;

THENCE S89°55'01"W A DISTANCE OF 16.85 FEET TO A POINT ON A LINE 38.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL B2

THENCE N00°04'59"W ALONG SAID PARALLEL LINE, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN ST. LUCIE COUNTY, FLORIDA CONTAINING 20,387.84 SQUARE FEET (0.468 ACRES), MORE OR LESS.

DESCRIPTION OF RG TOWERS LEASE PARCEL

A PARCEL OF LAND BEING A PORTION OF PARCEL B2, FORT PIERCE PLAZA, AS RECORDED IN PLAT BOOK 35, PAGES 21, 21A AND 21B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL B2:

THENCE ON A PLAT BEARING OF S89°55'24"E ALONG THE NORTH LINE OF SAID PARCEL B2, A DISTANCE OF 38.00 FEET;

THENCE CONTINUE S89°55'24"E CONTINUING ALONG THE NORTH LINE OF SAID PARCEL B2, A DISTANCE OF 14.90 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE NORTH LINE OF SAID PARCEL B2, HAVING A CENTRAL ANGLE OF 08°13'13" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 101.15 FEET (CHORD BEARING = S85°48'47"E AND CHORD DISTANCE = 101.06 FEET) TO A POINT ON A NON-TANGENT LINE;

THENCE S00°04'59"E A DISTANCE OF 81.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S00°04'59"E A DISTANCE OF 50.00 FEET;

THENCE S89°55'01"W A DISTANCE OF 50.00 FEET;

THENCE N00°04'59"W A DISTANCE OF 50.00 FEET;

THENCE N89°55'01"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN ST. LUCIE COUNTY, FLORIDA CONTAINING 2,500.00 SQUARE FEET, MORE OR LESS.

DESCRIPTION OF NON-EXCLUSIVE ACCESS EASEMENT

A PARCEL OF LAND BEING A PORTION OF PARCEL B2, FORT PIERCE PLAZA, AS RECORDED IN PLAT BOOK 35, PAGES 21, 21A AND 21B OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL B2:

THENCE ON A PLAT BEARING OF S89°55'24"E ALONG THE NORTH LINE OF SAID PARCEL B2, A DISTANCE OF 38.00 FEET;

THENCE CONTINUE S89°55'24"E CONTINUING ALONG THE NORTH LINE OF SAID PARCEL B2, A DISTANCE OF 14.90 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND CONTINUING ALONG THE NORTH LINE OF SAID PARCEL B2, HAVING A CENTRAL ANGLE OF 08°13'13" AND A RADIUS OF 705.00 FEET FOR AN ARC DISTANCE OF 101.15 FEET (CHORD BEARING = S85°48'47"E AND CHORD DISTANCE = 101.06 FEET) TO A POINT ON A NON-TANGENT LINE;

THENCE S00°04'59"E A DISTANCE OF 81.50 FEET;

THENCE CONTINUE S00°04'59"E A DISTANCE OF 50.00 FEET;

THENCE S89°55'01"W A DISTANCE OF 14.13 FEET TO THE POINT OF BEGINNING;

THENCE S18°40'41"E A DISTANCE OF 76.04 FEET;

THENCE S71°19'19"W A DISTANCE OF 141.16 FEET;

THENCE S00°04'59"E A DISTANCE OF 62.37 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°37'59" AND A RADIUS OF 34.99 FEET FOR AN ARC DISTANCE OF 11.38 FEET (CHORD BEARING = S09°23'59"E AND CHORD DISTANCE = 11..33 FEET) TO A POINT OF TANGENCY;

THENCE S18°42'58"E A DISTANCE OF 143.50 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL B2 AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 70 (PUBLIC RIGHT-OF-WAY);

THENCE S71°17'02"W ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET;

THENCE N18°42'58"W A DISTANCE OF 143.50 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18°37'59" AND A RADIUS OF 54.99 FEET FOR AN ARC DISTANCE OF 17.88 FEET (CHORD BEARING = N09°23'59"W AND CHORD DISTANCE = 17.80 FEET) TO A POINT OF TANGENCY;

THENCE N00°04'59"W A DISTANCE OF 76.75 FEET;

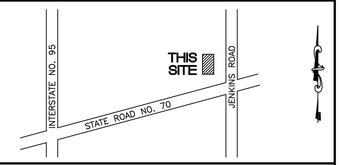
THENCE N71°19'19"E A DISTANCE OF 135.53 FEET;

THENCE N18°40'41"W A DISTANCE OF 62.77 FEET;

THENCE N89°55'01"E A DISTANCE OF 21.10 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE WITHIN ST. LUCIE COUNTY, FLORIDA CONTAINING 8,708.86 SQUARE FEET, MORE OR LESS.

SONIC - TC 04



LOCATION SKETCH

SECTION 24-T35S-R39E
NOT TO SCALE

LEGEND

P.O.C.	POINT OF COMMENCEMENT	T	TELCO SERVICE
P.O.B.	POINT OF BEGINNING	D	STORM MANHOLE
S.L.C.R.	ST. LUCIE COUNTY RECORDS	FO	FIBER SERVICE
R/W	RIGHT-OF-WAY		LAMP POLE
E/P	EDGE OF PAVEMENT	TF	ELECTRIC TRANSFORMER
O.R.	OFFICIAL RECORD		CATCH BASIN
D	DELTA (CENTRAL ANGLE)	S	SANITARY MANHOLE
R	RADIUS		FIRE HYDRANT
L	ARC LENGTH		OAK TREE
CB	CHORD BEARING		CABBAGE PALM TREE
CD	CHORD DISTANCE		
16.25	SPOT ELEVATION		

PROPOSED TOWER INFORMATION 150' FLAGPOLE

LATITUDE = 27°25'07.377" NORTH
LONGITUDE = 080°23'00.996" WEST
NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011)

EXISTING AVERAGE GROUND ELEVATION AT TOWER = 16.6 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

REPORT OF BOUNDARY AND TOPOGRAPHIC SURVEY

1. THE PARENT TRACT SHOWN HEREON IS BASED ON A SEARCH CONDUCTED BY WSP CONSULTANTS, INC. OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA AND THE COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED APRIL 29, 2015, FILE NO. 5309576.

2. UNLESS OTHERWISE NOTED HEREON RECORD AND MEASURED VALUES (SHOWN) ARE IN SUBSTANTIAL AGREEMENT.

3. THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXISTING FEATURES WITHIN THE PARENT TRACT FOR THE FUTURE INSTALLATION OF A COMMUNICATIONS FACILITY.

4. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE FLORIDA STANDARDS OF PRACTICE (5J-17.051 THROUGH 5J-17.053 F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

5. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE.

6. HORIZONTAL AND VERTICAL DATA SHOWN HEREON WAS OBTAINED UTILIZING A "LEICA TCRP1205+" TOTAL STATION AND "ALLEGRO CE CARLSON" DATA COLLECTION SYSTEM.

7. ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL ACCURACY OF 0.1'.

8. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.

9. UNDERGROUND FOUNDATIONS AND/OR UTILITIES HAVE NOT BEEN LOCATED.

10. FLOOD ZONE INFORMATION SHOWN HEREON WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM).

11. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO N.G.S. SURVEY CONTROL POINT: "Z 525", PID# AJ5675, ELEVATION 17.78 FEET.

12. THE VALUES FOR THE LATITUDE, LONGITUDE AND ELEVATIONS SHOWN HEREON ARE WITHIN THE ALLOWABLE TOLERANCES FOR THE FEDERAL AVIATION ADMINISTRATION 1-A LETTER.

13. THE LATITUDE AND LONGITUDE SHOWN HEREON WERE OBTAINED UTILIZING THE FOLLOWING N.G.S. SURVEY CONTROL POINT: "Z 525", PID# AJ5675. THIS SURVEY CONTROL POINT HAS A PUBLISHED VALUE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/2011 (NAD83/2011), AS PROJECTED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE). THE MEASUREMENTS WERE OBTAINED UTILIZING "SOKKIA STRATUS" GPS RECEIVERS AND POST-PROCESSED WITH SOKKIA SPECTRUM SOFTWARE.

"Z 525"	
1,121,838.54	N
857,318.88	E

14. THE RG TOWERS LEASE PARCEL SHOWN IN THIS SURVEY LIES ENTIRELY WITHIN THE DESCRIBED PROPOSED RG PARENT PARCEL.

15. THE SURVEYOR HAS REVIEWED THE COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED APRIL 29, 2015, FILE NO. 5309576. ALL PLOTTABLE MATTERS OF RECORD IDENTIFIED IN THE COMMITMENT FOR TITLE INSURANCE THAT ARE PERTINENT TO THE RG TOWERS LEASE PARCEL AND ITS ACCESS EASEMENT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED ON THIS SURVEY. THE SURVEYOR RELIED SOLELY UPON THAT COMMITMENT FOR TITLE INSURANCE WITH RESPECT TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

16. BASED UPON THE COMMITMENT FOR TITLE INSURANCE, THE RG TOWERS LEASE PARCEL HAS ACCESS TO STATE ROAD NO. 70, A PUBLIC RIGHT-OF-WAY, BY MEANS OF THE ACCESS EASEMENT DEPICTED HEREON. THE EASEMENT LIES ENTIRELY WITHIN THE LANDS OF THE OWNER(S) OF THE PARCEL DESCRIBED IN SAID COMMITMENT FOR TITLE INSURANCE AND NO EASEMENTS OR RIGHTS OF OTHER THIRD PARTIES DISCLOSED BY THAT COMMITMENT FOR TITLE INSURANCE WOULD PRECLUDE ACCESS OVER THE OVERALL SONIC TRACT FROM THE RG TOWERS LEASE PARCEL TO THAT PUBLIC RIGHT-OF-WAY.

CERTIFIED TO: RG TOWERS, LLC

CERTIFICATE

I, WILLIAM S. PAYNE, DO HEREBY STATE THAT THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER STATE THAT THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING STATED IN RULES 5J-17.051 THROUGH 5J-17.053 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

WILLIAM S. PAYNE
PROFESSIONAL SURVEYOR AND MAPPER #LS 5685
WSP CONSULTANTS, INC. #LB 7188
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
WILLIAM S. PAYNE #LS5685

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0167	J	02/16/2012	X	N/A

SURVEY DATE: 06/16/2015					
DRAWN: WSP					
CHECKED: WSP					
MANAGER: WSP	2	11/30/2015	UPDATE SURVEY PER COUNTY COMMENTS	WSP	
DWG FILE: 15-1405.DWG	1	10/01/2015	UPDATE SURVEY PER COUNSEL COMMENTS	WSP	
JOB FILE:	No.	DATE	REVISION	BY	

WSP Consultants, Inc.
SURVEYORS & MAPPERS
19006 1ST STREET S.W., LUTZ, FL 33548
PHONE (813) 909-2420
PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION: LB 7188, STATE OF FLORIDA

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
SONIC - TC 04
PREPARED FOR:
RG Towers, LLC
LOCATED IN:
ST. LUCIE COUNTY, FLORIDA

PROJECT NO: 15-1405

SHEET NO: 1 OF 3

DETAIL OF PROPOSED RG PARENT PARCEL, RG TOWERS LEASE PARCEL
NON-EXCLUSIVE ACCESS EASEMENT

2551 JENKINS ROAD, FORT PIERCE, FL 34947

SONIC - TC04

PARCEL A
FORT PIERCE PLAZA

PARKING ISLAND

N00°04'59"W 318.63'

EAST LINE PARCEL A

WEST LINE OVERALL SONIC TRACT & PARCEL B2

NORTH

SCALE: 1" = 10'

BEARINGS ARE PLAT

P.O.C. (PROPOSED RG PARENT PARCEL) (RG TOWERS LEASE PARCEL) (NON-EXCLUSIVE ACCESS EASEMENT) N.W. CORNER PARENT TRACT & PARCEL B2 FOUND NAIL & DISK FRS - LB4241

38.00'

52.90'

S89°55'24"E

35' INGRESS/EGRESS EASEMENT BENEFITING PARCEL (O.R. BOOK 1210, PAGE 1816, (EXCEPTION # 12)

30' ASPHALT PAVEMENT DRIVEWAY

38' ACCESS AND UTILITY EASEMENT (PLATTED) FORT PIERCE PLAZA PLAT BOOK 35, PAGES 21, 21A AND 21B, S.L.C.R.

38'

8" CONCRETE CURB

6' CONCRETE SIDEWALK

N00°04'59"W 193.00'

WEST LINE PROPOSED RG PARENT PARCEL

20' FORT PIERCE UTILITIES AUTHORITY EASEMENT (O.R. BOOK 1120, PAGE 2549, S.L.C.R.) (EXCEPTION # 9)

P.O.B. (PROPOSED RG PARENT PARCEL)

S89°55'01"W 16.85' PROPOSED NE CORNER PARENT PARCEL

S89°55'24"E 14.90'

FOUND 5/8" IRON ROD & CAP WALLACE - LB4569

GRASS

50' U.D.E. (UNDERGROUND DRAINAGE EASEMENT (PLATTED) FORT PIERCE PLAZA PLAT BOOK 35, PAGES 21, 21A AND 21B, S.L.C.R.

30' ASPHALT PAVEMENT DRIVEWAY

OVERALL SONIC TRACT

OWNER NAME: SRI REAL ESTATE PROPERTIES, LLC
PARCEL ID: 2324-500-0004-000-4
ACCOUNT: 139582
O.R. BOOK 2746, PAGE 121, S.L.C.R.
ZONING: C3

PROPOSED RG PARENT PARCEL

20,387.84 SQUARE FEET ±
0.468 ACRES ±

A PORTION OF
PARCEL B2
FORT PIERCE PLAZA
PLAT BOOK 35, PAGES 21, 21A AND 21B, S.L.C.R.

S71°19'16"W 135.53'

NON-EXCLUSIVE ACCESS EASEMENT (8,708.88 SQUARE FEET ±)

S18°40'41"E 141.16'

N18°40'41"W 62.77'

S70°58'00"W 104.50'

26' ASPHALT PAVEMENT DRIVEWAY

8" CONCRETE CURB

CONCRETE PARKING

GRASS FIELD

CONTOUR LINE

SOUTH LINE PROPOSED RG PARENT PARCEL

SOUTH LINE PARENT TRACT

N00°04'59"W 50.00'

50.00'

RG TOWERS LEASE PARCEL (2,500.00 SQUARE FEET ±)

PROPOSED TOWER
27°25'07.377" NORTH
080°23'00.996" WEST
ELEVATION: 16.6'

N89°55'01"E 21.10'

S89°55'01"W 14.13'

P.O.B. (NON-EXCLUSIVE ACCESS EASEMENT)

P.O.B. (RG TOWERS LEASE PARCEL)

EAST LINE PROPOSED RG PARENT PARCEL

S00°04'59"E 50.00'

S00°04'59"E 151.50'

20.0'

76.04'

81.50'

FOUND 5/8" IRON ROD & CAP FRS - LB4241

CONCRETE PARKING SONIC RESTAURANT

8" CONCRETE WALL

DUMPSTER PAD

D=08°13'13"
R=705.00'
L=101.15'
CB=S85°48'47"E
CD=101.06'

NORTH LINE PROPOSED RG PARENT PARCEL

LIMITS OF PARCEL A

5' CONCRETE SIDEWALK

8" CONCRETE CURB

NORTH LINE OVERALL SONIC TRACT & PARCEL B2

20' FORT PIERCE UTILITIES AUTHORITY EASEMENT (O.R. BOOK 1120, PAGE 2549, S.L.C.R.) (EXCEPTION # 9)

ACCESS AND UTILITY EASEMENT (PLATTED) FORT PIERCE PLAZA PLAT BOOK 35, PAGES 21, 21A AND 21B, S.L.C.R.

NORTH LINE PARCEL A

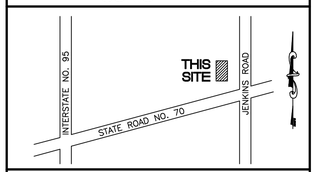
PARCEL A
FORT PIERCE PLAZA
PLAT BOOK 35, PAGES 21, 21A AND 21B, S.L.C.R.

50'

D=08°13'13"
R=755.00'
L=108.32'
CB=S85°48'48"E
CD=108.23'

30' ASPHALT PAVEMENT DRIVEWAY

SONIC - TC 04



LOCATION SKETCH

SECTION 24-T35S-R39E
NOT TO SCALE

PROPOSED TOWER INFORMATION
150' FLAGPOLE

LATITUDE = 27°25'07.377" NORTH
LONGITUDE = 080°23'00.996" WEST
NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011)

EXISTING AVERAGE GROUND ELEVATION AT TOWER = 16.6 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
S.L.C.R.	ST. LUCIE COUNTY RECORDS
R/W	RIGHT-OF-WAY
E/P	EDGE OF PAVEMENT
O.R.	OFFICIAL RECORD
D	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
16.25	SPOT ELEVATION
T	TELCO SERVICE
D	STORM MANHOLE
FO	FIBER SERVICE
	LAMP POLE
TR	ELECTRIC TRANSFORMER
	CATCH BASIN
S	SANITARY MANHOLE
	FIRE HYDRANT
	OAK TREE
	CABBAGE PALM TREE

SEE SHEET 1 OF 2 FOR DESCRIPTION OF PROPOSED RG PARENT PARCEL
RG TOWERS LEASE PARCEL
NON-EXCLUSIVE ACCESS EASEMENT

FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0167	J	02/16/2012	X	N/A

SURVEY DATE: 06/16/2015					
DRAWN: WSP					
CHECKED: WSP					
MANAGER: WSP	2	11/30/2015	UPDATE SURVEY PER COUNTY COMMENTS	WSP
DWG FILE: 15-1405.DWG	1	10/01/2015	UPDATE SURVEY PER COUNSEL COMMENTS	WSP
JOB FILE:	No.	DATE	REVISION	BY

WSP Consultants, Inc.
SURVEYORS & MAPPERS
19006 1ST STREET S.W., LUTZ, FL 33548
PHONE (813) 909-2420
PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION: LB 7188, STATE OF FLORIDA

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
SONIC - TC 04
PREPARED FOR:
RG Towers, LLC
LOCATED IN:
ST. LUCIE COUNTY, FLORIDA

PROJECT NO: 15-1405

SHEET NO: 2 OF 3

REPORT OF COMMITMENT FOR TITLE INSURANCE

I HAVE REVIEWED THE REPORT OF COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED APRIL 29, 2015, FILE NO. 5309576, AND FIND AS FOLLOWS WITH RESPECT TO MATTERS OF RECORDS LISTED IN SAID REPORT.

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

– STANDARD EXCEPTION – NOT THE TYPE TO BE DEPICTED HEREON.

2. TAXES AND ASSESSMENTS FOR THE YEAR 2015 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.

– PROPERTY TAX STATEMENT – NOT THE TYPE TO BE DEPICTED HEREON.

3. STANDARD EXCEPTIONS:
A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID

– STANDARD EXCEPTION – NOT THE TYPE TO BE DEPICTED HEREON.

5. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF FORT PIERCE PLAZA, AS RECORDED IN PLAT BOOK 35, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

– BLANKET IN NATURE – OVERALL SONIC TRACT, PROPOSED RG PARENT PARCEL, RG TOWERS LEASE PARCEL, NON–EXCLUSIVE ACCESS EASEMENT ALL LIE WITHIN SAID PLAT. ALL MATTERS DEPICTED ON PLAT PLOTTED HEREON.

6. EASEMENT(S) GRANTED TO ONSITE AMERICAN HOLDINGS, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 513, PAGE 636 AND MODIFIED BY MODIFICATION OF GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1066, PAGE 481, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

– BLANKET IN NATURE – OVERALL SONIC TRACT LIES WITHIN LANDS DESCRIBED HEREIN.

7. RESERVATIONS AS CONTAINED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1065, PAGE 1908, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

– NOT PLOTTED – DOES NOT AFFECT – REFERS TO VACATED CANAL RIGHT–OF–WAY AS DEPICTED ON PLAT OF FORT PIERCE PLAZA.

8. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN THE RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1065, PAGE 1910, AND FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1210, PAGE 918, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

– BLANKET IN NATURE – DESCRIBES OVERALL SONIC TRACT.

9. EASEMENT(S) GRANTED TO THE CITY OF FORT PIERCE, RECORDED IN OFFICIAL RECORDS BOOK 1120, PAGE 2549, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

– PLOTTED HEREON – DOES AFFECT THE OVERALL SONIC TRACT, DOES AFFECT PROPOSED RG PARENT PARCEL, DOES NOT AFFECT THE RG TOWERS LEASE PARCEL, DOES AFFECT THE NON–EXCLUSIVE ACCESS EASEMENT.

10. EASEMENT(S) GRANTED TO CITY OF FORT PIERCE, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 1120, PAGE 2558, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (AFFECTS PARCEL 2)

– PLOTTED HEREON – DOES AFFECT THE OVERALL SONIC TRACT, DOES NOT AFFECT PROPOSED RG PARENT PARCEL, DOES NOT AFFECT THE RG TOWERS LEASE PARCEL, DOES AFFECT THE NON–EXCLUSIVE ACCESS EASEMENT.

11. THE EFFECT OF THE ORDINANCE NO. 99–001 RECORDED IN OFFICIAL RECORDS BOOK 1203, PAGE 1026, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

– BLANKET IN NATURE – OVERALL SONIC TRACT LIES WITHIN LANDS DESCRIBED HEREIN.

12. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN THE INGRESS/EGRESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1210, PAGE 906, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

– PLOTTED HEREON – DOES AFFECT THE OVERALL SONIC TRACT, DOES NOT AFFECT PROPOSED RG PARENT PARCEL, DOES NOT AFFECT THE RG TOWERS LEASE PARCEL, DOES NOT AFFECT THE NON–EXCLUSIVE ACCESS EASEMENT.

13. DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 1210, PAGE 914, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

– BLANKET IN NATURE – OVERALL SONIC TRACT LIES WITHIN LANDS DESCRIBED HEREIN.

14. EASEMENT(S) GRANTED TO THE CITY OF FORT PIERCE, RECORDED IN OFFICIAL RECORDS BOOK 1229, PAGE 2864, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. N

– PLOTTED HEREON – DOES AFFECT THE OVERALL SONIC TRACT, DOES AFFECT PROPOSED RG PARENT PARCEL, DOES NOT AFFECT THE RG TOWERS LEASE PARCEL, DOES NOT AFFECT THE NON–EXCLUSIVE ACCESS EASEMENT.

15. EASEMENT(S) GRANTED TO CITY OF FORT PIERCE, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 1229, PAGE 2870, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (AFFECTS PARCEL 2)

– NOT PLOTTED HEREON – DOES NOT AFFECT THE OVERALL SONIC TRACT, DOES NOT AFFECT PROPOSED RG PARENT PARCEL, DOES NOT AFFECT THE RG TOWERS LEASE PARCEL, DOES NOT AFFECT THE NON–EXCLUSIVE ACCESS EASEMENT.

16. THE EFFECT OF THE ORDINANCE NO. 00–002 RECORDED IN OFFICIAL RECORDS BOOK 1301, PAGE 2302, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

– BLANKET IN NATURE – OVERALL SONIC TRACT LIES WITHIN LANDS DESCRIBED HEREIN.

17. TERMS AND CONDITIONS AS SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1371, PAGE 1412, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

– NOT PLOTTED HEREON – DOES NOT AFFECT THE OVERALL SONIC TRACT, DOES NOT AFFECT PROPOSED RG PARENT PARCEL, DOES NOT AFFECT THE RG TOWERS LEASE PARCEL, DOES NOT AFFECT THE NON–EXCLUSIVE ACCESS EASEMENT.

18. EASEMENT(S) GRANTED TO CITY OF FORT PIERCE, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 1445, PAGE 82, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (AFFECTS PARCEL 2)

– NOT PLOTTED HEREON – DOES NOT AFFECT THE OVERALL SONIC TRACT, DOES NOT AFFECT PROPOSED RG PARENT PARCEL, DOES NOT AFFECT THE RG TOWERS LEASE PARCEL, DOES NOT AFFECT THE NON–EXCLUSIVE ACCESS EASEMENT.

19. ENVIRONMENTAL RESOURCE PERMIT NOTICE RECORDED IN OFFICIAL RECORDS BOOK 2680, PAGE 1657, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

– BLANKET IN NATURE – OVERALL SONIC TRACT LIES WITHIN LANDS DESCRIBED HEREIN.

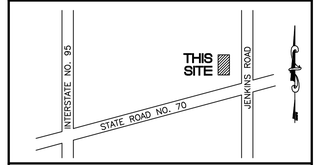
20. EASEMENT(S) GRANTED TO THE CITY OF FORT PIERCE, FLORIDA IN OFFICIAL RECORDS BOOK 2860, PAGE 1585, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

– PLOTTED HEREON – DOES AFFECT THE OVERALL SONIC TRACT, DOES NOT AFFECT PROPOSED RG PARENT PARCEL, DOES NOT AFFECT THE RG TOWERS LEASE PARCEL, DOES NOT AFFECT THE NON–EXCLUSIVE ACCESS EASEMENT.

21. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASE(S) AND ALL RIGHTS THEREUNDER OF THE LESSEE(S) AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEE(S).

– STANDARD EXCEPTION – NOT THE TYPE TO BE DEPICTED HEREON.

SONIC – TC 04



LOCATION SKETCH

SECTION 24–T35S–R39E
NOT TO SCALE

PROPOSED TOWER INFORMATION
150' FLAGPOLE

LATITUDE = 27°25'07.389" NORTH
LONGITUDE = 080°23'00.927" WEST
NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011)

EXISTING AVERAGE GROUND ELEVATION AT TOWER = 16.7 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0167	J	02/16/2012	X	N/A

SURVEY DATE: 06/16/2015				
DRAWN: WSP				
CHECKED: WSP				
MANAGER: WSP	2	11/30/2015	UPDATE SURVEY PER COUNTY COMMENTS	WSP
DWG FILE: 15–1405.DWG	1	10/01/2015	UPDATE SURVEY PER COUNSEL COMMENTS	WSP
JOB FILE:	No.	DATE	REVISION	BY

WSP Consultants, Inc.
SURVEYORS & MAPPERS
19006 1ST STREET S.W., LUTZ, FL 33548
PHONE (813) 909-2420
PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION:
LB 7188, STATE OF FLORIDA

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
SONIC – TC 04
PREPARED FOR:
RG Towers, LLC
LOCATED IN:
ST. LUCIE COUNTY, FLORIDA

PROJECT NO: 15–1405

SHEET NO: 3 OF 3

6 Relevant Easements

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

21.

This instrument prepared by
and should be returned to:
Howard Bregman, Esq.
Wolf, Block, Schorr and Solis-Cohen
777 South Flagler Drive
Suite 900
West Palm Beach, FL 33401

780107

This instrument prepared by
and should be returned to:
Howard Bregman, Esq.
Wolf, Block, Schorr and Solis-Cohen
777 South Flagler Drive
Suite 900
West Palm Beach, FL 33401

GRANT OF EASEMENT
FOR INGRESS AND EGRESS

THIS EASEMENT GRANT is made this 5th day of September, 1986, between FP-95 ASSOCIATES, a Florida general partnership (referred to in this instrument as "Grantor") and CANAVERAL 401 CORP., a Florida corporation and ONSITE AMERICAN HOLDINGS, INC., a Florida corporation (referred to in this instrument collectively as "Grantee").

The following recitals constitute a material part of this instrument:

A. Grantor is the owner of a tract of land located in St. Lucie County, Florida, legally described in Exhibit A attached hereto and made a part hereof (the "FP-95 Premises").

B. Grantee is the owner of a tract of land located adjacent to the FP-95 Premises, legally described in Exhibit B attached hereto and made a part hereof (the "Canaveral Premises").

C. Grantor desires to grant and Grantee desires to receive an easement over, under and across a portion of the FP-95 Premises for the purposes described herein.

NOW, THEREFORE, in consideration of Ten and 00/100 ($10.00) Dollars and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged the parties hereto agree as follows:

1. Grant of Easement. Grantor hereby grants to Grantee, its successors and assigns, a non-exclusive easement into, out of, over, and across a portion of FP-95 Premises for ingress to and egress from the Canaveral Premises to Jenkins Road along with the right, at Grantee's expense, to improve the Easement Area for the purposes expressed herein. The Easement Area shall have a width of forty feet parallel to and abutting the (i) eastern boundary line of the FP-95 Premises along Jenkins Road, (ii) southern boundary line of the FP-95 Premises along Okeechobee Road, (iii) western boundary line of the FP-95 Premises until such boundary line meets the southern boundary of the Canaveral Premises ("Easement Area"). Grantor shall have the right in its sole discretion, subject to the prior written consent of Ohio Savings Bank so long as its mortgage on the FP-95 Premises is outstanding, to relocate the Easement Area at any time and from time to time provided that Grantee shall continue to have access to the Canaveral Premises from Jenkins Road. To that end, Grantor shall have the unilateral right, subject to the prior written consent of Ohio Savings

OR 513 PAGE 636

Bank so long as its mortgage on the FP-95 Premises is outstanding, to terminate this Easement and record a new easement executed solely by Grantor, its successor or assigns relocating the Easement Area, provided such new easement shall not be inconsistent with the terms of this Easement.

2. Use of Easement Area. The Easement Area shall be used by Grantee solely for the purposes set forth in Paragraph 1 provided such use does not unreasonably burden Grantor's use of the FP-95 Premises.

3. Construction of Road. Nothing contained herein shall obligate Grantor or its successors or assigns to constuct a road over the Easement Area or any relocated easement area, it being understood, however that if, and/or when Grantor, or its successors or assigns elects to construct a road, during such construction Grantor may provide temporary access to Grantee. Grantor, its successors or assigns shall have the unilateral right, if it or they so elect, subject to the prior written consent of Ohio Savings Bank so long as its mortgage on the FP-95 Premises is outstanding, to dedicate any road built over the Easement Area or any relocated easement area for the benefit of St. Lucie County, Florida or any other protected subdivision having jurisdiction.

4. Running of Benefits and Burdens. All provisions of this instrument, including the benefits and burdens, run with the land and are binding on and inure to benefit of the successors and assigns of the parties. This instrument may not be amended or modified without the prior written consent of Ohio Savings Bank so long as its mortgage on the FP-95 Premises is outstanding.

5. Conformity with Applicable Law. Grantee's use of the Easement Area shall be in conformity with all applicable rules, guidelines, regulations, ordinances or statutes of St. Lucie County, Florida, the State of Florida, and any other governmental or regulatory body or agency with jurisdiction over Grantor or the Easement Area

6. Restoration This Grant is subject to Grantee's obligation to restore and repair any damage caused by Grantee, its successors, assigns, or their agents, permittees, tenants or invitees to the Easement Area

7. Indemnity. Grantee shall indemnify, defend and hold harmless Grantor against any and all claims, demands, losses, costs, expenses, obligations, liabilities, damages, including, but not limited to, interest, penalties and reasonable attorney's fees that Grantor may incur which arise, result from or relate to Grantee's use of the easement.

IN WITNESS WHEREOF, Grantor and Grantee have executed this instrument the date first above written.

Witnesses:

FP-95 ASSOCIATES

By: _____
Paul Rhodes,
Managing Partner

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 5th day of September, 1986, by Paul Rhodes, managing venturer of FP-95 Associates, a Florida general partnership, on behalf of the general partnership.

_____
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES APRIL 29, 1990

EXHIBIT "A"

BEGINNING at the Southeast corner of the Northeast 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; thence run N89°41'37"W along the East-West interior 1/4 section line, a distance of 1324.46 feet, to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 24; thence run N00°05'06"W, along the west line of the said Southeast 1/4 of the Northeast 1/4 of Section 24, a distance of 44.5 feet, to the north right-of-way line of the North St. Lucie River Water Control District Canal No. 38; thence run N89°41'37"W, along the said north right-of-way line, a distance of 172.78 feet, to the east limited access right-of-way line of Interstate 95; thence run N12°03'03W", along the said limited access right-of-way line, a distance of 425.17 feet; thence run N10°09'50"W, along the said limited access right-of-way line, a distance of 157.33 feet; thence run N89°51'30"E, a distance of 288.46 feet to the East line of the Southwest 1/4 of the Northeast 1/4 of said Section 24; thence run N00°05'06"W, along the said eastline, a distance of 41.08 feet to the Northline of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 24; thence run S89°55'04"E, along the said northline, a distance of 664.43 feet, to the west line of the East 660.00 feet of said Section 24, thence run S00°04'59"E, along the said west line, a distance of 330.26 feet; thence run S89°55'24"E, a distance of 660.02 feet, to the east line of said Section 24; thence run S00°04'59"E, along the said east line of said Section 24, a distance of 336.37 feet, to the POINT OF BEGINNING, less and excepting the East 40.00 feet for Jenkins Road and less the South 48.00 feet of the East 1324.46 feet for canal right of way.

TOGETHER WITH:

BEGINNING at the Southeast corner of the Northeast 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; thence run N89°41'37"W, along the east-west interior 1/4 section line, a distance of 1324.46 feet, to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 24; thence run S00°02'23"E, a distance of 44.50 feet, to the south right-of-way line of the North St. Lucie River Water Control District Canal No. 38; thence run N89°41'37"W, along the said right-of-way line, a distance of 153.85 feet, to the east limited access right-of-way line of Interstate 95; thence run S12°03'03"E, along the said limited access right-of-way line, a distance of 194.90 feet; thence run S35°56'56"E, along the said limited access right-of-way line, a distance of 272.24 feet; thence run S12°03'03"E, along the said limited access right-of-way line, a distance of 272.21 feet; thence run N89°15'57"E, along the said limited access right-of-way line, a distance of 374.36 feet; thence run N81°17'02"E, along the said limited access right-of-way line, a distance of 700.93 feet, to the east line of Section 24, Township 35 South, Range 39 East; thence run N00°04'59"W, along the said east line of Section 24, a distance of 61.32 feet to the said Southeast corner of the Northeast 1/4 and the POINT OF BEGINNING, less and excepting the North 48 feet of the East 1324.46 feet for canal right-of-way and less the East 40 feet for Jenkins Road.

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Containing 23.8944 acres more or less.

EXHIBIT B

Beginning at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; run S 00°05'06"E 705.96 feet; thence run S 89°51'30" W 288.46 feet; thence run N 10°09'50" W 50.62 feet; thence run N 03°06'31" W 207.26 feet; thence run N 01°16'06" W 449.22 feet; thence run N 89°51'30" E 317.53 feet to the P.O.B.

containing 5.00 acres, more or less.

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O.R. BOOK 513 PAGE 640

This instrument prepared by
[redacted]
Charles L. Wood, Esq.
Altman, Kritzer & Levick, P.C.
6400 Powers Ferry Road, Suite 224
Atlanta, Georgia 30339

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1537838 OR BOOK 1065 PAGE 1910
Recorded: 03-14-97 12:32 P.M.

RECIPROCAL EASEMENT AND OPERATION AGREEMENT

THIS RECIPROCAL EASEMENT AND OPERATION AGREEMENT (the "Agreement") is made as of this 13 day of March, 1997, between **RK HOLDINGS**, a Florida general partnership, having an office at Plaza Center, 251A Royal Palm Way, Suite 300, Palm Beach, Florida 33480-4319 ("Landholder"), and **HOME DEPOT U.S.A., INC.**, a Delaware corporation, having an office at 2455 Paces Ferry Road, Atlanta, Georgia 30339-9998 ("HD").

Preliminary Statement

Landholder is the owner in fee of certain real property located in Fort Pierce, St. Lucie County, Florida, consisting of several parcels shown on a certain plat dated February 1997, recorded in Plat Book 35, Page 21, of the Public Records of St. Lucie County, Florida (the "Plat"), being (i) approximately 6.12 acres more particularly described in Exhibit A-1 attached hereto (shown on the Plat as Parcel C, and described herein as the "Proposed Hotel Parcel"), (ii) approximately .9 acre more particularly described in Exhibit A-2 attached hereto (shown on the Plat as Parcel B1 and described herein as "Outparcel A"), and (iii) approximately 3.23 acres more particularly described in Exhibit A-3 attached hereto (shown on the Plat as a single Parcel B2, but described herein as "Outparcel B" and "Outparcel C"). As used herein, "Outparcel B" shall mean and refer to that portion of said Parcel B2 south of a line bisecting the curb cut onto said Parcel B2 from Jenkins Road (as shown on the Plat) and running from east to west the full width of said Parcel B2 and parallel to the northerly boundary line of said Parcel B2 (the "Curb Cut Centerline"), and "Outparcel C" shall mean and refer to that portion of said Parcel B2 north of the Curb Cut Centerline.

HD is the owner in fee of certain real property also located in Fort Pierce, St. Lucie County, Florida, consisting of approximately 14.24 acres (shown on the Plat as Parcel A, and described herein as the "HD Parcel"), contiguous to Landholder's Parcel. The HD Parcel is more particularly described in Exhibit B attached hereto. HD intends to construct on the HD Parcel a building containing approximately 98,280 square feet of ground floor area (exclusive of mezzanine), a garden area containing approximately 28,098 square feet of ground floor area, and truck loading docks, customer pickup and compactor facilities and related parking and site facilities in the areas indicated on the site plan attached hereto as Exhibit C (the "Site Plan").

The Proposed Hotel Parcel, Outparcel A, Outparcel B and Outparcel C are sometimes collectively referred to herein as "Landholder's Parcel." Outparcel A, Outparcel B and Outparcel C are sometimes collectively referred to herein as the "Outparcels." The Proposed Hotel Parcel, Outparcel A, Outparcel B, Outparcel C and the HD Parcel are herein collectively referred to as the "Parcels" or the "Project," and each individually as a "Parcel."

Landholder and HD have also entered into that certain Development, Escrow and Funding Agreement of even date herewith (the "Development Agreement"), pursuant to which Landholder and HD have set forth certain of their respective responsibilities related to the development of the Project and the costs of such development. Landholder and HD further recognize that for the most favorable development of the Project, it is necessary that they agree and cooperate with respect to the operation and maintenance of their Parcels and the facilities to be erected thereon. Landholder and HD therefore intend herein to grant to each other certain easements for pedestrian and vehicular ingress and egress over curb cuts, roadways, driveways and aisles for access and for delivery and to grant certain rights to install and maintain utility lines and site facilities. Landholder and HD also intend herein to provide for certain obligations and restrictions with respect to the operation and

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RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO
25400 U.S. Highway 19 N., Suite 212
CLEARWATER, FL 34623

maintenance of their respective Parcels and the facilities constructed and to be constructed thereon. Such easements, obligations and restrictions shall run to the benefit of and bind the respective Parcels, and the owners from time to time of the Project or any portion thereof. The terms HD or Landholder shall be deemed to refer to such parties and the respective heirs, successors, grantees and assigns of such parties, and any net lessee of any Parcel or part thereof who has assumed all of the obligations of the owning party (individually the "Owner," or collectively, the "Owners"); provided, however, that any other provision of this Agreement to the contrary notwithstanding, the liability of any Owner for obligations arising under this Agreement shall be limited in the manner set forth in Section 8.04 hereof.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, Landholder and HD hereby grant, covenant and agree as follows:

ARTICLE I - GRANT OF EASEMENTS

Section 1.01. Access Easements.

(a) The Owner of the HD Parcel hereby grants and conveys, to the Owner of Landholder's Parcel, for the benefit of Landholder's Parcel, a perpetual, non-exclusive easement and right to the use of the interior roadway, as shown on the Site Plan, lying and being on the HD Parcel extending from the westerly right-of-way line of Jenkins Road and continuing in a westerly direction along, and to the south of, the northerly boundary of the HD Parcel to the point where said roadway crosses the northerly boundary of the HD Parcel north of the proposed HD store building (in the area marked "Future Access" on the Site Plan), for purposes of ingress, egress, passage and delivery, by vehicles and pedestrians. The roadway described in this Section 1.01(a) is sometimes referred to in this Agreement as the "East-West Drive."

(b) The Owner of the Outparcels hereby grants and conveys, to the Owner of the HD Parcel, for the benefit of the HD Parcel, a perpetual, non-exclusive easement and right to the use during the term of this Agreement of that portion of the interior driveway, as shown on the Site Plan, extending from Okeechobee Road in the south to the East-West Drive in the north lying and being on the Outparcels, for purposes of ingress, egress, passage and delivery, by vehicles and pedestrians. The driveway described in this Section 1.01(b) is sometimes referred to in this Agreement as the "North-South Drive." The owner of the HD Parcel hereby grants and conveys, to the Owner of the Outparcels, for the benefit of the Outparcels, a perpetual, non-exclusive easement and right to the use during the term of this Agreement of that portion of the North-South Drive lying and being on the HD Parcel, for purposes of ingress, egress, passage and delivery, by vehicles and pedestrians.

(c) The easements granted in this Section 1.01 and granted in Section 1.02 shall be for the benefit of, but not restricted solely to, the Owners of the HD Parcel, Landholder's Parcel (as to Section 1.01(a)) and the Outparcels (as to Section 1.01(b)), as the case may be, and each such Owner may grant the benefit of such easement to the tenants and other occupants of the HD Parcel, Landholder's Parcel (as to Section 1.01(a)) or the Outparcels (as to Section 1.01(b)), as the case may be, for the duration of such occupancy, and to the customers, employees, agents and business invitees thereof; but same is not intended nor shall it be construed as creating any rights in or for the benefit of the general public nor shall it affect or benefit any real property outside of the Project. Such easement areas are reserved for said use for the term of this Agreement. In particular, and without limiting the generality of the foregoing provisions of this Section 1.01(c), neither Landholder nor any other Owner of any portion of Landholder's Parcel may, at any time, (i) grant any additional easements, licenses or other rights of use across or with respect to any driveways or roadways on any Parcel including, without limitation, the East-West Drive and the North-South Drive, or (ii) convey, transfer, assign or grant the benefit of any of the easements granted in Section 1.01 or Section 1.02 of this Agreement to any other party or for the benefit of any other property.

(d) Landholder and HD acknowledge and agree that the westerly end of the East-West Drive will not be paved and completed to the boundary line of the Proposed Hotel Parcel at the time of the initial construction and development of the East-West Drive. Accordingly, Landholder and HD further acknowledge and agree that at such time as the Owner of the Proposed Hotel Parcel

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develops the Proposed Hotel Parcel, such Owner shall be entitled to the benefit of the temporary construction easement set forth in Section 1.03 hereof for the purposes of paving and improving the balance of the East-West Drive lying and being on the HD Parcel to the boundary line of the Proposed Hotel Parcel, subject, however, to the additional provisions of this Section 1.01(d). Any pavement or other improvement of the balance of the East-West Drive shall be of a design and of workmanship comparable to that of the initially-constructed portions of the East-West Drive as then existing, so as to make the entire East-West Drive a single roadway of like construction. The Owners of the HD Parcel and the Proposed Hotel Parcel will cooperate in the completion of all such work, and such work shall be performed in such a manner as to minimize to the extent possible any interference with the operation of any business located on the HD Parcel and the operation of the East-West Drive. All then-existing driveways, roadways and parking areas shall be kept open and unobstructed at all times during such construction activity.

Section 1.02. Utility Easements. The Owner of the Outparcels hereby grants and conveys to the Owner of the HD Parcel, for the benefit of the HD Parcel, a perpetual easement in, to, over, under and across the Outparcels for the purpose of installation, operation, maintenance, repair, replacements, removal and relocation of (i) Drainage Facilities (as defined herein), and (ii) sanitary sewer pipes, septic systems, water and gas mains, electric power lines, telephone lines, and other underground utility lines (collectively, "Utility Lines"), to serve the facilities located on the HD Parcel. The initial location for the installation of Drainage Facilities and Utility Lines, and all other details concerning such installation, shall be determined pursuant to the Development Agreement and the plans and specifications described therein. The Owner of the HD Parcel hereby grants and conveys to the Owner of the Proposed Hotel Parcel, for the benefit of the Proposed Hotel Parcel, a perpetual easement in, to, over, under and across that portion of the HD Parcel identified herein as the East-West Drive, and areas of the HD Parcel immediately adjacent to the East-West Drive, for the purpose of installation, operation, maintenance, repair, replacements, removal and relocation of Utility Lines serving the Proposed Hotel Parcel, subject to the provisions of the immediately following paragraph.

The Owner of the HD Parcel or any designee served by such Utility Lines may operate, maintain and repair (and, if it does not interfere with the use of the granting Owner's Parcel, relocate) such Utility Lines, provided such repair and maintenance is performed expeditiously and only after five (5) business days' written notice to the granting Owner utilizing or serviced by said Utility Lines or the parking area to be affected by any construction work. Any relocation of Utility Lines, and the initial location of any Utility Lines serving the Proposed Hotel Parcel and to be located on the HD Parcel, shall be subject, as to location, to the approval of the granting Owner, which approval shall not be unreasonably withheld or delayed. The party performing construction, maintenance, repair or relocation shall use its commercially reasonable efforts to minimize any interference with the normal use of the affected Parcel and shall, at its cost and expense, repair any damage to and/or restore any improvements. In particular, and without limitation, any such construction, maintenance, repair or relocation affecting the East-West Drive shall be subject to the reasonable approval of the Owner of the HD Parcel, and such work shall be performed in such a manner as to minimize to the extent possible any interference with the operation of any business located on the HD Parcel and the operation of the East-West Drive. Each Owner shall indemnify and hold the granting Owner and any occupant of the granting Owner's Parcel harmless from any claims, damage or loss which may result from the activities in performing such maintenance, making such repairs or relocating its facilities.

Section 1.03. Temporary Construction Easement. In connection with any construction work to be performed in the development of the Project, each Owner hereby grants the other temporary easements for incidental encroachments upon the party's Parcel which may occur as a result of construction, so long as such encroachments are kept within the reasonable requirements of construction work expeditiously pursued and so long as customary insurance is maintained protecting the other party from the risks involved. In particular, and without limitation, Landholder hereby grants to HD such temporary construction easement, utility easements, grading easements and such other rights as are reasonably necessary on, over, under, through and across Landholder's Parcel as may be necessary or appropriate to enable HD to perform the "Work" as described in the Development Agreement. The party performing any work on the property of another party shall use its commercially reasonable efforts to minimize any interference with the normal use of the affected Parcel and shall, at its cost and expense, repair any damage to and/or restore any improvements.

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Section 1.04. Storm Water Drainage Easement. (a) The Owner of the HD Parcel hereby grants and conveys, for the benefit of the Outparcels, as a burden upon the HD Parcel, perpetual, non-exclusive rights and easements to use, to impound storm water within, and to drain storm water through, the storm water drainage and retention facilities located or to be located or constructed upon the HD Parcel including, without limitation, (i) all pipes, ditches, flumes, culverts, inlets and other facilities for the drainage of storm water, (ii) the detention pond to be located in the westerly portion of the HD Parcel, and (iii) sheet flow of storm water from the Outparcels across the surface of the HD Parcel. The foregoing provisions of this Section 1.04 to the contrary notwithstanding, (i) the rights and easements granted and conveyed hereby shall not benefit any portion of the Proposed Hotel Parcel, and (ii) the grant and conveyance of such rights and easements pursuant to this Section 1.04, and the use and enjoyment thereof, shall in all events and at all times be subject to the standards and limitations set forth in, or established pursuant to, the Development Agreement. Such standards and limitations shall include, without limitation, specifications and restrictions concerning maximum flow rates, storm water volume and other factors. The foregoing provisions are not intended, however, to preclude natural storm water drainage, following the grading of the HD Parcel, from the Proposed Hotel Parcel onto adjacent properties including, without limitation, the HD Parcel.

(b) The storm water drainage and retention facilities described in Section 1.04(a) above, together with all such storm water drainage and retention facilities located on the Outparcels, are collectively referred to herein as the "Drainage Facilities." Any other provision of this Agreement to the contrary notwithstanding, the Drainage Facilities shall be common property and shall be maintained by the Association (as defined herein) as further described in Section 1.05 below.

Section 1.05. Canal and Drainage Facilities Maintenance.

(a) In connection with the development of the Project, a certain drainage canal (the "Canal") operated by the North St. Lucie River Water Control District (the "District") in the vicinity of the Project was relocated. Such relocation included, without limitation, the grant of easements by Landholder to the District (prior to the conveyance of the HD Parcel from Landholder to HD) by means of the Plat, with a retained reservation of the right to use the easement area in any manner that will not be inconsistent with the easement, pursuant to which a portion of the Canal was or will be directed through underground pipe crossing portions of the Parcels. Such easement areas are collectively referred to herein as the "Canal Relocation Area." To provide for the repair and maintenance of that portion of the Canal lying and being within the Canal Relocation Area (the "Relocated Canal"), the District has entered into or will enter into an agreement (together with any successor or replacement instrument thereto, the "Canal Maintenance Agreement") with RK-HD Owners Association, Inc., a Florida not-for-profit corporation (the "Association"), pursuant to which the Association shall perform such repair and maintenance. The Association shall also perform all repair and maintenance of the Drainage Facilities, as further described in and subject to Section 1.05(e) below. Landholder and HD, and their successors and assigns, shall at all times during their ownership (but only during their ownership) of any Parcel in which the Canal Maintenance Agreement, or any successor or substitute agreement, remains in effect, be required to be members of the Association, and shall cooperate with the Association in carrying out its obligations under the referenced Maintenance Agreement.

(b) As further determined pursuant to the Canal Maintenance Agreement and the Bylaws of the Association, the Association shall (i) promulgate a budget for the initial, partial calendar year of the term of the Canal Maintenance Agreement to provide for the payment of any and all costs or expenses incurred by the Association in the exercise of its operations and in performing the repair, upkeep, inspection, care and maintenance of the Relocated Canal (collectively, "Maintenance Expenses"), (ii) promulgate a Maintenance Expenses budget annually for each calendar year thereafter during the term of the Canal Maintenance Agreement, (iii) based upon the foregoing budgets, establish an annual charge to be assessed by the Association to all Owners to provide for payment of the Maintenance Expenses expected to be incurred by the Association during the applicable calendar year (each an "Annual Assessment"), and (iv) establish from time to time any special charges to be assessed by the Association to all Owners to provide for payment of expenses incurred by the Association for extraordinary, non-budgeted items or for capital expenses (as determined under generally accepted accounting principles consistently applied) incurred by the Association (each a "Special Assessment"). Annual Assessments and Special Assessments are sometimes collectively

referred to herein as "Assessments." The amount of any Assessment applicable to a particular Parcel shall be determined by multiplying the aggregate amount of such Assessment by a fraction, the numerator of which shall be the acreage of such Parcel, and the denominator of which shall be equal to the aggregate acreage of all Parcels.

(c) Unless otherwise provided by the Association, each Owner shall pay to the Association each Annual Assessment and each Special Assessment not later than thirty (30) days after receipt of an invoice therefor. Any Annual Assessment or Special Assessment not paid within such thirty (30) day period shall bear interest from the due date at the Interest Rate (as defined in Section 6.01 hereof).

(d) Landholder and HD hereby covenant and agree, and each subsequent Owner of any Parcel by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree, to pay to the Association: (i) the Annual Assessment applicable to such Parcel or Parcels owned by such Owner, and (ii) any Special Assessment applicable to such Parcel or Parcels owned by such Owner. Each Annual Assessment applicable to a Parcel and each Special Assessment applicable to a Parcel, together with interest, costs, and reasonable attorneys' fees incurred in connection with the collection of any Assessment or the enforcement of any Assessment lien, shall be a charge on such Parcel and shall be a continuing lien upon such Parcel. Each such assessment, together with such interest, costs, and reasonable attorneys' fees, shall also be the obligation of the person or entity who or which was the Owner of such Parcel at the time when the Assessment fell due (subject, however, to Section 8.04 of this Agreement). The obligation for delinquent Assessments shall not pass to the successors in title of such person or entity unless expressly assumed by such successors, but the lien upon such Parcel shall run with the land.

(e) As indicated above, it shall be responsibility of the Association to operate, repair and maintain the Drainage Facilities. The Bylaws of the Association shall provide that the method for assessing and collecting Assessments for the cost of operating, maintaining and repairing the Drainage Facilities shall be the same as are applicable to the Maintenance Expenses for the Relocated Canal, as described in Section 1.05(b) above. Any proposed amendment to the Articles of Incorporation or Bylaws of the Association, or to this Agreement, which would affect the Drainage Facilities shall be submitted to the South Florida Water Management District ("SFWMD") for a determination of whether such amendment requires a modification of the surface water management permit issued by SFWMD with respect to the Drainage Facilities, a copy of which shall be attached to the Bylaws of the Association. The Association's registered agent shall maintain copies of all further SFWMD permitting actions for the benefit of the Association. The Bylaws and other rules and regulations of the Association shall continue in existence for not less than twenty-five (25) years, with automatic renewal periods thereafter.

Section 1.06. Agreement Regarding Pylon Sign. (a) Landholder acknowledges that HD intends to construct, use and maintain a pole-mounted pylon structure and sign on the HD Parcel in the area indicated on the Site Plan, for the exclusive benefit of HD, with a total height of not less than thirty (30) feet and with HD's signage panels on each side thereof measuring not less than fourteen (14) feet by fourteen (14) feet (provided, however, that the bottom of the sign panel shall be located not less than sixteen (16) feet above the grade level of the ground at the location of such structure). HD may make changes to and/or replace such pylon structure and/or sign (provided, however, that the bottom of the sign panel shall be located not less than sixteen (16) feet above the grade level of the ground at the location of such structure), so long as all necessary governmental approvals are obtained therefor. HD shall have reasonable access to those portions of Landholder's Parcel in the vicinity of the referenced pylon sign for purposes of erecting, illuminating, maintaining, repairing and/or replacing the pylon structure or its pylon sign. The specific description of the foregoing pylon structure and sign in this Section 1.06 shall not be deemed to restrict or limit in any manner the construction, use or maintenance of other sign structures on the HD Parcel.

(b) Landholder covenants and agrees that no sign extending more than twelve (12) feet above the grade level of the ground at the location of the HD sign described in Section 1.06(a) above shall be erected on any portion of Outparcel B south of a line connecting the northernmost point of the HD pylon structure described in Section 1.06(a) above, and as shown on the Site Plan, with the southeast corner of Outparcel B.

Section 1.07. Agreement Regarding Directional Signs. Landholder acknowledges that HD intends to construct, use and maintain a monument structure and sign (the "HD Monument") in the area adjacent to the intersection of the East-West Drive and Jenkins Road. HD shall have reasonable access to those portions of Landholder's Parcel in the vicinity of the HD Monument for purposes of erecting, illuminating, maintaining, repairing and/or replacing the HD Monument. HD hereby agrees that the Owner of the Proposed Hotel Parcel shall have the right to construct, use and maintain a small directional sign (the "Directional Sign"), for the sole benefit of the Proposed Hotel Parcel, in the area adjacent to the intersection of the East-West Drive and Jenkins Road, at the northwest corner of such intersection; provided, however, that (i) the exercise of such right shall not interfere with or hinder the ability of HD to construct, use and maintain the HD Monument, and (ii) the Directional Sign shall in no event be located between the HD Monument and Okeechobee Road. The Owner of the Proposed Hotel Parcel shall have reasonable access to those portions of the HD Parcel in the vicinity of the Directional Sign for purposes of erecting, illuminating, maintaining, repairing and/or replacing the Directional Sign. The specific description of the foregoing structures and signs in this Section 1.07 shall not be deemed to restrict or limit in any manner the construction, use or maintenance of other sign structures.

Section 1.08. Legal Descriptions. This Agreement may be subsequently amended to define with specificity the legal description of all or any portion of the areas subject to the easements established hereby; provided however, that such amendment shall be subject to the requirements of Section 10.01(f) hereof.

Section 1.09. Restrictions. The easements granted by this Article I shall be subject to the covenants and restrictions set forth in Article III.

ARTICLE II - MAINTENANCE AND OPERATION

Section 2.01. Maintenance and Repair.

(a) Each Owner shall maintain, repair and replace all improved portions of its respective Parcel, so as to keep such areas at all times in a safe, sightly and good condition, subject only to the provisions of Section 2.03 with respect to the operation, maintenance, repair and replacement of the Common Facilities (as defined herein).

(b) Each Owner shall be responsible for keeping its own Parcel clean and free from refuse and rubbish. Any landscaped areas on the respective Parcels shall be mowed and otherwise tended to by the Owner thereof.

(c) Each Owner shall service, maintain, repair and replace, and pay the cost of any fees or charges in connection with the Utility Lines located on its Parcel to the extent that such Utility Lines service the improvements on that Parcel. Maintenance of any portion of any Utility Lines serving more than one Parcel shall be governed by Section 2.03 hereof. The provisions of this Section 2.01 and of Section 2.03 shall not apply to any Utility Line or portion thereof which has been dedicated to and accepted by any public or governmental authority or public utility having jurisdiction thereof which shall maintain such dedicated and accepted Utility Line (collectively, "Dedicated Lines").

(d) Each Owner shall pay, prior to any penalty attaching thereto, all real estate taxes, assessments and personal property taxes, if any, imposed upon the land and improvements and equipment located on its respective Parcel.

(e) Each Owner shall cause all buildings and improvements located on its Parcel to comply with all applicable requirements of law and governmental regulation applicable thereto; provided however, that an Owner may contest any such law or regulation so long as such contest would not create any material danger of a loss of title to, or impairment in any way of the use of all or any portion of the areas subject to the easements granted hereby for their intended purposes.

Section 2.02. Operation and Lighting.

(a) The East-West Drive and the North-South Drive shall be kept open seven days a week at all times and lighted after dusk until 11:00 p.m. ("Normal Lighting Hours"). Controls for the lighting systems for the East-West Drive and the North-South Drive shall be separate from the controls for the lighting systems serving the remainder of the Parcels. Any Owner or occupant of a Parcel (the "Requesting Party") may request the exterior lights on the East-West Drive or the North-South Drive to be kept lighted after Normal Lighting Hours if such Owner or occupant reimburses the requested Owner (the "Requested Party") for the additional costs incurred with respect thereto, which costs shall be shared on a pro rata acreage basis with any other occupant which remains open during such additional hours; provided that the Requesting Party gives the Requested Party not less than fifteen (15) days prior written notice of such request, stating the period during which its requests that the lights be kept operating (the "Additional Lighting Period"). The Requesting Party shall deliver to the Requested Party, prior to the beginning of the Additional Lighting Period, a prepayment for the costs of such additional lighting (the "Prepayment") calculated in the following manner:

(i) If the Additional Lighting Period is to be less than thirty (30) days, the Prepayment shall be one hundred ten percent (110%) of the reasonable cost of such additional lighting (including, without limitation, electrical power and increased personnel costs) as estimated by the Requested Party; and

(ii) If the Additional Lighting Period is to be more than thirty (30) days, the Prepayment shall be one hundred ten percent (110%) of the reasonable cost (including, without limitation, electrical power and increased personnel costs) for the initial thirty (30) days of the Additional Lighting Period as estimated by the Requested Party, and the Requesting Party shall deliver an additional Prepayment to the Requested Party before the end of each successive thirty (30) day period during the Additional Lighting Period.

As soon as is practicable following the end of the Additional Lighting Period, the actual costs incurred with respect to the additional lighting shall be compared with the aggregate amount of Prepayments made, and the Requesting Party shall promptly pay to the Requested Party any deficiency, or the Requested Party shall promptly refund to the Requesting Party any surplus, as the case may be. Similar comparisons and adjustments (including, without limitation, adjustments in the amount of any Prepayments subsequently due) may be made by the Requested Party in its discretion from time to time during any Additional Lighting Period longer than thirty (30) days. Upon the failure of the Requesting Party to pay any amounts due under this Section 2.02(a), in addition to all other rights and remedies which may be available, the Requested Party shall have the right to discontinue the additional lighting. Any request for additional lighting may be withdrawn, terminated or modified by written notice from the Requesting Party to the Requested Party.

(b) The foregoing provisions of Section 2.02(a) to the contrary notwithstanding, all exterior lighting fixtures and facilities serving the driveways, roadways and parking areas on the Outparcels (including, without limitation, the North-South Drive) shall (i) initially be high-pressure sodium lighting fixtures and facilities, (ii) not exceed an average lighting output of three (3) foot candles, (iii) at all times be subject to the requirements, specifications and restrictions set forth in or established pursuant to the Development Agreement, (iv) be operated, maintained and controlled solely by HD as further described in Section 2.03 hereof.

Section 2.03. Management of Common Facilities.

(a) The Owners hereby appoint HD and any successor Owner of the HD Parcel as the managing Owner (the "Managing Owner") to perform or to provide for the performance by a third-party contractor of the services described in this Section 2.03. The party or parties actually performing such services shall be referred to herein as the "Manager." The Manager shall perform the operation, maintenance, repair and replacement of the Common Facilities (as defined below). Each Owner shall pay its respective Share (as defined below) of the costs incurred in performing such services; provided, however, that any expenditure costing $10,000.00 or more in which another Owner must share for a repair or replacement shall require the prior approval of each such Owner. As used herein the term "Share" shall mean a fraction, the numerator of which shall be the acreage

of such Owner's Parcel, and the denominator of which shall be equal to the aggregate acreage of all Parcels.

(b) "Common Facilities" shall mean (i) all driveways and roadways, any Utility Lines serving both the HD Parcel and any other Parcel (except Dedicated Lines), and all related improvements, facilities, installations and equipment, located within the areas subject to the easements granted in Sections 1.01, 1.02 and 1.04 hereof, (ii) all exterior light fixtures and facilities located on the HD Parcel, and (iii) those exterior light fixtures and facilities located on the Outparcels which illuminate the East-West Drive and the North-South Drive.

(c) Each Owner other than the Managing Owner shall reimburse the Managing Owner for such Owner's Share of all actual costs incurred in operating, maintaining, repairing and replacing the Common Facilities (including, without limitation, all utility charges incurred for the operation of the light fixtures and facilities described in Section 2.03(b)(ii) above) as well as all capital expenditures (as determined in accordance with generally accepted accounting principles consistently applied) incurred in connection therewith (collectively, "Common Maintenance Costs"), subject to the limitation set forth in Section 2.03(a) above and further subject to Section 2.03(e) and Section 2.03(f) below. Each such Owner shall pay to the Managing Owner its respective Share of Common Maintenance Costs not later than thirty (30) days after receipt of an invoice therefor. Any amounts not paid within such thirty (30) day period shall bear interest from the due date at the Interest Rate (as defined in Section 6.01 hereof), and failure of any Owner to pay any such amount within such thirty (30) day period shall entitle the Managing Owner to exercise the rights and remedies set forth in Article VI hereof.

(d) The Manager shall retain its records relating to the Common Maintenance Costs for not less than twenty-four (24) months. Upon reasonable prior written notice to the Manager, any Owner shall have the right, during the twenty-four (24) month period following the end of the calendar year for which Common Maintenance Costs are in question, to inspect (at such Owner's cost and expense) the Manager's records relating to such costs. Appropriate adjustments, with corresponding reimbursements or additional payments of an Owner's Share of such adjustments, as the case may be, shall be made with respect to errors in the computation of such Common Maintenance Costs revealed by such inspection.

(e) Any other provision of this Agreement to the contrary notwithstanding, the acreage of the Proposed Hotel Parcel shall not be considered in the calculation of each Owner's Share and no Share shall be attributed or charged to the Proposed Hotel Parcel with respect to:

(i) any Common Maintenance Costs until the Proposed Hotel Parcel, or the majority thereof, is transferred, conveyed or leased by Landholder (except to an Affiliate (as defined herein) of Landholder), or developed with improvements, whichever first occurs; or

(ii) any Common Maintenance Costs, at any time, related to the facilities described in Section 1.04 of this Agreement.

(f) Any other provision of this Agreement to the contrary notwithstanding, no Share shall be attributed or charged to Landholder's Parcel with respect to any Common Maintenance Costs related to that portion of the East-West Drive located westerly of the its intersection with the North-South Drive until the Proposed Hotel Parcel, or the majority thereof, is transferred, conveyed or leased by Landholder (except to an Affiliate (as defined herein) of Landholder), or developed with improvements, whichever first occurs.

(g) As used in this Section 2.03, the term "Affiliate" shall mean any parent or subsidiary entity of Landholder (or any individual partner of Landholder), and any person who or entity which controls, is controlled by or is under common control with Landholder (or any individual partner of Landholder), whether through ownership, voting control, trust powers or powers of appointment, or otherwise.

(h) The Manager or the Managing Owner shall, within a reasonable time after a request therefor, but not more often than two (2) times within any twelve (12) month period with respect to

any Owner, furnish a certificate signed by an officer or authorized agent of the Manager or the Managing Owner, as the case may be, setting forth whether the Share of Common Maintenance Costs attributable to a specified Parcel has been paid, the date of last payment and, if any such amounts have not been paid, the amount due and payable with respect to such Parcel.

ARTICLE III - COVENANTS AND RESTRICTIONS

Section 3.01. Restrictions. Landholder's Parcel (and, as expressly set forth in Subsection (b) below with respect to cross-parking and self-sufficiency, the HD Parcel) shall be subject to the following restrictions which shall be binding on each Owner of any portion of Landholder's Parcel and each of its tenants, occupants, employees, agents or invitees:

(a) No obstruction to the free flow of traffic and use of the East-West Drive or the North-South Drive shall be permitted, except to the extent, if any, indicated on the Site Plan or herein expressly provided for. The foregoing provisions to the contrary notwithstanding, the Owner of the HD Parcel shall have the right, from time to time, (i) to block or close such driveways and roadways, as now or hereafter located in accordance herewith, at such time and in such manner as is necessary or appropriate, in the reasonable opinion of such Owner or its counsel, to prevent dedication of such driveways and roadways to the public as public rights-of-way or streets and (ii) temporarily to block or close the driveways and roadways as reasonably necessary to perform repairs and maintenance thereto or as reasonably necessary in connection with alterations, improvements, repairs or maintenance on the balance of the HD Parcel or the Common Facilities.

(b) Sufficient parking facilities to meet all applicable legal requirements (without the issuance of any variance, special permit or similar exemption, privilege or authorization), and to meet any additional practical requirement (in excess of such applicable legal requirements) resulting from the particular use of any Parcel, shall be located on and wholly within the boundaries of each of the Proposed Hotel Parcel, Outparcel A, Outparcel B and Outparcel C, no cross-parking shall be permitted between any of such Parcels and the HD Parcel or between the HD Parcel and any of such Parcels, and the HD Parcel shall be self-sufficient with regard to parking facilities without regard to any parking on the other Parcels. Each Owner reserves the right, at any time and from time to time, to exclude any person from parking upon such Owner's Parcel in violation of the foregoing restrictions and to exercise any other available right or remedy to enforce such restrictions.

(c) Any construction on any portion of Landholder's Parcel shall be conducted in a manner which will limit to the maximum extent practicable any interference with the operation of the remainder of the Project, and no construction on any portion of Landholder's Parcel shall unreasonably interfere with the use, occupancy or enjoyment of any portion of the remainder of the Project.

(d) No portion of Landholder's Parcel shall be used for a business or use which creates strong, unusual or offensive odors, fumes, dust or vapors; is a public or private nuisance; emits noise or sounds which are objectionable due to intermittence, beat, frequency, shrillness or loudness; or creates unusual fire, explosive or other hazards.

(e) No portion of Landholder's Parcel may be leased, used or occupied as a health spa or exercise facility; theater; movie theater; bowling alley; billiard parlor; funeral parlor; flea market; industrial manufacturing; automobile dealership; discotheque; skating rink; bar (other than incidental to and located within the premises of a business operated primarily as a restaurant); adult bookstore or establishment selling, exhibiting or distributing pornographic or obscene materials; massage parlor; so-called "head shop"; unsupervised amusement arcade or game room; body and fender shop; car wash (except as an amenity to a service station located thereon); off-track betting parlor; or restaurant or fast food operation incorporating coin-operating amusements or showing movies to its customers thereof other than as an incidental or immaterial part of its business.

(f) No portion of any Outparcel may be used for (i) general offices in excess of 1,500 square feet; or (ii) a home improvement center or for the sale of lumber, hardware items, plumbing supplies, electrical supplies, paint, wallpaper, carpeting, floor coverings, cabinets, siding, ceiling fans, gardening supplies, nursery products, furniture and pool supplies and other related items customarily carried by a home improvement center except for the incidental sale of such items.

(g) There shall be no promotion, entertainment, amusement or other activities on Landholder's Parcel, including the sidewalks immediately adjacent to premises occupied by merchants, which would interfere with the use of the easement areas and related facilities for their intended purposes.

(h) Upon the initial development of each Outparcel and continuously thereafter, the Owner of each Outparcel shall construct and maintain a permanent, continuous curb along the boundary of such Outparcel with the remainder of the Project; provided that no such curb shall encroach in any manner upon the East-West Drive or the North-South Drive. Curb cuts may be made between each Outparcel and the remainder of the Project only in the locations shown on the Site Plan; provided, however, that subject to the reasonable approval of the Owner of the HD Parcel as to location and subject to compliance with all governmental requirements, (i) two (2) curb cuts in the aggregate may be made onto the North-South Drive along the westerly boundary of the Parcel designated on the Plat as Parcel B2, and (ii) one (1) curb cut may be made from Outparcel A onto the North-South Drive and one (1) curb cut may be made from Outparcel A onto the adjacent accessways located on the HD Parcel (and in the event such latter curb cut is constructed, the Owner of Outparcel A shall also have a perpetual, non-exclusive easement and right to the use of that portion of such accessways on the HD Parcel from the curb cut to the North-South Drive). Other curb cuts between any Outparcel and the remainder of the Project may be made, if at all, only with the mutual consent and approval of the Owners of the HD Parcel and the affected Outparcel. There shall be no free flow of vehicular ingress and egress from the Outparcels to the HD Parcel, or from the Outparcels to any interior driveway, except through permitted curb cuts. Any other provision hereof to the contrary notwithstanding, a curb cut shown on the Site Plan and/or the Plat as being located on the north side of Outparcel C at the "50' x 25' LIFTSTATION EASEMENT" shall not provide vehicular access to Outparcel C but shall be for the sole purpose of providing access to the facilities operated pursuant to such liftstation easement.

(i) No building constructed on Outparcel B shall exceed a single story in height or seven thousand (7,000) square feet in floor area.

(j) The parties acknowledge that a certain lake (the "Lake") is located adjacent to and along the northerly boundary of the Proposed Hotel Parcel and forms a part of the drainage system (which includes the Canal) operated by the District. Except as provided in this Section 3.01(j), no Owner of any portion of Landholder's Parcel shall cause or permit the deposit or discharge of any substantial amounts of materials or substances (other than surface water, water flowing from the Canal, or other materials incidentally mixed and flowing with any such water) into, or the filling of, any portion of the Lake without the consent of the District. The foregoing provision to the contrary notwithstanding, however, this Section 3.01(j) shall not prohibit, or require the consent of the District with respect to, the incidental discharge into the Lake of sand, sediment or similar natural materials in non-substantial amounts in connection with (i) the construction, operation and maintenance of the East-West Drive, or (ii) other lawful activities conducted in the development, operation and maintenance of any Parcel.

(k) It is the intention of Landholder that all portions of the Lake owned by Landholder ("Landholder's Lake Areas") be publicly dedicated for drainage purposes (together with those other areas described in the Plat as "Drainage Properties" and publicly dedicated thereby). Landholder hereby conveys to the District, and its successors and assigns, a perpetual non-exclusive easement, in common with Landholder, and its successors and assigns (including, without limitation, HD), in and to Landholder's Lake Areas for storm water drainage purposes. Landholder hereby reserves, for itself and its successors and assigns

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(including, without limitation, HD), all easement rights which are necessary or appropriate for the construction and maintenance of the Canal and related storm water drainage improvements within Landholder's Lake Areas. Landholder further reserves, for itself and its successors and assigns (including HD but only as to storm water drainage and such other uses as may be required by the District, SFWMD or other governmental authority having jurisdiction thereof), the right to freely traverse and to use for recreational purposes Landholder's Lake Areas, as well as the right to use all of Landholder's Lake Areas for all other purposes including, without limitation, storm water drainage, not inconsistent with this grant of easement by Landholder to the District.

ARTICLE IV - LIABILITY AND INDEMNIFICATION

Section 4.01. Liability; Indemnification. Each Owner shall indemnify and hold every other Owner, tenant, and occupant of the Project harmless (except for loss or damage resulting from the tortious acts of such other parties) from and against any damages, liability actions, claims, and expenses (including attorneys' fees in a reasonable amount) in connection with the loss of life, personal injury and/or damage to property arising from or out of any occurrence in or upon such Owner's Parcel, or occasioned wholly or in part by any act or omission of said Owner, its tenants, agents, contractors, employees, or licensees.

Section 4.02. Liability Insurance. Each Owner shall maintain or cause to be maintained public liability insurance insuring against claims on account of loss of life, bodily injury or property damage that may arise from, or be occasioned by the condition, use or occupancy of such Owner's Parcel by the Owner and its tenants, agents, contractors, employees, licensees, customers and invitees, of such Owner or the occupants of its Parcels except as herein provided. Said insurance shall be carried by a reputable insurance company or companies qualified to do business in the State in which the Project is located and having limits for loss of life or bodily injury in the amounts of not less than $500,000 for each person and $1,000,000 for each occurrence and $500,000 for property damage for each occurrence. Each Owner shall maintain or cause to be maintained contractual liability insurance specifically endorsed to cover said Owner's agreement to indemnify as set out in Section 4.01. Notwithstanding the foregoing, any Owner or party responsible to maintain such insurance may "self insure," or provide for a deductible from said coverage related to the Parcel, to the extent of one percent (1%) of the net worth of said Owner or party in its last annual or fiscal year as certified by an independent certified public accountant and computed in accordance with generally accepted accounting principles consistently applied. Such insurance may be carried under a "blanket" policy or policies covering other properties of the party and its subsidiaries, controlling or affiliated corporations. Each Owner shall, upon written request from the other Owner, furnish to the party making such request certificates of insurance evidencing the existence of the insurance required to be carried pursuant to this Section or evidence of a self-insurance capacity as hereinabove provided, as the case may be. All such insurance shall include provisions denying to the insurer subrogation rights against the other parties to the extent such rights have been waived by the insured prior to the occurrence of damage or loss. Each Owner hereby waives any rights of recovery against any other Owner, its directors, officers, employees, agents and tenants and occupants for any damage or consequential loss covered by said policies, against which such Owner is protected by insurance, to the extent of the proceeds payable under such policies, whether or not such damage or loss shall have been caused by any acts or omissions of the other Owner or its directors, officers, employees, agents, tenants or occupants.

ARTICLE V - CASUALTY AND EMINENT DOMAIN

Section 5.01. Casualty.

(a) If any of the buildings located on any Parcel is damaged or destroyed by fire or other cause, the Owner of such building shall promptly cause either: (i) the repair, restorations, or rebuilding of the building so damaged or destroyed, or (ii) the razing of any damaged building, the filling of any excavation, and performance of any other work necessary to put such portion of the Project in a clean, sightly and safe condition.

(b) In the event any improvements subject to the easements granted hereby are damaged or destroyed, the Owner of the Parcel to which such damage has occurred shall promptly cause the repair, restoration or rebuilding of the improvements to their previously improved condition and restore such other areas to the extent necessary to avoid interference with the use, and enjoyment of the easements and rights granted hereby and to adhere to any required parking ratios required by law and as set forth herein.

Section 5.02. Eminent Domain. In the event the whole or any part of the Project shall be taken by right of eminent domain or any similar authority of law (a "Taking"), the entire award for the value of the land and improvements so taken shall belong to the Owner of the property so taken or to such Owner's mortgagees or tenants, as their interest may appear, and no other Owner shall have a right to claim any portion of such award by virtue of any interest created by this Agreement. Any Owner of a Parcel which is not the subject of a taking may, however, file a collateral claim with the condemning authority over and above the value of the land and improvements being so taken to the extent of any damage suffered by such Owner resulting from the severance of the land or improvements so taken if such claim shall not operate to reduce the award allocable to the Parcel taken. In the event of a partial Taking, the Owner of the portion of the Project so taken shall restore the improvements located on the easement areas of the Owner's Parcel as nearly as possible to the condition existing prior to the Taking without contribution from any other Owner and any portion of any condemnation award necessary therefor shall be applied for such purpose.

ARTICLE VI - REMEDIES

Section 6.01. Self-Help; Lien Rights; Disputes.

(a) If any Owner shall default in the performance of an obligation of such Owner (such Owner being herein called a "Defaulting Owner"), which default materially affects the Owner of another Parcel or any occupant thereof (an "Affected Party"), such Affected Party, in addition to all other remedies it may have at law or in equity, after ten days' prior written notice to the Defaulting Owner and any first Mortgagee or SL Lessor as herein defined (or in the event of an emergency after such notice as is practical under the circumstances), shall have the right to perform such obligation on behalf of the Defaulting Owner. In such event, the Defaulting Owner shall promptly reimburse the Affected Party the cost thereof, together with interest thereon from the date of outlay at a rate equal to the lesser of (i) two percent in excess of the prime lending rate charged by Citibank, N.A., for commercial loans of its most preferred commercial customers or (ii) the highest rate permitted by applicable law (the "Interest Rate").

(b) Any such claim for reimbursement, together with interest thereon as aforesaid, shall be secured by a lien on the Parcel and improvements thereon owned by the Defaulting Owner, which lien shall be effective upon the recording of a notice thereof in the Office of the Clerk or Registrar of the County in which the Project is located. The lien shall be subordinate to any first mortgage or deed of trust now or hereafter affecting the subject Parcel (a "First Mortgage") which is of record prior to the date upon which notice of the lien is filed in said Clerk's office, and to the interest of any party who has purchased the Parcel and leased it back to the preceding Owner ("SL Lessor"), or its subsidiary or affiliate, on a net lease basis with the lessee assuming all obligations thereunder in what is commonly referred to as a "sale leaseback" transaction (a "SL Lease") under a SL Lease entered into prior to the date upon which notice of the lien is filed in said Clerk's office; and any purchaser at any foreclosure or trustee's sale (as well as any grantee by deed in lieu of foreclosure or trustee's sale) under any such First Mortgage or assignee of such SL Lease shall take title subject only to liens thereafter accruing pursuant to this Section 6.01.

Section 6.02. Injunctive and Other Remedies. In the event of a breach by any Owner of any obligation of this Agreement, the other Owners shall be entitled to obtain an order specifically enforcing the performance of such obligation or an injunction prohibiting any such breach; the Owners hereby acknowledge the inadequacy of legal remedies and the irreparable harm which would be caused by any such breach, and/or to relief by other available legal and equitable remedies from the consequences of such breach. Any action taken or document executed in violation of this Agreement may be set aside upon the petition of the other Owners of portions of the Project. Any

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costs and expenses of any such proceeding, including attorneys' fees in a reasonable amount, shall be paid by Defaulting Owner and, if recorded without effective dispute, shall constitute a lien against the land, and improvements thereon, or the interests therein, until paid.

Section 6.03. Non-Waiver. No delay or omission of any Owner in the exercise of any right accruing upon any default of any other Owner shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Owner of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Owner shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. Except as otherwise specifically provided in this Agreement, (i) no remedy provided in this Agreement shall be exclusive but each shall be cumulative with all other remedies provided in this Agreement and (ii) all remedies at law or in equity shall be available.

Section 6.04. Non-Terminable Agreement. No breach of the provisions of this Agreement shall entitle any Owner or party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any party may have hereunder by reason of any breach of the provisions of this Agreement. No breach of the provisions of this Agreement shall defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value covering any part of the Project, and any improvements thereon.

Section 6.05. Force Majeure. In the event any Owner or any other party shall be delayed or hindered in or prevented from the performance of any act required to be performed by such party by reason of Acts of God, strikes, lockouts, unavailability of materials, failure of power, prohibitive governmental laws or regulations, riots, insurrections, the act or failure to act of the other party, adverse weather conditions preventing the performance of work as certified to by an architect, war or other reason beyond such party's control, then the time for performance of such act shall be extended for a period equivalent to the period of such delay. Lack of adequate funds or financial inability to perform shall not be deemed to be a cause beyond the control of such party.

Section 6.06. Lien Related to Initial Improvements. Pursuant to the Development Agreement, (i) HD is to make certain on-site and off-site improvements to the Project in connection with the initial development thereof, and (ii) Landholder is to reimburse HD for its pro rata share of the costs of such improvements (the "Landholder Reimbursements"). Landholder, for the Proposed Hotel Parcel, Outparcel A, Outparcel B and Outparcel C, hereby covenants and agrees, and each subsequent owner of any of such Parcels by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree, to pay to HD, the Landholder Reimbursements, as determined in accordance with the Development Agreement and at such times as required thereby. The Landholder Reimbursements applicable to a Parcel, but only such Parcel, together with interest, costs, and reasonable attorneys' fees incurred in connection with the collection thereof and the enforcement of the lien granted hereby, shall be a charge on such Parcel and shall be a continuing lien upon such Parcel which shall run with the land.

ARTICLE VII - TERM

Section 7.01. Term. This Agreement and the easements, rights, obligations and liabilities created hereby shall be perpetual to the extent permitted by law.

ARTICLE VIII - EFFECT OF INSTRUMENT

Section 8.01. Mortgage Subordination. Any mortgage or deed of trust affecting any portion of the Project shall at all times be subject and subordinate to the terms of this Agreement, except to the extent expressly otherwise provided herein, and any party foreclosing any such mortgage or deed of trust, or acquiring title by deed in lieu of foreclosure or trustee's sale shall acquire title subject to all of the terms and provisions of this Agreement, subject to Section 6.01 hereof. Each party hereto represents and warrants to the other parties that there is no presently existing mortgage or deed of

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trust lien on its Parcel, other than mortgage or deed of trust liens that are expressly subordinate to the lien of this Agreement.

Section 8.02. Binding Effect. Every agreement, covenant, promise, undertaking, condition, easement, right, privilege, option and restriction made, granted or assumed, as the case may be, by either party to this Agreement is made by such party not only personally for the benefit of the other party hereto but also as Owner of a portion of the Project and shall constitute equitable servitude on the portion of the Project owned by such party appurtenant to and for the benefit of the other portions of the Project. Any transferee of any part of the Project shall automatically be deemed, by acceptance of the title to any portion of the Project, to have assumed all obligations of this Agreement relating thereto to the extent of its interest in its Parcel and to have agreed with the then Owner or Owners of all other portions of the Project to execute any and all instruments and to do any and all things reasonably required to carry out the intention of this Agreement and the transferor shall upon the completion of such transfer be relieved of all further liability under this Agreement except liability with respect to matters that may have arisen during its period of ownership of the portion of the Project so conveyed that remain unsatisfied.

Section 8.03. No Third-Party Beneficiaries; Non-Dedication. Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of the Project to the general public or for any public use or purpose whatsoever. Nothing in this Agreement, expressed or implied, shall confer upon any person, other than the parties hereto and their successors and assigns, any public or private benefits, rights or remedies under or by reason of this Agreement.

Section 8.04. Responsibility. Notwithstanding anything to the contrary contained in this instrument, each party to this Agreement shall be liable and responsible for the obligations, covenants, agreements and responsibilities created by this Agreement and for any judgment rendered hereon only to the extent of its respective interest in the land and improvements on the Proposed Hotel Parcel, Outparcel A, Outparcel B, Outparcel C and the HD Parcel, as the case may be, and such liability and responsibility shall not result in a personal deficiency judgment or other personal money judgment against a party to this Agreement.

Section 8.05 Effect of Subdivision. Landholder and HD acknowledge and agree that those Parcels described herein as Outparcel B and Outparcel C have not been formally subdivided, but in fact comprise the single Parcel B2 shown on the Plat. The identification herein of such portions as separate Outparcels is strictly for the convenience of the parties hereto and for the purpose of identifying portions of such Parcel B2 which may be separately affected by this Agreement. This Agreement shall not create any rights with respect the separate use, demise or conveyance of the portions of such Parcel B2 described herein as Outparcel B and Outparcel C, and any such use, demise or conveyance shall continue to be subject to all legal and regulatory requirements, and all rights of the Owners or other affected parties, applicable with respect to the actual subdivision of such Parcel B2. The terms, conditions and provisions of this Agreement applicable to Outparcel B and Outparcel C (as described herein) including, without limitation, any restrictions imposed on Outparcel B or Outparcel C, shall continue to apply to Outparcel B and Outparcel C as specifically described and defined in this Agreement, notwithstanding any actual subdivision of such Parcel B2 into parcels of different dimensions or descriptions.

ARTICLE IX - NOTICES

Section 9.01. Notices. Any notice, report or demand required, permitted or desired to be given under this Agreement shall be in writing and shall be deemed to have been sufficiently given or served for all purposes if it is mailed by registered or certified mail, return receipt requested, to the parties at the addresses shown below or at such other address as the respective parties may from time to time designate by like notice, on the third business day following the date of such mailing:

If to Landholder: RK Holdings
Attention: Mr. Sidney Kohl
305 Royal Poinciana Plaza
Palm Beach, Florida 33480

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With a copy to: Mr. Paul Rhodes
Plaza Center
251A Royal Palm Way
Suite 300
Palm Beach, Florida 33480-4319

With a copy to: James S. Levin, Esq.
Michael, Best & Friedrich
100 East Wisconsin Avenue
Milwaukee, Wisconsin 53202-4108

If to HD: Home Depot U.S.A., Inc.
2455 Paces Ferry Road
Atlanta, Georgia 30339-9998
Attention: Legal Department

With a copy to: Charles L. Wood, Esquire
Altman, Kritzer & Levick, P.C.
Powers Ferry Landing, Suite 224
6400 Powers Ferry Road, N.W.
Atlanta, Georgia 30339

ARTICLE X - MISCELLANEOUS

Section 10.01. Miscellaneous.

(a) If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

(b) This Agreement shall be construed in accordance with the laws of the State in which the Project is located.

(c) The Article headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof.

(d) Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers or render either of said parties liable for the debts or obligations of the other.

(e) This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

(f) This Agreement may be amended, modified, or terminated at any time by a declaration in writing, executed and acknowledged by (i) the Owner of the HD Parcel and (ii) the Owner or Owners of those other Parcels comprising at least a majority of the aggregate acreage of such other Parcels. The foregoing provision to the contrary notwithstanding, no such amendment or modification of this Agreement may impose any material obligation, or materially increase any existing obligation, upon any Owner which has not executed, or otherwise consented in writing to, such amendment or modification. This Agreement shall not be otherwise amended, modified or terminated during the term hereof.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

OR BOOK 1065 PAGE 1925

LANDHOLDER:

WITNESSES:

RK HOLDINGS, a Florida general partnership

Name: NANETTE K NORTON

By: _____
SIDNEY KOHL, General Partner

Name: INGRID J. BAKER

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 7th day of ~~February~~ MARCH, 1997, by SIDNEY KOHL, General Partner of RK HOLDINGS, a Florida general partnership, on behalf of said partnership. He personally appeared before me, and is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

LESLIE P MOSS
My Comm Exp. 6/05/98
Bonded By Service Ins
No. CC378935
Personally Known [] Other

Notary: _____
Print Name: LESLIE P MOSS
Notary Public, State of FLORIDA
My commission expires: 6-5-98

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

LANDHOLDER:

WITNESSES:

RK HOLDINGS, a Florida general partnership

Name: Sally A. Larson

By: _____
PAUL RHODES, General Partner

Name: Susan Rhodes

STATE OF Florida)
)
COUNTY OF Palm Beach) SS:

The foregoing instrument was acknowledged before me this ___ day of February, 1997, by PAUL RHODES, General Partner of RK HOLDINGS, a Florida general partnership, on behalf of said partnership. He personally appeared before me, and is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

OFFICIAL NOTARY SEAL
SALLY A LARSON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC326771
MY COMMISSION EXP. OCT. 28,1997

Notary: Sally A. Larson
Print Name: Sally A. Larson
Notary Public, State of Florida
My commission expires: Oct 28 1997

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

HD:

WITNESSES:

HOME DEPOT U.S.A., INC.,
a Delaware corporation

Name: Paige A. Purcell

By: L. A. Smith
Name: L. A. SMITH
Title: VICE PRESIDENT-LEGAL

Name: SUZANNE FETTIG

Name: Paige A. Purcell

Attest: Joanna Paulsen
Name: JOANNA PAULSEN
Title: Assistant Secretary

Name: SUZANNE FETTIG

[CORPORATE SEAL]

STATE OF GEORGIA)
)
COUNTY OF COBB)

SS:

The foregoing instrument was acknowledged before me this 26 day of February 1997, by L. A. Smith, as Vice President - Legal of HOME DEPOT U.S.A., INC., a Delaware corporation, on behalf of the corporation. He/~~she/they~~ personally appeared before me, and is/~~are~~ personally known to me, ~~or produced _____ as identification~~.

[NOTARIAL SEAL]

Notary: Vida Upton-Cherry
Print Name: Vida Upton - Cherry
Notary Public, State of Georgia
My commission expires: _____

Notary Public, Cobb County, Georgia
My Commission Expires February 21, ~~1997~~ 2001

CONSENT, JOINDER AND SUBORDINATION OF LENDER

The undersigned, SIDNEY KOHL ("Lender"), is the owner and holder of that certain Mortgage and Security Agreement from FP-95 Associates, a Florida general partnership, to Ohio Savings Bank, an Ohio corporation, dated as of September 5, 1986, recorded September 5, 1986, in Official Records Book 513, Page 641, of the Public Records of St. Lucie County, Florida, as modified by and Amendment to Note and Mortgage dated December 23, 1986, recorded December 23, 1986, in Official Records Book 526, Page 777, of the Public Records of St. Lucie County, Florida, and re-recorded December 31, 1986, in Official Records Book 529, Page 157, of the Public Records of St. Lucie County, Florida, and as assigned to the undersigned by and Assignment of Loan dated December 31, 1986, recorded December 31, 1986, in Official Records Book 526, Page 773, of the Public Records of St. Lucie County, Florida, as the same may have been further amended (the "Mortgage").

Lender, as the owner and holder of the Mortgage, hereby joins in, consents to and subordinates the Mortgage to, the foregoing Reciprocal Easement and Operation Agreement (the "REA") to which this Consent, Joinder and Subordination is attached, and Lender further acknowledges its consent to, joinder in and subordination of the Mortgage to the Development Agreement (as defined in the foregoing REA), and Lender agrees that all of its right, title and interest in and to the real property comprising Landholder's Parcel existing by virtue of the Mortgage shall be bound by, subject to and subordinate to the easements and other terms and provisions of the foregoing REA and the terms and provisions of such Development Agreement, and the REA and the Development Agreement shall survive any foreclosure, deed in lieu of foreclosure and/or exercise of any remedy by Lender pursuant to the Mortgage; provided, however, that nothing herein shall modify, alter, or amend the Mortgage as between Lender and the borrower thereunder

LENDER:

WITNESSES:

Nanette K Norton
Name: NANETTE K NORTON

Ingrid J. Baker
Name: INGRID J. BAKER

SIDNEY KOHL

STATE OF Florida)
COUNTY OF Palm Beach) SS:

The foregoing instrument was acknowledged before me this 7th day of ~~February~~ March, 1997, by SIDNEY KOHL. He personally appeared before me, and is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

LESLIE P MOSS
My Comm Exp. 6/05/98
Bonded By Service Ins
No. CC378935

Notary: Leslie P Moss
Print Name: LESLIE P MOSS
Notary Public, State of FLORIDA
My commission expires: 6-5-98

93079-8

EXHIBIT A-1

The Proposed Hotel Parcel

Parcel C of Fort Pierce Plaza, per plat thereof recorded in Plat Book 35, Page 21, of the Public Records of St. Lucie County, Florida.

OR BOOK 1065 PAGE 1929

EXHIBIT A-2

Outparcel A

Parcel B1 of Fort Pierce Plaza, per plat thereof recorded in Plat Book 35 Page 21 of the Public Records of St. Lucie County, Florida.

OR BOOK 1065 PAGE 1930

EXHIBIT A-3

Outparcel B and Outparcel C

Parcel B2 of Fort Pierce Plaza, per plat thereof recorded in Plat Book 35, Page 21, of the Public Records of St. Lucie County, Florida.

OR BOOK 1065 PAGE 1931

EXHIBIT B

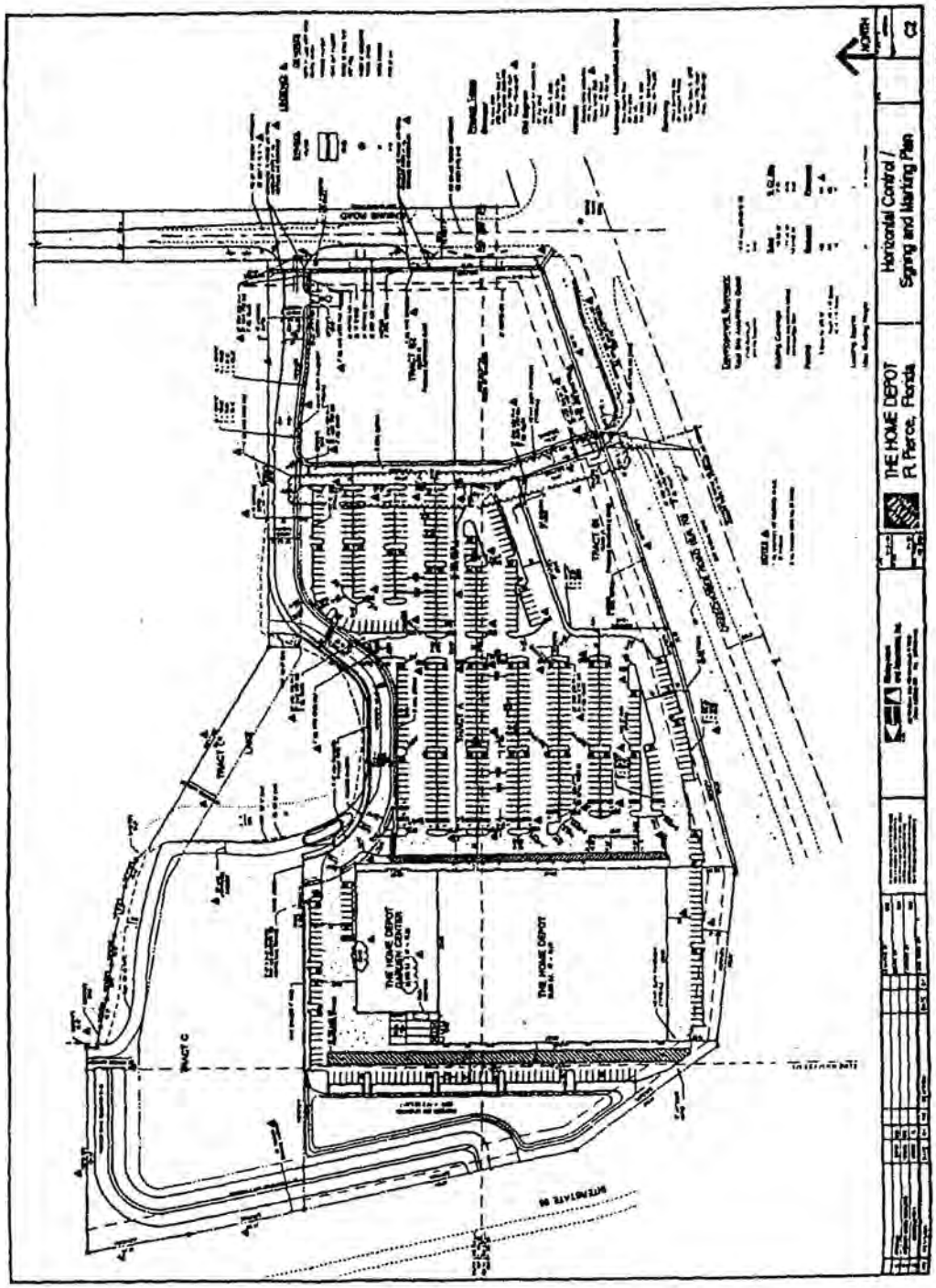
HD Parcel

Parcel A of Fort Pierce Plaza, per plat thereof recorded in Plat Book 35, Page 21, of the Public Records of St. Lucie County, Florida.

OR BOOK 1065 PAGE 1932

EXHIBIT C

Site Plan



ILLEGIBLE
When Received For Filming

$15.00

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1538540 OR BOOK 1066 PAGE 0481
Recorded: 03-18-97 12:21 P.M.

[redacted]
First American Title Insurance Company
25400 U.S. 19 North, Suite 212
Clearwater, FL 34623

(EI)

Our File No.: [redacted]

MODIFICATION OF GRANT OF EASEMENT FOR INGRESS AND EGRESS

This Modification of Grant of Easement for Ingress and Egress (the "Amendment") is made as of the 13 day of March, 1997, by RK HOLDINGS, a Florida general partnership (hereinafter referred to as "Grantor"), as successor in title to FP-95 ASSOCIATES, a Florida general partnership (hereinafter referred to as "FP").

WITNESSETH

WHEREAS, on September 5, 1986, FP executed that certain Grant of Easement for Ingress and Egress in favor of Canaveral 401 Corp. and Onsite American Holdings, Inc. (hereinafter collectively referred to as "Grantee"), as recorded in Official Records Book 513, Page 636, Public Records of St. Lucie County, Florida (the "Grant of Easement"); and

WHEREAS, FP, as the owner of the real property burdened by the Grant of Easement, retained the right to relocate the ingress and egress easement with the joinder of Ohio Savings Bank, the mortgagee of FP's real property at the time of the Grant of Easement; and

WHEREAS, Grantor is the present owner of fee simple title to the land described in the Grant of Easement as the "FP-95 Premises" (hereinafter referred to as "Grantor's Premises") which are burdened by the ingress and egress easement described in and conveyed by the Grant of Easement, and as the present owner and successor-in-title to FP, Grantor has the right to relocate the aforesaid easement; and

WHEREAS, the Ohio Savings Bank mortgage referenced in Paragraph 1 of the Grant of Easement has been assigned to the undersigned Sidney Kohl, individually, who also is one of the general partners of Grantor; and

WHEREAS, Grantor has executed and caused to be recorded a subdivision plat of Fort Pierce Plaza prepared by Wallace Surveying dated February, 1997, recorded in Plat Book 35, Page 21, Public Records of St. Lucie County, Florida (the "Plat") pursuant to which Plat Grantor intends to convey Parcel A as depicted thereon to Home Depot U.S.A., Inc. ("HD"), following which conveyance Grantor's Premises are intended to be developed as a shopping center; and

WHEREAS, Grantor desires to modify and amend the Grant of Easement with regard to the location of the ingress and egress easement created thereby.

Now, therefore, in consideration of Ten and 00/100 ($10.00) Dollars and other valuable consideration, and of the premises and the mutual benefits to be derived herefrom, Grantor hereby declares as follows:

1. Relocation of Easement. The description of the location of the Easement Area as described in Paragraph 1 of the Grant of Easement is hereby extinguished in its entirety. From and after the date of execution and recordation of this Amendment, the Easement Area shall be the driveway which generally runs in an east-west direction and which is to be installed within the area designated as "50' A.E." on the plat of Fort Pierce Plaza prepared by Wallace Surveying dated February 1997, recorded in Plat Book 35, Page 21, Public Records of St. Lucie County, Florida, which strip of land shall provide ingress and egress to and from the Canaveral Premises and Jenkins Road on the terms and conditions otherwise provided in the Grant of Easement. Grantor, as the owner of said Parcel C, and HD, as the owner of said Parcel A, and the respective successors and assigns of Grantor and HD, shall have the unilateral right to further

relocate the portions of the Easement Area on their respective parcels, provided such new easement location shall not be inconsistent with the terms of the Grant of Easement or this Amendment, and provided further that Grantor or HD, as the case may be, must have the prior written consent of the other if any such relocation of a portion of the Easement Area affects the other's parcel.

2. Miscellaneous. Certain defined terms, as indicated by the initial capitalization of such terms, shall have the same meanings as ascribed to such terms in the Grant of Easement. Except as herein specifically modified and amended, the provisions of the Grant of Easement are hereby ratified and confirmed and shall remain in full force and effect for the intents and purposes therein expressed.

IN WITNESS WHEREOF, Grantor has executed this Amendment as of the date first above written.

Signed, Sealed and Delivered
in our Presence:

Witness Signature

NANETTE K NORTON
Type or Print Witness Name

Witness Signature

INGRID J. BAKER
Type or Print Witness Name

RK HOLDINGS, a Florida general partnership

By: _____
Sidney Kohl
General Partner

_____
Sidney Kohl, Individually, as mortgagee

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 7th day of ~~February~~ MARCH, 1997, by SIDNEY KOHL, general partner of, and on behalf of, RK HOLDINGS, a Florida general partnership. He is personally known to me or has produced _____ as identification and did (did not) take an oath.

_____
notary public

LESLIE P. MOSS
Type or Print Name of Officer Taking Acknowledgment

notary expiration
notary seal

LESLIE P MOSS
My Comm Exp. 6/05/99
Bonded By Service Ins
No. CC378935
(Personally Known) (Other)

(Signatures Continued on Next Page)

94538-2

OR BOOK 1066 PAGE 0482

(Signatures Continued from Previous Page)

Signed, Sealed and Delivered
in our Presence:

Witness Signature

Sally A. Larson
Type or Print Witness Name

Witness Signature

Shan Rhodes
Type or Print Witness Name

RK HOLDINGS, a Florida general partnership

By: _____
Paul Rhodes
General Partner

OR BOOK 1066 PAGE 0483

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this ___ day of February, 1997, by PAUL RHODES, general partner of, and on behalf of, RK HOLDINGS, a Florida general partnership. He is personally known to me or has produced _____ as identification and did (did not) take an oath.

notary public

Sally A. Larson
Type or Print Name of Officer Taking Acknowledgment

notary expiration
notary seal

OFFICIAL NOTARY SEAL
SALLY A LARSON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC326771
MY COMMISSION EXP. OCT. 28,1997

94538-2

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1604777 OR BOOK 1120 PAGE 2549
Recorded: 01-14-98 09:26 A.M.

RETURN TO: RUPERT N. KOBLEGARD III #25

This instrument prepared by:
DAVID A. MELLERT
FORT PIERCE UTILITIES AUTHORITY
P.O. BOX 3191, FORT PIERCE, FL 34948-3191
Property Appraisers Parcel Identification (Folio) Number(s):
2324-134-0001-0006

EASEMENT FROM CORPORATION

92.00 .70 92.70 Rec'd Doc. Stc.

KNOW ALL MEN BY THESE PRESENTS, That the undersigned

RK HOLDINGS, A FLORIDA GENERAL PARTNERSHIP

for and in consideration of the sum of One Dollar, to it in hand paid by the FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA (located at 206 South Sixth Street) a municipal corporation under the laws of the State of Florida, receipt whereof is hereby acknowledged, does hereby convey and grant to the CITY OF FORT PIERCE, FLORIDA, for the use and benefit of the FORT PIERCE UTILITIES AUTHORITY the privilege and easement for the maintenance, operation, repair, replacement or renewal of their municipal-owned electric, water, sewer and natural gas utilities presently installed in and under the following described land in St. Lucie County, Florida to wit:

See attached Exhibit consisting of eight (8) sheets identified as DWG NOS 96-1155-10 (2 pages), 96-1155-11 (2 pages), 96-1155-12 (2 pages) and 96-1155-13 (2 pages), all dated 10/22/97.

The GRANTOR reserves the right exercisable by the execution and recordation of a Restated Easement to modify and revise the easement area shown and described on the attached exhibit at the time(s) of the development and improvement of the property to the end that easement areas and the utilities located therein shall not interfere with or otherwise impede such development and improvement.

The GRANTOR reserves the use of the easement area for any use not inconsistent herewith, including without limitation roadways, driveways, parking, paving and landscaping, but no buildings or above grade structures shall be erected or placed on said easement area by GRANTOR. The rights herein granted may be assigned in whole or in part.

The GRANTEE will indemnify and save the GRANTOR harmless from any damages, injuries, losses, claims, demands or costs proximately caused by the sole fault or negligence of the GRANTEE in the installation, maintenance, operation, repair, replacement or renewal of said utilities and the equipment and facilities connected therewith, and under the easement areas.

The GRANTOR hereby covenants and warrants that it owns the said land and has the right to grant this easement.

IN WHITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name 13th day of November, 1997.

Signed, sealed and delivered in the presence of:

Leslie P Moss
Witness Signature
Leslie P. Moss
Printed Witness Signature

Christina W. Lesick
Witness Signature
Christina W. Lesick
Printed Witness Signature

RK HOLDINGS, A FLORIDA GENERAL PARTNERSHIP
GRANTOR

by
GENERAL PARTNER (Signature)

Sidney Kohl
Printed Signature

305 Royal Poinciana Plaza
Street Address

Palm Beach, Florida 33480
City, State, Zip

Doc Assump: 0.00
Doc Tax 0.70
Int Tax 0.00

STATE OF Florida
COUNTY OF Palm Beach

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Sidney Kohl known to me to be a General Partner of the partnership in whose name the foregoing instrument was executed, and that Sidney Kohl acknowledged executing the same for such partnership, freely and voluntarily, and he is personally known to me or has produced _____ identification.

NOTARY RUBBER STAMP SEAL

NOTARY PUBLIC STATE OF FLORIDA
LESLIE P MOSS
My Comm Exp. 6/05/98
Bonded By Service Ins
No. CC378935
[X] Personally Known [ ] Other

Witness my hand and official seal in the County and State last aforesaid this 13th day of November A.D. 1997.

Leslie P Moss
Notary Signature
Leslie P. Moss
Printed Notary Signature

Rev.11/11/97

892910

Description Sketch For: HOME DEPOT

LEGAL DESCRIPTION:
A strip of land, 20 feet in width, lying in Section 24, Township 35 South, Range 39 East, City of Ft. Pierce, St. Lucie County, Florida, being a portion of Parcel B1 as shown in the Plat of **Fort Pierce Plaza** as recorded in Plat Book 74, Page 14, Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Parcel B1; thence South 18° 42' 58" East along the East line of said Parcel B1 a distance of 15.43 feet to the **POINT OF BEGINNING** of the centerline of the following described 20 foot wide strip; thence South 58° 37' 23" West a distance of 22.51 feet to the **POINT OF TERMINUS**.

Said strip bounded on the East by the East line of said Parcel B1, bearing South 18° 42' 58" East, passing through the **POINT OF BEGINNING**, and is the basis of all other bearings.

NOTES:

1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect the subject property. No search of the Public Records has been made by this office.
2. This plat is not valid unless sealed with an embossed surveyor's seal.
3. This sketch cannot be transferred or assigned without the specific written permission of **Wallace Surveying Corporation.**
4. This is not a survey!

CERTIFICATION:
I HEREBY ATTEST that the description sketch shown hereon meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to sections 472.027, Florida Statutes, and adopted in Chapter 61G17-8, Florida Administrative Code, effective September 1, 1981.

Craig L. Wallace
Professional Land Surveyor
Florida Certificate No. 3357

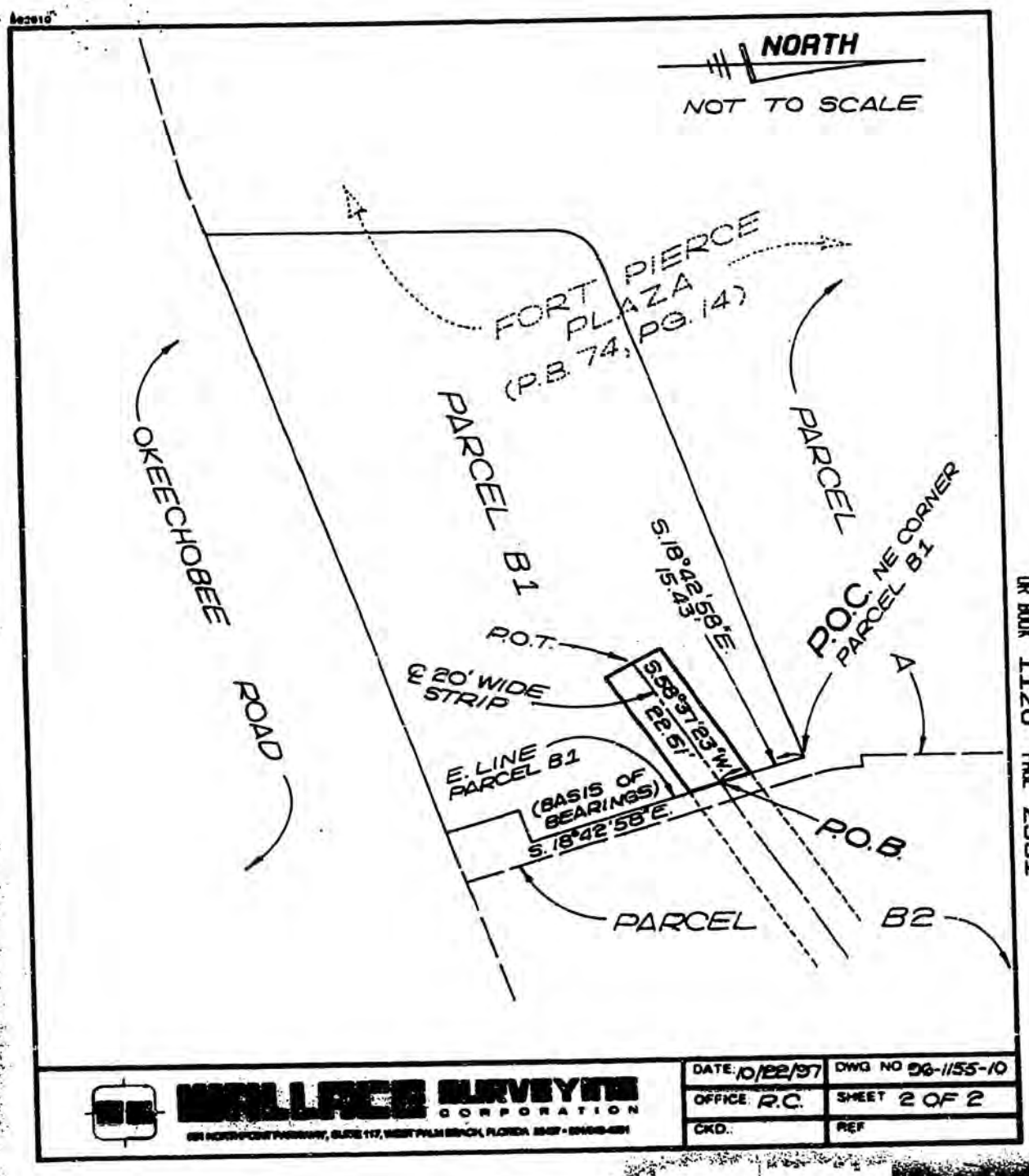
96-1155-10

OR BOOK 1120 PAGE 2550

WALLACE SURVEYING CORPORATION
[redacted]

DATE 10/22/97	DWG NO 96-1155-10
OFFICE R.C.	SHEET 1 OF 2
CKD	REF

[redacted]



OR BOOK 1120 PAGE 2551

Description Sketch For: HOME DEPOT

LEGAL DESCRIPTION:
Two parcels of land lying in Section 24, Township 35 South, Range 39 East, City of Ft. Pierce, St. Lucie County, Florida, being a portion of Parcel B2 as shown in the Plat of **Fort Pierce Plaza** as recorded in Plat Book 74, Page 14, Public Records of St. Lucie County, Florida, being more particularly described as follows:

Parcel B2-1
Begin at the Southeast corner of the 20 foot by 50 foot utility easement as shown on said Plat; thence South 00° 04' 59" East along the West line of the 30 foot wide U.D.E. & U.E. as shown on said Plat a distance of 10.08 feet to a point; thence departing said West line North 41° 50' 19" West a distance of 13.55 feet to a point on the South line of said 20 foot by 50 foot utility easement; thence South 89° 55' 24" East along said South line a distance of 9.02 feet to the Southeast corner of said 20 foot by 50 foot utility easement and the **POINT OF BEGINNING**;

Parcel B2-2

That portion of the following described 20 foot wide strip that lies within said Parcel B2, the centerline of said strip being more particularly described as follows:

Commence at the Southwest corner of said Parcel B2 as shown on said Plat; thence North 18° 42' 58" West along the West line of said Parcel B2 a distance of 129.20 feet to the **POINT OF BEGINNING** of the hereinafter described centerline; thence departing said West line, North 58° 37' 23" East a distance of 41.37 feet to a point; thence North 00° 00' 03" West a distance of 322.72 feet to Point "A"; thence North 88° 52' 51" East a distance of 89.34 feet to the Easterly **POINT OF TERMINUS** of said centerline;

thence begin anew at said Point "A", North 89° 55' 24" West a distance of 48.53 feet to the Westerly **POINT OF TERMINUS** of said centerline;

Said 20 foot wide strip bounded as follows:

On the North by the North line of said Parcel B2;
On the West by the West line of said Parcel B2 passing through the West **POINT OF TERMINUS**;
At the **POINT OF BEGINNING** by the West line of said Parcel B2 passing through said point;

The South line of said Parcel B2 is assumed to bear South 71° 17' 02" West and all other bearings are relative thereto.

NOTES:
1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect the subject property. No search of the Public Records has been made by this office.
2. This plat is not valid unless sealed with an embossed surveyor's seal.
3. This sketch cannot be transferred or assigned without the specific written permission of **Wallace Surveying Corporation.**
4. This is not a survey!

CERTIFICATION:
I HEREBY ATTEST that the description sketch shown hereon meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to sections 472.027, Florida Statutes, and adopted in Chapter 61G17-6, Florida Administrative Code, effective September 1, 1981.

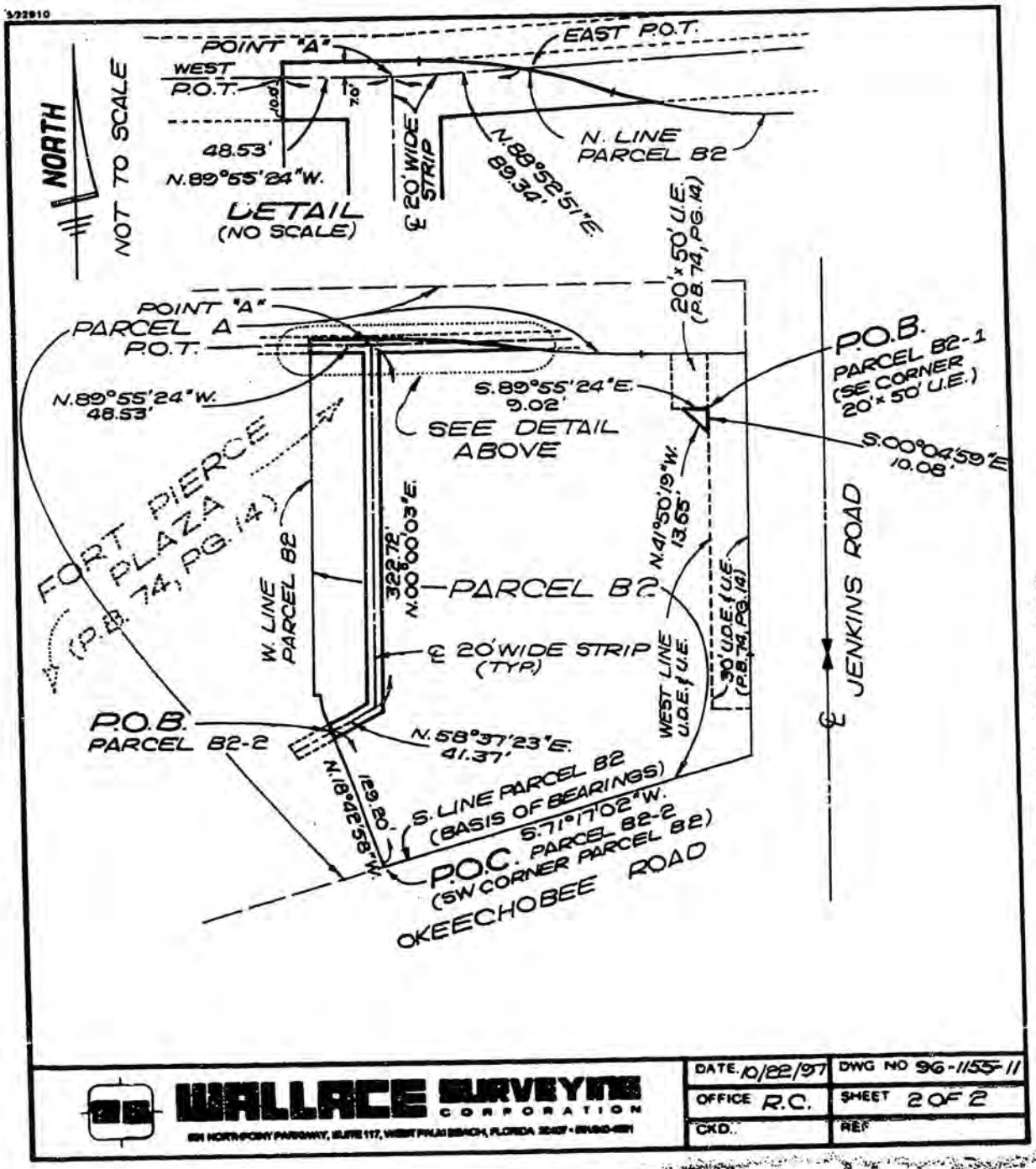
Craig L. Wallace
Professional Land Surveyor
Florida Certificate No. 3357

96-1155-11

WALLACE SURVEYING CORPORATION
801 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • (561)640-4991

DATE 10/22/97	DWG NO 96-1155-11
OFFICE R.C.	SHEET 1 OF 2
CKD	REF

OR BOOK 1120 PAGE 2552



WALLACE SURVEYING CORPORATION
691 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

DATE 10/22/97	DWG NO 96-1155-11
OFFICE R.C.	SHEET 2 OF 2
CKD.	REF.

Description Sketch For: HOME DEPOT

LEGAL DESCRIPTION:
Two 12 foot wide strips of land lying in Section 24, Township 35 South, Range 39 East, City of Fort Pierce, St. Lucie County, Florida, being a portion of Parcel C as shown in the Plat of **Fort Pierce Plaza** as recorded in Plat Book 74, Page 14, Public Records of St. Lucie County, Florida, the centerline of said strips being more particularly described as follows:

Parcel C-1
Commence at the Southwest corner of said Parcel C as shown on said Plat; thence North 90° 00' 00" East along the South line of said Parcel C a distance of 186.23 feet to the **POINT OF BEGINNING** of the centerline of the following described 12 foot wide strip of land; thence North 00° 00' 00" East a distance of 13.21 feet to the **POINT OF TERMINUS.**

Parcel C-2
Commence at the Southwest corner of said Parcel C as shown on said Plat; thence North 90° 00' 00" East along the South line of said Parcel C a distance of 496.66 feet to the **POINT OF BEGINNING** of the centerline of the following described 12 foot wide strip of land; thence North 00° 00' 02" East a distance of 27.19 feet to the **POINT OF TERMINUS.**

Parcels C-1 and C-2 are bounded on the South by the South line of said Parcel C which bears North 90° 00' 00" East passing through the **POINTS OF BEGINNING** and is the basis of all other bearings.

NOTES:
1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect the subject property. No search of the Public Records has been made by this office.
2. This plat is not valid unless sealed with an embossed surveyor's seal.
3. This sketch cannot be transferred or assigned without the specific written permission of **Wallace Surveying Corporation.**
4. This is not a survey!

CERTIFICATION:
I HEREBY ATTEST that the description sketch shown hereon meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to sections 472.027, Florida Statutes, and adopted in Chapter 61G17-6, Florida Administrative Code, effective September 1, 1981.

Craig L. Wallace
Professional Land Surveyor
Florida Certificate No. 3357

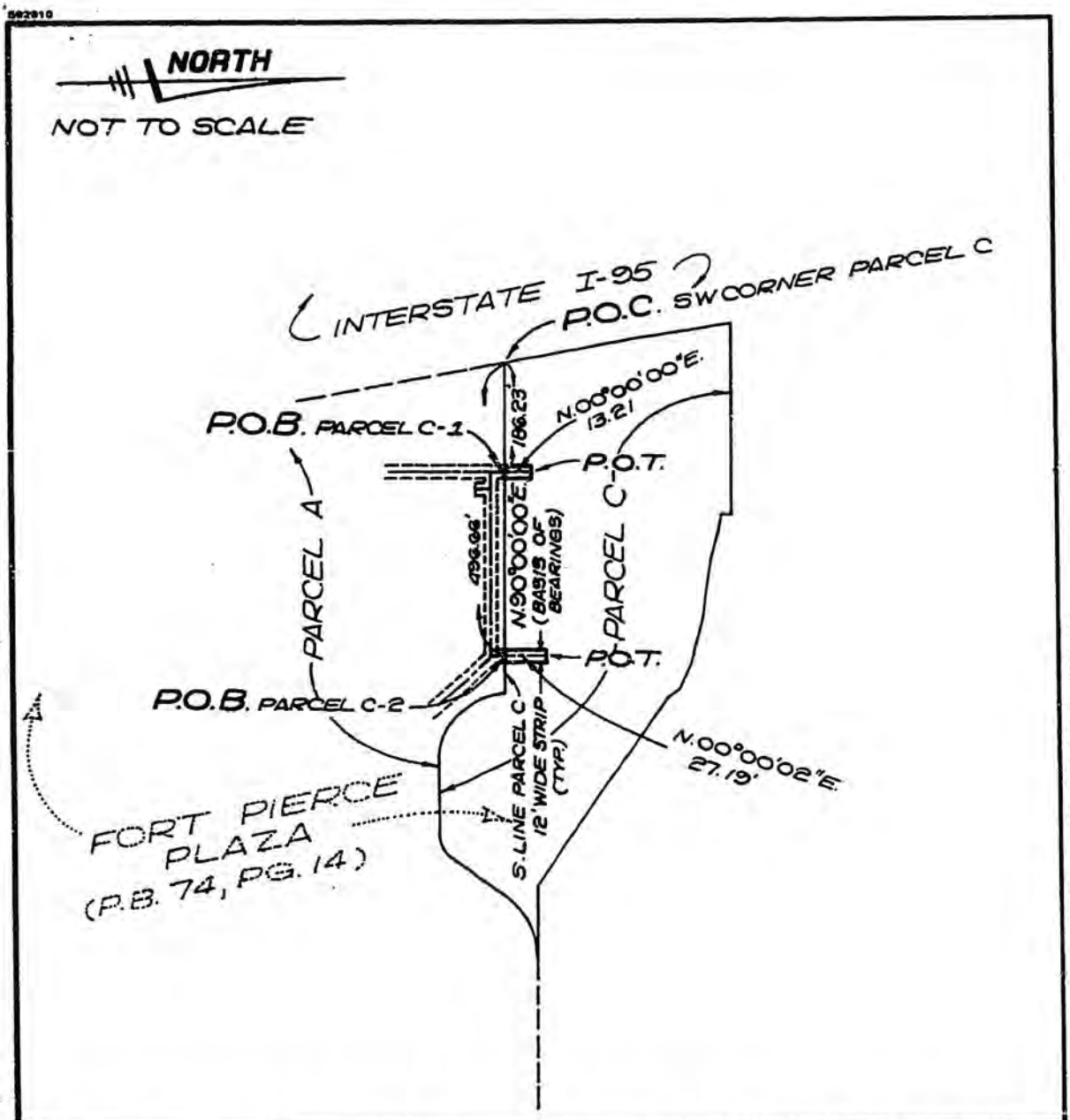
96-1155-12

WALLACE SURVEYING CORPORATION
[illegible] NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • [illegible]

DATE 10/22/97	DWG NO 96-1155-12
OFFICE R.C.	SHEET 1 OF 2
CKD.	REF

OR BOOK 1120 PAGE 2554

582910



WALLACE SURVEYING CORPORATION

DATE: 10/22/97	DWG NO 96-1155-12
OFFICE: R.C.	SHEET 2 OF 2
CKD.	REF

OR BOOK 1120 PAGE 2555

597610

Description Sketch For: HOME DEPOT

LEGAL DESCRIPTION:
A 20 foot wide strip of land lying in Section 24, Township 35 South, Range 39 East, City of Fort Pierce, St. Lucie County, Florida, being a portion of Parcel C as shown in the Plat of **Fort Pierce Plaza** as recorded in Plat Book 74, Page 14, Public Records of St. Lucie County, Florida, the centerline of said strip being more particularly described as follows:

Commence at the Southwest corner of said Parcel C as shown on said Plat; thence North 90° 00' 00" East along the South line of said Parcel C a distance of 543.92 feet to the **POINT OF BEGINNING** of the centerline of the following described 12 foot wide strip of land; thence North 00° 00' 23" East a distance of 16.62 feet to the **POINT OF TERMINUS.**

Said parcel is bounded on the South by the South line of said Parcel C which bears North 90° 00' 00" East passing through the **POINT OF BEGINNING** and is the basis of all other bearings.

NOTES:
1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect the subject property. No search of the Public Records has been made by this office.
2. This plat is not valid unless sealed with an embossed surveyor's seal.
3. This sketch cannot be transferred or assigned without the specific written permission of **Wallace Surveying Corporation.**
4. This is not a survey!

CERTIFICATION:
I HEREBY ATTEST that the description sketch shown hereon meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to sections 472.027, Florida Statutes, and adopted in Chapter 61G17-6, Florida Administrative Code, effective September 1, 1981.

Craig L. Wallace
Professional Land Surveyor
Florida Certificate No. 3357

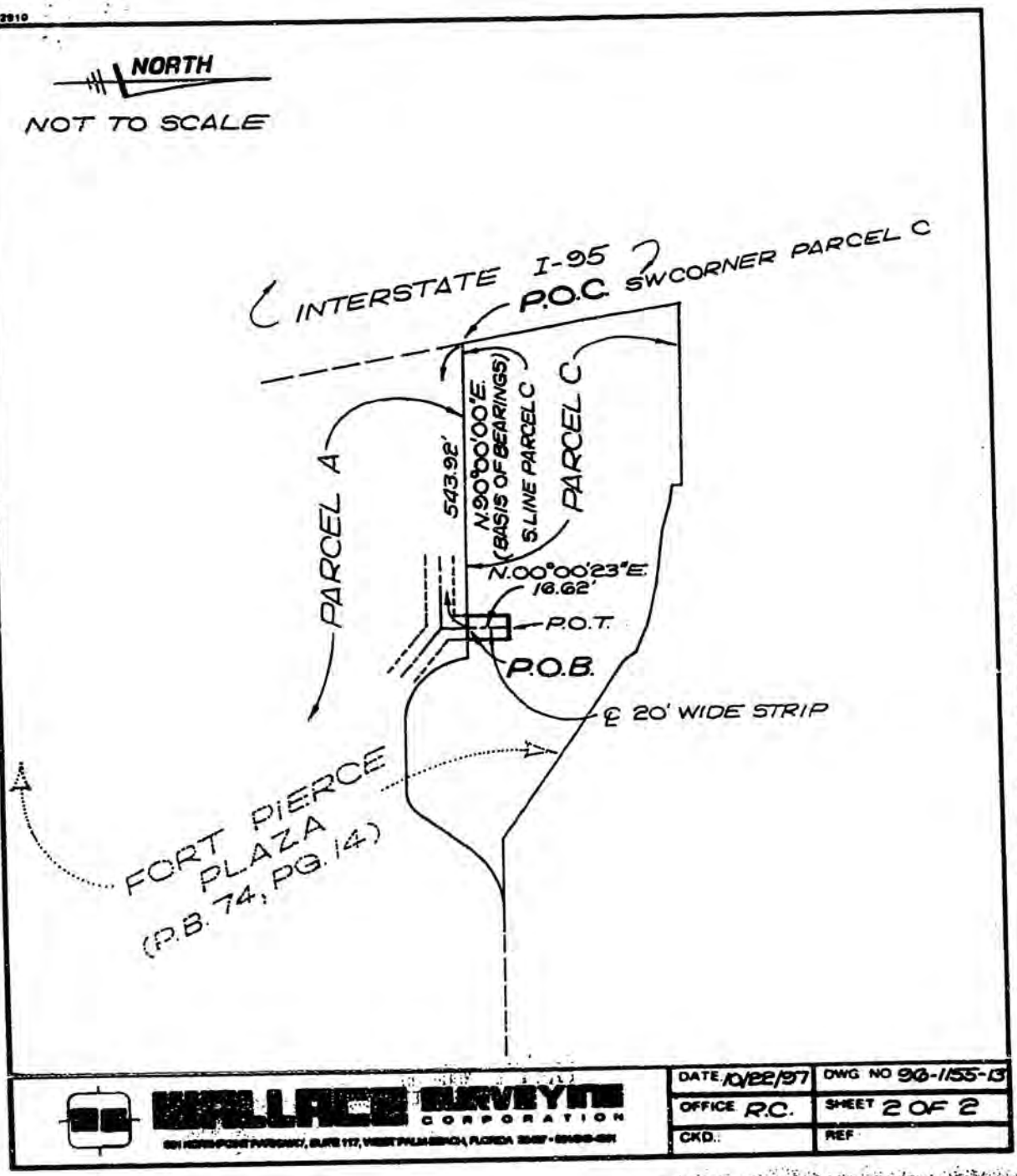
96-1155-13

OR BOOK 1120 PAGE 2556

WALLACE SURVEYING CORPORATION
501 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • (561)640-4551

DATE 10/22/97	DWG NO 96-1155-13
OFFICE R.C.	SHEET 1 OF 2
CKD.	REF

592810



WALLACE SURVEYING CORPORATION

DATE 10/22/97	DWG NO 96-1155-13
OFFICE R.C.	SHEET 2 OF 2
CKD.	REF

OR BOOK 1120 PAGE 2557

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1604778 OR BOOK 1120 PAGE 2558
Recorded: 01-14-98 09:26 A.M.

RETURN TO: RUPERT N. KOBLEGARD III #25

This instrument prepared by:

Debi Sizemore

FORT PIERCE UTILITIES AUTHORITY
P.O. BOX 3191, FORT PIERCE, FL 34948-3191

Property Appraisers Parcel Identification (Folio) Number(s):

2324-134-001-000/0

EASEMENT FROM CORPORATION

Doc Assump:	$	0.00
Doc Tax :	$	0.70
Int Tax :	$	0.00

Rec'd 15.00 12/16/97 PAGE 573

KNOW ALL MEN BY THESE PRESENTS, That the undersigned

Home Depot U.S.A., Inc., a Delaware corporation

for and in consideration of the sum of One Dollar, to it in hand paid by the FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA (located at 206 South Sixth Street) a municipal corporation under the laws of the State of Florida, receipt whereof is hereby acknowledged, does hereby convey and grant to the CITY OF FORT PIERCE, FLORIDA, for the use and benefit of the FORT PIERCE UTILITIES AUTHORITY the privilege and easement for the installation, maintenance, operation, repair, replacement or renewal of their municipal-owned electric, water, sewer and natural gas utilities in, under, upon, along, over and across the following described land in St. Lucie County, Florida to wit:

See Exhibit "A" - Attached for a description of Parcel A owned by Grantor

Access to the above strip of land over the adjoining lands of the GRANTORS is hereby granted. The GRANTEE may cut or trim trees, bushes and saplings growing upon or extending over said strip of land so far as may be reasonably necessary in the installation, maintenance, operation, repair, replacement or renewal of said utilities. Patrolling said easement shall not constitute grounds for a claim for damage.

The GRANTORS reserve the use of said strip of land for any use not inconsistent herewith, but no buildings, or structures shall be erected or placed on said strip of land by GRANTORS. The rights herein granted may be assigned in whole or in part.

The GRANTEE will indemnify and save the GRANTOR harmless from any damages, injuries, losses, claims, demands or costs proximately caused by the sole failure or negligence of the GRANTEE in the installation, maintenance, operation, repair, replacement or renewal of said utilities and the equipment and facilities connected therewith, over and across said strip of land.

The GRANTOR hereby covenants and warrants that it owns the said land and has the right to grant this easement.

In Witness Whereof, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(Corporate Seal)

Attest: Joanna Paulsen Joanna Paulsen
SECRETARY Assistant Secretary

HOME DEPOT U.S.A., INC.
GRANTOR

Signed, sealed and delivered in the presence of:

Michelle R Snell
Witness Signature
Michelle R Snell
Printed Witness Signature

Joyce A. Purcell
Witness Signature
Joyce A. Purcell
Printed Witness Signature

by Carol B Tome
VICE PRESIDENT ~~(Signature)~~ Merchandising Accounting
Carol B. Tome'
Printed Signature
2455 Paces Ferry Road, N.W.
Street Address Attn: Legal Department
Atlanta, Georgia 30339-4024
City, State, Zip

STATE OF GEORGIA
COUNTY OF COBB

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared CAROL B. TOME' *known to me to be the* Vice President and Merchandising Acct. JOANNA PAULSEN *respectively of* HOME DEPOT U.S.A., INC. *the corporation in whose name the foregoing instrument was executed, and that* ~~he/she/they~~ *severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in following form* PERSONAL KNOWLEDGE *of identification of the above-named person* : *and that an oath* ~~(was)~~ *(was not) taken.*

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 4 day of AUGUST A.D. 19 97

Vida Upton Cherry
Notary Signature
VIDA UPTON - CHERRY
Printed Notary Signature

Rev. 05/02/94

587910

Description Sketch For: HOME DEPOT - FT. PIERCE

DESCRIPTION:

A strip of land, ten feet (10') in width lying within the plat of **FORT PIERCE PLAZA**, as recorded in Plat Book 35, Page 21, Public Records of St. Lucie County, Florida, the centerline of said strip being more particularly described as follows:

Commence at the Southeast corner of Parcel B2, according to said plat; thence North 00° 00' 15' East, along the East line of said Parcel B2, a distance of 5.38 feet to the **POINT OF BEGINNING** of the hereinafter described centerline; thence South 71° 17' 02" West, along a line five feet North of and parallel with the South line of said Parcel B2 (the South line of said Parcel B2 is assumed to bear South 71° 17' 02" West and all other bearings are relative thereto), a distance of 639.10 feet to a point; thence South 75° 15' 57" West, a distance of 373.26 feet to a point; thence North 83° 44' 43" West, a distance of 269.10 to a point; thence North 35° 56' 56" West a distance of 32.77 feet to a point; thence North 00° 00' 00" East a distance of 194.28 feet to Point "A"; thence continue North 00° 00' 00" East a distance of 429.70 feet to a point ten feet North of the North line of Parcel A, according to said plat, and the **POINT OF TERMINUS** of the herein described centerline.

BEGIN anew at said Point "A", thence North 90° 00' 00" East, along said centerline, a distance of 25.00 feet to Point "B" and the **POINT OF TERMINUS**.

Said strip bounded on the East by the East line of said Parcel B2 and being bounded at Point "B" by a line bearing North 00° 00' 00" East passing through said Point "B."

NOTES:

1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect the subject property. No search of the Public Records has been made by this office.
2. This plat is not valid unless sealed with an embossed surveyor's seal.
3. This sketch cannot be transferred or assigned without the specific written permission of **Wallace Surveying Corporation.**
4. This is not a survey!

CERTIFICATION:
I HEREBY ATTEST that the description sketch shown hereon meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to sections 472.027, Florida Statutes, and adopted in Chapter 61G17-6, Florida Administrative Code, effective September 1, 1981.

Craig L. Wallace
Professional Land Surveyor
Florida Certificate No. 3357

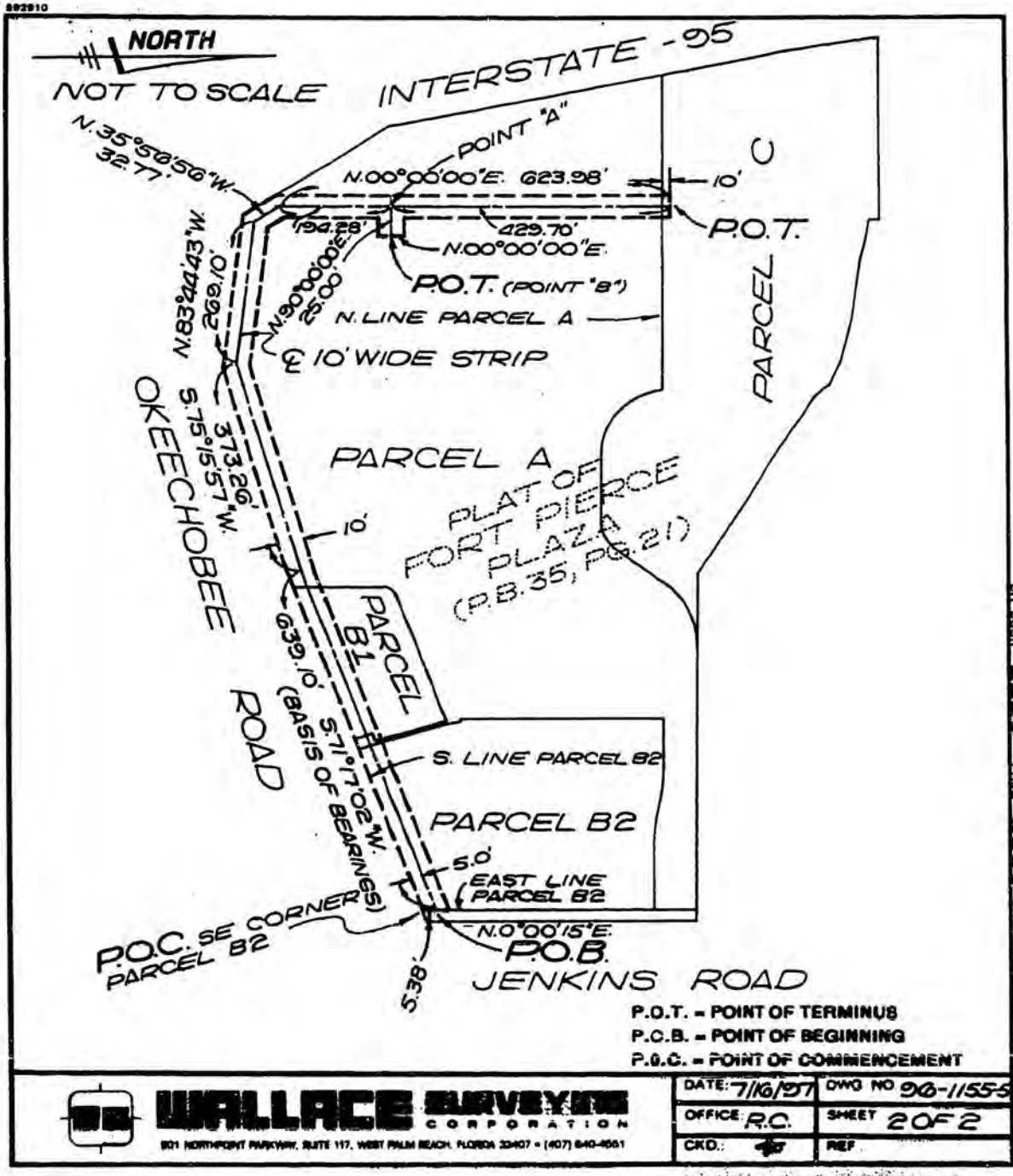
96-1155-5

WALLACE SURVEYING CORPORATION
901 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • (561)640-4551

DATE 7/16/97	DWG NO 96-1155-1
OFFICE R.C.	SHEET 1 OF 2
CKD.	REF

OR BOOK 1120 PAGE 2559

892910



P.O.T. = POINT OF TERMINUS
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

WALLACE SURVEYING CORPORATION
801 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 • (407) 640-4551

DATE: 7/16/97	DWG NO 96-1155-5
OFFICE R.C.	SHEET 2 OF 2
CKD.	REF

OR BOOK 11120 PAGE 2590

B
1637.50
Doc Stamps $0.70

Prepared by and to be returned to:
Claude P. Czeja, Esq.
Racetrac Petroleum, Inc.
P.O. Box 105035
Atlanta, Georgia 30348-5035

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1705564 OR BOOK 1210 PAGE 0906
Recorded: 03-18-99 11:08 A.M.

INGRESS/EGRESS EASEMENT AGREEMENT

THIS INGRESS/EGRESS EASEMENT AGREEMENT (this "Agreement"), made as of the 11th day of March, 1999, by and between RK Holdings, a Florida general partnership, through Sidney Kohl, its sole remaining General Partner ("Grantor"), and Racetrac Petroleum, Inc. ("Grantee");

WITNESSETH: That:

WHEREAS, Grantor is the owner of certain real property (the "Grantor Property") located in St. Lucie County, Florida, as more particularly described on Exhibit "A", attached hereto and incorporated by reference herein;

WHEREAS, Grantee is the owner of certain real property (the "Grantee Property") which is contiguous to the Grantor Property and more particularly depicted and described on Exhibit "B", attached hereto and incorporated by reference herein;

WHEREAS, Grantor desires and agrees to grant to Grantee an easement for vehicular and pedestrian ingress and egress, over, across and through a portion of the Grantor Property to the Grantee Property, more particularly described and labeled as the "Ingress/Egress Easement Area" on Exhibit "C" attached hereto and incorporated by reference herein (the "Ingress/Egress Easement Area");

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and of the mutual covenants herein contained, and for other valuable and good consideration in hand paid by Grantee to Grantor at or before the sealing of these presents, the sufficiency and receipt of which are hereby expressly acknowledged and confirmed, the parties hereby agree as follows:

* Doc Assume: $ 0.00
* Doc Tax : $ 0.70
* Int Tax : $ 0.00

1. **Grant of Ingress, Egress and Access Easement.** Grantor does hereby bargain, sell, grant and convey to Grantee and its successors and assigns, for the benefit of and as an appurtenance to the Grantee Property, the following covenants:

a. A perpetual, non-exclusive right, privilege and easement upon, over, in, and across that certain portion of the Grantor Property which is more particularly described and designated as the "Ingress/Egress Easement Area I" on Exhibit "C" attached hereto and incorporated by reference herein, for the purposes of vehicular and pedestrian access, ingress and egress to and from the Grantee Property and Jenkins Road.

b. A perpetual, non-exclusive right, privilege and easement upon, over, in, and across that certain portion of the Grantor Property which is more particularly described and designated as the "Ingress/Egress Easement Area II" on Exhibit "D" attached hereto and incorporated by reference herein, for

CHICAGO TITLE INSURANCE COMPANY
390 N. ORANGE AVE., SUITE 150
ORLANDO, FLORIDA 32801
Mail
Boabsolutely Kt
Claude Czeja

U:\MP\LEGALAB\AC0398\PL\PTPERCH\INGEGR1.AGT

the purposes of vehicular and pedestrian access, ingress and egress to and from the Grantee Property and Okeechobee Road.

TO HAVE AND TO HOLD such easement rights, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantor; and Grantor does hereby bind itself to warrant and forever defend all and singular such easement rights unto Grantee against any person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

2. **Paving & Maintenance.** If and when Grantee develops the Grantee Property, Grantee shall be responsible to pave and maintain Ingress/Egress Easement Area II, at its sole cost and expense, as it deems necessary or appropriate, until the commencement of development of any portion of the Grantor Property which is located north of the Grantee Property. From and after the commencement of development of any portion of the Grantor Property which is located north of the Grantee Property, Grantee and the owners of such developing portion(s) of the Grantor Property shall each be responsible for its respective probata share of the cost and expense related to the maintenance and repair of the Ingress/Egress Easement Area. As used herein, the term "developing portion(s)" shall refer to the portion(s) of the Grantor Property on which development has commenced. If the Gross Property has not been subdivided, then the developing portion(s) shall be deemed to be the entire Grantor Property, but if the Grantor Property is subdivided into two (2) or more tracts, the developing portion(s) shall be deemed to be the subdivided tract(s) on which development has commenced. The term "probata share" shall be a fraction, the numerator of which shall be the acreage of each respective owner's developing portion and the denominator of which shall be the combined acreage of the Grantee Property and the developing portion(s). Grantee's probata share shall be a fraction, the numerator of which shall be the acreage of the Grantee Property and the denominator of which shall be the combined acreage of the Grantee Property and the developing portion(s). Any amounts to be reimbursed hereunder by any party shall be paid to the party who is entitled to be reimbursed within thirty (30) days of delivery of a bill therefor, which amount shall thereafter bear interest at the maximum lawful rate per annum allowed by Florida law. Subject to the Reciprocal Easement and Operation Agreement dated March 13, 1997 between RK Holdings and Home Depot U.S.A. (OR Book 1065, Page 1910, St. Lucie County, FL) and to be amended by that certain First Amendment to Reciprocal Easement and Operation Agreement of even date herewith, Grantee shall have the right but not the obligation to pave and maintain Ingress/Egress Easement I.

3. **Binding Effect.** The benefits and burdens of the easements granted by this Agreement shall run with the title to the Grantee Property, the Grantor Property, and the Ingress/Egress Easement Area, respectively, and shall bind or benefit the owners thereof, their respective successors, successors-in-title, legal representatives and assigns.

4. **Warranties of Title.** Grantor warrants that Grantor has good and indefeasible fee simple title to the Grantor's Property, and that Grantor has the full and lawful authority to grant these easements, and that Grantee shall and may peaceably have, hold and enjoy the easements. Grantor further warrants that there are no leases, tenancies, liens, easements, restrictions, deeds to secure debt, assessments, or other encumbrances against or otherwise affecting the Grantor Property that and prohibit or limit, in any way. The easements granted herein by Grantor on, over and across the Grantor Property.

5. **Perpetual Agreement.** This Agreement and the easements, restriction, rights, and obligations and liabilities created hereby, including, but not limited to Grantee's obligation to maintain, shall be perpetual, shall be appurtenant to and run with title to the land affected hereby, and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

6. **Waiver.** The failure of Grantor or Grantee to exercise any right given hereunder or to insist upon strict compliance with any term, condition or agreement specified herein, shall not constitute a waiver of either party's right to exercise such right or to demand strict compliance with any such term, condition or agreement under this Agreement.

7. **Governing Law.** This Agreement shall be governed by and construed under the laws of the state in which the Ingress/Egress Easement Area lies.

8. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, but all of which together will constitute one instrument.

IN WITNESS WHEREOF, the undersigned have executed and delivered this Agreement under seal as of the day and year first above written.

GRANTOR: RK Holdings, a Florida General Partnership

By: _____
Sidney Kohl, its sole remaining General Partner

Witness: G. DIAZ-GRANADOS
Printed Name: G. DIAZ-GRANADOS

Witness: Ann Jenkins
Printed Name: ANN JENKINS

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10 day of MARCH, 1999, by Sidney Kohl, as General Partner of RK Holdings, a Florida General Partnership, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Leslie P. Moss
Commission # CC 737183
Expires June 5, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

_____
Notary Public
LESLIE P MOSS
Printed Name

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

WITNESS:

Print Name M. KEVIN YOUNG

GRANTEE: Racetrac Petroleum, Inc.

By:

Title: VP

WITNESS: Velma G. Kendall

Print Name VELMA G. KENDALL

STATE OF GEORGIA
COUNTY OF COBB

The foregoing instrument was acknowledged before me this 1st day of March 1999, by HARRIET LANIN as VICE PRESIDENT of Racetrac Petroleum, Inc., who is personally known to me ~~or who has produced _____ as identification~~ and who ~~did~~ (did not) take an oath.

Velma G. Kendall
Notary Public

VELMA G. KENDALL
Printed Name

Notary Public, Cobb County, Georgia
My Commission Expires Oct. 6, 2002

EXHIBIT "A"

TO INGRESS/EGRESS EASEMENT AGREEMENT

All that tract or parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida more particularly described as follows:

Parcel B2 of Fort Pierce Plaza, per plat thereof recorded in Plat Book 35, Page 21 of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPT that property described in Exhibit "B" hereof.

DESCRIPTION

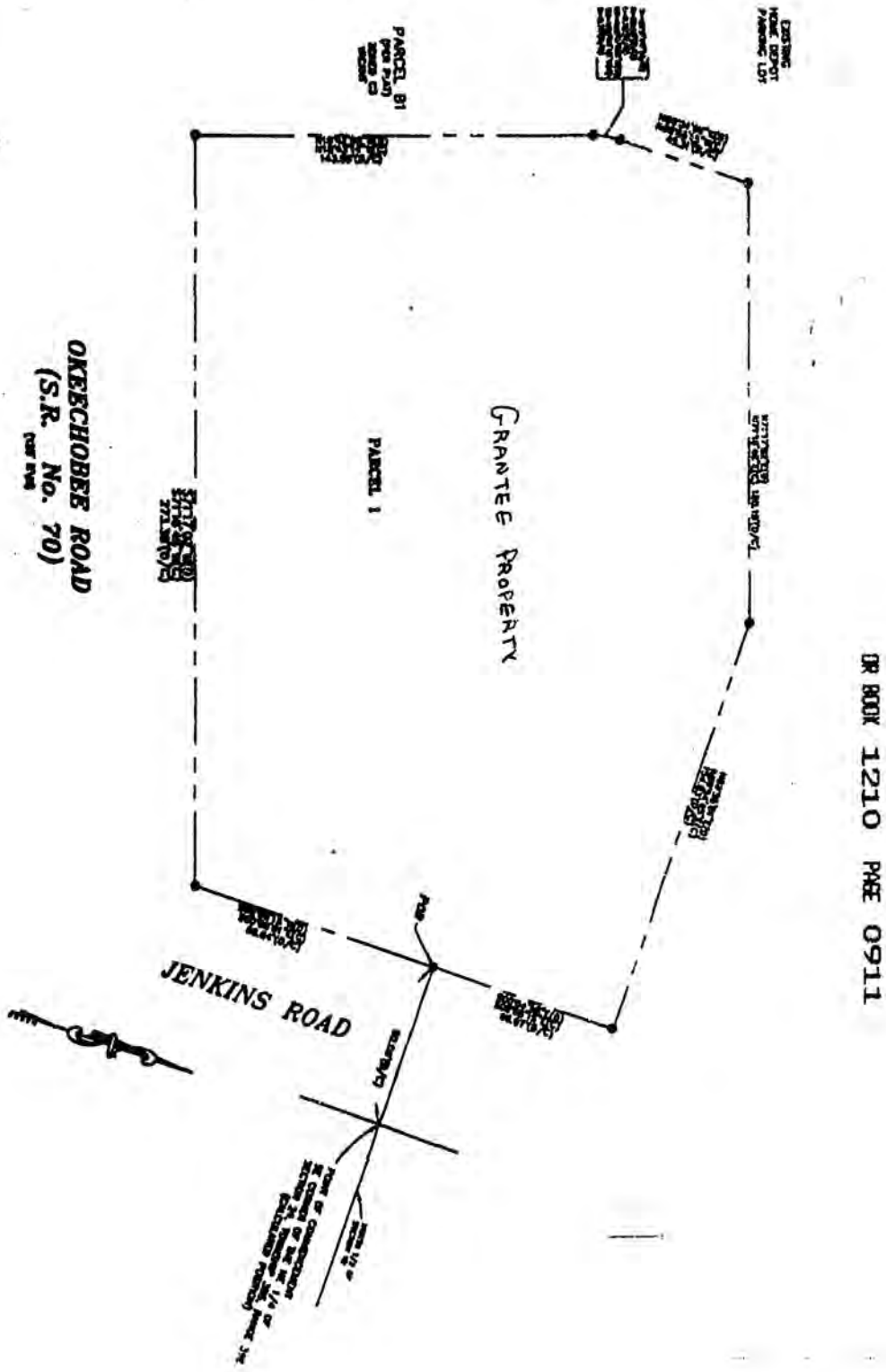
EXHIBIT "B"

PARCEL 1

A parcel of land in Section 24, Township 38 South, Range 38 East, St. Lucie County, Florida described as follows:

Commencing at the Southeast corner of the Northeast ¼ of Section 24-38-38; thence West along the North line of the Southeast ¼ of Section 24-38-38, a distance of 66.00 feet to the Point of Beginning; thence South 00° 04' 18" West, a distance of 60.44 feet to the Northern right-of-way line of Okeechobee Road; thence South 71° 17' 02" West along said Northern right-of-way line, a distance of 272.38 feet; thence North 18° 42' 58" West, a distance of 143.00 feet to a point of curvature of a curve concave to the East, having a radius of 25.00 feet, a chord bearing of North 09°53'59" West, and a chord distance of 9.71 feet; thence Northerly along said curve, through a central angle of 18°37'58", an arc distance of 9.76 feet; thence North 00° 04' 58" West, a distance of 40.31 feet; thence North 71° 17' 02" East, a distance of 198.19 feet; thence North 00° 00' 01" East, a distance of 194.83 feet to the Western right-of-way line of Jenkins Road; thence South 00° 04' 58" East, a distance of 88.07 feet to the Point of Beginning.

Parcel 1 contains 1.31 acres (56,980 square feet) more or less.



OR BOOK 1210 PAGE 0911

EXHIBIT "C"

Ingress/Egress Easement Area I

A tract or parcel of land in Section 24, Township 36 South, Range 39 East, St. Lucie County, Florida as hatched below and being more particularly described as follows:

Beginning at the South westernmost corner of the Contract Property on the Northern right-of-way of Okeechobee Road; thence South 71° 17' 03" West, a distance of 30.00 feet to a point; thence North 18° 42' 58" West, a distance of 143.50 feet to a point of curvature of a curve concave to the East, having a radius of 86.99 feet and a chord bearing of North 09°24'18" West; thence Northerly along said curve, through a central angle of 18°37'59", an arc distance of 18.81 feet; thence South 89° 54' 45" West, a distance of 8.00 feet to a point; thence North 00° 04' 59" West, a distance of 111.35 feet; thence North 90° 00' 00" East, a distance of 35.00 feet to a point; thence South 00° 04' 59" East, a distance of 111.35 feet to a point of curvature of a curve concave to the East, having a radius of 29.99 feet and a chord bearing of South 09°23'58" East; thence Southerly along said curve, through a central angle of 18°37'59", an arc distance of 9.75 feet; thence South 18° 42' 58" East, a distance of 143.50 feet to a point on the Northern right-of-way of Okeechobee Road and the Point of Beginning.

Parcel 3 contains 8,841 square feet, more or less.

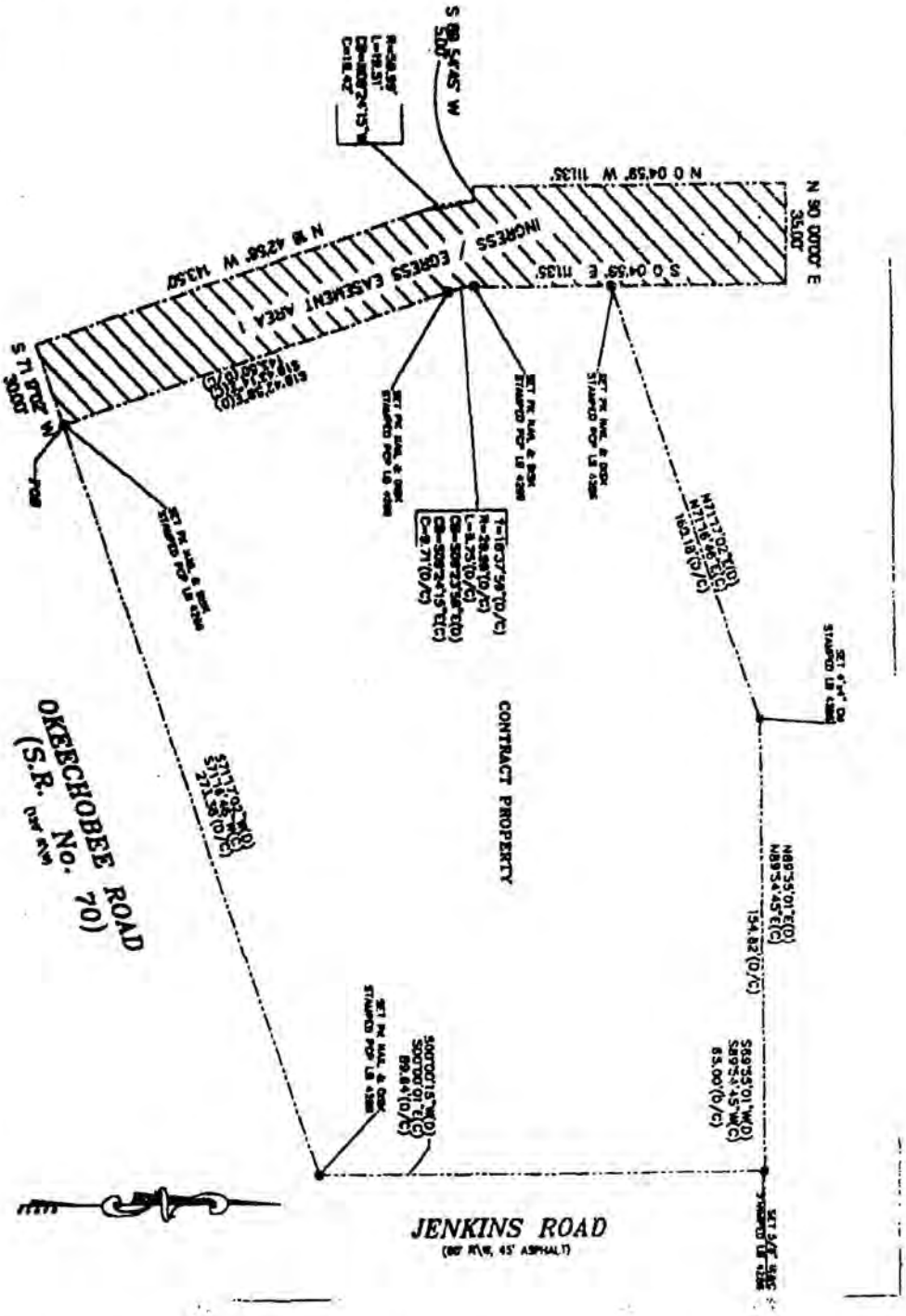


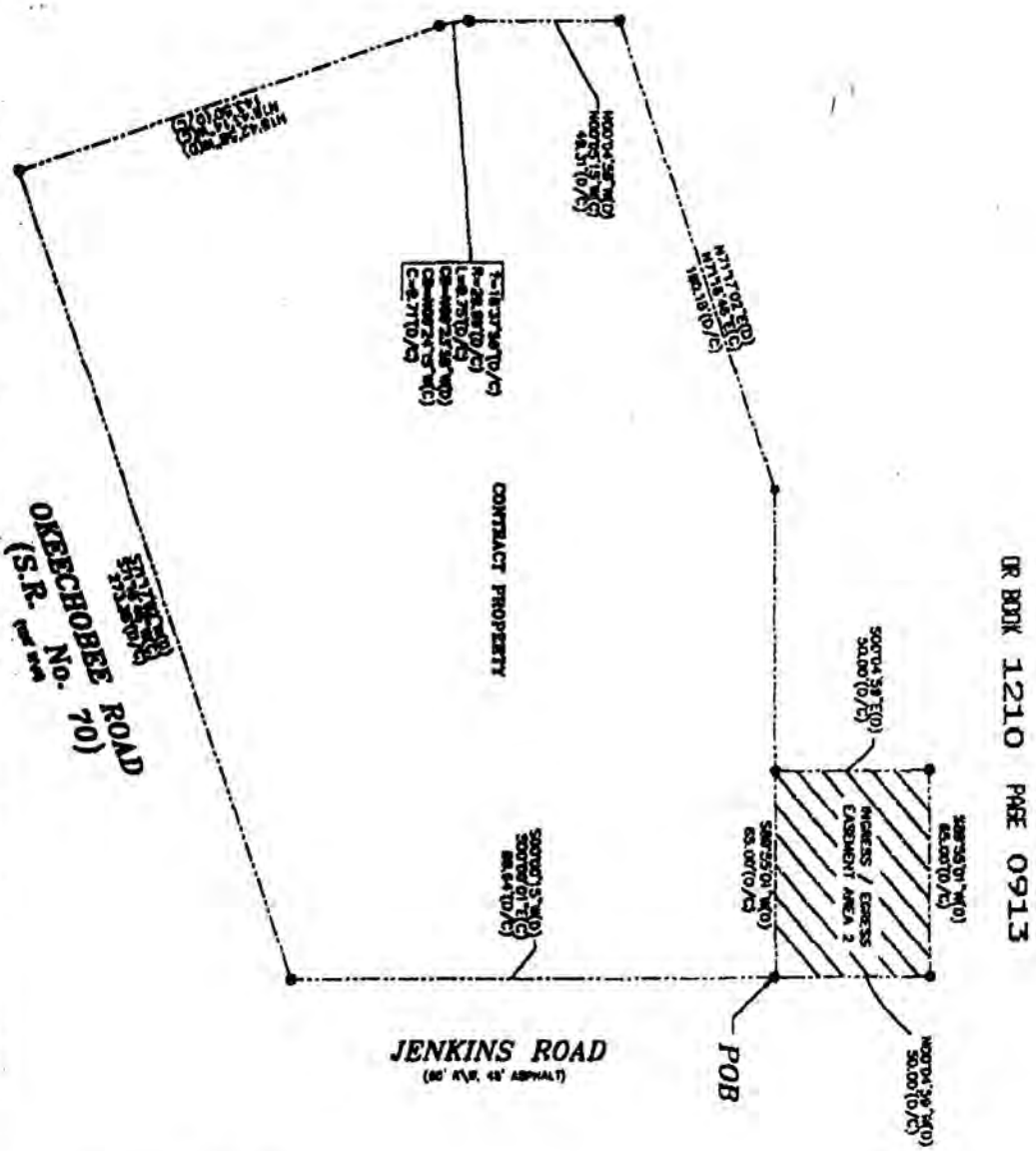
EXHIBIT "D"

Ingress/Egress Easement Area II

A tract or parcel of land in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida as hatched below and being more particularly described as follows:

Beginning at the North easternmost point of the Contract Property on the Western right-of-way of Jenkins Road; thence North 00° 04' 58" West along said right-of-way, a distance of 50.00 feet to a point; thence South 89° 55' 01" West, a distance of 65.00 feet to a point; thence South 00° 04' 58" East, a distance of 50.00 feet to a point; thence North 89° 55' 01" East along the Northern Boundary line of the Contract Property, a distance of 65.00 feet to the Point of Beginning.

Parcel 2 contains 3,250 square feet, more or less.



OR BOOK 1210 PAGE 0913

37.50

This instrument prepared by
and after recording return to:
Claude P. Czaja, Esq.
Racetrac Petroleum, Inc.
300 Technology Court
Smyrna, Georgia 30082

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1705566 OR BOOK 1210 PAGE 0918
Recorded: 03-18-99 11:08 A.M.

FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION AGREEMENT

THIS FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION AGREEMENT (the "Amendment") is made as of this 11th day of March, 1998, between **RK HOLDINGS,** a Florida general partnership, through Sidney Kohl, its sole remaining General Partner, having an address of 340 Royal Poinciana Way, Suite 305, Palm Beach, Florida 33480 ("Landholder"), and **HOME DEPOT U.S.A., INC.**, a Delaware corporation, having an office at 2455 Paces Ferry Road, Building C, 20th Floor, Attn: Legal Department, Atlanta, Georgia 30339-4024 ("HD").

RECITALS

A. Landholder and HD entered into a certain Reciprocal Easement and Operation Agreement dated March 13, 1997, recorded in the St. Lucie County, Florida Circuit Court Clerks' office, O.R. Book 1065, Page 1910 (the "REA").

B. In compliance with Section 10.01(f) of the REA, Landholder and HD comprise the Approving Parties required to amend the REA.

C. Landholder and HD desire to amend certain provisions of the REA for their mutual benefit.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landholder and HD hereby agree, and the REA is hereby amended, as follows:

1. The last sentence of the first paragraph of the Preliminary Statement section of the REA is hereby deleted in its entirety and the following is hereby inserted in lieu thereof:

"As set forth herein, "Outparcel B" shall mean and refer to that portion of said Parcel B2 as shown on that certain Plat prepared by Culpepper & Terpining, Job No.: 2248, last revised February 16, 1999, recorded in Plat Book ____, Page _____, of the Public Records of St. Lucie County, Florida (the "Revised Plat"). "Outparcel C" shall mean and refer to Parcel B2 less and except Outparcel "B" as Outparcel "B" is shown on the Revised Plat."

2. Notwithstanding Section 1.02 or Section 1.03 of the REA, the parties hereby agree that any Drainage Facilities and Utility Lines installed upon Outparcel B that service other portions of the Project shall only be located within the areas denoted as "Utility Areas" on **Exhibit "A"** attached hereto and made a part hereof by this reference, and that any Utility Lines proposed to be installed upon any other portion of Outparcel B that service other portions of the Project may only be installed after procuring the prior written consent of the Owner of Outparcel B. Accordingly, the "Common Facilities" upon Outparcel B that shall be subject to any of the easements set forth in the REA shall be limited to the Utility Areas denoted on **Exhibit "A"** attached hereto and North-South Drive as is depicted on the Site Plan.

3. Notwithstanding Section 1.03 of the REA, from and after the date hereof, the performance by HD of the "Work" as described in the Development Agreement on Outparcel B may only commence after procuring the prior written consent of the Owner of Outparcel B.

-5098201 OUTPARCEL

CHICAGO TITLE INSURANCE COMPANY
390 N. ORANGE AVE., SUITE 150
ORLANDO, FLORIDA 32801

4. Notwithstanding Section 1.06(b) of the REA, the Owner of Outparcel B shall be allowed to construct and maintain a sign on Outparcel B, in the area depicted on the Racetrac Site Plan attached hereto as **Exhibit "B"**, said sign being substantially similar to the sign appearing in the rendering attached hereto as **Exhibit "C"**.

5. Notwithstanding the terms of Section 2.02(a) of the REA, the parties hereto hereby agree that unless the Owner of Outparcel B is the Requesting Party, the Owner of Outparcel B shall not share in any costs associated with keeping East-West Drive or North-South Drive lighted after Normal Lighting Hours, and such shall be the case whether or not the business operated on Outparcel B remains open during additional hours as referenced in Section 2.02(a).

6. Section 2.02(b) is hereby deleted in its entirety and the following is hereby inserted in lieu thereof:

> "(b) The foregoing provisions of Section 2.02(a) to the contrary notwithstanding, all exterior lighting fixtures and facilities serving the driveways, roadways and parking areas on all of the Outparcels except for Outparcel B (including, without limitation, the North-South Drive) shall (i) initially be high-pressure sodium lighting fixtures and facilities, (ii) not exceed an average light output of three (3) foot candles, (iii) at all times be subject to the requirements, specifications and restrictions set forth in or established pursuant to the Development Agreement, and (iv) be operated, maintained and controlled solely by HD as further described in Section 2.03 hereof. The parties hereto hereby agree that any 'Racetrac Petroleum' site on Outparcel B (and any successor site that utilizes 'Racetrac Petroleum' improvements) may install and maintain its prototypical exterior lighting on Outparcel B under its canopy, the awning connecting the canopy to the building, if any, and any light utilizing a soffit. All other lights on Outparcel "B" shall remain subject to the foregoing in the first sentence of this Section 2.02(b)."

7. The parties hereto agree to add the following to the end of Section 2.03(b): "; provided that with specific reference to Outparcel B, "Common Facilities" shall mean those areas identified by cross-hatching on **Exhibit "D"** attached hereto and incorporated by this reference and those exterior light fixtures and facilities located on Outparcel B which have been or will be installed along North-South Drive specifically to illuminate North-South Drive."

8. The parties hereto agree that the following shall be added to the end of Section 3.01(a): "Notwithstanding anything contained in this Section 3.01(a) to the contrary, no blockage or closing of North-South Drive shall occur without the prior written consent of the Owner of Outparcel B."

9. The parties hereto agree that the following shall be added to the end of Section 3.01(d): "The use of Outparcel B as a 'Racetrac Petroleum' site shall not, *per se*, constitute a business or use which creates strong, unusual or offensive odors, fumes, dust or vapors; is a public or private nuisance; emits noise or sounds which are objectionable due to intermittence, beat, frequency, shrillness or loudness; or creates unusual fire, explosive or other hazards."

10. Notwithstanding the terms of Section 3.01(g) of the REA, promotion, entertainment, amusement or other activities as contemplated in Section 3.01(g) shall not be prohibited (i) on the sidewalks immediately adjacent to the building on Outparcel B, or (ii) the Canopy Areas, as hereinafter defined, on Outparcel B.

11. The parties hereto agree that the following shall be added to the end of Section 3.01(h): "The parties hereto hereby approve the curb cut from the western border of Outparcel B onto North-South Drive as is depicted on the Racetrac Site Plan attached hereto as **Exhibit "B"**."

12. Section 3.01(i) is hereby deleted in its entirety and the following is hereby inserted in lieu thereof:

> "No building constructed on Outparcel B shall exceed twenty-five (25) feet in height or Seven Thousand (7,000) square feet in floor area. Any exterior gasoline pumps

and islands and any open-air areas beneath any canopies covering gasoline pumps and islands (herein referred to as "Canopy Areas") shall not be deemed a part of the building area for purposes of computing the 7,000 square foot limitation on buildings contained in Section 3.01(i)."

13. Notwithstanding the terms of Section 3.01(k) of the REA, any construction or maintenance of that portion of the Canal which is located on Outparcel B shall only commence with the prior written approval of the Owner of Outparcel B, which approval shall not be unreasonably withheld, and provided that any such construction or maintenance of said portion of the Canal shall in no way unreasonably interfere with regard to the operation of business on and the use and enjoyment of Outparcel B.

14. If HD does not respond to a request for approval by the Owner of Outparcel B made pursuant to and in accordance with the terms of the REA within ten (10) business days after receipt of such request by HD, then such request shall be deemed approved by HD in the event that: (i) the Owner of Outparcel B sends a second request for such approval to HD, which request contains a bold caption in at least 24-point type that "This request shall be deemed approved if no response is received within ten (10) business days of your receipt of this request", and (ii) HD fails to respond to such second request within ten (10) business days of its receipt of same.

15. Capitalized terms utilized in this Amendment and not defined herein shall have the meanings attributed to such terms in the REA. As used herein, "business days" shall exclude Saturdays, Sundays, and holidays recognized by the New York Stock Exchange.

16. This Amendment shall be governed by and construed in accordance with the laws of the State of Florida.

17. All terms, conditions and provisions of the REA not expressly amended or modified by this Amendment shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed as of the day and year first above written.

LANDHOLDER:
RK Holdings, a Florida General Partnership

By: _____
Sidney Kohl, its sole remaining General Partner

WITNESSES:

G. Diaz-Granados

Name: G. DIAZ-GRANADOS

Ann Jenkins

Name: ANN JENKINS

SIGNATURES FOR FIRST AMENDMENT CONTINUED ON FOLLOWING PAGE

SIGNATURES FOR FIRST AMENDMENT CONTINUED FROM PRECEDING PAGE

STATE OF FLORIDA)
) SS:
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 14th day of May, 1998, by Sidney Kohl, as sole remaining General Partner of RK Holdings, a Florida General Partnership. He personally appeared before me, and is personally known to me or produced _____ as identification.

Leslie P. Moss
Commission # CC 737183
Expires June 5, 2002
BONDED THRU
ATLANTIC BONDING CO., INC

[NOTARIAL SEAL]

Notary: Leslie P Moss
Print Name: LESLIE P. MOSS
Notary Public, State of FLORIDA
My commission expires: 6-5-02

HD:

WITNESSES:

Barbara Lawrence
Name: Barbara Lawrence

Pamela Coleman
Name: Pamela Coleman

HOME DEPOT U.S.A., INC.,
a Delaware corporation

By: Kathryn E. Lee
Name: Kathryn E. Lee
Title: Senior Corporate Counsel/Real Estate

[CORPORATE SEAL]

STATE OF GEORGIA)
) SS:
COUNTY OF COBB)

The foregoing instrument was acknowledged before me this 2 day of March, 1998, by Kathryn E. Lee, as Sr. Corp. Counsel-Real Estate of HOME DEPOT U.S.A., INC., a Delaware corporation, on behalf of the corporation. ~~He/she/they~~ personally appeared before me, and ~~is/are~~ personally known to me ~~or produced~~ _____ as ~~identification~~.

[NOTARIAL SEAL]

Notary: Michele Boseman-Ducre
Print Name: MICHELE BOSEMAN-DUCRE
Notary Public, State of Georgia, Cobb County, Georgia
My commission expires: My Commission Expires Oct. 5, 2002

EXHIBIT "A"

Utility Area is shown hatched below:

OR BOOK 1210 PAGE 0922

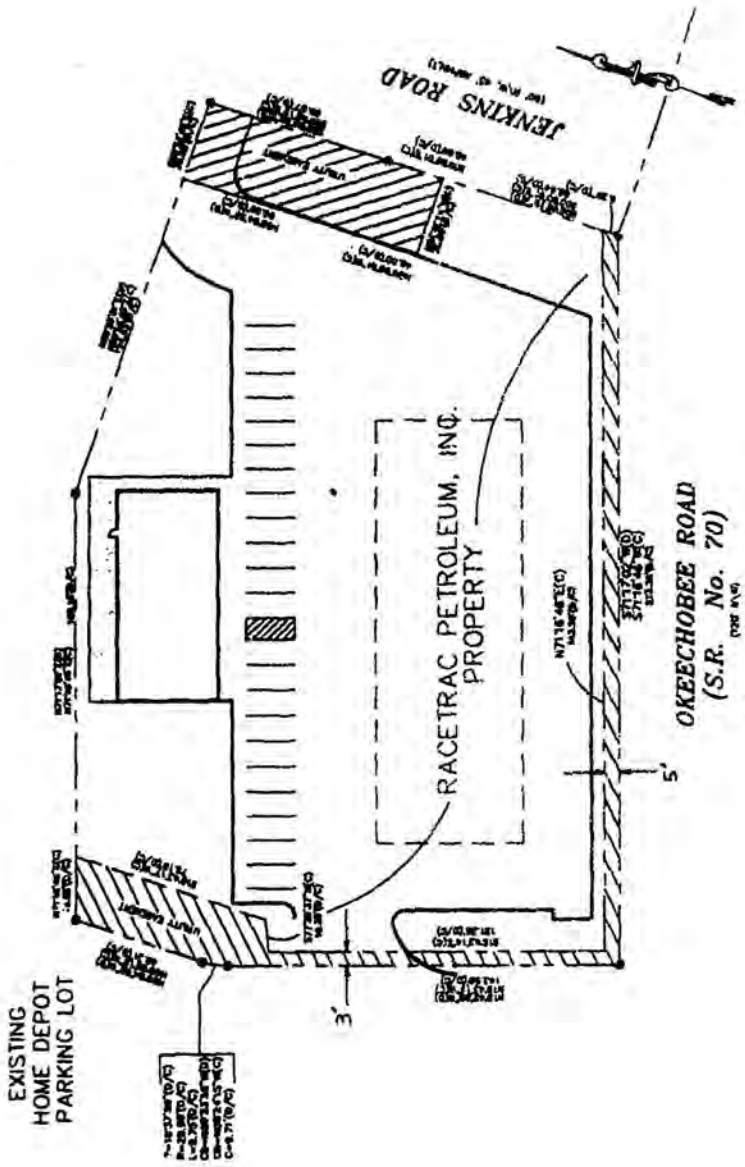


EXHIBIT "B"

Racetrac Site Plan

OR BOOK 1210 PAGE 0923

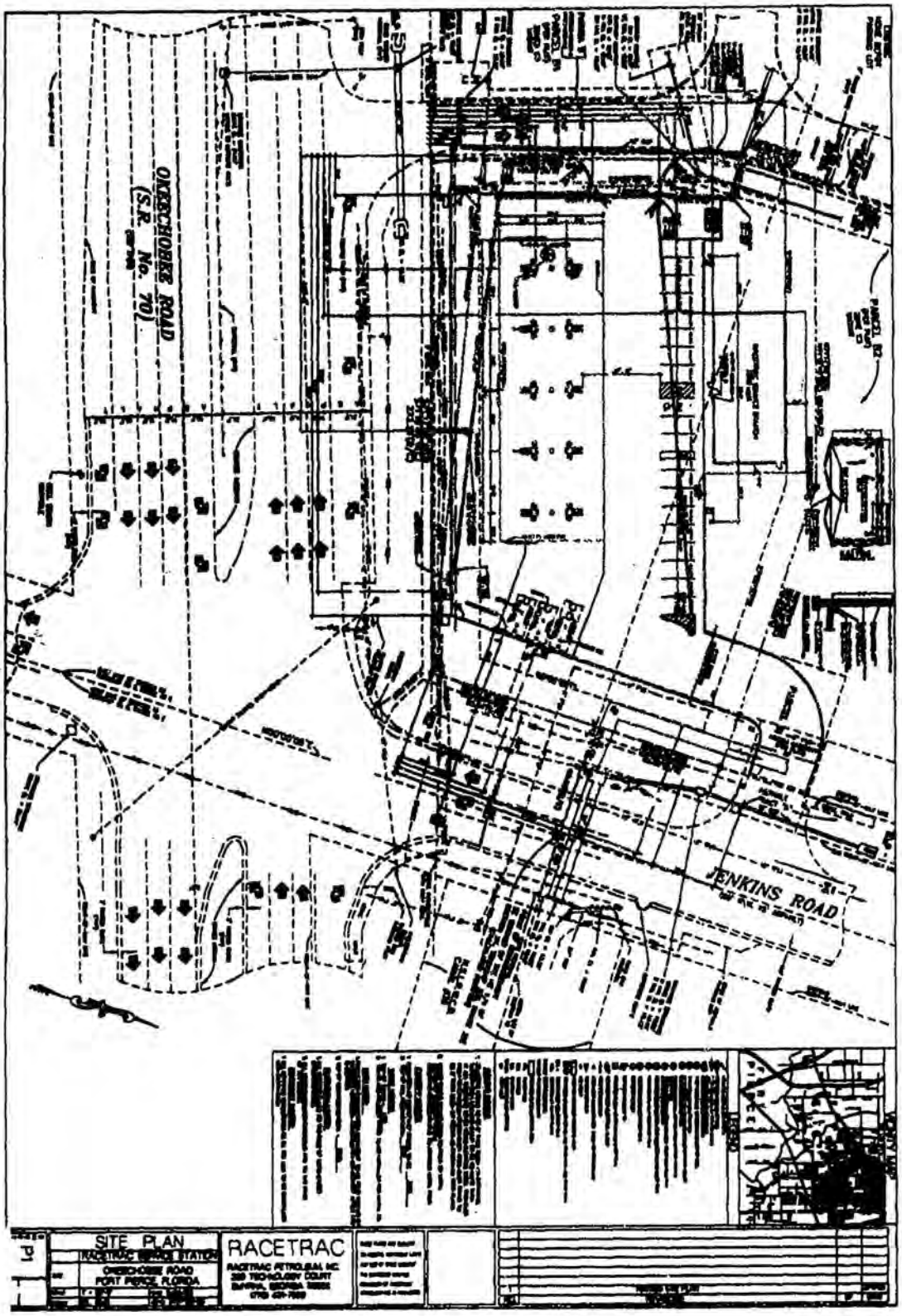


EXHIBIT "C"

Racetrac Sign is shown cross-hatched below:

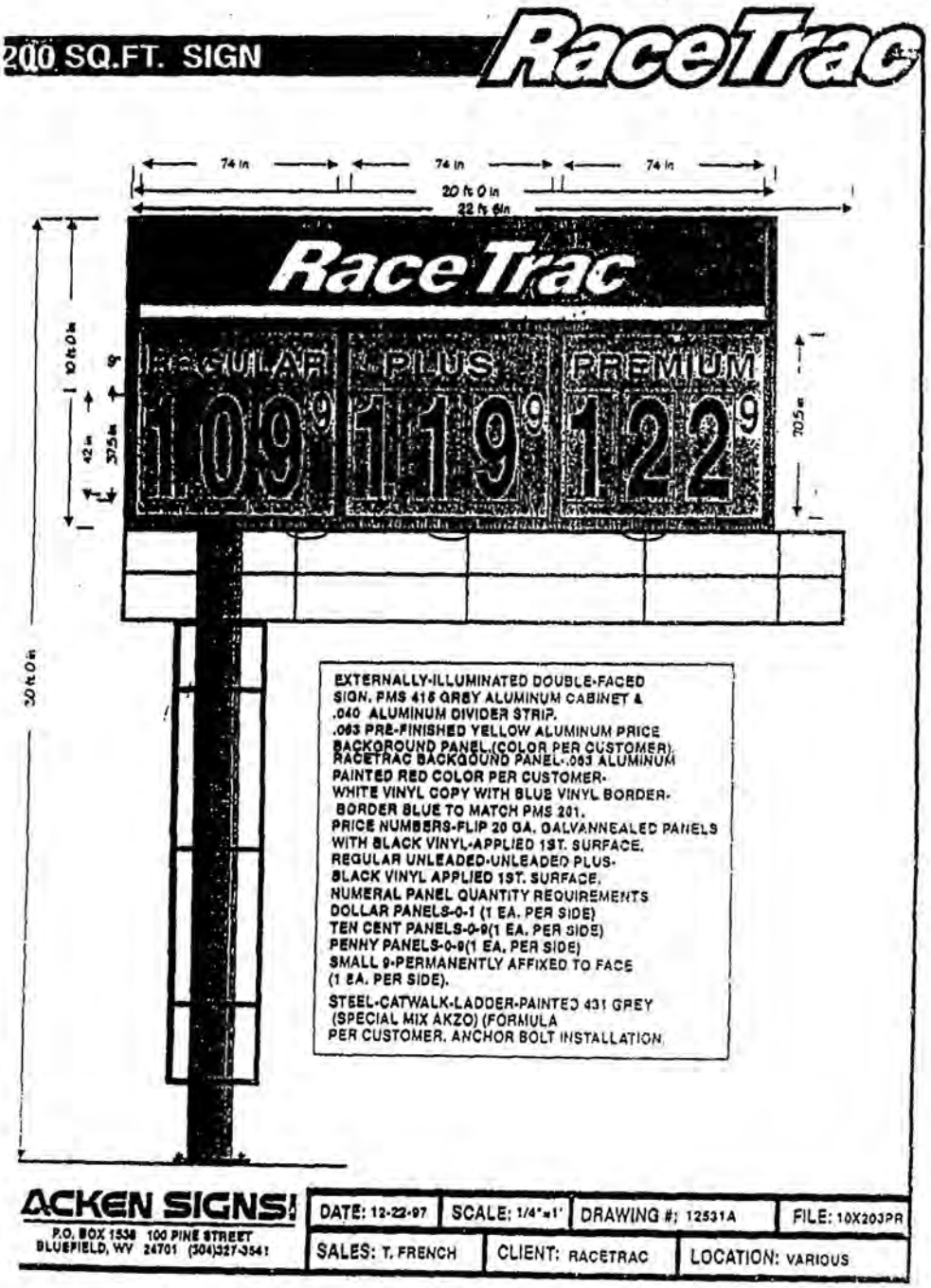
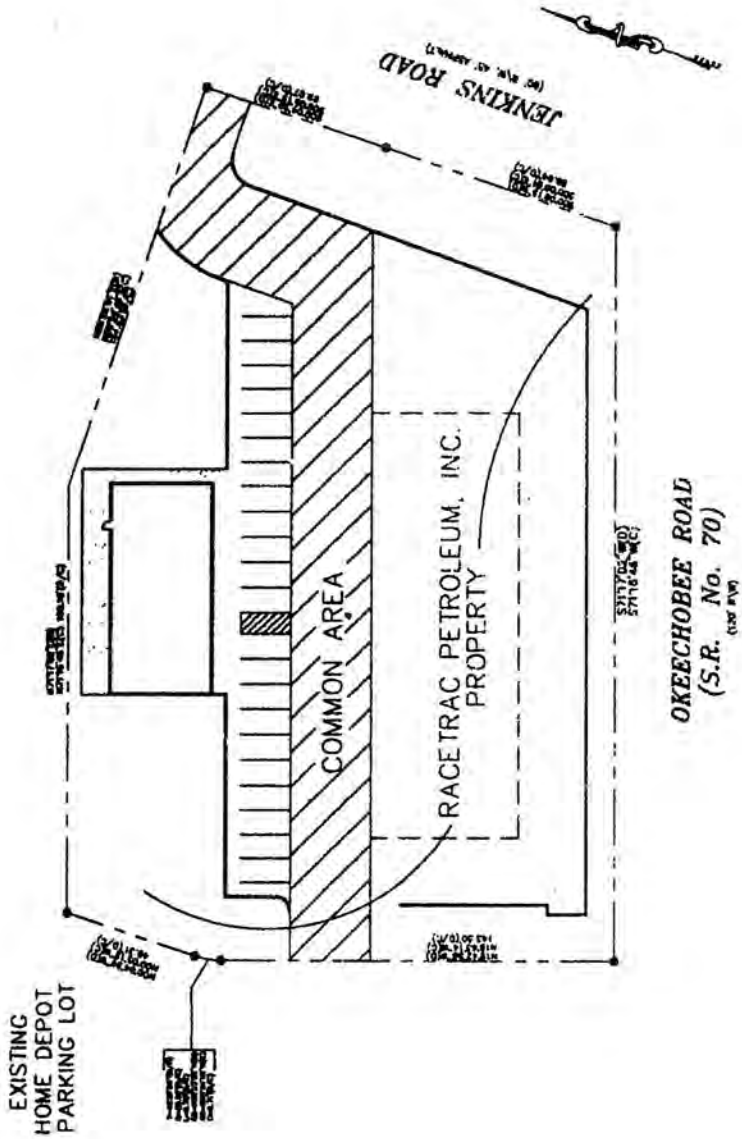


EXHIBIT "D"

Common Facilities are shown hatched below:



RG Towers, LLC

2141 Alternate A1A South, Suite 440
JUPITER, FL. 33477

SONIC-TC04

2551 JENKINS ROAD
FORT PIERCE, FL 34947
LATITUDE 27°25'07.377"N, LONGITUDE 80°23'00.996"W

VICINITY MAP

FROM RG TOWERS OFFICE PROCEED NORTH ON A1A TO INDIANTOWN ROAD. HEAD WEST ON INDIANTOWN ROAD TO I-95. GO NORTH ON I-95 TO ST. LUCIE COUNTY. TAKE EXIT 129 (OKEECHOBEE RD) EAST TO S JENKINS RD. MAKE A LEFT ON S JENKINS RD AND TAKE THE SECOND ACCESS TO THE WEST. THE TOWER ACCESS WILL BE LOCATED ON THE SOUTH SIDE OF THE RD.

DRIVING DIRECTIONS

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 150' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 2,500 SF COMPOUND.

PROJECT DESCRIPTION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 5TH EDITION (2014) FLORIDA BUILDING CODE
2. NATIONAL ELECTRIC CODE (NEC) WITH LOCAL AMENDMENTS LATEST ED.
3. ANSI/TIA/EIA APPLICABLE STANDARDS
4. LIFE SAFETY CODE NFPA-101-2015
5. 5TH EDITION (2014) FLORIDA FIRE PREVENTION CODE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
7. UNDERWRITERS LABORATORIES (U.L.) APPROVED ELECTRICAL PRODUCTS
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES
10. NFPA 55 AND 70 (2013)

CODE COMPLIANCE

APPLICANT/LESSEE

MDCMC NAME: RG TOWERS, LLC.
PROJECT MANAGER: SCOTT RICHARDS
PHONE: (561) 748-0302

PROPERTY INFORMATION

OWNER: RG TOWERS, LLC
2141 ALTERNATE A1A SOUTH, SUITE 440
JUPITER, FL 33477

CONTACT: SCOTT RICHARDS
(561) 748-0302

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

JURISDICTION: CITY OF FORT PIERCE

PROJECT INFORMATION

EQUIPMENT LOCATION: ☒ OUTDOOR ☐ INDOOR

ANTENNA LOCATION:
☐ GUY TOWER
☐ SELF SUPPORT TOWER
☐ MONOPOLE
☐ ROOF TOP
☒ NEW TOWER (MONOPOLE TOWER)
☐ OTHER

PROJECT SUMMARY

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
(561) 845-0665

STRUCTURAL ENGINEER:

N/A

ELECTRICAL ENGINEER:

N/A

SURVEYOR:

WSP CONSULTANTS, INC.
19006 1ST STREET S.W.
LUTZ, FL 33548

TOWER ENGINEER:

N/A

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T-1	COVER SHEET	0
G-1	GENERAL NOTES	0
C-1	SITE PLAN AND TOWER ELEVATION	0
C-2	ENLARGED SITE PLAN	0
C-3	CONSTRUCTION DETAILS	0
C-4	FENCE AND GATE DETAILS	0
C-5	STORM DRAINAGE PLAN	0
L-1	LANDSCAPE PLAN	0
L-2	LANDSCAPE DETAILS	0
E-1	ELECTRICAL RISER DIAGRAM	0
E-2	ELECTRICAL SITE PLAN	0

SHEET INDEX

ISSUED FOR: CONSTRUCTION DRAWINGS
DATE: NOVEMBER 2015

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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\WPB_Civil\CELL SITES\RGP Tower\144042036-TC04-Sonic\CAD\C04T1-Cover.dwg T-1 Nov 30, 2015 3:24pm by: maria.martin

RG Towers, LLC
2141 Alternate A1A South, Suite 440
Jupiter, FL 33477

PROJECT INFORMATION:
SONIC-TC04
2551 JENKINS ROAD
FORT PIERCE, FL 34947
ST.LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2015

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:
MARIA VICTORIA MARTIN
LICENSE
No. 72397
STATE OF FLORIDA
PROFESSIONAL ENGINEER
11-30-2015

PLANS PREPARED BY:
Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE CA00000696

PROVIDER:
RG Towers, LLC
2141 Alternate A1A South, Suite 440
Jupiter, FL 33477

DRAWN BY:	CHK.:	APV.:
GD	LF	MM

LICENSURE:
MARIA VICTORIA MARTIN PE 72397

SHEET TITLE:
COVER SHEET

SHEET NUMBER: T-1
REVISION:

KHA Job #:
144042036

STANDARD PROVISIONS

INTENT

A. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE PERFORMED AND THE MATERIALS TO BE FURNISHED FOR THE CONSTRUCTION OF THE RG TOWERS, LLC SITE.

B. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND COMPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED ON BOTH.

C. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS INDICATED IN THE DOCUMENTS.

D. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK HOWEVER, NO CHANGES THAT ALTER THE CHARACTER INTENT OF THE DESIGN WILL BE MADE OR PERMITTED BY RG TOWERS, LLC WITHOUT A CHANGE ORDER.

CONFLICTS

A. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY INADVERTENTLY OCCUR SHALL BE SUBMITTED TO THE RG TOWERS, LLC CONSTRUCTION PROJECT MANAGER (CPM) FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREA.

B. THE CONTRACTOR, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING ABOUT WHICH THE CONTRACTOR MIGHT NOT HAVE FULLY INFORMED HIMSELF PRIOR TO BIDDING.

CONTRACTS AND WARRANTIES

A. EACH CONTRACTOR IS RESPONSIBLE FOR HELPING TO OBTAIN THE BUIDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR OF RECORD, AND PROVIDE SAID JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS A CONTRACTOR IN THAT JURISDICTION.

STORAGE:

A. DO NOT USE THE EXISTING BUILDING SPACE FOR STORAGE OF TOOLS OR MATERIALS WITHOUT THE CONSTRUCTION PROJECT MANAGER AND/OR BUILDING OWNER APPROVAL.

B. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY LOCATION AND IN A MANNER THAT WILL NOT OBSTRUCT THE FLOW OF OTHER WORK. ANY EQUIPMENT OR MATERIAL STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE MANUFACTURER.

PROTECTION:

A. PROTECT FINISHED SURFACES, INCLUDING JAMBS AND HEADS OF OPENINGS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS WILL PASS.

B. PROVIDE PROTECTION FOR EQUIPMENT ROOM SURFACES PRIOR TO ALLOWING EQUIPMENT OR MATERIALS TO BE MOVED OVER SUCH SURFACES.

C. MAINTAIN FINISHED SURFACES CLEAN, UNMARRED AND SUITABLY PROTECTED UNTIL JOB SITE IS ACCEPTED BY CPM.

REPAIRS AND REPLACEMENTS:

A. IN EVENT OF DAMAGE, THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS AND REPAIRS AND AT NO ADDITIONAL COST TO RG TOWERS, LLC AND/OR BUILDING OWNER.

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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TEMPORARY FACILITIES:

A. WATER:
WATER IS NOT AVAILABLE TO THE CONTRACTORS ON SITE.

B. LIGHT AND POWER:
LIGHT AND POWER ARE NOT AVAILABLE ON SITE.

C. TELEPHONE:
EACH CONTRACTOR TO PROVIDE HIS OWN TELEPHONE ACCESS IF REQUIRED.

D. IF PERMANENT POWER IS COMPLETED, ALL CONTRACTORS MAY USE THE SERVICE CONNECTION FOR PRODUCTION WORK ONLY, PROVIDED THAT ELECTRICAL CORDS AND CONNECTIONS ARE FURNISHED BY THE CONTRACTORS AND ARE DISCONNECTED AND PROPERLY STORED DURING NON-WORKING HOURS.

CLEAN UP:

A. THE CONTRACTORS SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK, AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING, INCLUDING ALL TOOLS, SCAFFOLDING AND SURPLUS MATERIALS, AND SHALL LEAVE THE WORK CLEAN AND READY FOR USE.

B. EXTERIOR: VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WATER MATERIALS, SMUDGES AND OTHER FOREIGN MATTER.

1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.

CHANGE ORDER PROCEDURE:

A. CHANGE ORDER MAY BE INITIATED BY THE CPM, AND/OR THE CONTRACTOR. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE CPM SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE CPM FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES TO THE SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE CPM, SHALL BECOME THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RELATED DOCUMENTS AND COORDINATION:

A. GENERAL CARPENTRY, ELECTRICAL, AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

PRODUCTS AND SUBSTITUTIONS:

A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS, AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.

B. ALL NECESSARY PRODUCT DATA AND CUT SHEETS SHALL PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS, AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE CPM, SUBMIT ACTUAL SAMPLES TO THE CPM FOR APPROVAL IN LIEU OF CUT SHEETS.

COMPLIANCE

A. ALL MATERIALS, DESIGN, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES (SOME OF WHICH ARE LISTED BELOW), ORDINANCES, AND AUTHORITIES HAVING JURISDICTION OVER THE WORK. UPON THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE RG TOWERS, LLC WITH A CERTIFICATE OF OCCUPANCY (IF REQUIRED) AND OTHER LEGAL DOCUMENTS TO VERIFY SUCH COMPLIANCE. WHERE NO CODES EXIST, THE WORK SHALL CONFORM WITH THE 5TH EDITION, 2014 FLORIDA BUILDING CODE, AND/OR THE SPECIFICATIONS HEREIN, WHICHEVER IS MORE STRINGENT, AND A DOCUMENT STATEMENT SHALL BE FURNISHED TO THIS EFFECT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY COMPLIANCE WITH THE GOVERNING CODES AND TO NOTIFY THE CPM OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.

REFERENCE TO ANY STANDARD OR CODE OF PRACTICE IN THIS SPECIFICATION SHALL BE DEEMED TO MEAN THE EDITION CURRENT AT THE TIME OF AWARD OF THE CONTRACT. THE CONTRACTOR SHALL COMPLY WITH ALL ZONING AND SITE ACQUISITION SPECIAL STIPULATIONS AS OUTLINED IN THE JOB SPECIFICATIONS, OR AS DIRECTED BY THE CPM.

ANSI/TIA/EIA – 222 – G
5TH EDITION, 2014 FLORIDA BUILDING CODE
BUILDING OFFICIALS & CODE ADMINISTRATORS
NATIONAL ELECTRICAL CODE (NEC) WITH LOCAL AMENDMENTS
UNDERWRITERS LABORATORIES (U.L.) APPROVED ELECTRICAL PRODUCTS
AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
LIFE SAFETY CODE NFPA – 101–2015
FEDERAL AVIATION REGULATIONS
5TH EDITION, 2014 FLORIDA FIRE PROTECTION CODE

PERMITS AND LICENSES

A. RG TOWERS, LLC SHALL OBTAIN ALL REQUIRED LOCAL, STATE, AND/OR COUNTY CONSTRUCTION PERMITS AND LICENSES. COPIES OF ALL PERMITS SHALL BE SENT TO CPM. APPROVALS FROM RELEVANT PLANNING BOARDS, ENVIRONMENTAL BOARDS, AND/OR OTHER COMMITTEES WILL BE SUPPLIED BY OTHERS, BUT MUST BE CONFIRMED BY THE SITE ACQUISITION SPECIALIST PRIOR TO THE APPLICATION FOR CONSTRUCTION PERMITS.

FAA APPROVAL WILL BE SUPPLIED BY OTHERS, BUT MUST BE CONFIRMED BY THE CONTRACTOR WITH THE CPM PRIOR TO THE COMMENCEMENT OF WORK.

B. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER FOR RESOLUTION AND INSTRUCTION AND NO FURTHER WORK SHALL BE PERFORMED UNTIL DISCREPANCY IS CHECKED AND CORRECTED BY THE ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS OWN RISK AND EXPENSE.

C. THE CONTRACTOR SHALL BE EQUIPPED WITH A MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A CELLULAR PHONE OR A PAGER.

D. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SITE SAFETY INCLUDING BUT NOT LIMITED TO PROTECTION OF ALL SITE PERSONNEL AND THE GENERAL PUBLIC DURING THE ENTIRE SITE CONSTRUCTION PERIOD. HE SHALL TAKE ALL REASONABLE PRECAUTIONS TO PLACE AND MAINTAIN BARRICADES, LAMPS, SIGNS, AND THE LIKE IN ACCORDANCE WITH OSHA SAFETY ACT AND ANSI OCCUPATIONAL GUIDELINES.

E. PROVIDE WEEKLY UPDATES ON SITE PROGRESS, EITHER VERBAL OR WRITTEN TO CPM.

F. COORDINATION WITH PUBLIC UTILITY AUTHORITIES

THE CONTRACTOR SHALL COORDINATE WITH RELEVANT AUTHORITIES THE WORKS THEY ARE TO BE CARRIED OUT. HE SHALL CONDUCT HIS OPERATIONS SO AS TO NOT INTERFERE WITH THE OPERATIONS OF PUBLIC AND/OR PRIVATE UTILITY AUTHORITIES, INSTALLING SERVICES ON THE SITE.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF SUCH FACILITIES AND STRUCTURES DURING CONSTRUCTION OF THIS SITE.

G. INSPECTIONS

SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR AT LEAST 24 HOURS IN ADVANCE OF REQUIRED INSPECTIONS.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT ALL RELEVANT AUTHORITY INSPECTIONS ARE CARRIED OUT IN A TIMELY MANNER. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH DESIGNATED ENGINEERING FIRM TO OBTAIN ALL REQUIRED INSPECTIONS AND TESTING. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

H. ENVIRONMENTAL PROTECTION

NOISE LEVEL: THE CONTRACTOR SHALL ENSURE THAT STATE AND LOCAL REGULATIONS ARE COMPLIED WITH IN REGARD TO NOISE LEVELS PRODUCED BY HIS OR HIS SUB-CONTRACTOR'S EQUIPMENT OR METHODS OF CONSTRUCTION.

DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO LIMIT THE CREATION OF ANY DUST NUISANCE THAT MIGHT ARISE DURING CONSTRUCTION TO THE SATISFACTION OF THE LOCAL AUTHORITIES AND THE BUILDING OWNER. THE CPM MAY DIRECT THAT WORK CEASE UNTIL SUCH TIME AS ANY PARTICULAR DUST NUISANCE IS CONTROLLED TO THE SATISFACTION OF THE CPM, LOCAL AUTHORITIES, AND BUILDING OWNERS.

I. REINSTATEMENT

ANY PAVEMENT, FOOTPATH, CURB, GUTTERS, WALLS, FLOORS, SERVICES, AND EXISTING FEATURES OR OTHER PROPERTIES, DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REINSTATED TO A CONDITION AT LEAST EQUAL TO THAT EXISTING BEFORE COMMENCEMENT OF OPERATIONS.

J. AS-BUILTS DRAWINGS

THE CONTRACTOR SHALL PREPARE A RED LINED SET OF AS-BUILT DRAWINGS. THE FORM OF MARKED UP CONSTRUCTION PLANS SHALL BE STANDARD ACCEPTABLE TO THE RG TOWERS, LLC. SUCH DRAWINGS SHALL BE SUBMITTED TO RG TOWERS, LLC WITHIN TWO WEEKS FROM PRACTICAL COMPLETION AND PRIOR TO APPROVAL OF THE CONTRACTOR'S FINAL INVOICE.

K. PRACTICAL COMPLETION

THE FOLLOWING DOCUMENTATION SHALL BE PROVIDED TO RG TOWERS, LLC WIRELESS PRIOR TO THE DATE OF PRACTICAL COMPLETION:

1. WARRANTIES AND MAINTENANCE MANUALS, IF APPLICABLE
2. GROUND SYSTEM RESISTANCE TEST
3. CERTIFICATE OF OCCUPANCY

INSURANCE AND BONDS:

A. EACH CONTRACTOR SHALL AT HIS OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH HIS WORK UNTIL HE HAS PRESENTED A CERTIFICATE OF INSURANCE STATING ALL COVERAGES TO THE GENERAL CONTRACTOR WHO SHALL, IN TURN, FORWARD A COPY OF ALL CERTIFICATES TO THE CPM.

RG Towers, LLC
2141 Alternate A1A South, Suite 440
Jupiter, FL 33477

PROJECT INFORMATION:

SONIC-TC04

2551 JENKINS ROAD
FORT PIERCE, FL 34947
ST.LUCIE COUNTY

CURRENT ISSUE DATE:

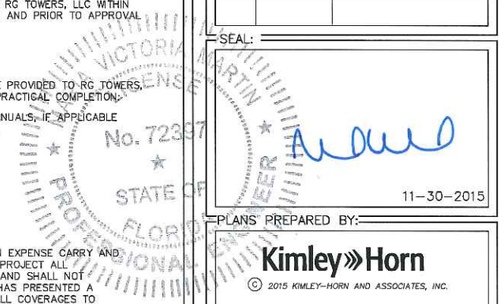
NOVEMBER 2015

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:



11-30-2015

PLANS PREPARED BY:

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE CA00000596

PROVIDER:

RG Towers, LLC
2141 Alternate A1A South, Suite 440
Jupiter, FL 33477

DRAWN BY:	CHK.:	APV.:
GD	LF	MM

LICENSURE:

MARIA VICTORIA MARTIN PE 72397

SHEET TITLE:

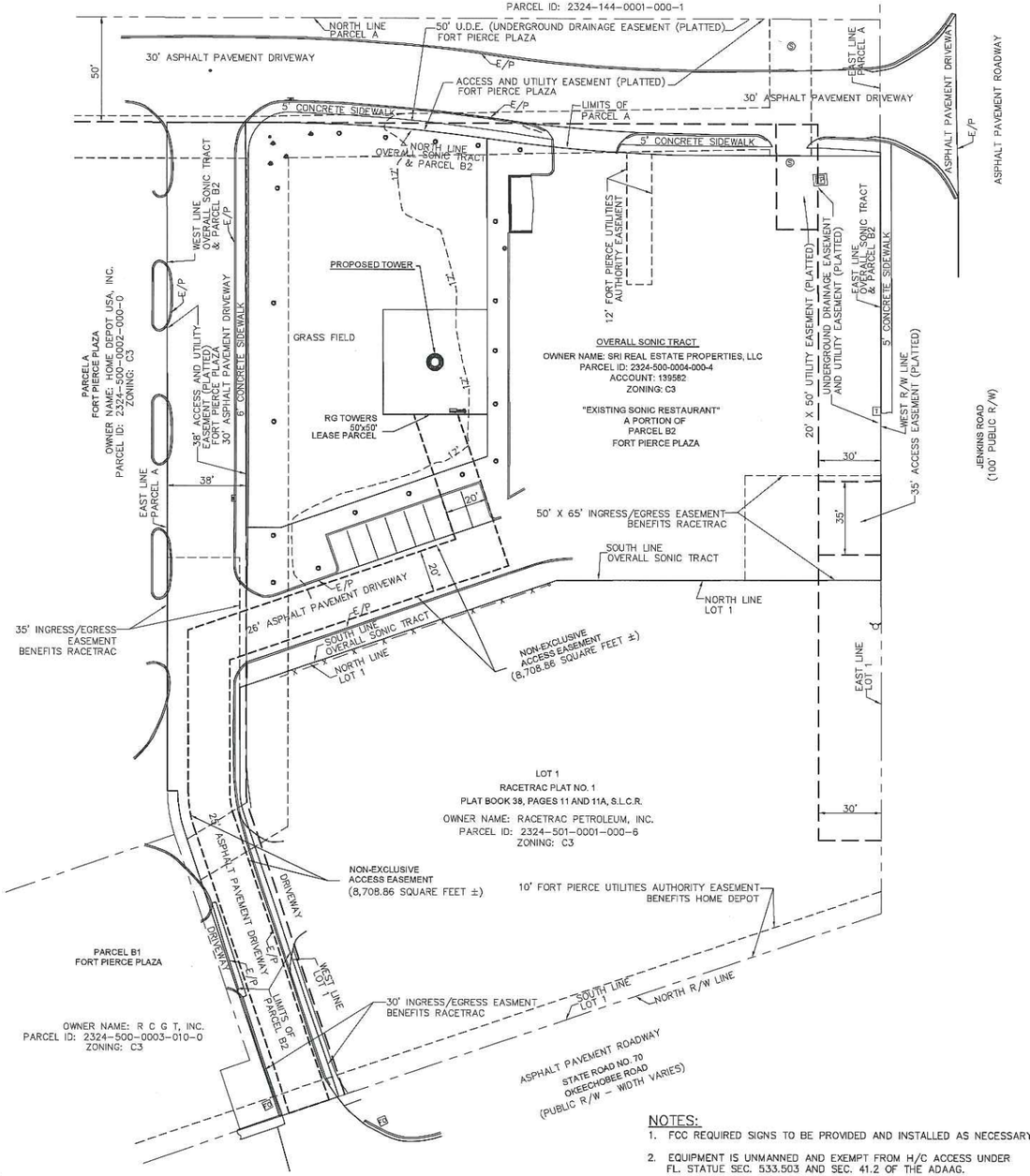
GENERAL NOTES

SHEET NUMBER: G-1 REVISION:

KHA Job #:

144042036

Drawing name: K:\MPB_Civil\CELL SITES\RGP Tower\144042036-TC04-Sonic\CAD\Civil\G1.dwg 11x17 Nov 30, 2015 3:25pm by: marius.martin



SITE PLAN

NOTES:

1. FCC REQUIRED SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
3. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
4. 6' HIGH WOOD FENCE AND LOCKED ENTRY GATE
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
6. SITE DESIGN ULTIMATE WIND SPEED 160MPH, PER (5TH EDITION) 2014 FBC. SEE TOWER STRUCTURAL FOR TOWER DESIGN WIND SPEED.

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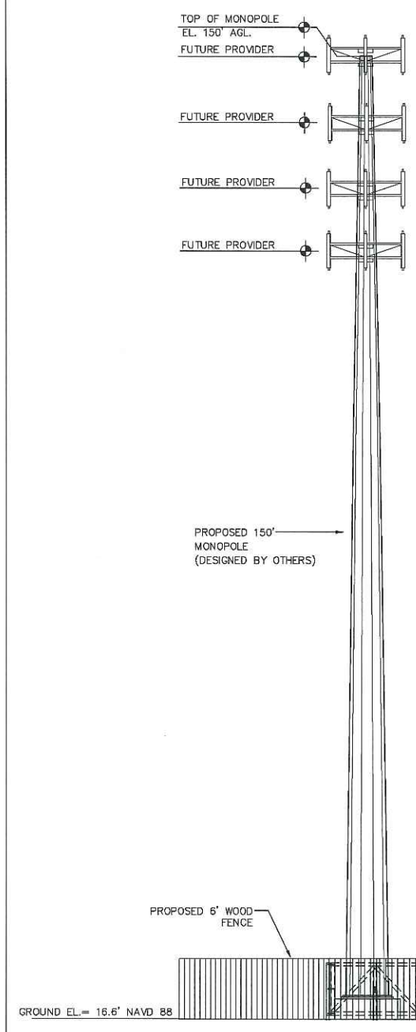
FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0167	J	02/16/2012	X	N/A



TOWER ELEVATION

NOTE:
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.
2. TOWER IS DESIGNED FOR A TOTAL OF FOUR WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.
3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.
4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).

RG Towers, LLC
2141 Alternate A1A South, Suite 440
Jupiter, FL 33477

PROJECT INFORMATION:

SONIC-TC04

2551 JENKINS ROAD
FORT PIERCE, FL 34947
ST.LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2015

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

MARIA VICTORIA MARTIN LICENSE No. 72397 STATE OF FLORIDA PROFESSIONAL ENGINEER

11-30-2015

PLANS PREPARED BY:

Kimley»Horn

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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE CA00000696

PROVIDER:

RG Towers, LLC
2141 Alternate A1A South, Suite 440
Jupiter, FL 33477

DRAWN BY:	CHK.:	APV.:
GD	LF	MM

LICENSURE:

MARIA VICTORIA MARTIN PE 72397

SHEET TITLE:

SITE PLAN
& TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-1	

KHA Job #:
144042036

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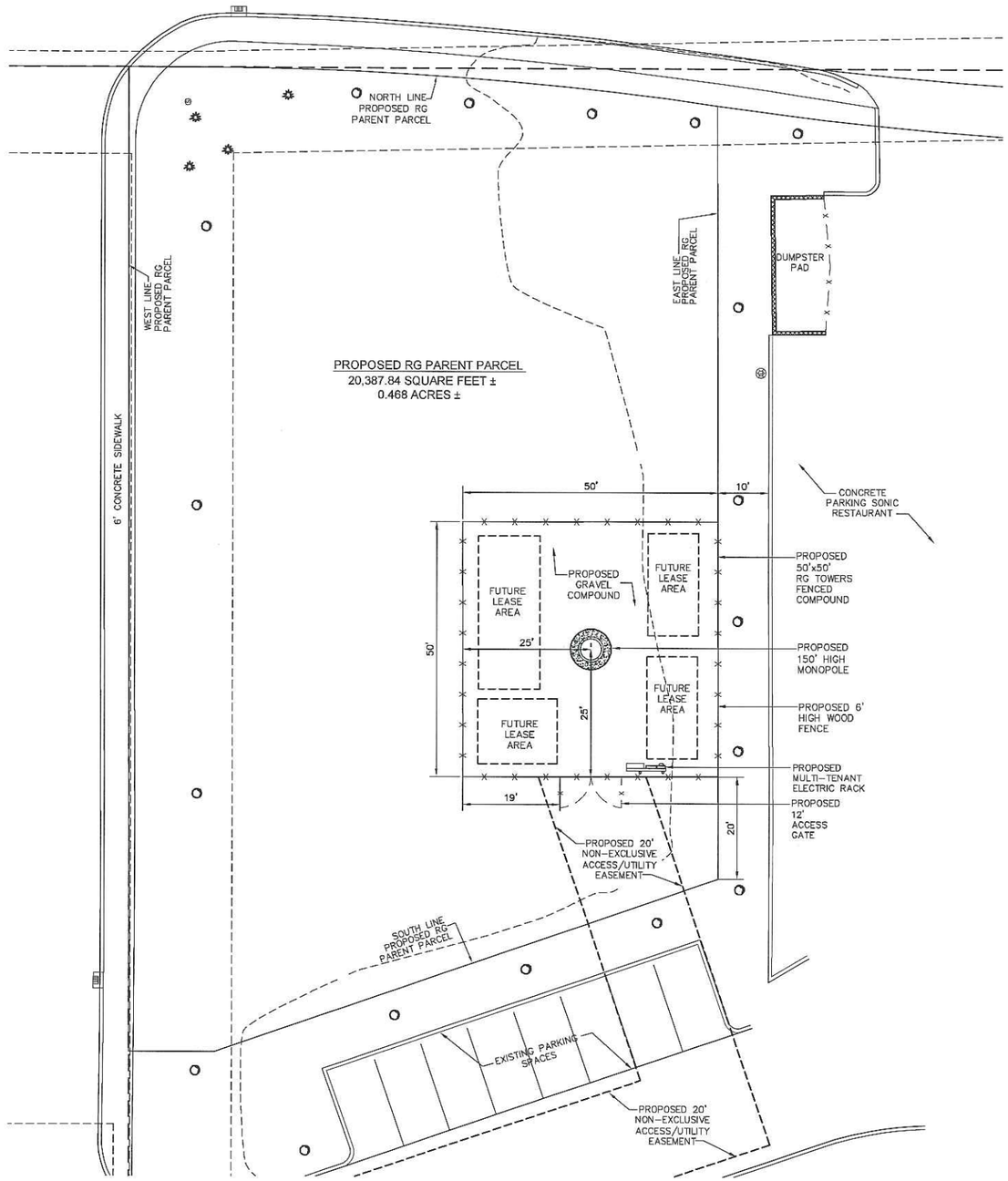

ENLARGED SITE PLAN

NORTH

0 5 10

SCALE AS SHOWN

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SONIC-TC04

2551 JENKINS ROAD
FORT PIERCE, FL 34947
ST.LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2015

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

MARIA VICTORIA MARTIN LICENSED No. 72397 STATE OF FLORIDA PROFESSIONAL ENGINEER

11-30-2015

PLANS PREPARED BY:

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Jupiter, FL 33477

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GD	LF	MM

LICENSURE:

MARIA VICTORIA MARTIN PE 72397

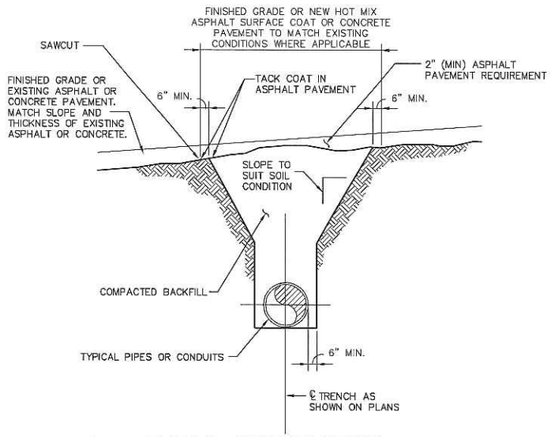
SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER: C-2 REVISION:

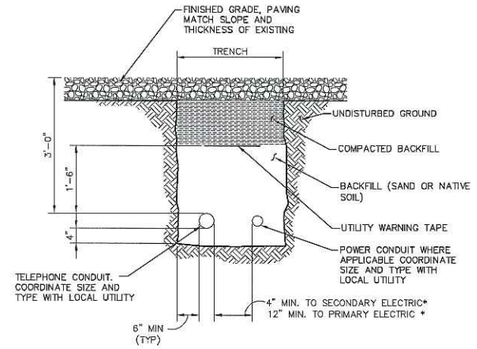
KHA Job #:

144042036



TYPICAL TRENCH DETAIL

N.T.S.

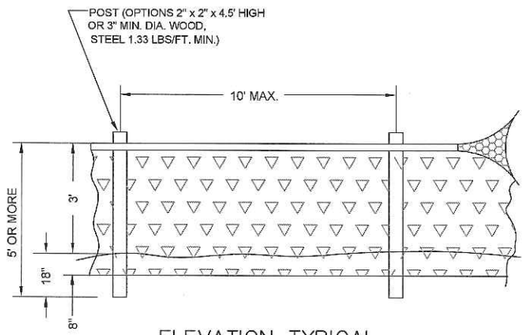


SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.

BACKFILL TO BE PLACED IN LIFTS NOT TO EXCEED 6".

JOINT SERVICE TRENCH BURIED CONDUIT ELECT/ TELEPHONE

N.T.S.



FILTER FABRIC (IN CONFORMANCE WITH SEC 985 F.D.O.T. SPECIFICATIONS)

ELEVATION TYPICAL SILT FENCE

N.T.S.

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Jupiter, FL 33477

PROJECT INFORMATION:

SONIC–TC04

2551 JENKINS ROAD
FORT PIERCE, FL 34947
ST.LUCIE COUNTY

CURRENT ISSUE DATE:

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11–30–2015

PLANS PREPARED BY:

Kimley»Horn

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LICENSURE:

MARIA VICTORIA MARTIN PE 72397

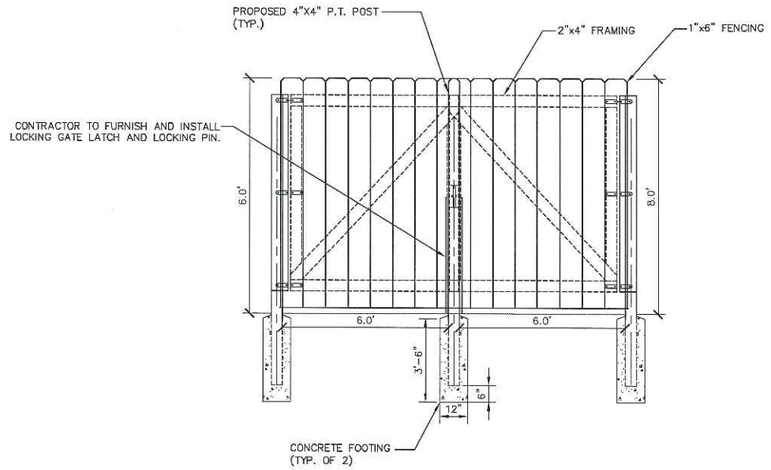
SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER: C-3 REVISION:

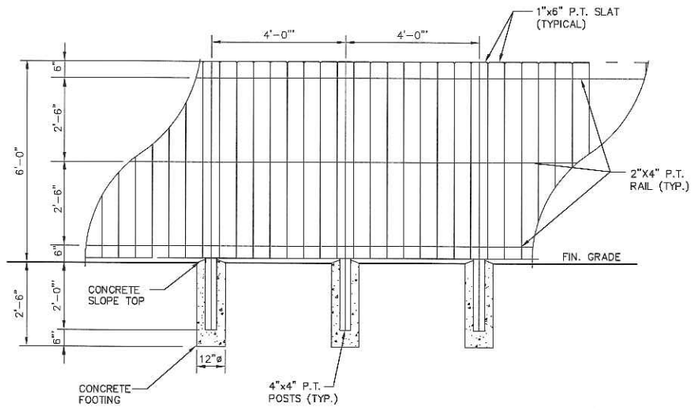
KHA Job #:

144042036

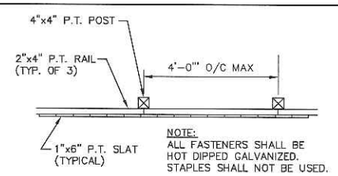


GATE DETAIL
N.T.S.

NOTE:
ALL HARDWARE TO BE HOT DIPPED GALVANIZED.



WOOD FENCE ELEVATION
N.T.S



NOTE:
ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED. STAPLES SHALL NOT BE USED.

WOOD FENCE PLAN VIEW
N.T.S

WOOD FENCING NOTES:

1. – ALL WOOD FENCE POSTS AND RAILS TO BE NO. 2 SOUTHERN YELLOW PINE CCA PRESSURE TREATED LUMBER.
2. – PICKETS TO BE 1" THICK NO. 1 SPRUCE.
3. – ALL POSTS TO BE 4"X4" NO. 2 PINE CCA PRESSURE TREATED LUMBER.
4. – ALL METAL PARTS TO BE HOT DIP GALVANIZED.
5. – GATE SHALL HAVE HEAVY DUTY HINGES AND LOCKING DEVICE.
6. – CONCRETE FOR FOOTINGS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI

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Jupiter, FL 33477

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2551 JENKINS ROAD
FORT PIERCE, FL 34947
ST.LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2015

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

MARIA VICTORIA MARTIN
LICENSE NUMBER
No. 72397
STATE OF FLORIDA
PROFESSIONAL ENGINEER

11–30–2015

PLANS PREPARED BY:

Kimley»Horn

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LICENSURE:

MARIA VICTORIA MARTIN PE 72397

SHEET TITLE:

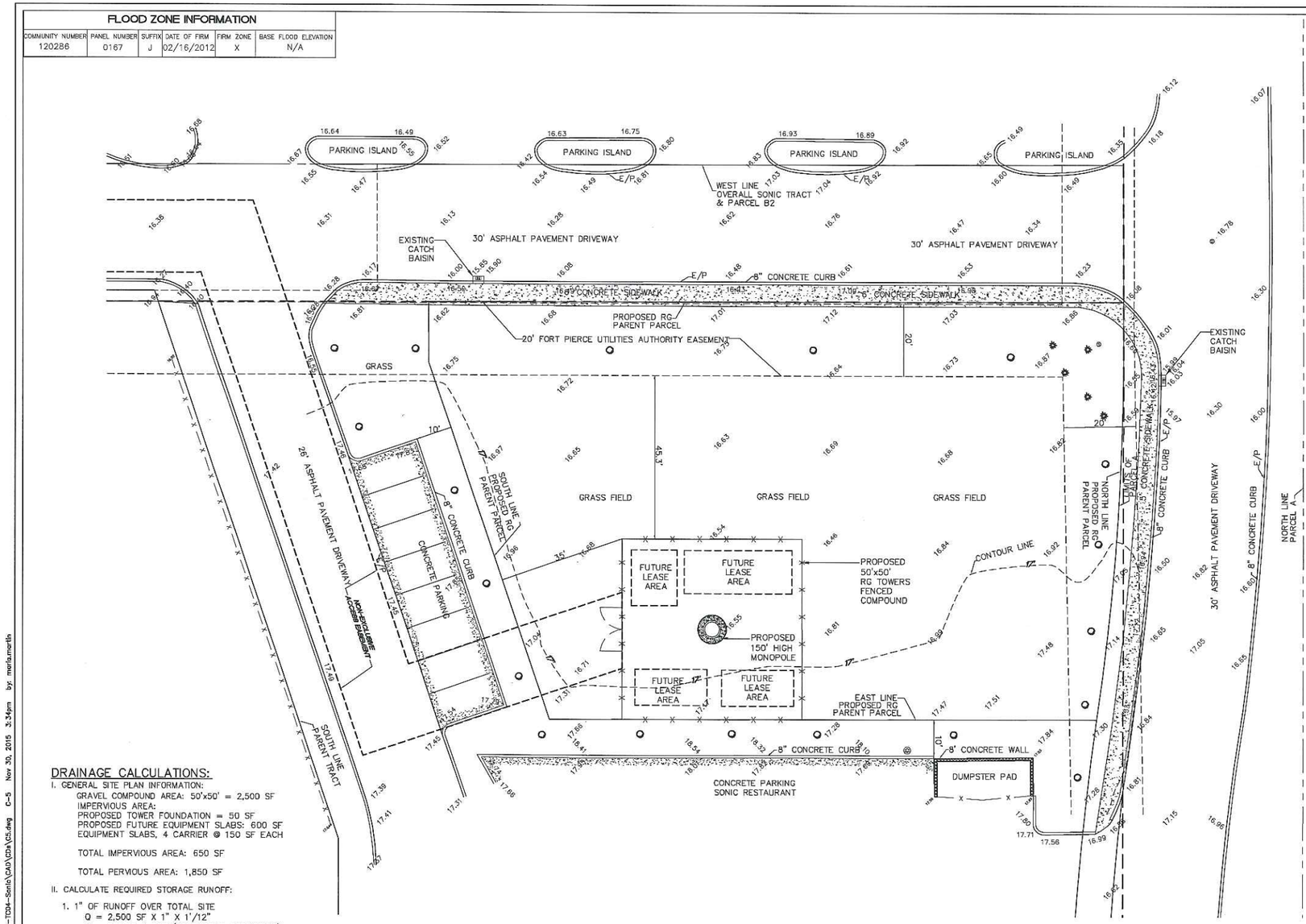
WOODEN FENCE AND GATE DETAILS

SHEET NUMBER: C-4 REVISION:

KHA Job #:

144042036

FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0167	J	02/16/2012	X	N/A



DRAINAGE CALCULATIONS:

I. GENERAL SITE PLAN INFORMATION:
GRAVEL COMPOUND AREA: 50'x50' = 2,500 SF
IMPERVIOUS AREA:
PROPOSED TOWER FOUNDATION = 50 SF
PROPOSED FUTURE EQUIPMENT SLABS: 600 SF
EQUIPMENT SLABS, 4 CARRIER @ 150 SF EACH

TOTAL IMPERVIOUS AREA: 650 SF

TOTAL PERVIOUS AREA: 1,850 SF

II. CALCULATE REQUIRED STORAGE RUNOFF:

1. 1" OF RUNOFF OVER TOTAL SITE
Q = 2,500 SF X 1" X 1'/12"
Q = 208.33 X 50% (ALLOWABLE REDUCTION)
Q = 104.2 CF

III. STORAGE VOLUME PROVIDED:

No. 57 STONE COMPOUND, 4" LAYER, 2,500 SF COMPOUND. ASSUME 40% VOIDS RATIO.

RETENTION VOLUME PROVIDED = (2,500 SF – 650 SF) X 0.4 X 4"/12" =246.66 CF

RETENTION VOLUME PROVIDED = 246.66 CF

RETENTION VOLUME PROVIDED IS GREATER THAN REQUIRED VOLUME

NORTH

0 15 30

SCALE AS SHOWN

STORM DRAINAGE PLAN

NOTE:
ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 17 AND 18 OF THE FORT PIERCE CODE OF ORDINANCES AND THE "STANDARD SPEDIFICATIONS" ADOPTED BY THE CITY COMMISION ON FEBRUARY 13, 1973.

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2141 Alternate A1A South, Suite 440
Jupiter, FL 33477

PROJECT INFORMATION:

SONIC–TC04

2551 JENKINS ROAD
FORT PIERCE, FL 34947
ST.LUCIE COUNTY

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11–30–2015

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Jupiter, FL 33477

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LICENSURE:

MARIA VICTORIA MARTIN PE 72397

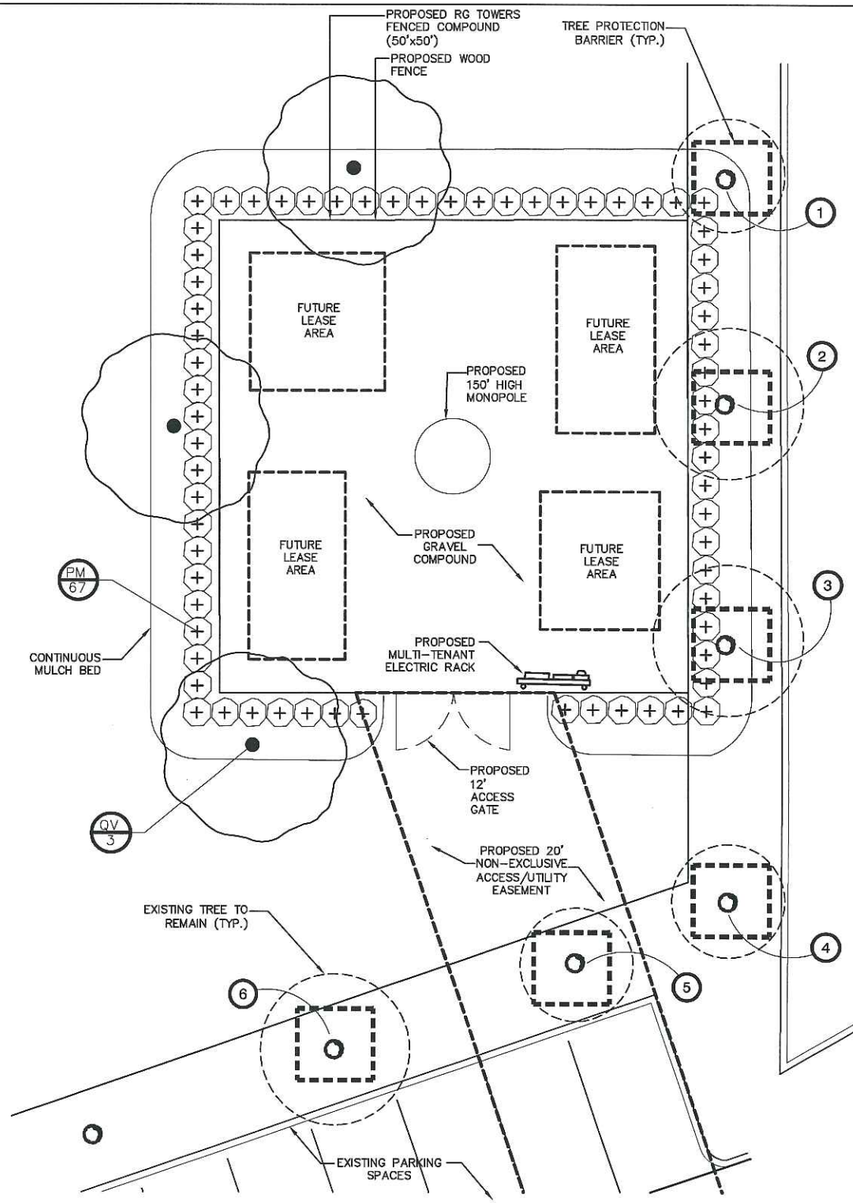
SHEET TITLE:

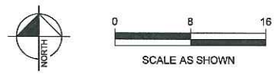
STORM DRAINAGE PLAN

SHEET NUMBER:	REVISION:
C-5	

KHA Job #:

144042036



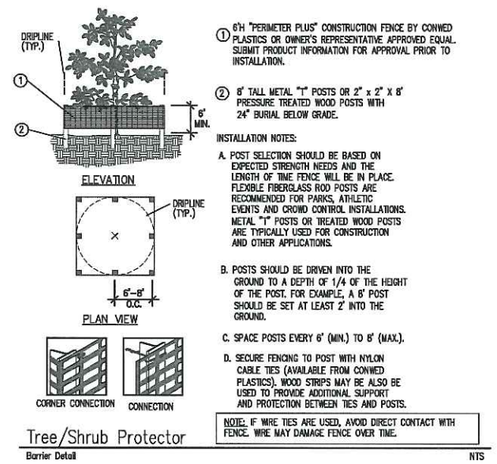


TREE SURVEY #	COMMON NAME	BOTANICAL NAME	DBH	DISPOSITION
1	Live Oak	Quercus virginiana	6"	PROTECT*
2	Live Oak	Quercus virginiana	8"	PROTECT*
3	Live Oak	Quercus virginiana	8"	PROTECT*
4	Live Oak	Quercus virginiana	6"	PROTECT*
5	Live Oak	Quercus virginiana	6"	PROTECT*
6	Live Oak	Quercus virginiana	8"	PROTECT*

*SEE TREE PROTECTION DETAIL – THIS SHEET

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.



LANDSCAPE WATERING SPECIFICATIONS AND NOTES

A. WATER-SOLUBLE GEL SOIL AMENDMENT

1. ALL PLANTINGS SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, WITH POLYMER GEL SLURRY (AS DESCRIBED IN THESE SPECIFICATIONS), UNLESS DETERMINED TO BE UNSUITABLE – AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
2. A WATER-ABSORBING POLYMER GEL PRODUCT (AGRODIAMONDS (TM)) THAT HAS BEEN HYDRATED ACCORDING TO MANUFACTURER'S DIRECTION SHALL BE PLACED INTO EACH HOLE PRIOR TO PLANTING. SEE APPLICATION RATE CHART, THIS SHEET. AGRODIAMONDS (TM) BY AGROTECH AMERICA (561) 743-8025.

B. WATER

1. 90 DAYS OF WATER MONITORING SHALL BE SCHEDULED FOR ALL PLANTINGS UNDER THIS CONTRACT.
2. IF SITE EXPERIENCES DROUGHT OR IF RAINFALL DOES NOT ACCUMULATE 2" PER WEEK DURING THE MONITORING PERIOD, HAND WATERING WILL BE NECESSARY.
3. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER (MEETING THE ABOVE STANDARD) FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. SUITABLE WATER MAY BE AVAILABLE IN THE ADJACENT CANAL – COORDINATE WITH OWNER FOR PERMISSIONS.
4. WATERING PROJECT PLANTINGS MAY BE ACHEIVED BY WATER TRUCK OR BY TEMPORARY IRRIGATION SYSTEM, WHICH MUST BE REMOVED AT THE END OF THE MAINTENCE PERIOD.
5. CONTRACTOR SHALL SUPPLEMENT RAINFALL BY HAND-WATERING AND DOCUMENT WATERING EFFORTS THROUGH RAINFALL DATA AND MONITORING RECORDS.
6. FOR BIDDING PURPOSES, FOLLOW THE SCHEDULE BELOW:

DAY 1: WATER IN PLANTINGS PER SPECS.
DAY 2-30: 1/2" OF WATER EACH DAY FOR MON, TUES, WED, THURS, SATURDAY
DAY 31-90: 1/2" OF WATER EACH DAY FOR MON, WED, SATURDAY

C. FERTILIZER

CONTRACTOR SHALL INCLUDE FERTILIZER IN HYDRATED GEL SLURRY MIX. FERTILIZER SHALL BE A WATER SOLUABLE 14-14-14, CONTROLLED-RELEASE TYPE. MIX WITH GEL AT A RATE OF ONE OUNCE PER PLANT. ESTIMATE PLANT QUANTITIES FOR GEL PRODUCT AND MIX FERTILIZER APPROPRIATELY.

SIX WEEKS AFTER PLANTING, BROADCAST 10-10-10 CONTROLLED-RELEASE FERTILIZER AT A RATE OF 400 LBS PER ACRE OVER THE ENTIRE PLANTED AREA.

AGRODIAMONDS (TM) APPLICATION RATE CHART	
CONTAINER SIZE	AGRODIAMONDS (TM) (RAW PRODUCT)
30 GAL	8 CUPS (46 OZ)
7 GAL	2 CUPS (11.5 OZ)

*MIX INTO BACKFILL MATERIAL FOR PLANT PITS. WORK MIX INTO SOIL WITH SHOVEL/SPADE.
*AGRODIAMONDS (TM) MUST BE HYDRATED (WATER-IN) FROM TOP. DO NOT WATER BY INJECTION (SUBSURFACE).
*MIX FERTILIZER IN HOLE PRIOR TO WATERING.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
QV	Quercus virginiana	Southern Live Oak	30 gal	3" Cal.	10'HT X 5'SPR	3
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**O.C.**	**SIZE**	**QTY**
PM	Podocarpus macrophyllus	Podocarpus	7 gal	36" O.C.	6'H Min	67

CODE COMPLIANCE SUMMARY:	
PERIMETER BUFFER REQUIRED:	PROVIDED:
SHADE TREES 1/30 LF = 6 SHADE TREES	6 SHADE TREES (3 EXISTING)
CONTINUOUS HEDGE 6' H	CONTINUOUS HEDGE 6' H

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RG Towers, LLC
2141 Alternate A1A South, Suite 440
Jupiter, FL 33477

PROJECT INFORMATION:

SONIC–TC04

2551 JENKINS ROAD
FORT PIERCE, FL 34947
ST.LUCIE COUNTY

CURRENT ISSUE DATE:

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CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

JONATHAN D. HAICH, FLA
6666795
NOVEMBER 30, 2015

PLANS PREPARED BY:

Kimley»Horn
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WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
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PROVIDER:

RG Towers, LLC
2141 Alternate A1A South, Suite 440
Jupiter, FL 33477

DRAWN BY:	CHK.:	APV.:
GD	LF	MM

LICENSURE:

MARIA VICTORIA MARTIN PE 72397

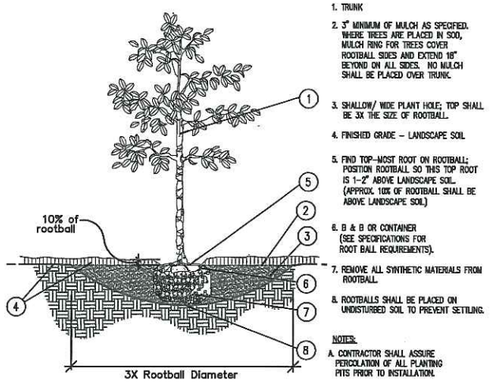
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER: L-1 REVISION:

KHA Job #:

144042036

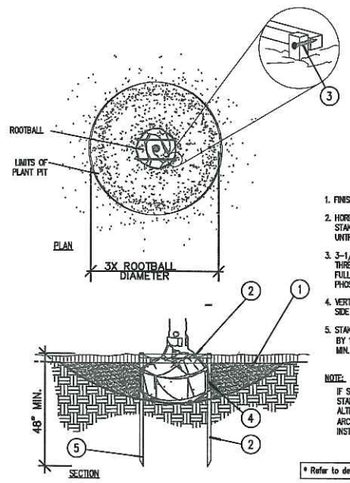


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE – LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Tree Planting
SECTION NTS

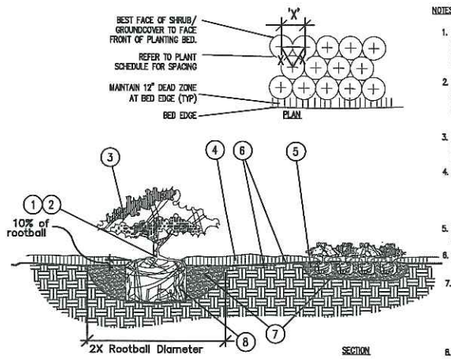


1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:
IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

Staking – up to 65 gal.
PLAN/SECTION NTS



NOTES:
1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED -- DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE "WATER RINGS" ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Shrub / Groundcover Planting
PLAN/SECTION NTS

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW.

2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 – SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.

4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE – AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY – REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY – REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: PINE STRAW.

I. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL – 811 – TO LOCATE UTILITIES.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

J. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED – REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

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RG Towers, LLC
2141 Alternate A1A South, Suite 440
Jupiter, FL 33477

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SONIC-TC04

2551 JENKINS ROAD
FORT PIERCE, FL 34947
ST.LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2015

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

JONATHAN D. HAIGH, PLA
FLORIDA
LA 6667951
STATE OF
NOVEMBER 30, 2015

PLANS PREPARED BY:

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SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER: L-2 REVISION:

KHA Job #: 144042036

ELECTRICAL NOTES

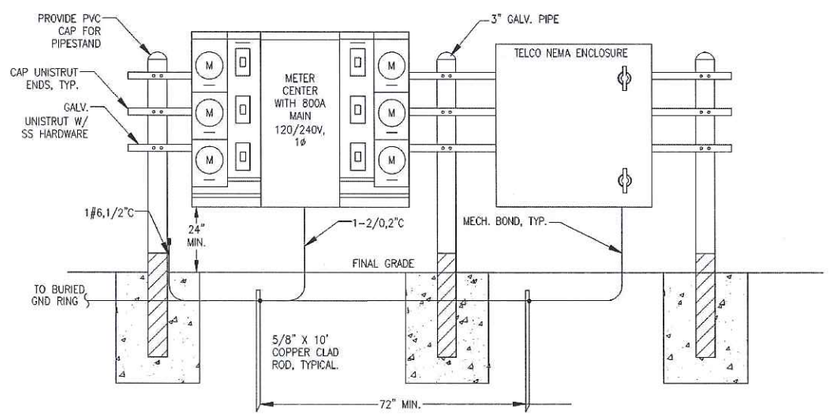
1. GENERAL
   - A. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR FOR A COMPLETE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS. ITEMS NOT SHOWN BUT OBVIOUSLY NECESSARY FOR A COMPLETE SYSTEM SHALL BE INCLUDED.
   - B. THE CONTRACTOR SHALL COORD. W/CONST. MANANGER FOR PERMITS & INSPECTIONS TOWER CO. SHALL OBTAIN ALL PERMITS, SCHED. INSPECTIONS, & APPROVALS.
   - C. ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND THE LOCAL BUILDING CODES. ALL COMPONENTS SHALL BE U.L. APPROVED.
   - D. THE CONTRACTOR SHALL BEFORE SUBMITTING HIS BID, VISIT THE SITE OF THE PROJECT AND BECOME FAMILIAR WITH THE CONDITIONS. NO ALLOWANCE WILL BE MADE FOR EXISTING CONDITIONS OR FAILURE OF THE CONTRACTOR TO OBSERVE THEM
   - E. EXACT LOCATION OF ALL EQUIPMENT SHALL BE COORDINATED WITH CONST. MANAGER, THE BUILDING OWNER AND OTHER TRADES.
   - F. WHERE EQUIPMENT IS SPECIFIED BY MANUFACTURER AND TYPE, SUBSTITUTION SHALL ONLY BE MADE WITH THE APPROVAL OF THE ENGINEER. THE CONTRACTOR SHALL SUBMIT DETAILS OF PROPOSED MATERIALS, REASON FOR CHANGE AND CHANGE IN CONTRACT AMOUNT.
2. SCOPE OF WORK
   - A. THE CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WIRING AND EQUIPMENT UNLESS OTHERWISE INDICATED. MAIN COMPONENTS ARE AS FOLLOWS:
     1. PROVIDE ELECTRICAL SERVICE AS INDICATED ON THE DRAWINGS.
     2. PROVIDE SERVICE EQUIPMENT MOUNTED AS INDICATED ON DRAWINGS.
     3. PROVIDE TELEPHONE CONDUIT WITH PULL WIRE AS INDICATED ON DRAWINGS.
     4. COORDINATE ELECTRICAL SERVICE WITH POWER CO., CONTACT REP PRIOR TO CONSTRUCTION.
     5. COORDINATE TELEPHONE SERVICE WITH TELCO CONTACT REP PRIOR TO CONSTRUCTION.
     6. INSTALL WIRE AND CONDUIT AS INDICATED.
     7. PROVIDE GROUNDING AS INDICATED ON DRAWINGS.
     8. RESTORE ALL AREAS TO ORIGINAL CONDITION AFTER INSTALLATION OF CONDUIT. CUT AND PATCH CONCRETE AND/OR ASPHALT AS REQUIRED.
     9. CONTRACTOR SHALL CLEARLY LABEL DISCONNECTS, METERS, BREAKERS, TELEPHONE TERMINAL BOX AND OTHER RELATED GEAR.
3. CONDUIT
   - A. CONDUIT SIZES AS SHOWN ON THE DRAWINGS ARE A MINIMUM. THE CONTRACTOR MAY INCREASE AS REQUIRED FOR EASE OF PULLING.
   - B. CONDUIT TYPES AS FOLLOWS:
     1. ALL ABOVE GRADE CONDUIT SHALL BE RIGID GALVANIZED STEEL.
     2. ALL CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC.
     3. CONCEALED CONDUIT IN WALLS OR ABOVE CEILING MAY BE EMT.
   - C. ALL EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL. CONDUITS SHALL HAVE BURRS REMOVED WITH A REAMER. CONDUITS ENTERING CABINETS SHALL HAVE LOCK NUTS INSIDE AND OUT UNLESS ENTRANCE IS THREADED. NYLON INSULATED BUSHINGS SHALL BE USED ON ALL CONDUIT TERMINATIONS.
   - D. FLEX CONDUIT SHALL BE LIQUID TIGHT FLEXIBLE METALLIC CONDUIT.
4. CONDUCTORS
   - A. CONDUCTORS SHALL BE COPPER STRANDED TYPE THWN OR XHHW WITH 75 DEGREE C RISE INSULATION OR AS INDICATED ON DRAWINGS.
5. GROUNDING
   - A. PROVIDE GROUND SYSTEM AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND RADIO EQUIPMENT MANUFACTURER.
   - B. ALL RACEWAYS REQUIRE GROUNDING CONDUCTORS. BONDING CONDUCTORS THROUGH THE RACEWAY SYSTEM SHALL BE CONTINUOUS FROM MAIN SWITCH GROUND BUSES TO PANEL GROUND BARS, AND FROM PANEL GROUNDING BARS TO BRANCH CIRCUIT OUTLETS, MOTORS, LIGHTS, ETC. THESE GROUND CONDUCTORS ARE REQUIRED THROUGHOUT THE PROJECT REGARDLESS OF WHETHER CONDUIT RUNS SHOW GROUND CONDUCTORS ON THE DRAWINGS.

GROUNDING PROTECTION SYSTEM NOTES:

1. PROVIDE "CABLE ENTRANCE GROUND BAR" (CEGB), 3"H X 6"L X 1/4"D. MOUNT AT +2'-0" AT TELCO BOARD.
2. PROVIDE A GROUND RING BURIED A MINIMUM OF 18" BELOW GRADE. THE GROUND RING SHALL BE INSTALLED 2'-0" AWAY FROM FOUNDATION (MINIMUM UNLESS SHOWN ON DRAWING).
3. BOND FENCE POST TO GROUND RING USING AN EXOTHERMIC WELD. BOND FENCE GATE TO POST WITH A FLEXIBLE COPPER JUMPER STRAP MECHANICALLY OR EXOTHERMICALLY. TYPICAL FOR ALL FENCE PLANES WITHIN 12 FEET OF TOWER FOUNDATION. FOR FENCE PLANES BEYOND 12', EXTEND 1#2 TO EACH FENCE PLANE TO ANY PLANES WITHIN 50'.
4. BOND DISCONNECT SWITCH, METER, TELEPHONE CABINET AND SERVICE CONDUITS TO BURIED GROUND RING AS THEY CROSS.
5. EACH LEG OF THE WAVEGUIDE STRUCTURE SHALL BE INDIVIDUALLY BONDED TO THE BURIED GROUND RING. EXOTHERMICALLY WELD CONNECTIONS AT POST FOR WAVEGUIDE STRUCTURE AND BURIED GROUND RING. PLACE 5/8"X10' COPPERCLAD GROUND ROD AT 10' INTERVALS ALONG WAVEGUIDE PATH.
6. BOND REBAR IN CONCRETE FOR COMMUNICATION STRUCTURE AND EQUIPMENT PAD TO BURIED GROUND RING. EXOTHERMICALLY WELD A #2 TINNED SOLID COPPER CONDUCTOR TO THE REBAR AND CONNECT TO THE BURIED GROUND RING.
7. PROVIDE INSPECTION SLEEVE AT ALL BURIED GROUND RING EXOTHERMIC CONNECTIONS.
8. PROVIDE BONDING CONDUCTOR(S) FROM THE BURIED GROUND RING TO THE ANTENNA CABLE BUS BAR AT POINT JUST INSIDE OF THE COMMUNICATION STRUCTURE EXIT. VERIFY EXACT LOCATION OF COPPER BUS BAR FOR PROPER CONDUCTOR LENGTH. FINAL EXOTHERMIC WELDS TO COPPER BUS BAR BY THE ANTENNA CABLE INSTALLER.
9. EXOTHERMICALLY WELD BONDING CONDUCTOR TO COMMUNICATION STRUCTURE LEG AT 1'-0" ABOVE PAD AND BOND TO BURIED GROUND RING. PROVIDE A 3/4" PVC SLEEVE WITH A GRADUAL BEND IN THE CONCRETE FOUNDATION.
10. 5/8"X10'-0" LONG COPPER CLAD GROUND ROD. 10' SPACING BETWEEN RODS (NON-LINEAR). TYPICAL FOR ALL GROUND RODS SHOWN. USE STAINLESS STEEL HARDWARE WHERE APPLICABLE.
11. ELECTRICAL CONTRACTOR SHALL TAKE MEGGER READINGS OF GROUND. THE RESULTS SHALL NOT BE GREATER THAN 5 OHMS.
12. ALL CONNECTIONS TO GROUND SYSTEM SHALL BE MADE IN LINE WITH BENDS NOMINAL 12" RADIUS IN THE DIRECTION OF CURRENT FLOW. T-CONNECTIONS WILL NOT BE ALLOWED.
13. ALL BENDS IN GROUND WIRES SHALL BE NOMINAL 12" RADIUS.
14. ANTENNA CABLES SHALL BE BONDED AT EACH END. RUNS GREATER THAN 150' SHALL BE BONDED TOWARDS MIDDLE OF LENGTH. COORDINATE LOCATION WITH WIRELESS PROJECT MANAGER.
15. WHEN APPLICABLE, CONTRACTOR SHALL BOND FRAMES TO EACH OTHER & TO GROUND RING VIA TWO PATHS. COORD. WITH CPM.
16. CONTRACTOR CAN PROVIDE ONE OF THE FOLLOWING AS DIRECTED BY PROJECT WIRELESS PROJECT MANAGER: THE SECOND OPTION IS PREFERRED.
    - A. CADWELD EACH CABINET GROUND WIRE TO GROUND RING AS SHOWN IN EQUIPMENT GROUNDING DETAIL.
    - B. CADWELD EACH WIRE TO A 1/4"X4"X12" MIN. COPPER BUS BAR LOCATED BEHIND RADIO CABINET. EXTEND A #2 WIRE FROM EACH END OF COPPER BUS BAR TO GROUND RING.
17. PROVIDED BRAIDED BONDING JUMPERS BETWEEN EACH GATE AND POST.

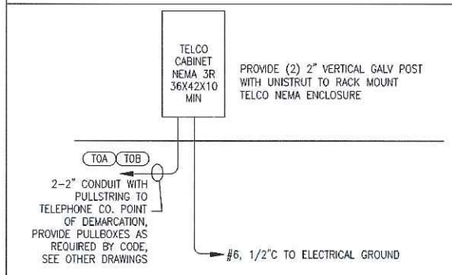
CONDUIT INSTALLATION NOTES:

1. ALL CONDUIT RUNS AND EQUIPMENT LOCATIONS ARE SHOWN DIAGRAMMATICALLY CONTRACTOR TO FIELD COORDINATE WITH CPM BEFORE ANY EQUIPMENT INSTALLATION.
2. CONTRACTOR SHALL PROVIDE TRAFFIC RATED, BROOKS SERIES 66, PULL BOXES WHERE REQUIRED.
3. WHERE U.G. CONDUIT ROUTE IS UNDER SLAB CUT AND PATCH ASPHALT/CONCRETE AS REQUIRED, MATCH EXIST.
4. WHERE NOTED ON DRAWINGS CONTRACTOR SHALL BOND GROUND RING TO PROPOSED TOWER GROUND RING AND FENCE/GATE GROUNDING, CADWELD CONNECTIONS WITH INSPECTION SLEEVE.



ELECTRICAL SERVICE RACK DETAIL

NTS



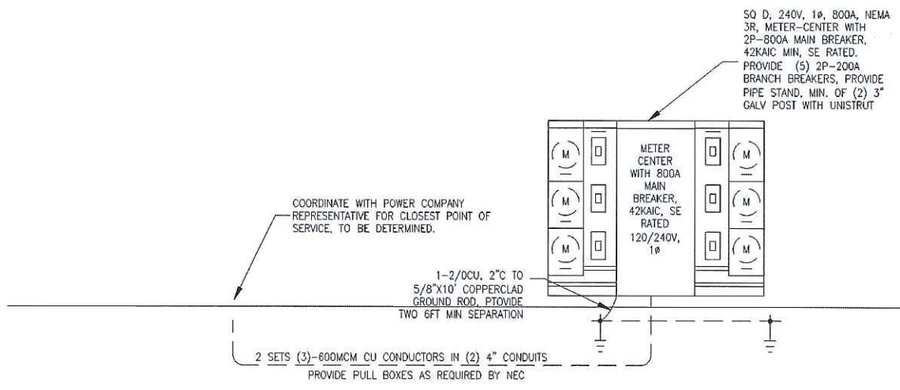
TELEPHONE RISER DIAGRAM (COMPOUND)

SYMBOLS

▼	CADWELD TYPE CONNECTION	(CO1)	CONDUIT TAG 1; REFER TO RISER
⊞	5/8" X10'-0" COPPERCLAD GRND. ROD W/INSP. SLEEVE	(M-1,3)	CONDUIT TAG 1; PANEL SCHEDULE
○	5/8" X10'-0" COPPERCLAD GRND. ROD	△	GENERATOR RECEPTACLE
■	MECHANICAL TYPE CONNECTION	- - -	UNDER GROUND ELECTRIC CONDUIT
- - -	#2 TINNED SOLID BARE CU WIRE	- - -	UNDER GROUND TELCO CONDUIT

ABBREVIATIONS

ANT	ANTENNA	EMT	ELECTRICAL METALLIC TUBING
AWG	AMERICAN WIRE GAUGE	DWG	DRAWING
BCW	BARE COPPER WIRE	LPS.	LIGHTNING PROTECTION SYSTEM
RWY	RACEWAY	S.S.	STAINLESS STEEL
TYP.	TYPICAL	PNL.	PANEL
RGS	RIGID GALVANIZED STEEL	CLF.	CURRENT LIMITING FUSE
		CPM	CONST. PROJ. MANAGER



ELECTRICAL RISER DIAGRAM

240V LOAD CALCULATION

TOTAL LOADS	AMPS
PROPOSED TOWER CO LIGHTING EQUIPMENT	10
FUTURE WIRELESS CARRIER	80
FUTURE WIRELESS CARRIER	80
FUTURE WIRELESS CARRIER	80
FUTURE WIRELESS CARRIER	80
FUTURE WIRELESS CARRIER	80
TOTAL CARRIER LOAD	410

TOWER SERVICE: 1C/ø, #6 CU, 65A
METERCENTER SERVICE: 2C/ø, 500MCM CU, 760A

SERVICE VOLTAGE DROP LESS THAN 2% PER FBC & NEC

J. CROMPTON ELECTRIC, INC.

SONIC - TC04

SITE ADDRESS:

2551 Jenkins Road
Fort Pierce, FL 34947
St. Lucie County

J CROMPTON ELECTRIC,INC.
1290 Old Congress Ave
West Palm Beach, FL 33409
561-588-6559
info@jcromptonelectric.com
Jonathan Crompton
President

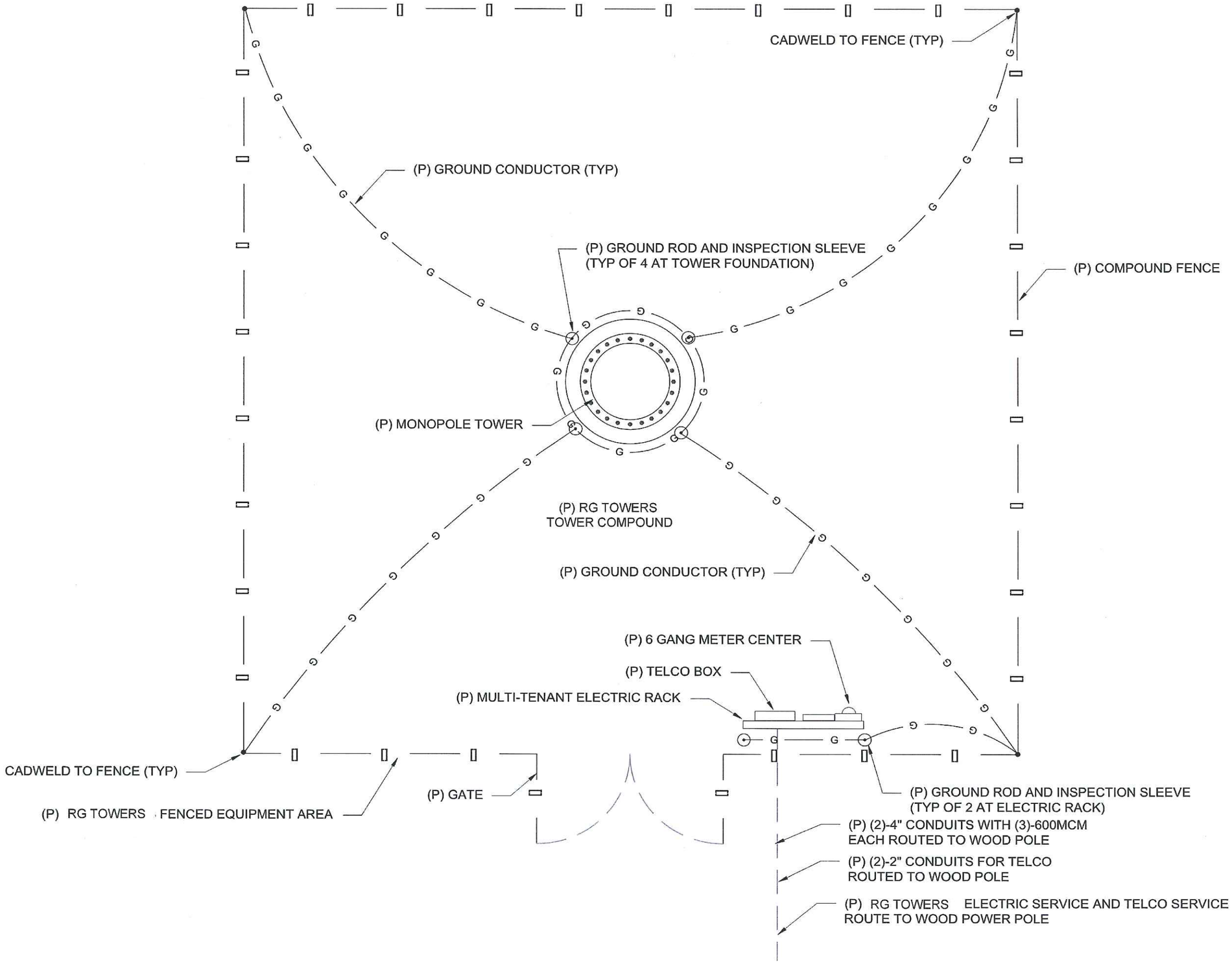
RG TOWERS, LLC - OWNER
2141 ALTERNATE A1A SOUTH, SUITE 440
JUPITER, FL 33477

PREPARED BY:
Claudette Sabol

DATE **10/30/2015**

PAGE 1

DESCRIPTION
ELECTRICAL RISER DIAGRAM



J. CROMPTON ELECTRIC, INC.

SONIC - TC04

SITE ADDRESS:

2551 Jenkins Road
Fort Pierce, FL 34947
St. Lucie County

J CROMPTON ELECTRIC,INC.
1290 Old Congress Ave
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RG TOWERS, LLC - OWNER
2141 ALTERNATE A1A SOUTH, SUITE 440
JUPITER, FL 33477

PREPARED BY:
Claudette Sabol

DATE **10/30/2015**

PAGE 2

DESCRIPTION
ELECTRICAL SITE PLAN

4. FAA

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

RG Towers, LLC

Ft Pierce Planning and Zoning
100 N. U.S. Highway 1
Fort Pierce, FL 34950

10/29/15

RE: RG Towers- Sonic- Compliance Sec. 22-159. B (4)& (5)- FAA/FCC

In response to Section 22-159. Subsection B (4)&(5) in the code of Fort Pierce, RG Towers, LLC has submitted for FAA/FCC approval on 10/23/15. The study outcome will take approximately 45 days and will be posted at a later date.

RG Towers project located at 27 25 07.38, -80 23 01.00 with a structure height of 150' and AMSL of 167'has been assigned the study number 2015-ASO-17794-OE.

Please let me know if you have any questions.

Sincerely,

Scott Richards
RG Towers, LLC
CEO

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

Federal Aviation Administration

« OE/AAA

Proposed Case for FL: 2015-ASO-17794-OE

For information only.
This proposal has not yet been studied. Study outcomes will be posted at a later date.
Public comments are not requested, and will not be considered at this time.

Overview

Study (ASN): 2015-ASO-17794-OE
Prior Study:
Status: Work In Progress

Received Date: 10/23/2015
Entered Date: 10/23/2015
Map: View Map

Construction Info

Notice Of: CONSTR
Duration: PERM (Months: 0 Days: 0)
Work Schedule:

Structure Summary

Structure Type: Monopole
Structure Name: TC04 (Sonic)
FCC Number:

Structure Details

Latitude (NAD 83): 27° 25' 07.38" N
Longitude (NAD 83): 80° 23' 01.00" W
Datum: NAD 83
City: Fort Pierce
State: FL
Nearest County: St. Lucie

Height and Elevation

	Proposed
Site Elevation:	17
Structure Height:	150
Total Height (AMSL):	167

Frequencies

Low Freq	High Freq	Unit	ERP	Unit
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

← Previous Back to Search Result Next →

RG Towers' Developmental Review Application- Sonic

5.- FCC

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

/ **RG Towers, LLC**

Ft Pierce Planning and Zoning
100 N. U.S. Highway 1
Fort Pierce, FL 34950

10/29/15

RE: RG Towers- Sonic- Compliance Sec. 22-159. B (4)& (5)- FAA/FCC

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Please let me know if you have any questions.

Sincerely,

Scott Richards
RG Towers, LLC
CEO

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

Federal Aviation Administration

« OE/AAA

Proposed Case for FL: 2015-ASO-17794-OE

For information only.
This proposal has not yet been studied. Study outcomes will be posted at a later date.
Public comments are not requested, and will not be considered at this time.

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Structure Type: Monopole
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City: Fort Pierce
State: FL
Nearest County: St. Lucie

Height and Elevation

	Proposed
Site Elevation:	17
Structure Height:	150
Total Height (AMSL):	167

Frequencies

Low Freq	High Freq	Unit	ERP	Unit
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

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RG Towers' Developmental Review Application- Sonic

7.- Intent of Shared use

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

RG Towers, LLC

8/14/15

RE: Zoning Review Section Section 22-159- Letter of intent.
RG Towers, LLC #TC04

Dear Sir/ Madam:

RG Towers, LLC is applying for approvals to build a 150' communications tower, which will be available for collocation in St Lucie County. The following information is provided pursuant to the requirements of the City of Fort Pierce Land Development Regulations Section 22-159 and notices have been to all major carriers.

-

Tower Height/Type	150' Flagpole
Address	2551 Jenkins Road, Fort Pierce, FL 34947
Coordinates	27 25 07.072, -080 23 00.928
General Rate	Dependent upon height, loading and ground space required
Tentative Construction date	Q1, 2016

RG Towers, LLC and its successors will allow the shared use of the tower if an additional user agrees, in writing, to meet reasonable terms and conditions for shared use

.

Sincerely,

Scott Richards
CEO
RG Towers, LLC

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

RG Towers' Developmental Review Application- Sonic

8- Notice of Shared Use

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

RG Towers, LLC

6/26/15

RE: Collocation Opportunity

RG Towers, LLC #TC04

Dear Sir/ Madam:

RG Towers, LLC is applying for approvals to build a 150' communications tower, which will be available for collocation in St Lucie County. The following information is provided for your review and consideration (Pursuant to the requirements of the City of Fort Pierce Land Development Regulations Section 22-159),

Tower Height/Type	150' Monopole
Address	2251 Jenkins Road, Ft Pierce FL 34947
Coordinates	27 25 07.072, -080 23 ..0928
General Rate	Dependent upon height, loading and ground space required
Tentative Construction date	Q1, 2016

A Shared use application is enclosed herein for your discretional submittal. We appreciate your response within twenty (20) days of receipt of this letter. If you are interested in obtaining more information, please contact me at the number below with copy to the Fort Pierce Planning and Zoning at P.O. Box 1480, Fort Pierce, FL 34954.

Respectfully

Erin Entrekin
V.P. Marketing
eentrekin@rgpartners.com

ATTACHMENT 2
COLLOCATION APPLICATION

RG Towers, LLC
2141 Alternate A1A South
Suite 440
Jupiter, Florida 33477
Phone: (561) 748-0302 Fax: (561) 748-0303
E-mail inquiries or applications to: eentrekin@rgpartners.com
Contact: Erin Entrekin (404) 642-7801

PLEASE COMPLETE THE FOLLOWING APPLICATION FOR THE SITE YOU ARE INTERESTED IN CONSTRUCTING OR INSTALLING UPON. THIS INFORMATION IS USED TO ASSESS OCCUPANCY SUITABILITY AND FOR PREPARATION OF THE AGREEMENT. THE APPLICATION MUST BE COMPLETED IN ITS ENTIRETY.

DATE SUBMITTED	

LESSEE INFORMATION (as it should appear on the agreement)					
Company Name:					
Street Address:					
City:		State:		Zip:	
Phone:		Fax:			
Entity Type (Partnership, Corporation., etc):					

LESSEE LEGAL NOTICE INFORMATION (additional notice)					
Company Name:					
Point of Contact:					
Street Address:					
City:		State:		Zip:	
Phone:	- - ext.	Fax:	- -		

CARRIER CONTACT INFORMATION (market contact of lessee)					
Company Name:					
Point of Contact:					
Street Address:					
City:		State:		Zip:	
Phone:		Fax:			
E-mail:					

BILLING INFORMATION (if different from lessee information)					
Company Name:					
Point of Contact:					
Street Address:					
City:		State:		Zip:	
Phone:	- - ext.	Fax:	- -		
E-mail:	@ .				

CUSTOMER REPRESENTATIVE/SITE ACQUISITION CONTACT INFORMATION (main point of contact for application information)					
Company Name:					
Point of Contact:					
Street Address:					
City:		State:		Zip:	
Phone Number:		Fax:			
E-mail:					

SITE INFORMATION							
RG Towers Site ID:		Lessee Site ID:					
RG Towers Site Name:		Lessee Site Name:					
Street Address:							
City:		County:	Lee	State:	FL	Zip:	
Latitude (NAD 83):		Longitude (NAD 83):					
Desired Installation Date:							

DETAILED DESCRIPTION OF PROPOSED INSTALLATION / SPECIAL INSTRUCTIONS

Antennas & Transmission Lines

Lessee Owned Antennas	Sector 1	Sector 2	Sector 3	Sector 4	Sector 5	Sector 6
Antenna Height ACL						
Antenna Quantity						
Antenna Manufacturer						
Antenna Model (Attach Spec Sheet)						
Antenna Dimensions						
Antenna - Upright/Inverted	(Select)	(Select)		(Select)		
ERP (Watts)	W	W		W		
Azimuth						
Antenna Mount Type						
Remote Radio Units (RRU)						
RRU Manufacturer						
RRU Model						
RRU Dimensions						
Number of Transmission Lines						
Diameter of Transmission Lines						
Total						
COVP Box						

Satellite/GPS Antennas

Model:		Size:	(Select)	Mounting:	(Select)		Mounting Height (if on tower):		
GPS:	(Select)	Mounting Height (if on tower):							

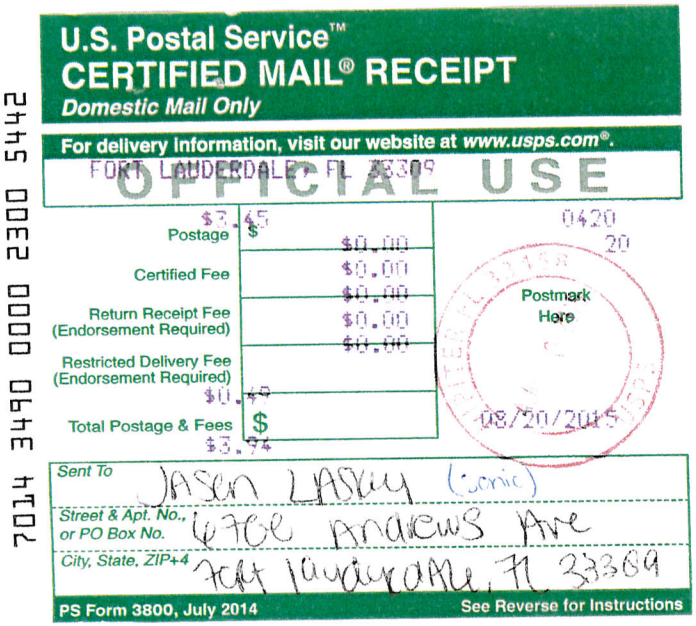
Ground Equipment

Dimensions of Lessee's Building or Pad:	L 'x W ' x H '	Total Ground Space:	L' x W' x H '		
Power Requirements (volts):		HVAC Requirements (BTU):		AC Meter:	(Select)
Required AC Breaker (amps):		Maximum AC Current Draw @ Given Line Voltage (amps):			
Back Up Power Required?	(Select)	Back Up Power Space	' x '	Kilowatt Output:	kW
Generator Make:		Generator Model:		Generator Dimensions:	' x '
Fuel/Type Containment:	(Select)	Fuel Tank Capacity:		Fuel Tank Dimension:	' x '

If Installing in existing Lessor building:

# of Cabinets:		Cabinet Dimensions:	L " x W " x H "	Total Floor Space Required:	
# of Racks		Rack Dimensions:	L " x W " x H "	' x '. (Total Sq. Ft)	
Equipment Manufacturer:		Equipment Model:			
Type (Terminal, Transmitter, Repeater, etc):		# of Units:			
Using TX Combining?	(Select)	Using RX Multicoupling	(Select)	Filters/Duplexers Make & Model:	

FREQUENCY			
Technology Type	Tx Frequencies	Rx Frequencies	Transmit Power (watts)
PCS UMTS			W
Cellular			W
Broadcasting			W
AWS LTE			W
700 MHZ			
Call Sign:		FCC License Expiration Date:	



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Postmark Here
08/20/2015
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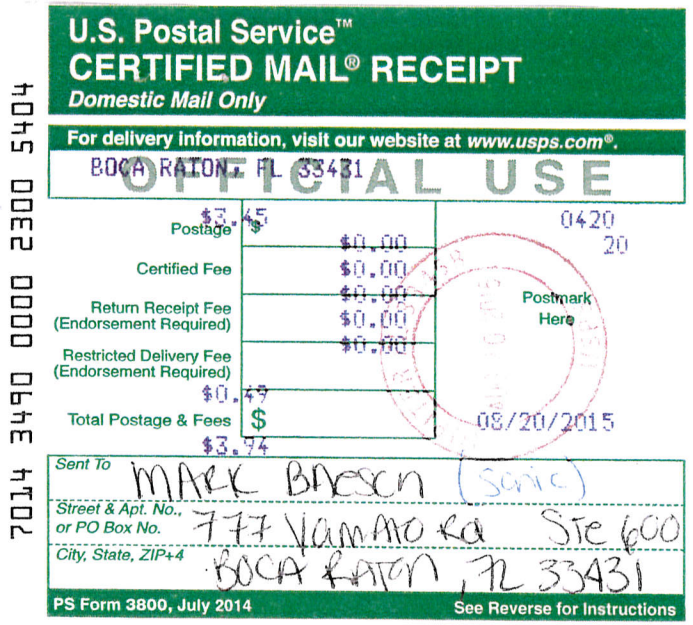
City, State, ZIP+4 FORT LAUDERDALE, FL 33309
PS Form 3800, July 2014 See Reverse for Instructions
7014 3490 0000 2300 5442



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08/20/2015
Sent To MARK BRESCH (SONIC)
Street & Apt. No., or PO Box No. 777 YAMATO RD STE 600
City, State, ZIP+4 BOCA RATON, FL 33431
PS Form 3800, July 2014 See Reverse for Instructions
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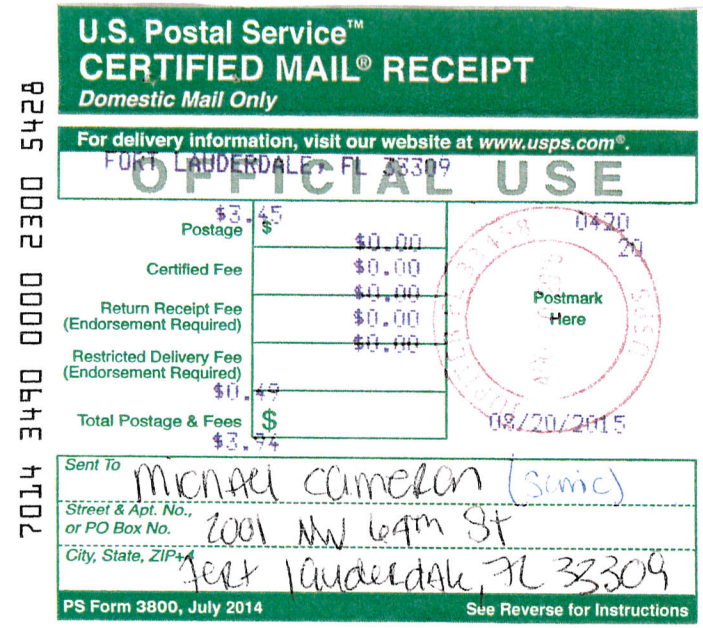

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City, State, ZIP+4 FORT LAUDERDALE, FL 33309
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Restricted Delivery Fee (Endorsement Required) $0.00
Total Postage & Fees $3.94
0420 20
Postmark Here
08/20/2015
Sent To JOSE DELGADO (SONIC)
Street & Apt. No., or PO Box No. 1300 CONCORD TERR 2ND FLOOR
City, State, ZIP+4 SUNRISE, FL 33323
PS Form 3800, July 2014 See Reverse for Instructions
7014 3490 0000 2300 5381

RG Towers' Developmental Review Application- Sonic

10. RF Report

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

T · ·Mobile

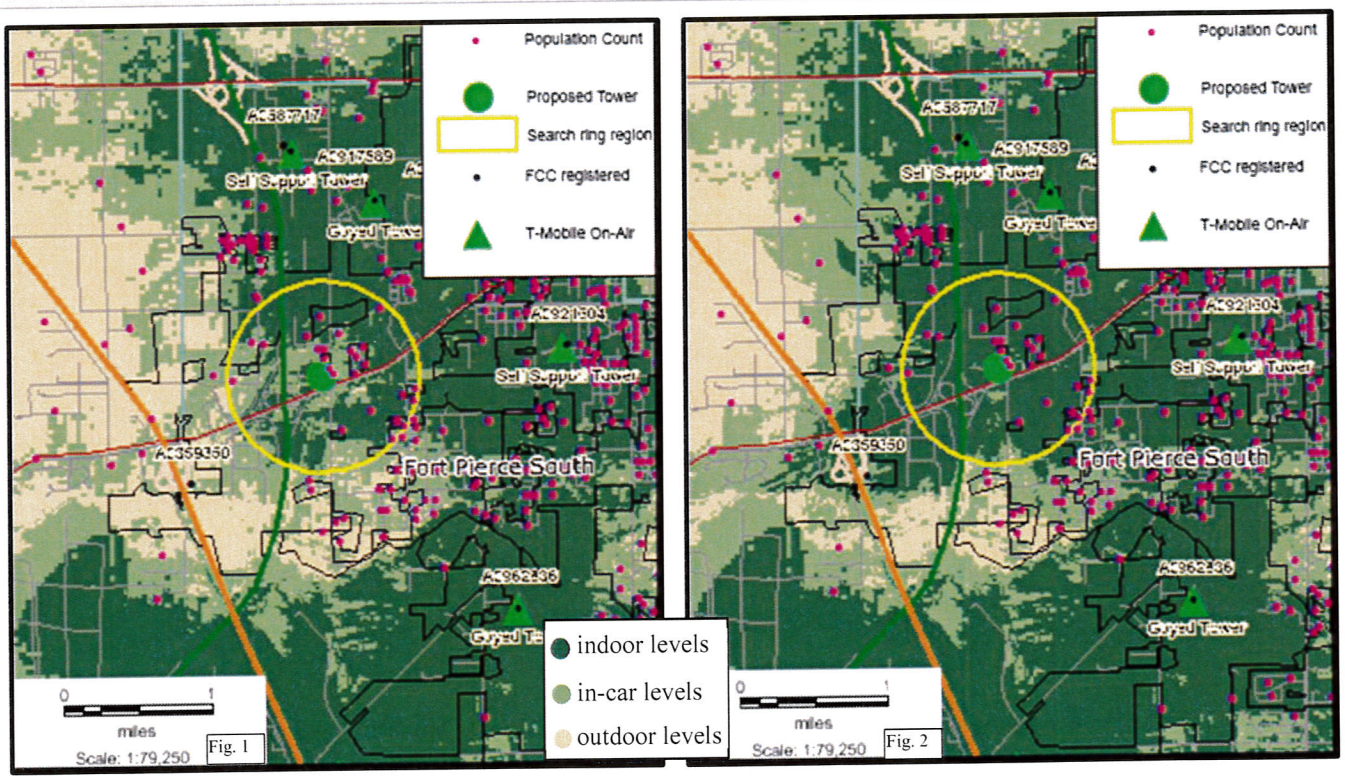
A2P0323M – Sonic

RF Propagation and Candidate Review

Department: T-Mobile Engineering & Operations – Miami Market

Last Updated: 10/6/2015

T-Mobile Coverage Map – Before and After



During a comprehensive review of coverage and capacity needs in the south Florida market T-Mobile identified a number of areas in need of service level improvements. One of the areas identified is in the west part of Fort Pierce near the FL Turnpike and I-95 interchanges. While adequate for emergency calls and basic voice services in most common areas the signal levels are not sufficient to support indoor coverage or to provide satisfactory user experiences for high bandwidth or data intensive applications. In some parts of west Fort Pierce a cell phone user may only be able to use their phone outdoors or may experience call quality issues during network busy times. In particular this relative coverage gap exists from approximately Tedder Rd in the north to S Jenkins Rd in the south and from the FL Turnpike in the west to Royal St in the east. Service levels along Okeechobee Road and for users when indoors at the commercial facilities between the highway interchanges are not adequate to meet the needs for current or future applications.

The above maps illustrate the current coverage (Fig. 1) and predicted coverage (Fig. 2) of T-Mobile's network. Noted on the map is the search rings area (yellow circle) described by T-Mobile to focus efforts in finding an existing structure or developing a new tower to place antennas. During an exhaustive review of the local area no existing structures of the necessary height were identified. In addition, technology and equipment upgrades on all of current T-Mobile facilities in the area have not resulted in an appreciable improvement in service levels in the area of concern.

RG Towers' Developmental Review Application- Sonic

11.- Structural Calculations

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Sabre Industries™
Towers and Poles

Structural Design Report

150' Monopole
Site: Sonic-TC04, FL

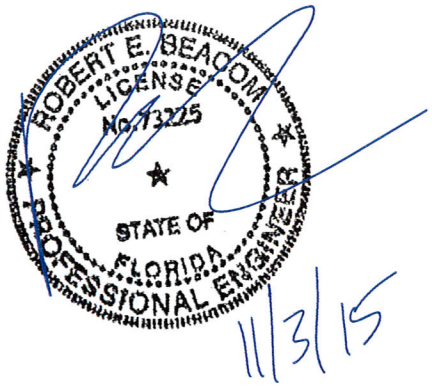
Prepared for: RG TOWERS, LLC
by: Sabre Towers & Poles ™

Job Number: 131392

November 3, 2015

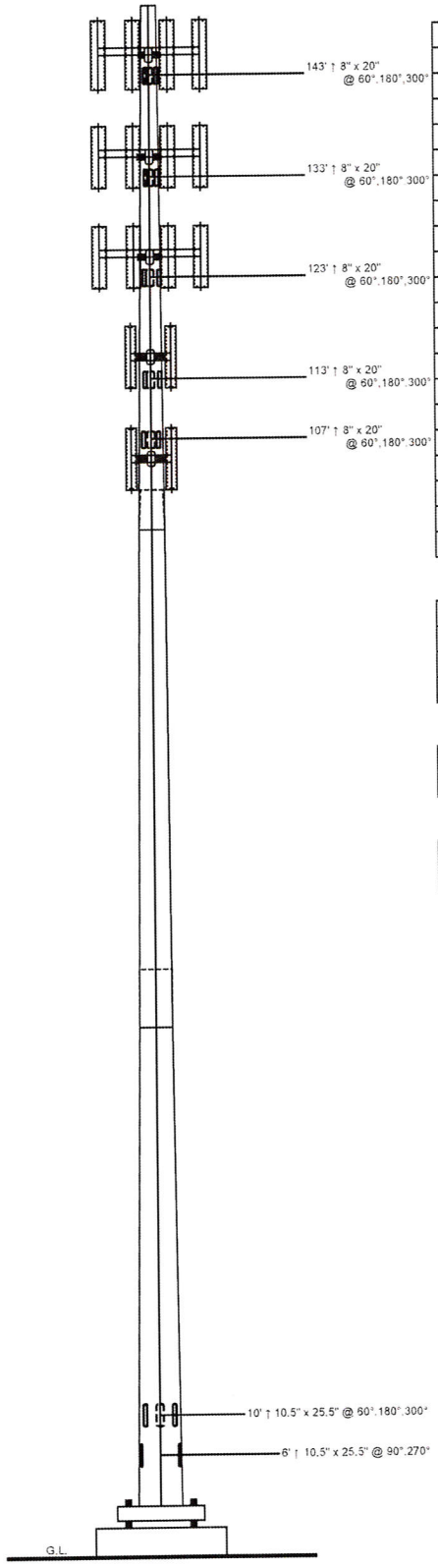
Monopole Profile 1

Pole Calculations 2-10



11/3/15

Section	1	2	3
Length (ft)	53' - 3"	53' - 6"	52' - 0"
Number Of Sides		18	
Thickness (in)	3/8"	5/16"	1/4"
Lap Splice (ft)	5' - 9"		4' - 0"
Top Diameter (in)	38.27"	27.23"	16"
Bottom Diameter (in)	51.28"	40.3"	28.7"
Taper (in/ft)		0.2443	
Grade		A572-65	
Weight (lbs)	11836	6412	4063
Overall Steel Height (ft)		149	



Designed Appurtenance Loading

Elev	Description	Tx-Line
145	L.P. Platform (Monopole Only) - 10'	
145	(2) FXFCs	(1) 1 5/8"
145	(3) Frig RRUs	
145	(6) CMA-BDHH/6521/E0-6s	
135	L.P. Platform (Monopole Only) - 10'	
135	(6) X7CQAP-665-Vs	(3) 1 5/8"
125	L.P. Platform (Monopole Only) - 10'	
125	(6) X7CQAP-665-Vs	(3) 1 5/8"
115	3T-Arm - 4' Face - 3' Standoff	
115	(3) RRUS 12s	(4) 3/8"
115	(3) RRUS A2 Modules	(6) 7/8"
115	(3) RRUS 11s	
115	(6) ET-X-UW-68-14-65-18iR-ATs	
115	(3) RRUS 32s	
105	3T-Arm - 4' Face - 3' Standoff	
105	(3) RRUS 12s	(4) 3/8"
105	(3) RRUS A2 Modules	(6) 7/8"
105	(3) RRUS 11s	
105	(6) ET-X-UW-68-14-65-18iR-ATs	
105	(3) RRUS 32s	

Load Case Reactions

Description	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
3s Gusted Wind	33.23	41.18	4119.33	13.3	9.38
3s Gusted Wind 0.9 Dead	24.93	41.19	4080.71	13.12	9.24
Service Loads	27.7	5.58	558.64	1.84	1.28

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	63.75"	2.25"	58"	14	2.25"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
84"	2.25"	2.625"	1695.4	A615-75	Galv-18"

Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) The Monopole was designed for a basic wind speed of 122 mph with 0" of radial ice, in accordance with ANSI/TIA-222-G, Structure Class II, Exposure Category C, Topographic Category 1.
5) Full Height Step Bolts
6) The tower design meets the requirements for an Ultimate Wind Speed of 158 mph (Risk Category II), in accordance with the 2014 Florida Building Code.

Sabre Industries™
Towers and Poles

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Job:	**131392**
Customer:	RG TOWERS, LLC
Site Name:	Sonic-TC04, FL
Description:	150' Monopole
Date:	11/3/2015 By: REB

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150' Monopole / Sonic-TC04, FL

* All pole diameters shown on the following pages are across corners.
See profile drawing for widths across flats.

POLE GEOMETRY

ELEV ft	SECTION NAME	No.of SIDES	OUTSIDE DIAM in	THICK -NESS in	RESISTANCES ϕ*Pn kip	ϕ*Mn ft-kip	SPLICE TYPE	...OVERLAP... LENGTH ft	RATIO
149.0									
			16.25	0.250	928.5	298.5			
	A	18							
			28.15	0.250	1578.7	890.9			
101.0									
			28.15	0.250	1578.7	890.9			
	A/B	18					SLIP	4.00	1.70
			28.65	0.312	2055.9	1175.9			
97.0									
			28.65	0.312	2055.9	1175.9			
	B	18							
			39.48	0.312	2674.2	2121.1			
53.2									
			39.48	0.312	2674.2	2121.1			
	B/C	18					SLIP	5.75	1.74
			40.29	0.375	3432.8	2770.8			
47.5									
			40.29	0.375	3432.8	2770.8			
	C	18							
			52.07	0.375	4095.8	4290.2			
0.0									

POLE ASSEMBLY

SECTION NAME	BASE ELEV ft	BOLTS AT BASE OF SECTION NUMBER	TYPE	DIAM in	STRENGTH ksi	THREADS IN SHEAR PLANE	CALC BASE ELEV ft
A	97.000	0	A325	0.00	92.0	0	97.000
B	47.500	0	A325	0.00	92.0	0	47.500
C	0.000	0	A325	0.00	92.0	0	0.000

POLE SECTIONS

SECTION NAME	No.of SIDES	LENGTH ft	OUTSIDE.DIAMETER BOT * in	TOP * in	THICK-NESS in	MAT-ERIAL ID	FLANGE.ID BOT	TOP	FLANGE.WELD ..GROUP.ID.. BOT	TOP
A	18	52.00	29.15	16.25	0.250	1	0	0	0	0
B	18	53.50	40.92	27.65	0.312	2	0	0	0	0
C	18	53.25	52.07	38.86	0.375	3	0	0	0	0

* - Diameter of circumscribed circle

MATERIAL TYPES

TYPE OF SHAPE	TYPE NO	NO OF ELEM.	ORIENT & deg	HEIGHT in	WIDTH in	.THICKNESS. WEB in	FLANGE in	IRREGULARITY .PROJECTION. % OF AREA	ORIENT deg
PL	1	1	0.0	29.15	0.25	0.250	0.250	0.00	0.0
PL	2	1	0.0	40.92	0.31	0.312	0.312	0.00	0.0

PL	3	1	0.0	52.07	0.38	0.375	0.375	0.00	0.0

& - With respect to vertical

MATERIAL PROPERTIES

MATERIAL TYPE NO.	ELASTIC MODULUS ksi	UNIT WEIGHT pcf	.. STRENGTH .. Fu ksi	Fy ksi	THERMAL COEFFICIENT /deg
1	29000.0	490.0	80.0	65.0	0.00001170
2	29000.0	490.0	80.0	65.0	0.00001170
3	29000.0	490.0	80.0	65.0	0.00001170

* Only 2 condition(s) shown in full
* Some concentrated wind loads may have been derived from full-scale wind tunnel testing

LOADING CONDITION A

122 mph wind with no ice. Wind Azimuth: 0◆

LOADS ON POLE

LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	.....FORCES..... HORIZ kip	DOWN kip	.....MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	144.000	0.00	0.0	0.0	0.0000	0.1797	0.0000	0.0000
C	144.000	0.00	0.0	0.0	4.4363	1.8235	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0000	0.5017	0.0000	0.0000
C	134.000	0.00	0.0	0.0	3.7245	1.3759	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0000	0.4643	0.0000	0.0000
C	124.000	0.00	0.0	0.0	3.6646	1.3759	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0000	0.5253	0.0000	0.0000
C	114.000	0.00	0.0	0.0	4.9820	2.0269	0.0000	0.0000
C	104.000	0.00	0.0	0.0	0.0000	0.4792	0.0000	0.0000
C	104.000	0.00	0.0	0.0	4.8875	2.0269	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0857	0.0575	0.0000	0.0000
D	133.000	0.00	180.0	0.0	0.0857	0.0575	0.0000	0.0000
D	133.000	0.00	180.0	0.0	0.1018	0.0701	0.0000	0.0000
D	117.000	0.00	180.0	0.0	0.1018	0.0701	0.0000	0.0000
D	117.000	0.00	180.0	0.0	0.1166	0.0826	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.1166	0.0826	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.1251	0.2016	0.0000	0.0000
D	97.000	0.00	180.0	0.0	0.1251	0.2016	0.0000	0.0000
D	97.000	0.00	180.0	0.0	0.1303	0.1203	0.0000	0.0000
D	82.417	0.00	180.0	0.0	0.1303	0.1203	0.0000	0.0000
D	82.417	0.00	180.0	0.0	0.1405	0.1346	0.0000	0.0000
D	67.833	0.00	180.0	0.0	0.1405	0.1346	0.0000	0.0000
D	67.833	0.00	180.0	0.0	0.1486	0.1489	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.1486	0.1489	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.1526	0.3467	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.1526	0.3467	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.1524	0.1982	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.1524	0.1982	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.1522	0.2122	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.1522	0.2122	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.1464	0.2262	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.1464	0.2262	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.1484	0.2402	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.1484	0.2402	0.0000	0.0000

LOADING CONDITION M

122 mph wind with no ice. Wind Azimuth: 0◆

LOADS ON POLE

LOAD TYPE	ELEV	APPLY..LOAD..AT RADIUS	AZI	LOAD AZI	.....FORCES..... HORIZ	DOWN	.....MOMENTS..... VERTICAL	TORSNAL

	ft	ft			kip	kip	ft-kip	ft-kip
C	144.000	0.00	0.0	0.0	0.0000	0.1348	0.0000	0.0000
C	144.000	0.00	0.0	0.0	4.4363	1.3676	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0000	0.3763	0.0000	0.0000
C	134.000	0.00	0.0	0.0	3.7245	1.0319	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0000	0.3482	0.0000	0.0000
C	124.000	0.00	0.0	0.0	3.6646	1.0319	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0000	0.3940	0.0000	0.0000
C	114.000	0.00	0.0	0.0	4.9820	1.5202	0.0000	0.0000
C	104.000	0.00	0.0	0.0	0.0000	0.3594	0.0000	0.0000
C	104.000	0.00	0.0	0.0	4.8875	1.5202	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0857	0.0431	0.0000	0.0000
D	133.000	0.00	180.0	0.0	0.0857	0.0431	0.0000	0.0000
D	133.000	0.00	180.0	0.0	0.1018	0.0525	0.0000	0.0000
D	117.000	0.00	180.0	0.0	0.1018	0.0525	0.0000	0.0000
D	117.000	0.00	180.0	0.0	0.1166	0.0619	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.1166	0.0619	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.1251	0.1512	0.0000	0.0000
D	97.000	0.00	180.0	0.0	0.1251	0.1512	0.0000	0.0000
D	97.000	0.00	180.0	0.0	0.1303	0.0902	0.0000	0.0000
D	82.417	0.00	180.0	0.0	0.1303	0.0902	0.0000	0.0000
D	82.417	0.00	180.0	0.0	0.1405	0.1010	0.0000	0.0000
D	67.833	0.00	180.0	0.0	0.1405	0.1010	0.0000	0.0000
D	67.833	0.00	180.0	0.0	0.1486	0.1117	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.1486	0.1117	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.1526	0.2600	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.1526	0.2600	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.1524	0.1487	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.1524	0.1487	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.1522	0.1591	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.1522	0.1591	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.1464	0.1696	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.1464	0.1696	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.1484	0.1801	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.1484	0.1801	0.0000	0.0000

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150' Monopole / Sonic-TC04, FL

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

MAST ELEV ft	DEFLECTIONS (ft) HORIZONTAL ALONG	HORIZONTAL ACROSS	DOWN	ROTATIONS (deg) TILT ALONG	TILT ACROSS	TWIST
149.0	13.30K	0.02I	1.62E	9.38K	0.01I	0.00N
133.0	10.76K	0.02I	1.20E	9.23K	0.01I	0.00N
117.0	8.32K	0.02I	0.82E	8.56K	0.01I	0.00N
101.0	6.12K	0.01I	0.52E	7.43K	0.01I	0.00N
97.0	5.62K	0.01I	0.45E	7.15K	0.01I	0.00N
82.4	3.97K	0.01I	0.26E	5.97K	0.01I	0.00N
67.8	2.62K	0.01I	0.14E	4.73K	0.01I	0.00N
53.2	1.58K	0.00I	0.06E	3.50K	0.01I	0.00N
47.5	1.25K	0.00I	0.04E	3.11K	0.01I	0.00N
35.6	0.69K	0.00I	0.02E	2.28K	0.01I	0.00N
23.7	0.30K	0.00I	0.01E	1.48K	0.00I	0.00N
11.9	0.07K	0.00I	0.00E	0.72K	0.00I	0.00N

0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR ALONG kip	ACROSS kip	MOMENT.w.r.t.WIND.DIR ALONG ft-kip	ACROSS ft-kip	TORSION ft-kip
149.0	0.00 W	0.00 W	0.00 U	0.00 C	0.00 U	0.00 U
	4.79 F	9.52 Q	0.00 U	-66.65 C	-0.01 U	-0.01 B
133.0	4.79 L	9.52 R	0.00 L	-66.65 L	-0.01 L	-0.01 B
	7.74 L	14.79 R	0.00 L	-267.82 I	-0.04 B	-0.05 B
117.0	7.74 L	14.79 R	0.01 I	-267.82 I	-0.03 B	-0.05 B
	14.10 L	26.51 R	0.01 I	-616.25 E	-0.08 I	-0.13 B
101.0	14.12 C	26.59 N	-0.07 F	-616.33 D	0.17 K	-0.13 B
	14.92 C	27.09 N	-0.07 F	-728.93 E	-0.21 U	0.14 T
97.0	14.91 I	27.11 M	0.10 I	-728.86 E	-0.23 U	0.14 T
	16.65 I	29.00 M	0.10 I	-1157.71 K	-1.48 I	0.27 N
82.4	16.71 E	28.99 M	0.10 I	-1157.71 K	-1.48 I	0.27 N
	18.67 E	31.03 M	0.10 I	-1615.03 K	-2.98 I	0.42 N
67.8	18.67 E	31.03 M	0.10 I	-1615.02 K	-2.97 I	0.42 N
	20.83 E	33.19 M	0.10 I	-2101.16 K	-4.46 I	0.54 N
53.2	20.83 E	33.19 M	0.08 I	-2101.13 K	-4.49 I	0.54 N
	22.82 E	34.06 M	0.08 I	-2300.84 K	-4.95 I	0.58 N
47.5	22.82 E	34.07 M	0.11 I	-2300.80 K	-4.94 I	0.58 N
	25.17 E	35.87 M	0.11 I	-2728.09 K	-6.22 I	0.64 N
35.6	25.17 E	35.88 M	0.11 B	-2728.10 K	-6.21 I	0.64 N
	27.69 E	37.69 M	0.11 B	-3174.36 K	-7.42 I	0.68 N
23.7	27.69 E	37.68 M	0.11 B	-3174.36 K	-7.42 I	0.68 N
	30.38 E	39.42 M	0.11 B	-3638.50 K	-8.63 I	0.71 N
11.9	30.38 E	39.43 M	0.11 B	-3638.50 K	-8.63 I	0.71 N
	33.23 E	41.19 M	0.11 B	-4119.33 K	-9.88 I	0.71 N
base reaction	33.23 E	-41.19 M	-0.11 B	4119.33 K	9.88 I	-0.71 N

COMPLIANCE WITH 4.8.2 & 4.5.4

ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL	SATISFIED	D/t(w/t)	MAX ALLOWED
149.00	0.00W	0.00R	0.00W	0.00R	YES	9.52A	45.2
	0.00F	0.14C	0.02Q	0.15C	YES	12.28A	45.2
133.00	0.00L	0.14L	0.02R	0.15L	YES	12.28A	45.2
	0.01L	0.40I	0.02R	0.40I	YES	15.04A	45.2
117.00	0.01L	0.40I	0.02R	0.40I	YES	15.04A	45.2
	0.01L	0.69E	0.03R	0.70E	YES	17.79A	45.2

101.00							
	0.01C	0.54D	0.03N	0.55D	YES	13.88A	45.2
	0.01C	0.60E	0.03N	0.61E	YES	14.43A	45.2
97.00							
	0.01I	0.62E	0.03M	0.63E	YES	14.15A	45.2
	0.01I	0.78K	0.03M	0.78K	YES	16.16A	45.2
82.42							
	0.01E	0.78K	0.03M	0.78K	YES	16.16A	45.2
	0.01E	0.90K	0.02M	0.91K	YES	18.17A	45.2
67.83							
	0.01E	0.90K	0.02M	0.91K	YES	18.17A	45.2
	0.01E	0.99K	0.02M	1.00K	YES	20.18A	45.2
53.25							
	0.01E	0.79K	0.02M	0.79K	YES	16.52A	45.2
	0.01E	0.81K	0.02M	0.82K	YES	17.18A	45.2
47.50							
	0.01E	0.83K	0.02M	0.84K	YES	16.89A	45.2
	0.01E	0.87K	0.02M	0.88K	YES	18.26A	45.2
35.62							
	0.01E	0.87K	0.02M	0.88K	YES	18.26A	45.2
	0.01E	0.90K	0.02M	0.91K	YES	19.62A	45.2
23.75							
	0.01E	0.90K	0.02K	0.91K	YES	19.62A	45.2
	0.01E	0.93K	0.02K	0.94K	YES	20.98A	45.2
11.87							
	0.01E	0.93K	0.02K	0.94K	YES	20.98A	45.2
	0.01E	0.96K	0.02K	0.97K	YES	22.35A	45.2
0.00							

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

DOWN	SHEAR.w.r.t.WIND.DIR ALONG	ACROSS	MOMENT.w.r.t.WIND.DIR ALONG	ACROSS	TORSION
kip	kip	kip	ft-kip	ft-kip	ft-kip
33.23	41.19	0.11	-4119.33	-9.88	0.71
E	M	B	K	I	N

150' Monopole / Sonic-TC04, FL

********** Service Load Condition **********

* Only 1 condition(s) shown in full
* Some concentrated wind loads may have been derived from full-scale wind tunnel testing

LOADING CONDITION A

60 mph wind with no ice. Wind Azimuth: 0♦

LOADS ON POLE

LOAD	ELEV	APPLY..LOAD..AT	LOAD	.....FORCES.....	.....MOMENTS.....

TYPE	ft	RADIUS ft	AZI	AZI	HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	144.000	0.00	0.0	0.0	0.0000	0.1498	0.0000	0.0000
C	144.000	0.00	0.0	0.0	0.6000	1.5196	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.0000	0.4181	0.0000	0.0000
C	134.000	0.00	0.0	0.0	0.5038	1.1466	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.0000	0.3869	0.0000	0.0000
C	124.000	0.00	0.0	0.0	0.4957	1.1466	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.0000	0.4378	0.0000	0.0000
C	114.000	0.00	0.0	0.0	0.6738	1.6891	0.0000	0.0000
C	104.000	0.00	0.0	0.0	0.0000	0.3994	0.0000	0.0000
C	104.000	0.00	0.0	0.0	0.6611	1.6891	0.0000	0.0000
D	149.000	0.00	180.0	0.0	0.0116	0.0479	0.0000	0.0000
D	133.000	0.00	180.0	0.0	0.0116	0.0479	0.0000	0.0000
D	133.000	0.00	180.0	0.0	0.0138	0.0584	0.0000	0.0000
D	117.000	0.00	180.0	0.0	0.0138	0.0584	0.0000	0.0000
D	117.000	0.00	180.0	0.0	0.0158	0.0688	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0158	0.0688	0.0000	0.0000
D	101.000	0.00	180.0	0.0	0.0169	0.1680	0.0000	0.0000
D	97.000	0.00	180.0	0.0	0.0169	0.1680	0.0000	0.0000
D	97.000	0.00	180.0	0.0	0.0176	0.1003	0.0000	0.0000
D	82.417	0.00	180.0	0.0	0.0176	0.1003	0.0000	0.0000
D	82.417	0.00	180.0	0.0	0.0190	0.1122	0.0000	0.0000
D	67.833	0.00	180.0	0.0	0.0190	0.1122	0.0000	0.0000
D	67.833	0.00	180.0	0.0	0.0201	0.1241	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0201	0.1241	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0206	0.2889	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0206	0.2889	0.0000	0.0000
D	47.500	0.00	180.0	0.0	0.0206	0.1652	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0206	0.1652	0.0000	0.0000
D	35.625	0.00	180.0	0.0	0.0206	0.1768	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0206	0.1768	0.0000	0.0000
D	23.750	0.00	180.0	0.0	0.0198	0.1885	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.0198	0.1885	0.0000	0.0000
D	11.875	0.00	180.0	0.0	0.0201	0.2001	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0201	0.2001	0.0000	0.0000

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

MAST ELEV ft	DEFLECTIONS (ft) HORIZONTAL ALONG	HORIZONTAL ACROSS	DOWN	ROTATIONS (deg) TILT ALONG	TILT ACROSS	TWIST
149.0	1.84A	0.00K	0.03C	1.28A	0.00K	0.00F
133.0	1.49A	0.00K	0.02C	1.26A	0.00K	0.00F
117.0	1.15A	0.00K	0.02C	1.17A	0.00K	0.00F
101.0	0.84A	0.00K	0.01C	1.01A	0.00K	0.00F
97.0	0.77A	0.00K	0.01C	0.98A	0.00K	0.00F
82.4	0.54A	0.00K	0.01C	0.81A	0.00K	0.00F
67.8	0.36I	0.00K	0.00C	0.64A	0.00K	0.00F
53.2	0.21I	0.00K	0.00C	0.48I	0.00K	0.00F
47.5	0.17I	0.00K	0.00C	0.42I	0.00K	0.00F
35.6	0.09I	0.00K	0.00C	0.31I	0.00K	0.00F
23.7	0.04I	0.00K	0.00C	0.20I	0.00K	0.00F
11.9	0.01I	0.00K	0.00B	0.10I	0.00K	0.00F
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR ALONG kip	SHEAR.w.r.t.WIND.DIR ACROSS kip	MOMENT.w.r.t.WIND.DIR ALONG ft-kip	MOMENT.w.r.t.WIND.DIR ACROSS ft-kip	TORSION ft-kip
149.0						

	0.00 K	0.00 H	0.00 L	0.00 H	0.00 I	0.00 L
	4.00 K	1.29 I	0.00 L	-9.17 I	0.00 F	0.00 F
133.0						
	4.00 C	1.29 L	0.00 C	-9.17 C	0.00 K	0.00 F
	6.47 C	2.01 L	0.00 C	-36.77 D	0.00 L	0.00 F
117.0						
	6.47 L	2.01 C	0.00 F	-36.77 H	0.00 L	0.00 F
	11.78 L	3.59 C	0.00 F	-84.41 C	0.00 C	0.00 F
101.0						
	11.78 L	3.59 B	-0.01 E	-84.43 L	-0.01 H	0.00 F
	12.46 L	3.66 B	-0.01 E	-99.76 E	0.02 E	0.00 F
97.0						
	12.46 L	3.67 A	-0.01 K	-99.76 C	0.03 E	0.00 F
	13.92 L	3.93 A	-0.01 K	-158.13 A	0.17 K	0.00 F
82.4						
	13.92 L	3.92 F	-0.01 K	-158.13 A	0.17 K	0.00 F
	15.56 L	4.20 F	-0.01 K	-220.08 A	0.33 K	-0.01 F
67.8						
	15.56 L	4.20 F	-0.01 K	-220.08 A	0.33 K	-0.01 F
	17.37 L	4.49 F	-0.01 K	-285.79 A	0.49 K	-0.01 F
53.2						
	17.37 L	4.50 A	-0.01 K	-285.79 A	0.49 K	-0.01 F
	19.03 L	4.61 A	-0.01 K	-312.80 A	0.56 K	-0.01 F
47.5						
	19.03 L	4.61 I	-0.01 K	-312.80 A	0.56 K	-0.01 F
	20.99 L	4.86 I	-0.01 K	-370.54 A	0.70 K	-0.01 F
35.6						
	20.99 L	4.86 B	-0.01 K	-370.53 A	0.70 K	-0.01 F
	23.09 L	5.10 B	-0.01 K	-430.82 A	0.81 K	-0.01 F
23.7						
	23.09 L	5.10 B	-0.01 K	-430.82 A	0.81 K	-0.01 F
	25.33 L	5.34 B	-0.01 K	-493.56 I	0.93 K	-0.01 F
11.9						
	25.33 L	5.34 B	-0.01 I	-493.56 I	0.93 K	-0.01 F
	27.70 L	5.58 B	-0.01 I	-558.64 I	1.03 K	-0.01 F
base reaction	27.70 L	-5.58 B	0.01 I	558.64 I	-1.03 K	0.01 F

COMPLIANCE WITH 4.8.2 & 4.5.4

ELEV ft	AXIAL	BENDING	SHEAR + TORSIONAL	TOTAL	SATISFIED	D/t(w/t)	MAX ALLOWED
149.00	0.00K	0.00H	0.00H	0.00H	YES	9.52A	45.2
	0.00K	0.02I	0.00I	0.02I	YES	12.28A	45.2
133.00	0.00C	0.02C	0.00L	0.02C	YES	12.28A	45.2
	0.00C	0.05D	0.00L	0.06D	YES	15.04A	45.2
117.00	0.00L	0.05H	0.00C	0.06H	YES	15.04A	45.2
	0.01L	0.09C	0.00C	0.10C	YES	17.79A	45.2
101.00	0.01L	0.07L	0.00B	0.08L	YES	13.88A	45.2
	0.01L	0.08E	0.00B	0.09E	YES	14.43A	45.2
97.00	0.01L	0.08C	0.00A	0.09C	YES	14.15A	45.2
	0.01L	0.11A	0.00A	0.11A	YES	16.16A	45.2
82.42	0.01L	0.11A	0.00F	0.11A	YES	16.16A	45.2
	0.01L	0.12A	0.00F	0.13A	YES	18.17A	45.2
67.83							

	0.01L	0.12A	0.00F	0.13A	YES	18.17A	45.2
	0.01L	0.13A	0.00F	0.14A	YES	20.18A	45.2
53.25							
	0.01L	0.11A	0.00A	0.11A	YES	16.52A	45.2
	0.01L	0.11A	0.00A	0.12A	YES	17.18A	45.2
47.50							
	0.01L	0.11A	0.00I	0.12A	YES	16.89A	45.2
	0.01L	0.12A	0.00I	0.12A	YES	18.26A	45.2
35.62							
	0.01L	0.12A	0.00B	0.12A	YES	18.26A	45.2
	0.01L	0.12A	0.00B	0.13A	YES	19.62A	45.2
23.75							
	0.01L	0.12A	0.00B	0.13A	YES	19.62A	45.2
	0.01L	0.13I	0.00B	0.13I	YES	20.98A	45.2
11.87							
	0.01L	0.13I	0.00B	0.13I	YES	20.98A	45.2
	0.01L	0.13I	0.00B	0.14I	YES	22.35A	45.2
0.00							

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)

DOWN	SHEAR.w.r.t.WIND.DIR		MOMENT.w.r.t.WIND.DIR		TORSION
	ALONG	ACROSS	ALONG	ACROSS	
kip	kip	kip	ft-kip	ft-kip	ft-kip
27.70	5.58	-0.01	-558.64	1.03	-0.01
L	B	I	I	K	F

Sabre Industries™
Towers and Poles

SO#: 131392
Site Name: Sonic-TC04, FL
Date: 11/3/2015

Round Base Plate and Anchor Rods, per ANSI/TIA 222-G

Pole Data

Diameter:	51.280	in (flat to flat)
Thickness:	0.375	in
Yield (Fy):	65	ksi
# of Sides:	18	"0" IF Round
Strength (Fu):	80	ksi

Reactions

Moment, Mu:	4119.33	ft-kips
Axial, Pu:	33.23	kips
Shear, Vu:	41.18	kips

Anchor Rod Data

Quantity:	14	
Diameter:	2.25	in
Rod Material:	A615	
Strength (Fu):	100	ksi
Yield (Fy):	75	ksi
BC Diam. (in):	58	BC Override:

Anchor Rod Results

Maximum Rod (Pu+ Vu/η):	251.8 Kips	
Allowable Φ*Rnt:	260.0 Kips	(per 4.9.9)
Anchor Rod Interaction Ratio:	**96.8%** **Pass**	

Plate Data

Diameter (in):	63.75	Dia. Override:
Thickness:	2.25	in
Yield (Fy):	50	ksi
Eff Width/Rod:	11.63	in
Drain Hole:	2.625	in. diameter
Drain Location:	23.5	in. center of pole to center of drain hole
Center Hole:	39	in. diameter

Base Plate Results

Base Plate (Mu/Z):	36.8 ksi	
Allowable Φ*Fy:	45.0 ksi	(per AISC)
Base Plate Interaction Ratio:	**81.8%** **Pass**	

RG Towers' Developmental Review Application- Sonic

12- Affidavit of Tower removal per section 22-163 (to be provided before permit issuance)

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

RG Towers, LLC

10/12/15

RE: RG Towers-Sonic Affidavit 22-163-An affidavit from the property owner or applicant acknowledging acceptance of the requirements of section 22-163

RG Towers, LLC., applicant for the construction of a new communication tower, acknowledges the requirement per Section 22-163 for the removal of abandoned antenna support structure.

It is understood that at time of building permit we shall:

- Enter into a contractually enforceable agreement with the city which requires the removal the antenna support structure upon its abandonment.
- Submit a bond, surety or other financial guaranty for the use and benefit of the city, to ensure the removal of abandoned communication towers in the event all legally approved use of any antenna support structure has been discontinued for a period of one hundred eighty (180) consecutive days

Sincerely,

Scott Richards
CEO
RG Towers, LLC

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

RG Towers' Developmental Review Application- Sonic

Developmental review application

Lighting Plan

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

RG Towers, LLC

8/14/15

RE: RG Towers-Sonic Lighting Plan- Section 22-58-D.8

There is no proposed lighting at the proposed development and hence section 22.58.D.8 below is not applicable

- 8)

  A lighting plan which shows illumination of all interior and immediately adjoining streets as follows:

  a.

  At least one (1) average footcandle for streets classified as collector classified as collector, arterial or higher;

  b.

  At least five-tenths average footcandle for streets other than as described in the immediately foregoing subsection;

  c.

  At least one (1) average footcandle for specially designated pedestrian walkways.

  The uniformity ratio for lighting required by this section shall be an average/minimum ratio of ten (10) to one (1). There shall be included with the lighting plan a statement of a registered engineer or architect showing calculations demonstrating compliance with this section to the city engineer and such statement shall be subject to the city engineers approval. Subsequently a certificate of occupancy may not be issued until there is filed with the director a certificate from a registered engineer or architect of design that the lighting installation meets the requirements of this section

Sincerely,

Holly Valdez
V.P. Operations
RG Towers, LLC

2141 Alternate A1A South, Suite 440
Jupiter, FL 33477
Phone: 561-748-0302 Fax: 561-748-0303 Web: www.rgtowers.com

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Holly Valdez, V.P. Operations

FROM: Clarissa Davis, Planner

RE: RG Towers; Conditional Use with New Construction & Minor Plat

DATE: November 12th, 2015

Ms. Valdez,

I have reviewed the proposed RG Towers project located at 2551 Jenkins Road and have produced the following comments:

1. The way the property is to be split will render it landlocked. An access agreement with the neighboring property must be provided before the Minor Plat application is approved. If agreement has been made please provide documentation.

2. The proposed fence must be of acceptable material per Design Review guidelines. **Code Section 22-59(g)(8)b** Concrete walls shall be faced with stuccoed or stone, or shall incorporate some perforated pattern cohesive with the design intent. Gates and fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.

This review is merely preliminary. Official comments will be rendered at the time of building permit. If you have any questions about the review above please feel free to contact me.

Sincerely,

Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

RECEIVED
NOV 17 2015
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

SUBJECT: **RG Towers Conditional Use and Minor Plat Review**
2551 Jenkins Road
TRC Project No. 15-04000015

DATE: November 13, 2015

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received November 6, 2015

- ☑ Site Plan and Survey
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

ENGINEERING COMMENTS:

1. Please submit a Fort Pierce Plaza Revised plat incorporating the proposed lot split in accordance with FSS 17.0551 and the City of Fort Pierce Code of Ordinances Section 18-10. Please note, city staff will conduct the review of the Preliminary Plat at no cost to the applicant while the Final Plat will be reviewed by a registered land surveyor. All associated review fees by the surveyor will be forwarded to the applicant for payment.
2. The development plan reflects a proposed 20' wide access easement that traverses over two existing parking stalls and Type F curb and gutter; please provide information on how access for service vehicles requiring entrance to the tower site will maneuver across the "F" curb and provide data on whether these parking stalls will remain accessible to the public.
3. The Landscape Plan indicates that there is an existing Live Oak to remain which is located in the middle of the 20' wide access easement; how will access to the tower site be maintained without the removal of this tree?

JRA/tst

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: RG Towers, LLC / Scott Richards, CEO, RG Towers

SITE PLAN: RG Towers – 2551 Jenkins Road (Conditional Use W / New Construction; Minor Plat) TRC Project: # 15-04000015

REVIEW DATE: 11/13/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: _____

Site Plan Approved with conditions: __X___

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at http://www.slcfd.com/documents/app2.pdf.**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**

TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>
Martha Kerr
to:
'Clarissa Davis'
11/16/2015 08:36 AM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19th.

A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705

D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering Department: We have no objection. Approved as noted

G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: No Comment

H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering:. Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted

I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted

J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,
Martha Kerr

FPUA
Staff Assistant
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

RG Towers
Jenkins Road
November 17, 2015
Conditional Use and Plat

St. Lucie County Public Works/Engineering Comments

1. Jenkins Road is subject to the jurisdiction of St. Lucie County.
2. The applicant is advised that a re-plat shall be required pursuant to Chapter 177.051, Florida Statutes. The applicant is also advised that all re-plats shall conform to the requirements of Chapter 177 Part 1, Florida Statutes.
3. It is noted that the proposed RG parent parcel will not have road frontage on a designated public or private road right of way. Is this acceptable to the City of Ft. Pierce?
4. It is noted that the Surveyor's certification references the Minimum Technical Standards, Chapter 5J-17. This designation is no longer valid. As of July 1, 2014 the designation was changed to Standards of Practice.
5. Does the proposed tower meet all the setback requirements as required by the City Code?
6. What is the distance to the nearest existing communication tower?

Ron Harris, PLS
County Surveyor
772 462-1721

Planning Board **7. c.**

Meeting Date: 12/08/2015

Information

REQUESTED ACTION

Abandonment - Indian River Villas - 401 South Indian River Drive

LOCATION

401 S. Indian River Drive

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to abandon the public rights-of-way.

Attachments

Staff Report
Narrative
Survey
Sketch & Legal (Exhibit A)
Sketch & Legal (Exhibit B)
TRC Comments

Form Review

Form Started By: Clarissa Davis Started On: 12/01/2015 01:07 PM

Final Approval Date: 12/02/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: **Right-of-Way Abandonment – 401 S. Indian River Drive**

DATE: November 30th, 2015

STAFF REPORT

The applicant, Mike Abananti, is requesting the public right-of-way abandonment of two slivers of right-of-way immediately adjacent to 401 South Indian River Drive; right-of-way located south of Citrus Avenue on Indian River Drive, the other located South of Citrus Avenue on South 2nd Street.

The first right-of way located on Indian River Drive (Exhibit "A") was previously acquired by the City of Fort Pierce to construct the round-about located on Citrus Avenue in the year 2006. Once construction was completed, residual land remained in the possession of City of Fort Pierce. The applicant would like the City to abandon approximately .07 acres to utilize in a future development plan named Indian River Villas, a mulit-family development. The second right-of-way is located on South 2nd Street (Exhibit "B") is approximately .008 acres and is proposed to be abandoned by the City as well. The applicant will provide replacement easements along the property for any utilities, sidewalks and lighting.

TRC Comments

This item was transmitted and reviewed by the departments whom participate in the Technical Review Committee. Their comments are attached to this staff report.

Staff Recommendation

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to abandon the public rights-of-way.

Exhibit "A"

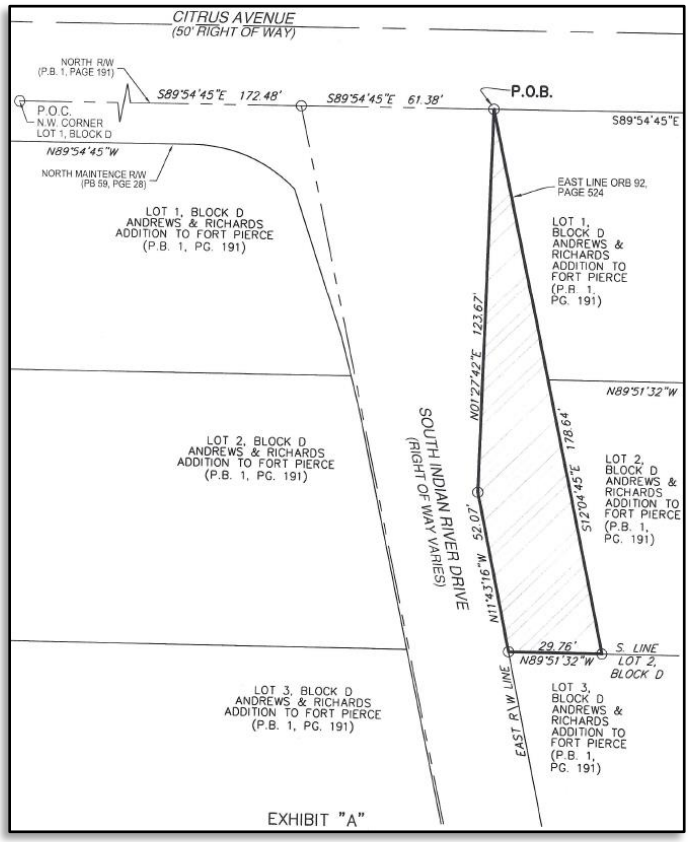
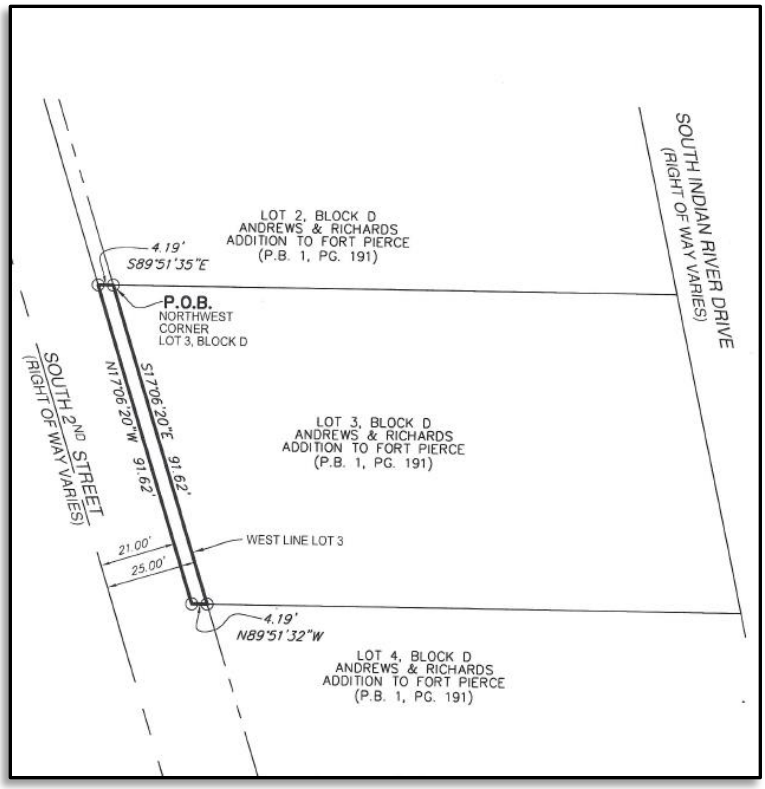


Exhibit "B"



October 22, 2015

Rebecca Grohall
Planning Manager
City of Fort Pierce Planning Department
100 North US 1
Fort Pierce, FL 34954

Re: Right-of-Way Abandonment
Parcel ID: 2410-808-0017-000-7
401 S Indian River Drive
Fort Pierce, Florida

Dear Mrs. Grohall:

Enclosed please find three (3) copies of the surveys and a CD containing a pdf of all required documentation for the abandonment of right-of-way at the southeast corner of Citrus Avenue and Indian River Drive that is adjacent to Parcel ID No. 2410-808-0017-000-7. The area was originally part of the Parcel. Do to the improvements previously constructed for Citrus Avenue and Indian River Drive for the roundabout, we are requesting abandonment of right-of-way to allow for the future construction of the Indian River Villas project. The submitted surveys consist of the existing conditions, the survey and legal description of the area to be abandoned and the survey of the property after the right-of-way has been abandoned.

If upon your review, should you have any questions or require additional information please feel free to contact me.

Sincerely,

J Michael Abinanti

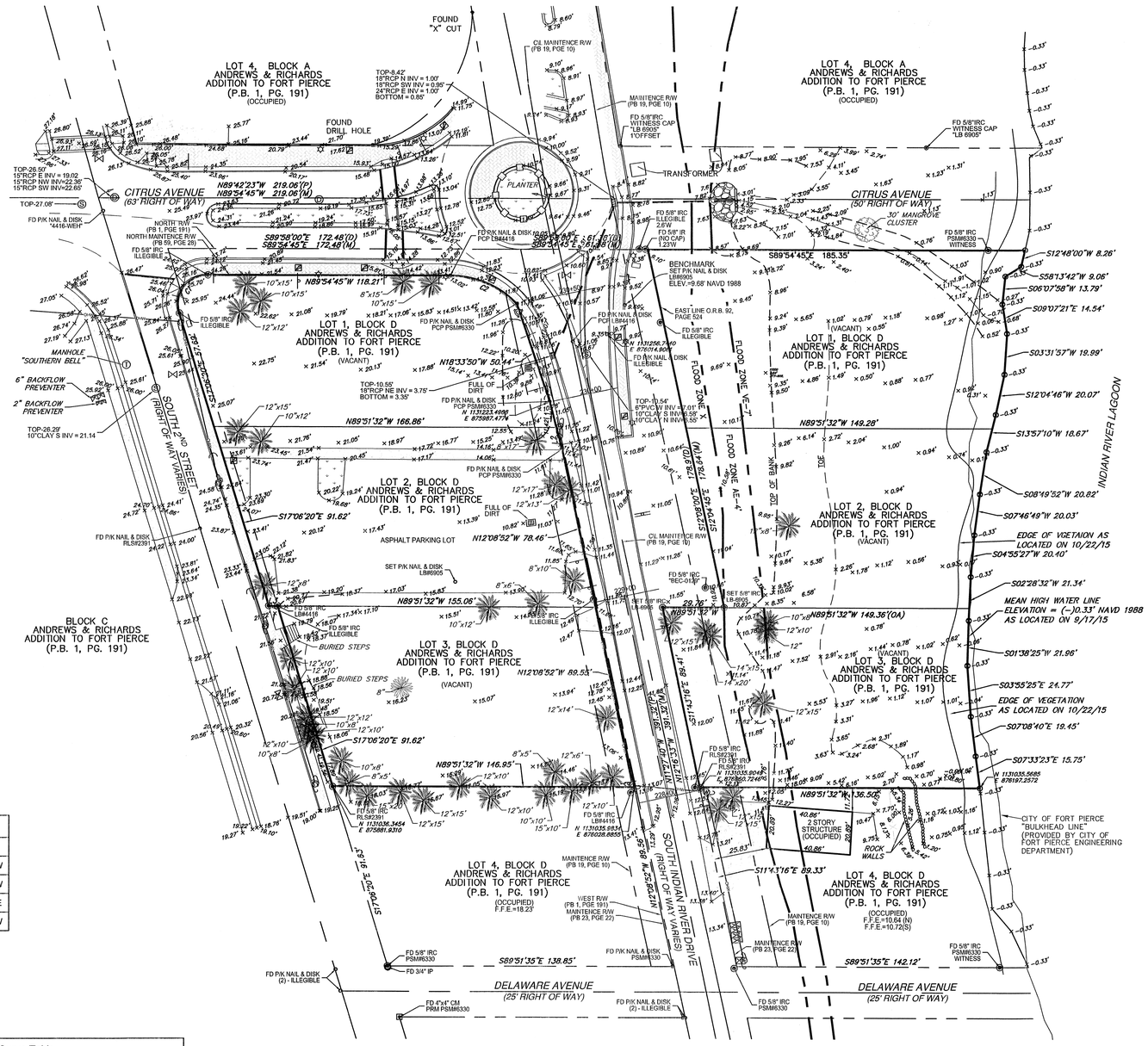
Mike Abinanti

Thomas DiVincenti

"OFFICIAL SEAL"
LIZA V DANIEL
Notary Public - State of Illinois
My Commission Expires June 24, 2018

10/23/15

NOTE:
THIS SURVEY IS BASED ON A MAP OF SURVEY BY ALEXANDER J. PIAZZA PSM, INC. LB #7280, DATED 02-25-15, PROJECT NUMBER 15-1927.



Line Table		
LINE	LENGTH	BEARING
L1	12.83'	N14°35'01"W
L2	11.21'	N14°35'01"W
L3	4.19'	S89°51'35"E
L4	26.82'	S77°59'10"W

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	27.13'	14.50'	107°11'36"	S36°29'27"W	23.34'
C2	36.28'	45.00'	46°11'35"	N66°48'58"W	35.30'

North

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Report of Survey:

* TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC
* THIS SURVEY PERFORMED BY:
  HOUSTON, SCHULKE, BITTLE, & STODDARD, INC.
  d/b/a/ MERIDIAN LAND SURVEYORS
  1717 INDIAN RIVER BLVD. Suite 201 VERO BEACH, FLORIDA 32960
* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
  CHARLES H. BLANCHARD, P.S.M. #5755
* THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17, FAC) IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO BE IN EXCESS OF THIS ACCURACY REQUIREMENT.
* THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
* ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
* THE LAST DATE OF FIELD WORK WAS: 9/17/15.
* THE BEARING BASE FOR THIS SURVEY IS N 89°51'35"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF DELAWARE AVENUE, PER THE PLAT, AND SHOWN THEREON.
* THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
* NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
* NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
* UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
* LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
* THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, PER THE NAD 83, (1990) ADJUSTMENT.
* UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION. IS UNIDENTIFIED.
* THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD), OF 1988. THE PRIMARY BENCHMARK IS N.G.S. MONUMENT "J 123." ELEVATION = 25.57' (NAVD 1988). THE SECONDARY BENCHMARK IS AS SHOWN.
* THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONES: X, AE-4', & VE-7' PER FLOOD INSURANCE RATE MAP # 12111C0179 J, DATED FEB 16th, 2012.

Legal Description:

LOTS 1, 2, & 3, BLOCK D, ANDREWS & RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE EASTERLY 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH BY THE WESTWARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND LESS AND EXCEPT THAT PORTION OF LOTS 1 AND 2, BLOCK D, AS DESCRIBED IN OFFICIAL RECORD BOOK 92, PAGE 524, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 77,992.25 SQUARE FEET OR 1.79 ACRES, MORE OF LESS..

Certified to:

1. FOGLIA CONTRACTING CORP
2.
3.

Legend & Abbreviations: (symbols not scaleable for size)

PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIONAL SURVEYOR & MAPPER
LB – LAND SURVEYING BUSINESS
℄ – CENTERLINE
R – RADIUS
L – LENGTH
Δ – DELTA ANGLE
E/P – EDGE OF PAVEMENT
B/C – BACK OF CURB
B.M. – BENCHMARK
POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
○ – (PCP) PERMANENT CONTROL POINT
⊞ – (PRM) PERMANENT REFERENCE MONUMENT
○ – (IP) IRON PIPE
● – (IRC) IRON ROD & CAP
⊡ – (CM) CONCRETE MONUMENT
FD – FOUND
(M) – MEASURED
(P) – PLAT
(C) – CALCULATED
(OA) – OVERALL
(ORB) – OFFICAL RECORD BOOK
(R) – RADIAL
(NR) – NON-RADIAL
– MANGROVE TREE W/ DIA.
– EXOTIC TREE W/ DIA.
– PINE TREE W/ DIA.
– GUY WIRE
– WOOD UTILITY POLE
– TELEPHONE SERVICE
– CABLE T.V. BOX
– ELECTRIC BOX
– LIGHT POST
– WELL
– HYDRANT
– GATE VALVE
– IRRIGATION VALVE
– WATER METER
– SANITARY MANHOLE
– SANITARY SERVICE
– SEPTIC TANK
– DRAINAGE MANHOLE
– CURB INLET
– SURFACE INLET
– MITERED END SECTION
– CONCEPTUAL DRAINAGE
– STREET SIGN
NAVD – NORTH AMERICAN VERTICAL DATUM
– TYPICAL ELEVATION
A/C – AIR CONDITIONER
CONC. – CONCRETE
F.F. – FINISH FLOOR
BSB – BUILDING SETBACK LINE
EL./ELEV. – ELEVATION
R/W – RIGHT OF WAY
AB – AS-BUILT
P/K – PARKER-KALON
– PALM TREE W/ DIA.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: LB6905@BELLSOUTH.NET

TYPE: Boundary & Topographic Survey	5.				
PROJECT#: 15-055	4.				
DATE: 09/17/15 F.B. 222 PG. 36	3.	11/24/15	REVISE PER TRC	CHB	
DRAWN BY: SPT	2.	10/21/15	REVISE BOUNDARY	CHB	
CHECKED BY: CHB	1.	10/05/15	ADDITIONAL TOPO	CHB	
SCALE: 1" = 30' SHEET: 1 OF 1	NO.	DATE	REVISIONS	BY	

PLAT OF SURVEY FOR:

FOGLIA CONTRACTING CORP.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

CHARLES H. BLANCHARD, L.S. #5755

SKETCH OF LEGAL DESCRIPTION
(NOT A SURVEY)

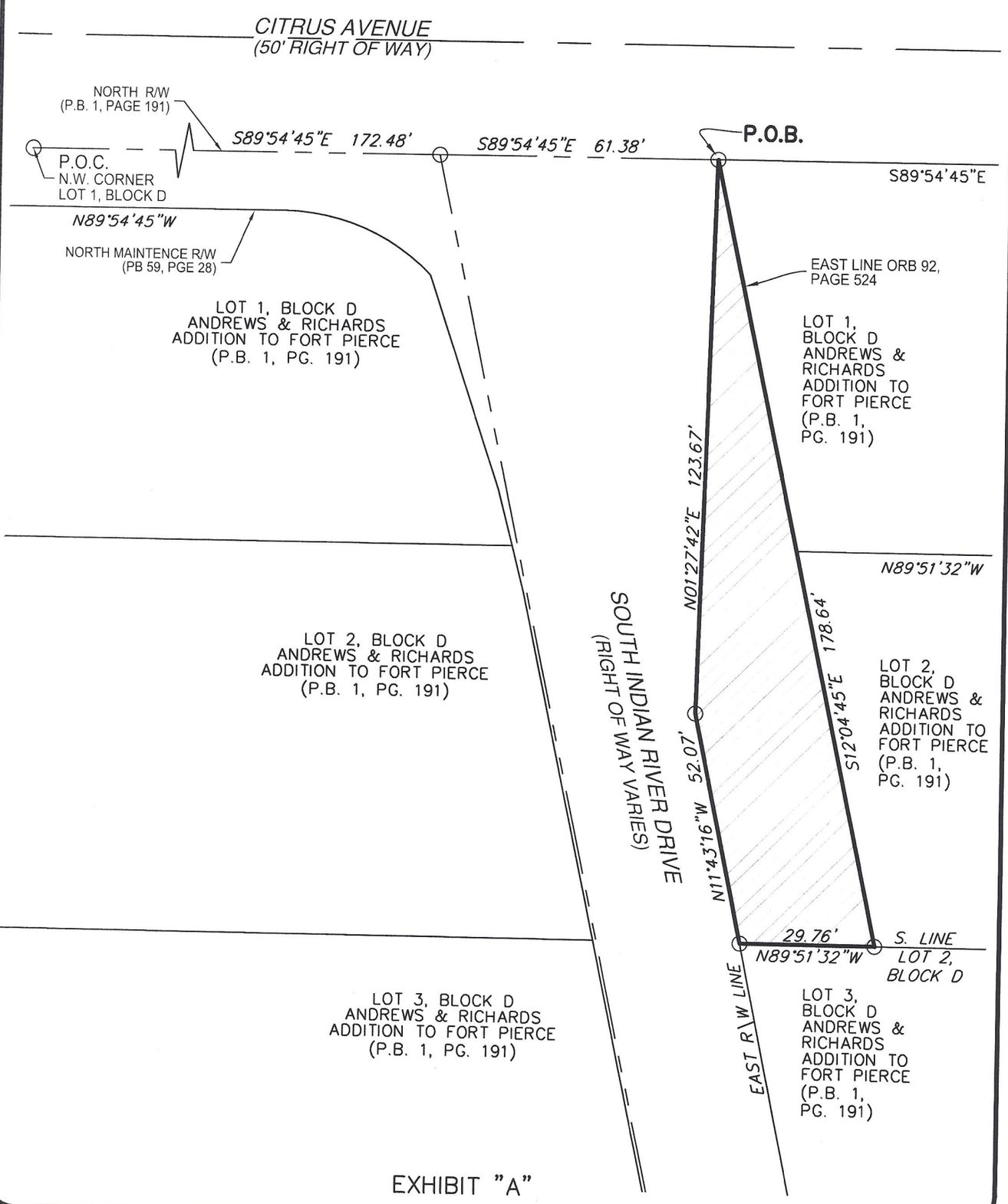


EXHIBIT "A"

SKETCH OF DESCRIPTION

North

GRAPHIC SCALE

30 0 15 30

(IN FEET)

1 inch = 30 ft.

SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY

PLAT OF SURVEY FOR: FOGLIA CONTRACTING CORP.

PROJ. NO. 15-055-RW-R DATE: 10-21-15

DWN. BY: C.H.B.

CKD. BY: S.P.T.

THIS PLAT AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON WHICH SIGNATURE AND SEAL MAY BE FOUND AT THE END OF THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

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SKETCH OF LEGAL DESCRIPTION
(NOT A SURVEY)

Report of Survey: (Project # 15-055-RW-R)

* TYPE OF SURVEY: SKETCH OF DESCRIPTION - NOT A FIELD BOUNDARY SURVEY
* THIS SURVEY PERFORMED BY:
  HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B. #6905 d.b.a. MERIDIAN LAND SURVEYORS
  1717 INDIAN RIVER BOULEVARD, SUITE 201, VERO BEACH, FLORIDA 32960
* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
  CHARLES H. BLANCHARD, P.S.M. #5755

EXHIBIT "A"

Legal Description:

A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.48 FEET; THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 12°04'45"EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE WIDTH RIGHT OF WAY); THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3349.7 SQUARE FEET (0.07 ACRES) MORE OR LESS.

Legend & Abbreviations: (symbols not scaleable for size)

PLS	-	PROFESSIONAL LAND SURVEYOR
PSM	-	PROFESSIONAL SURVEYOR & MAPPER
LB	-	LAND SURVEYING BUSINESS
℄	-	CENTERLINE
(M)	-	MEASURED VALUE
(P)	-	PLAT VALUE
CR	-	COUNTY ROAD
R/W	-	RIGHT OF WAY
O.R.B.	-	OFFICIAL RECORD BOOK
P.O.C.	-	POINT OF COMMENCEMENT
P.O.B	-	POINT OF BEGINNING
IRC	-	IRON ROD & CAP
IP	-	IRON PIPE

SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY

SKETCH OF DESCRIPTION
PLAT OF SURVEY FOR: FOGLIA CONTRACTING CORP.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
E-MAIL: LB6905@BELLSOUTH.NET

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

11-25-14

CHARLES H. BLANCHARD, P.S.M. #5755

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SKETCH OF LEGAL DESCRIPTION
(NOT A SURVEY)

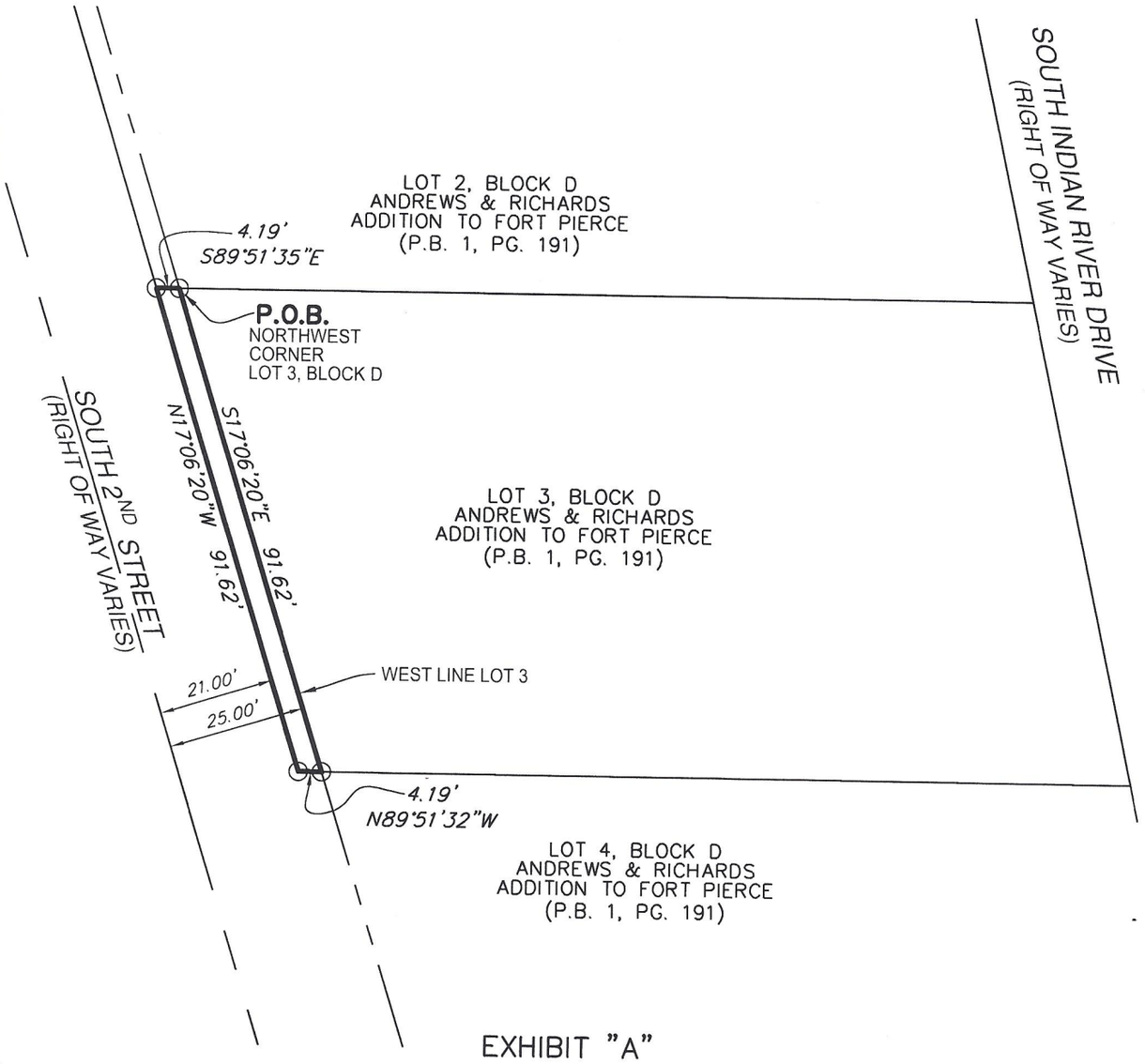

EXHIBIT "A"

SKETCH OF
DESCRIPTION

North

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY

PLAT OF SURVEY FOR: FOGLIA CONTRACTING CORP.

PROJ. NO. 15-055-RW-R-2ND ST DATE: 11-24-15
DWN. BY: C.H.B.
CKD. BY: S.P.T.

THIS PLAT AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON WHICH SIGNATURE AND SEAL MAY BE FOUND AT THE END OF THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.

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E-MAIL: LB6905@BELLSOUTH.NET

SKETCH OF LEGAL DESCRIPTION
(NOT A SURVEY)

Report of Survey: (Project # 15-055-RW-R-2ND ST)

* TYPE OF SURVEY: SKETCH OF DESCRIPTION - NOT A FIELD BOUNDARY SURVEY
* THIS SURVEY PERFORMED BY:
  HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B. #6905 d.b.a. MERIDIAN LAND SURVEYORS
  1717 INDIAN RIVER BOULEVARD, SUITE 201, VERO BEACH, FLORIDA 32960
* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
  CHARLES H. BLANCHARD, P.S.M. #5755

EXHIBIT "A"

Legal Description:

A PARCEL OF LAND BEING PART SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY FLORIDA AND ABUTTING LOT 3, BLOCK D OF ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 17°06'20" EAST (BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 91.62 FEET; THENCE RUN NORTH 89°51'35" WEST, A DISTANCE OF 4.19 FEET; THENCE RUN NORTH 17°06'20"WEST, A DISTANCE OF 92.62 FEET; THENCE RUN SOUTH 89°51'35" EAST, A DISTANCE OF 4.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 366.6 SQUARE FEET (0.008 ACRES) MORE OR LESS.

Legend & Abbreviations: (symbols not scaleable for size)

PLS	-	PROFESSIONAL LAND SURVEYOR
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O.R.B.	-	OFFICIAL RECORD BOOK
P.O.C.	-	POINT OF COMMENCEMENT
P.O.B	-	POINT OF BEGINNING
IRC	-	IRON ROD & CAP
IP	-	IRON PIPE

SKETCH OF LEGAL DESCRIPTION
NOT A BOUNDARY SURVEY

SKETCH OF DESCRIPTION
PLAT OF SURVEY FOR: FOGLIA CONTRACTING CORP.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
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THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

11-25-15

CHARLES H. BLANCHARD, P.S.M. #5755

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CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Jodah B. Bittle, P.E.

FROM: Clarissa Davis, Planner

RE: Indian River Villas: Right-of-way Abandonment

DATE: November 10th, 2015

Mr. Bittle,

I have reviewed the resubmittal of the proposed Indian River Villas ROW abandonment located at 401 and 411 S Indian River Drive and have produced the following comments:

1. Planning department has no comments at this time.

If you have any questions about the review above please feel free to contact me.

Sincerely,

Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

Indian River Villas
Right of Way Abandonment
APO Indian River Drive
November 11, 2015

St. Lucie County Public Works/Engineering Comments

1. No objections to the requested abandonment provide that the City of Ft. Pierce Engineering Department has no objections and or facilities within the area proposed to be abandoned.

Ron Harris, PLS
County Surveyor

TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>
Martha Kerr
to:
'Clarissa Davis'
11/16/2015 08:36 AM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19th.

A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705

D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering Department: We have no objection. Approved as noted

G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: No Comment

H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering:. Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted

I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted

J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,
Martha Kerr

FPUA
Staff Assistant
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Indian River Villas ROW Abandonment – 401 S Indian River Drive.
TRC Project # 15-01000003

REVIEW DATE: 11/13/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: ____X_____

Site Plan Approved with conditions: _____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. ~~**Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at http://www.slcfd.com/documents/app2.pdf.**~~
2. ~~**Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**~~
3. ~~**Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**~~

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

RECEIVED
DEC 01 2015
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: December 1, 2015

PROJECT: **Indian River Villas R/W Abandonment – 401 S. Indian River**
TRC Project No. 15-01000003

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- ☑ R/W Abandonment
- ☐ P/D Drawings & Approved Site Plan
- ☐ Test Reports & Related Documents
- ☐ Certificate of Completion
- ☐ Record Drawings
- ☐ Permits from applicable Local, State & Federal Agencies
- ☐ Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we ☑ Recommend; ☐ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for comments

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

1. A Quit Claim Deed was recorded in 1964, deeding a parcel of land to be used as right-of-way to the City of Fort Pierce. This parcel which lies east of the current Indian River Drive right-of-way, which is maintained by St. Lucie County, has been retained by the city and not used over the years. Based on this fact we are recommending the approval of the abandonment request of this parcel, pending the successful recording of any appropriate easements for any encroachment of roadway, sidewalk or utility improvements.

JRA/jra

Planning Board **7. d.**

Meeting Date: 12/08/2015

Information

REQUESTED ACTION

Site Plan with Conditional Use - Indian River Villas - 401 S. Indian River Drive

LOCATION

401 S. Indian River Drive

RESPONSIBLE STAFF

Clarissa Davis, Planner

RECOMMENDATION

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to approve the Conditional Use and Design Review application with the following conditions:

1. Right-of-way abandonment must be approved by City Commission.
2. Elevations must be approved by the Historic Preservation Board

Attachments

Staff Report
Application
Warranty Deeds
Property Record Cards
Survey
Site Plan, Landscape Plan, etc.
Elevations, Renderings, and Floor Plan
Capacity Analysis
Environmental Statement
TRC Comments

Form Review

Form Started By: Clarissa Davis Started On: 12/01/2015 04:23 PM

Final Approval Date: 12/02/2015

CITY OF FORT PIERCE
PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

SUBJECT: Conditional Use w/ New Construction & Design Review – Indian River Villas – 401 S. Indian River Drive

DATE: December 1st, 2015

STAFF REPORT

Owner: TMH, LLC
2277 North Circle Drive, Palatine, IL 60067

TA1 (IRD) LLC
266 Park Drive, Palatine, IL, 60067

Applicant/Representative: Foglia Contracting Corp.
1555 Indian River Blvd, Unit B 141, Vero Beach, FL 32960

Requested Action: Approval of a Design Review and Conditional Use with New Construction application proposing 23 multi-family units

Location: 401 & 411 S. Indian River Drive

Parcel IDs: 2410-808-0017-000-7; 2410-808-0019-000-1

Current Zoning: C-1, Office Commercial

Current Future Land Use: CBD, Central Business District

Surrounding Zoning:

North	East	South	West
C-1	n/a	C-1	C-1

Parcel(s) Size: 1.46 acres

Staff Analysis:

The applicant, Foglia Contracting, LLC, is proposing a 23 unit condominium located at 401 South Indian River Drive. The location is made up of two parcels, however the project will only encompass the east side of Indian River Drive. Both properties are zoned C-1, Office Commercial which allows multi-family developments via Conditional Use approval. The property also has an underlying future land use of CBD, Central Business District which allows a maximum of 30 dwelling units per acre.

The project contains one residential building on .96 acres of land. The structure will be a total height of 64'-8 ½" and will encompass 40 percent of the lot. A total of 46 parking spaces are provided including 2 handicap spaces and motorcycle parking. While 12 of the parking spaces are exposed to weather, the remainder is located underneath the first floor of the building. Though parking and building footprint claim 64 percent of the site, green open space is noted at 35 percent.

The architectural style will be of Key West aesthetic with stucco material on the elevation and a standing seam metal roof. Such a style complies with City Design Review standards, as it encourages the use of regional architectural patterns in new developments. Appropriate detailing and fenestrations are present on both the east and west elevation, enhancing the architectural style and giving visual relief along the long stretch of frontage visible from the public right-of-way. These features along with the many facets of the project have been reviewed and comply with Design Review standards present in code Section 22-59.

Vegetation is also installed throughout the site. A Plum Pine hedge will be aligned along the north, south and west property line. A number of Coconut Palms, Montgomery Palms, Foxtail Palms and more will be provided.

The applicant is also proposing infrastructure for the continuation of the Citrus Avenue right-of-way. A kayak launch with 10 parking spaces and 1 handicap space will be installed and open for the public to use.

This property is part of the River's Edge Historic District which was enacted via Resolution 3-10 in February of 2003. A number of contributing structures help to support this district and is the location of some of the City of Fort Pierce's earliest homes. This historic district capitalizes on the many architectural styles that have been present for a number years such as Mediterranean Revival, Wood Frame Vernacular, Masonry Vernacular, Ranch, Dutch and many more. Because the River's Edge Historic district has a variety of architectural styles that help its intent, staff is confident that this new development would be an appropriate addition to the area.

TRC Comments:

The application was transmitted to the reviewing departments. TRC comments are attached to this staff report.

Staff Comments:

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission to approve the Conditional Use with New Construction application with the following conditions:

1. Right-of-way abandonment must be approved by City Commission.
2. Elevations must be approved by the Historic Preservation Board.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

RECEIVED
OCT 26 2015
CITY OF FORT PIERCE
PLANNING & ZONING

DEVELOPMENT REVIEW

Property address or Location 401 and 411 S Indian River Dr

Parcel ID #(s) 2410-808-0017-000-7 and 2410-808-0019-000-1

Project description Indian River Villas - 23 multi-family residential units

TMH, LLC	Foglia Contracting Corp.
Property Owner(s)	**Applicant/Representative, Title, Company**
2277 No Circle Dr	1555 Indian River Boulevard, Unit B141
Street Address	Street Address
Palatine, IL 60067	Vero Beach, FL 32960
City State Zip	City State Zip
846-337-1756	954-444-6125
Phone Number	Phone Number
mabinanti@comcast.net	jf33067@aol.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Thomas Mbinanti as MANAGER
Thomas M Abinanti
Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ ILLINOIS -- COUNTY Cook

The foregoing instrument was acknowledged before me this 23 day of October, 2015, by Thomas Abinanti who is personally known to me or has produced Drivers License as identification.

"OFFICIAL SEAL"
LIZA V DANIEL
Notary Public, State of Illinois
My Commission Expires June 24, 2018

Signature of Notary

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

City of Fort Pierce

Planning Department

Rebecca Grohall, AICP, Planning Manager
Comprehensive Planning ◊ Development Review
Historic Preservation ◊Urban Design ◊ Zoning

Design Review

Property address or Location 401 and 411 S Indian River Dr
Parcel ID #(s) 2410-808-0017-000-7 and 2410-808-0019-000-1
Project Description Indian River Villas - 23 multi-family residential units

TA1 (IRD), LLC	Foglia Contracting Corp.
Property Owner(s)	Applicant/Representative, Title, Company
266 Park Dr	1555 Indian River Blvd, Unit B141
Street Address	Street Address
Palatine, IL 60067	Vero Beach, FL 32960
City State Zip	City State Zip
846-337-1756	954-444-6125
Phone Number	Phone Number
mabinanti@comcast.net	jf33067@aol.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Thomas Abinanti
Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Illinois -- COUNTY Cook
The foregoing instrument was acknowledged before me this 23 day of October, 2015, by

Thomas Abinanti who is personally known to me or has produced

Drivers License as identification.

Liza V Daniel
Signature of Notary

"OFFICIAL SEAL"
LIZA V DANIEL
Notary Public - State of Illinois
My Commission Expires June 24, 2018
(Seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3863371 OR BOOK 3546 PAGE 2306, Recorded 08/07/2013 at 11:30 AM
Doc Tax: $4445.00

This Instrument Prepared by/Return To:
FRANK H. FEE, III, ESQUIRE
FEE, DEROSS & FEE, P.L.
426 Avenue A
Fort Pierce, Florida 34950

Consideration: $635,000.00
DOCUMENTARY STAMPS: $4,445.00
Tax ID No: 2410-808-0017-000-7

COPY

WARRANTY DEED

THIS WARRANTY DEED, made this 3 day of July, 2013 by **DCGG, LLC, a Florida limited liability company,** whose post office address is 426 Avenue A, Fort Pierce, FL 34950, hereinafter called the Grantor, to **TA1 (IRD), LLC, a Florida limited liability company** whose address is 266 Park Drive, Palatine, IL, 60067, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land situate, lying and being in St. Lucie County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference incorporated herein.

COPY

Subject to restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same.

This deed was prepared without the benefit of title examination. Grantor and Grantee agree to hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a current search of the public records.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012.

COPY

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the Presence of:

Witness Signature

Deborah L Carver

Printed Name

Witness Signature

DAVID S. CARVER

Printed Name

DCGG, LLC, a Florida limited liability company

By:MMG HOLDINGS, LLC, an Illinois limited liability company, its Sole Member and Manager

By: _____

Eugene Jozwiak, Manager of MMG HOLDINGS, LLC

STATE OF Illinois
COUNTY OF Cook

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Eugene Jozwiak** known to me to be the Manager of **MMG HOLDINGS, LLC, an Illinois limited liability company, as Sole Member and Manager of DCGG, LLC, a Florida limited liability company,** the company in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in him by said company, and that the seal affixed thereto is the true corporate seal of said corporation, and an oath was not taken. (Check one:) ☐Said person is personally known to me. ☐Said person provided the following type of identification: DL.

Witness my hand and official seal in the County and State last aforesaid this 3 day of July, 2013.

NOTARY RUBBER STAMP SEAL

Ann E Rocchi

Notary Signature

OFFICIAL SEAL
ANN E. ROCCHI
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION NO. 623870
MY COMMISSION EXPIRES MAY 13, 2017

Printed Notary Name: Ann E Rocchi
Commission No.: _____
Commission Exp.: 5-13-17

COPY COPY COPY

EXHIBIT "A"

Lots 1 and 2, Block D, of ANDREWS AND RICHARDS SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, of the Public Records of St. Lucie County, Florida; AND

From the NW corner of Lot 1, Block D, ANDREWS AND RICHARDS RE-SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, St. Lucie County, Florida, public records, run South 89°58' East, 233.86 feet to the point of beginning of the lands herein described: From said point of beginning continue South 89°58' East, 59.9 feet to the West shore of Indian River; thence, meandering the West shore of Indian River, run South 8°26' East, 176.9 feet to the Eastward projection of the South line of Lot 2, Block D, of said ANDREWS AND RICHARDS RE-SUBDIVISION; thence West along the projection of the South line of said Lot 2, 48.3 feet; thence North 12°08' West, 178.9 feet to the point of beginning.

ALSO: A strip of land 4 feet in width measured at right angles to the East line of South Second Street, bounded on the East by the West lines of Lots 1 and 2, Block D, ANDREWS AND RICHARDS RE-SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 191, St. Lucie County, Florida public records; on the North and South by the Westward extensions of the North and South lines, respectively, of said Lots 1 and 2; and on the West by the East edge of existing sidewalk on the East side of South Second Street, in the City of Fort Pierce, Florida; LESS AND EXCEPT right-of-way for Citrus Avenue.

TOGETHER WITH all riparian and littoral rights appertaining to the above described property and all right, title and interest of the grantor in and to any land lying in the bed of any street, road, alley, avenue or highway in front of, adjoining or contained within the above described real property; LESS AND EXCEPT the real property described in Circuit Court Minute Book 26, Page 309, and in O.R. Book 92, Page 524 and 525, respectively.

COPY

COPY

COPY

This Instrument Prepared By and Return to:
FRANK H. FEE, III, ESQ. of
FEE, KOBLEGARD & DeROSS
401 So. Indian River Dr.
Fort Pierce, FL 34950
Courthouse Box #25
Property Appraiser's Parcel Identification (Folio Number):
2410-808-0019-000/1
Grantee(s) S.S. #(s):

WARRANTY DEED

COPY

THIS WARRANTY DEED, made the 25th day of September, 2003, by **MMG HOLDINGS, LLC, an Illinois limited liability company**, having its principal place of business at **1515 E. Woodfield Road, Suite 250, Schaumburg, Illinois, 60173,** hereinafter called the Grantor, to **TMH, LLC, an Illinois limited liability company**, whose post office address is **1515 E. Woodfield Road, Suite 250, Schaumburg, Illinois, 60173**, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

* Doc Assump: $ 0.00
* Doc Tax : $ 2,800.00
* Int Tax : $ 0.00

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land, situate in St. Lucie County, Florida, viz:

All of Lot 3, Block D, of RICHARDS AND JAMES ANDREWS RE-SUBDIVISION of Lots 3, 4, 5 and 6 East of the Florida East Coast Railway of Tyler's Subdivision of Government Lot 4, in Section 10, Township 35 South, Range 40 East, being ANDREWS AND RICHARDS ADDITION to Fort Pierce, according to the Plat thereof as recorded in Plat Book 1, Page 191, of the Public Records of St. Lucie County, Florida, together with all riparian rights.

COPY

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2283353 OR BOOK 1814 PAGE 1626
Recorded:10/06/03 15:53

COPY

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

MMG HOLDINGS, LLC, an Illinois limited liability company

Witness Signature

By: _____
Eugene Jozwiak, Manager

David S. Carver
Printed Name

COPY

Witness Signature

(CORPORATE SEAL)

LYNNE M. FOWLER
Printed Name

STATE OF ILLINOIS
COUNTY OF Cook

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Eugene Jozwiak** known to me to be the Manager of **MMG HOLDINGS, LLC, an Illinois limited liability company**, the company in whose name the foregoing instrument was executed, and that he acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in him by said company, and that the seal affixed thereto is the true corporate seal of said corporation, and an oath was not taken. (Check one:) ☐Said persons is personally known to me. ☐Said person provided the following type of identification:__ _____.

COPY

Witness my hand and official seal in the County and State last aforesaid this 25th day of September, 2003.

NOTARY RUBBER STAMP SEAL

_____
Notary Signature
(Print, Type or Stamp Name of Notary, Commission Number and Commission Expiration Date)

"OFFICIAL SEAL"
DAVID S. CARVER
Notary Public, State of Illinois
My Commission Exp. 02/05/2005

OR BOOK 1814 PAGE 1627

Property Identification

Site Address:	401 S INDIAN RIVER DR
Parcel ID:	2410-808-0017-000-7
Account #:	23895
Map ID:	24/10G
Use Type:	1000
Zoning:	C1
City/County:	Fort Pierce

Ownership

TA1 (IRD) LLC

266 Park Dr
Palatine, IL 60067

Legal Description

ANDREWS AND RICHARDS S/D BLK D LOTS 1 AND 2 WITH RIP RTS-LESS RD R/W- AND 4 FT STRIP W OF AND ADJ TO W LI OF LOT AS DESC IN OR 92-520(MAP 24/10G) (OR 3546-2306)

Current Values

Just/Market Value:	$631,700
Assessed Value:	$631,700
Exemptions:	$0
Taxable Value:	$631,700

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.93
Land Size (SF):	40,686

Sale History

Date:	Jul 3, 2013
Book/Page:	3546 / 2306
Sale Code:	0130
Deed:	WD
Grantor:	DCGG LLC,
Price:	$635,000
Date:	Jun 25, 2004
Book/Page:	2008 / 0416
Sale Code:	00
Deed:	WD
Grantor:	Bryan Jr,Ben L
Price:	$1,500,000
Date:	Dec 1, 1986
Book/Page:	0526 / 1175
Sale Code:	00
Deed:	CV
Grantor:	

Price:	$300,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Image or Sketch unavailable for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$631,700
Just/Market:	$631,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$631,700
Exemption(s):	$0
Taxable:	$631,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	4	Fort Pierce Stormwater Charge	$216.00

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Permits

Number:	F01-0000415
Description:	Additions to existing construction
Amount:	$1,344
Fee:	$0
Number:	F98-001205
Date:	Sep 22, 1998
Description:	Roof
Amount:	$7,500
Fee:	$7,500
Number:	MC2003-19
Date:	Feb 20, 2003
Description:	Air Conditioning Only
Amount:	$2,350
Fee:	$75
Number:	0800001239
Date:	Mar 30, 2009
Description:	Alterations/Remodeling
Amount:	$2,000
Fee:	$50
Number:	BP09-1483
Date:	Oct 15, 2010
Description:	Demolition
Amount:	$0
Fee:	$130
Number:	BP09-1483
Date:	Nov 15, 2010
Description:	Demolition
Amount:	$0
Fee:	$200

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
© Copyright 2015 Saint Lucie County Property Appraiser. All rights reserved.

Property Identification

Site Address:	411 S INDIAN RIVER DR
Parcel ID:	2410-808-0019-000-1
Account #:	23896
Map ID:	24/10G
Use Type:	0000
Zoning:	C1
City/County:	Fort Pierce

Ownership

TMH LLC

2277 No Circle Dr
Palatine, IL 60067

Legal Description

ANDREWS AND RICHARDS S/D BLK D LOT 3 (MAP 24/10G)
(OR 1814-1626)

Current Values

Just/Market Value:	$332,000
Assessed Value:	$332,000
Exemptions:	$0
Taxable Value:	$332,000

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	0.53
Land Size (SF):	22,898

Sale History

Date:	Sep 25, 2003
Book/Page:	1814 / 1626
Sale Code:	00
Deed:	WD
Grantor:	MMG Holdings Llc,
Price:	$400,000
Date:	Sep 20, 2001
Book/Page:	1444 / 1613
Sale Code:	00
Deed:	WD
Grantor:	Rech,Mitchell E
Price:	$282,000
Date:	Aug 1, 1972
Book/Page:	0205 / 1844
Sale Code:	00
Deed:	CV
Grantor:	

Price:	$30,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

Image or Sketch unavailable for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$332,000
Just/Market:	$332,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$332,000
Exemption(s):	$0
Taxable:	$332,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	1.4	Fort Pierce Stormwater Charge	$75.60

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Permits

Number:	F93-001012
Date:	Jul 16, 1993
Description:	Roof
Amount:	$175
Fee:	$175
Number:	F94-001036
Date:	Aug 25, 1994
Description:	Roof
Amount:	$500
Fee:	$500
Number:	F98-001468
Date:	Dec 21, 1998
Description:	Fence
Amount:	$2,200
Fee:	$2,200
Number:	BP09-1419
Date:	Dec 8, 2009
Description:	Demolition
Amount:	$0
Fee:	$0
Number:	BP09-1419
Date:	Oct 6, 2010
Description:	Demolition
Amount:	$0
Fee:	$130

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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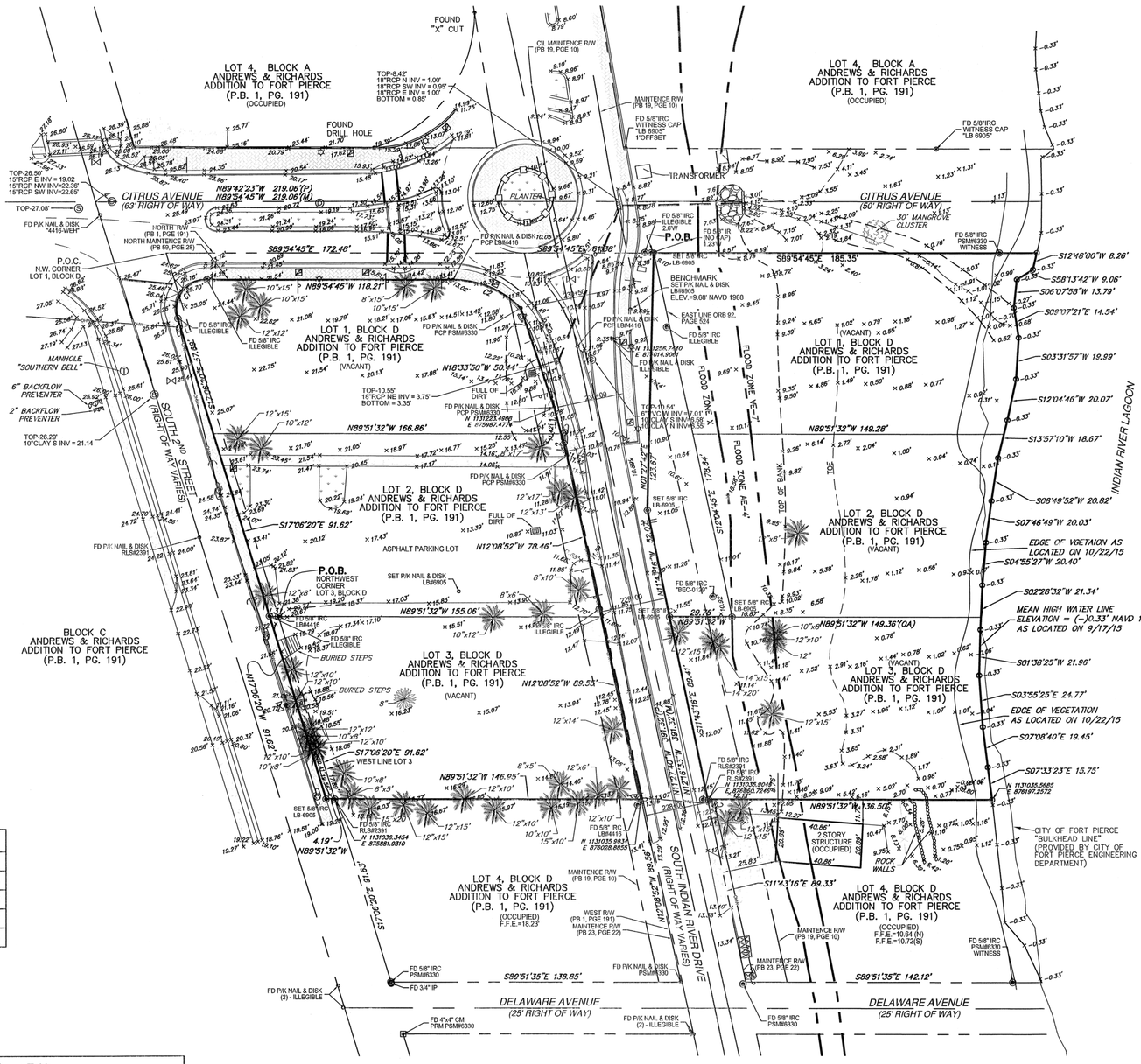
NOTE:
THIS SURVEY IS BASED ON A MAP OF SURVEY BY ALEXANDER J. PIAZZA PSM, INC. LB #7280, DATED 02-25-15, PROJECT NUMBER 15-1927.



Report of Survey:

* TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC
* THIS SURVEY PERFORMED BY:
  HOUSTON, SCHULKE, BITTLE, & STODDARD, INC.
  d/b/a/ MERIDIAN LAND SURVEYORS
  1717 INDIAN RIVER BLVD. Suite 201 VERO BEACH, FLORIDA 32960
* PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
  CHARLES H. BLANCHARD, P.S.M. #5755
* THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17, FAC) IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000. THE MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO BE IN EXCESS OF THIS ACCURACY REQUIREMENT.
* THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
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* THE LAST DATE OF FIELD WORK WAS: 9/17/15.
* THE BEARING BASE FOR THIS SURVEY IS N 89°51'35"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF DELAWARE AVENUE, PER THE PLAT, AND SHOWN THEREON.
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* NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
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* LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
* THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, PER THE NAD 83, (1990) ADJUSTMENT.
* UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION IS UNIDENTIFIED.
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Legal Description:

LOTS 1, 2, & 3, BLOCK D, ANDREWS & RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE EASTERLY 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH BY THE WESTWARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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AND ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 17°06'20" EAST (BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 91.62 FEET; THENCE RUN NORTH 89°51'35" WEST, A DISTANCE OF 4.19 FEET; THENCE RUN NORTH 17°06'20"WEST, A DISTANCE OF 92.62 FEET; THENCE RUN SOUTH 89°51'35" EAST, A DISTANCE OF 4.19 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 81,708.39 SQUARE FEET OR 1.87 ACRES, MORE OF LESS.

Line Table		
LINE	LENGTH	BEARING
L1	12.83'	N14°35'01"W
L2	11.21'	N14°35'01"W
L3	4.19'	S89°51'35"E
L4	26.82'	S77°59'10"W

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	27.13'	14.50'	107°11'36"	S36°29'27"W	23.34'
C2	36.28'	45.00'	46°11'35"	N66°48'58"W	35.30'

Legend & Abbreviations: (symbols not scaleable for size)

PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIONAL SURVEYOR & MAPPER
LB – LAND SURVEYING BUSINESS
℄ – CENTERLINE
R – RADIUS
L – LENGTH
Δ – DELTA ANGLE
E/P – EDGE OF PAVEMENT
B/C – BACK OF CURB
B.M. – BENCHMARK
POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
◦ – (PCP) PERMANENT CONTROL POINT
⊞ – (PRM) PERMANENT REFERENCE MONUMENT
○ – (IP) IRON PIPE
● – (IRC) IRON ROD & CAP
⊡ – (CM) CONCRETE MONUMENT
FD – FOUND
(M) – MEASURED
(P) – PLAT
(C) – CALCULATED
(OA) – OVERALL
(ORB) – OFFICAL RECORD BOOK
(R) – RADIAL
(NR) – NON-RADIAL
– MANGROVE TREE W/ DIA.
– EXOTIC TREE W/ DIA.
– PINE TREE W/ DIA.
– GUY WIRE
– WOOD UTILITY POLE
– TELEPHONE SERVICE
– CABLE T.V. BOX
– ELECTRIC BOX
– LIGHT POST
– WELL
– HYDRANT
– GATE VALVE
– IRRIGATION VALVE
– WATER METER
– SANITARY MANHOLE
– SANITARY SERVICE
– SEPTIC TANK
– DRAINAGE MANHOLE
– CURB INLET
– SURFACE INLET
– MITERED END SECTION
– CONCEPTUAL DRAINAGE
– STREET SIGN
NAVD – NORTH AMERICAN VERTICAL DATUM
– TYPICAL ELEVATION
A/C – AIR CONDITIONER
CONC. – CONCRETE
F.F. – FINISH FLOOR
BSB – BUILDING SETBACK LINE
EL./ELEV. – ELEVATION
R/W – RIGHT OF WAY
AB – AS-BUILT
P/K – PARKER-KALON
– PALM TREE W/ DIA.

Certified to:

1. FOGLIA CONTRACTING CORP
2.
3.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: LB6905@BELLSOUTH.NET

TYPE: Boundary & Topographic Survey		5.			
PROJECT#: 15-055		4.			
DATE: 09/17/15	F.B. 222 PG. 36	3.	11/24/15	REVISE BOUNDARY	CHB
DRAWN BY: SPT		2.	10/21/15	REVISE BOUNDARY	CHB
CHECKED BY: CHB		1.	10/05/15	ADDITIONAL TOPO	CHB
SCALE: 1" = 100'	SHEET: 1 OF 1	NO.	DATE	REVISIONS	BY

PLAT OF SURVEY FOR:

FOGLIA CONTRACTING CORP.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

STATE OF FLORIDA
CHARLES H. BLANCHARD, L.S. #5755

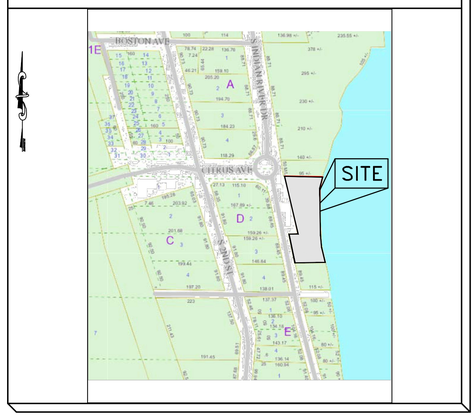
SITE PLAN

FOR

INDIAN RIVER VILLAS

SECTION 10, TOWNSHIP 35 S, RANGE 40 E
CITY OF FT. PIERCE, FLORIDA

LOCATION MAP



DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
4	SOIL BORINGS
5	SITE PLAN
6	PAVING, GRADING AND UTILITY PLAN
7A	LANDSCAPE PLAN
7B	IRRIGATION PLAN
8	CROSS SECTIONS
9–11	MISCELLANEOUS DETAILS
12	AERIAL
ATTACHED	SURVEY

LEGAL DESCRIPTION

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AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 81,341.77 SQUARE FEET OR 1.86 ACRES, MORE OF LESS.

SITE DATA

OWNER	TA1 (IRD), LLC 266 PARK DRIVE PALATINE, IL 60067-0000
DEVELOPER	FOGLIA CUSTOM HOMES 1505 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS CHARLES BLANCHARD, PSM #5755 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PH. (772) 794-1213
EXISTING USE	UNDEVELOPED
PROPOSED USE	TWENTY THREE (23) MULTI-FAMILY UNITS
PROJECT LOCATION	SOUTHEAST CORNER OF CITRUS AVENUE AND S. INDIAN RIVER DRIVE
SITE ADDRESS	401 S. INDIAN RIVER DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2410-808-0017-000-7
SECTION-TOWNSHIP-RANGE	SECTION 10, TOWNSHIP 35S, RANGE 40E
EXISTING LAND USE	OP (OFFICES – PROFESSIONAL AND BUSINESS SERVICES)
PROPOSED LAND USE	CBD (CENTRAL BUSINESS DISTRICT)
EXISTING ZONING	C-1 (OFFICE COMMERCIAL)

DEVELOPMENT PARAMETERS :	EXISTING C-1 ZONING	PROPOSED DEVELOPMENT
MINIMUM LOT SIZE:	10,000 SF	41,707 SF
MINIMUM LOT WIDTH	70 FT	262.3 FT
MINIMUM LOT DEPTH	90 FT	139.7 FT
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	36.3'
SIDE (NORTH)	15'	15.0'
SIDE (SOUTH)	15'	15.2'
REAR (EAST)	15'	15.0'
MAX. LOT COVERAGE BY BLDGS	60%	40.4% (16,847 SF)
MIN. OPEN SPACE	25%	35.3%
MAX. IMPERVIOUS AREA	75%	64.7%
MAXIMUM DENSITY	30 UNITS/ACRE	24.0 UNITS/ACRE
MAX. BLDG. HEIGHT	65'	64'-8 1/2"

AREA CALCULATIONS:

SITE AREAS:		PROPOSED		
EXISTING SITE AREA:	41,707 SF	0.957 AC		
TOTAL DEVELOPABLE AREA::	41,707 SF	0.957 AC	100.0%	
IMPERVIOUS AREA:	26,967 SF	0.619 AC	64.7%	
BUILDING AREA: (FIRST FLOOR)	1,761 SF	0.040 AC	4.2%	
DRIVING AISLE:	21,280 SF	0.489 AC	51.0%	
CONCRETE/SIDEWALK AREA:	2,126 SF	0.049 AC	5.1%	
POOL/PATIO AREA:	1,800 SF	0.041 AC	4.3%	
PERVIOUS AREA:	14,740 SF	0.338 AC	35.3%	
GREEN SPACE:	14,740 SF	0.338 AC	35.3%	

NATIVE VEGETATION/PRESERVATION:
N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING

PARKING CALCULATIONS:
REQUIRED: 1.5 SPACE PER UNIT
23 UNITS X 1.5 SPACES/UNIT = 35 SPACES
PROVIDED: 46 PARKING SPACES (2-12' HANDICAP SPACES, 12-9.0' SPACES, 32-9.5' SPACES)

AVERAGE DAILY TRIPS:
PROPOSED USE: PER ITE 9TH EDITION TRIP GENERATION MANUAL, LAND USE 230
23 MULTI-FAMILY UNITS X 7.78 TRIPS/UNIT = 179 TRIPS

CONSTRUCTION SCHEDULE:

DATE OF COMMENCEMENT	DATE OF COMPLETION
4/16	4/17

GENERAL NOTES

1. PROPOSED PUBLIC WATER SUPPLY – FT. PIERCE UTILITY AUTHORITY
2. PROPOSED PUBLIC SEWER – FT. PIERCE UTILITY AUTHORITY
3. GARBAGE IS HANDLED WITH CANS STORED ON-SITE. NO DUMPSTER PROPOSED.
4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-4', X, C & VE-8 PER FLOOD INSURANCE RATE MAP #12111C0179 J, DATED FEBRUARY 16TH, 2012.
5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.
8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
9. THE EXISTING SPEED LIMIT FOR INDIAN RIVER DRIVE DRIVE IS 35 M.P.H.
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.
15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA:
    - ALL POLES MUST BE BLACK OR BRONZE
    - ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF
    - LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
17. ALL STOP SIGNS (R1-1) SHALL BE 30"
18. NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT PIERCE APPROVAL.
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20. CITY OF FT. PEIRCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
21. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE. FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'F'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
22. THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF N89°51'35"W ALONG THE NORTH R/W LINE OF DELAWARE AVENUE, PER THE PLAT AND SHOWN THEREON.
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS NGS MONUMENT "J 123", ELEVATION 25.57' NAVD 1988. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NGVD'29 IS BY ADDING 1.499 FT.
24. ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304.
25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFWMD REGULATIONS.
26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL., EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION.
28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVETY
29. ALL UTILITIES MUST BE PLACED UNDERGROUND.
30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. PROPANE TANKS TO BE UNDERGROUND.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

ENGINEER CERTIFICATION:

DATE:

☐ JOSEPH W. SCHULKE, P.E. REG. No 47048
☐ JODAH B. BITTLE, P.E. REG. No 57396
☐ WILLIAM P. STODDARD, Ph.D., P.E. REG. No 57605

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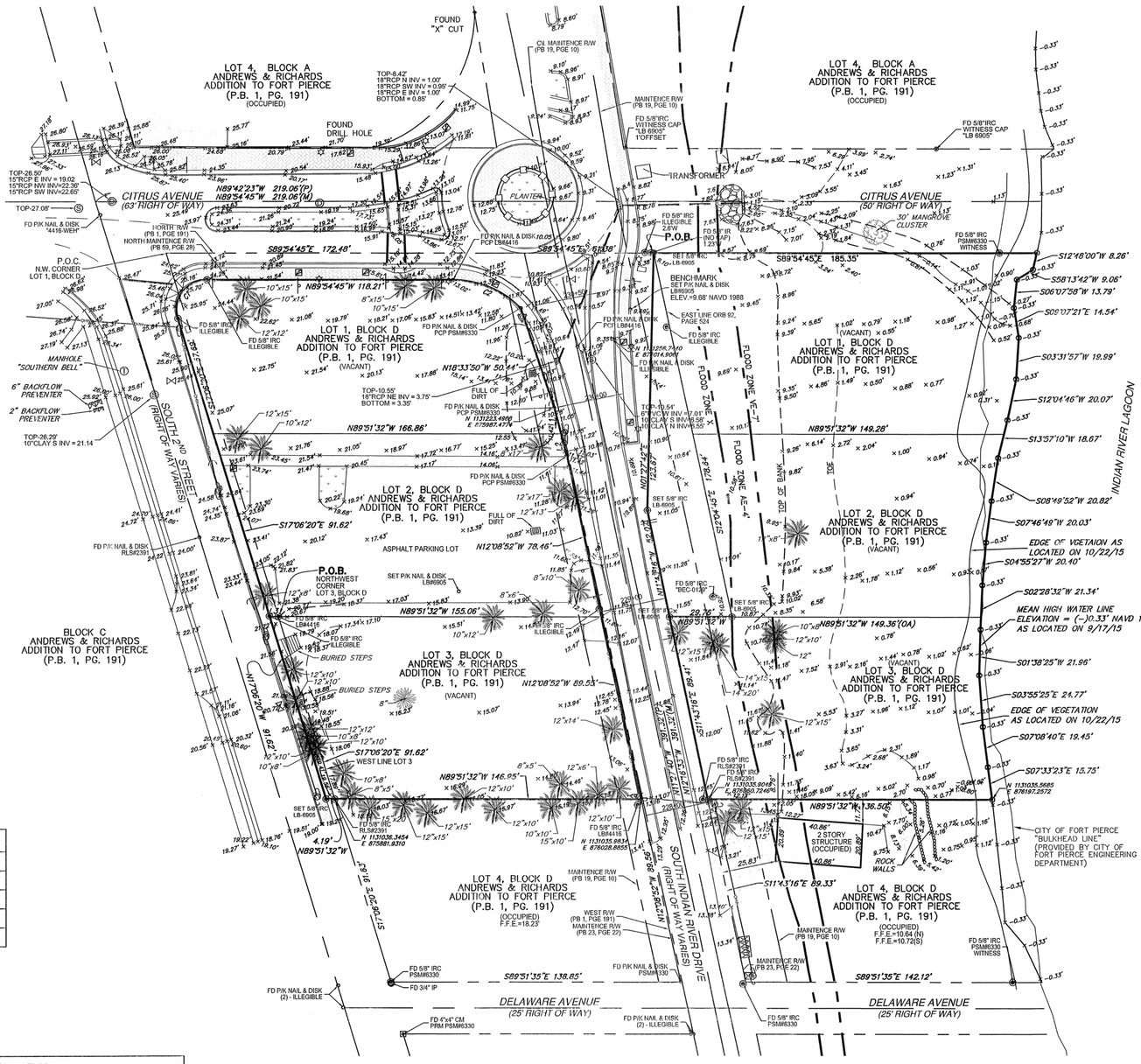

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LOTS 1, 2, & 3, BLOCK D, ANDREWS & RICHARDS ADDITION TO FORT PIERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE EASTERLY 4 FEET OF SOUTH 2ND STREET, BOUNDED ON THE NORTH AND SOUTH BY THE WESTWARD EXTENSIONS OF THE NORTH AND SOUTH LINES OF SAID LOTS 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH A PARCEL OF LAND BEING PART OF LOTS 1 AND 2, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, RUN SOUTH 89°54'45" EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 172.48 FEET; THENCE CONTINUE SOUTH 89°54'45" EAST, A DISTANCE OF 61.38 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 12°04'45"EAST A DISTANCE OF 178.64 FEET TO THE SOUTH LINE OF SAID LOT 2, BLOCK D; THENCE RUN ALONG SAID SOUTH LINE NORTH 89°51'32" WEST, A DISTANCE OF 29.76 FEET TO THE MONUMENTED EAST RIGHT OF WAY LINE OF INDIAN RIVER DRIVE (A VARIABLE WIDTH RIGHT OF WAY); THENCE RUN NORTH 11°43'16" WEST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 52.07 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN NORTH 01°27'42" EAST, A DISTANCE OF 123.67 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK D, ANDREWS AND RICHARDS RE-SUBDIVISION, AS PER THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 191, ST. LUCIE COUNTY, FLORIDA, RUN SOUTH 17°06'20" EAST (BASIS OF BEARINGS) ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 91.62 FEET; THENCE RUN NORTH 89°51'35" WEST, A DISTANCE OF 4.19 FEET; THENCE RUN NORTH 17°06'20"WEST, A DISTANCE OF 92.62 FEET; THENCE RUN SOUTH 89°51'35" EAST, A DISTANCE OF 4.19 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 81,708.39 SQUARE FEET OR 1.87 ACRES, MORE OF LESS.

Line Table		
LINE	LENGTH	BEARING
L1	12.83'	N14°35'01"W
L2	11.21'	N14°35'01"W
L3	4.19'	S89°51'35"E
L4	26.82'	S77°59'10"W

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	27.13'	14.50'	107°11'36"	S36°29'27"W	23.34'
C2	36.28'	45.00'	46°11'35"	N66°48'58"W	35.30'

Legend & Abbreviations: (symbols not scaleable for size)

PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIONAL SURVEYOR & MAPPER
LB – LAND SURVEYING BUSINESS
℄ – CENTERLINE
R – RADIUS
L – LENGTH
Δ – DELTA ANGLE
E/P – EDGE OF PAVEMENT
B/C – BACK OF CURB
B.M. – BENCHMARK
POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
◦ – (PCP) PERMANENT CONTROL POINT
⊞ – (PRM) PERMANENT REFERENCE MONUMENT
○ – (IP) IRON PIPE
● – (IRC) IRON ROD & CAP
⊡ – (CM) CONCRETE MONUMENT
FD – FOUND
(M) – MEASURED
(P) – PLAT
(C) – CALCULATED
(OA) – OVERALL
(ORB) – OFFICAL RECORD BOOK
(R) – RADIAL
(NR) – NON-RADIAL
– MANGROVE TREE W/ DIA.
– EXOTIC TREE W/ DIA.
– PINE TREE W/ DIA.
– GUY WIRE
– WOOD UTILITY POLE
– TELEPHONE SERVICE
– CABLE T.V. BOX
– ELECTRIC BOX
– LIGHT POST
– WELL
– HYDRANT
– GATE VALVE
– IRRIGATION VALVE
– WATER METER
– SANITARY MANHOLE
– SANITARY SERVICE
– SEPTIC TANK
– DRAINAGE MANHOLE
– CURB INLET
– SURFACE INLET
– MITERED END SECTION
– CONCEPTUAL DRAINAGE
– STREET SIGN
NAVD – NORTH AMERICAN VERTICAL DATUM
– TYPICAL ELEVATION
A/C – AIR CONDITIONER
CONC. – CONCRETE
F.F. – FINISH FLOOR
BSB – BUILDING SETBACK LINE
EL./ELEV. – ELEVATION
R/W – RIGHT OF WAY
AB – AS-BUILT
P/K – PARKER-KALON
– PALM TREE W/ DIA.

Certified to:

1. FOGLIA CONTRACTING CORP
2.
3.

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: LB6905@BELLSOUTH.NET

TYPE: Boundary & Topographic Survey		5.			
PROJECT#: 15-055		4.			
DATE: 09/17/15	F.B. 222 PG. 36	3.	11/24/15	REVISE BOUNDARY	CHB
DRAWN BY: SPT		2.	10/21/15	REVISE BOUNDARY	CHB
CHECKED BY: CHB		1.	10/05/15	ADDITIONAL TOPO	CHB
SCALE: 1" = 100'	SHEET: 1 OF 1	NO.	DATE	REVISIONS	BY

PLAT OF SURVEY FOR:

FOGLIA CONTRACTING CORP.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

STATE OF FLORIDA
CHARLES H. BLANCHARD, L.S. #5755

15-086

12

INDIAN RIVER VILLAS

AERIAL PLAN

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

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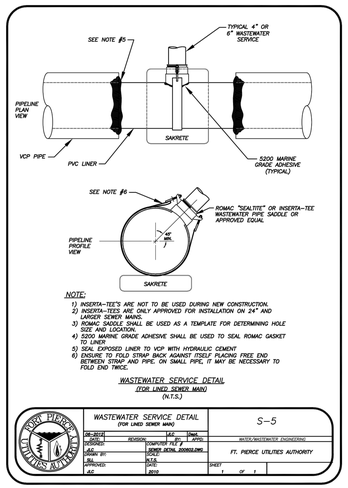
DRAWING	15086-CON
DESIGNED	J.B.B.
DRAWN	J.B.B.
CHECKED	J.B.B.
SCALE	1"=30'
DATE	9/29/15

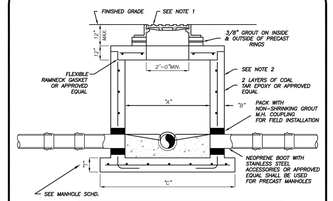
MARK	REVISION	DATE
1	REVISED PER C.O.E.P.	10/30/15



NOTE:
1) INSERTA-TEE'S ARE NOT TO BE USED DURING NEW CONSTRUCTION.
2) INSERTA-TEES ARE ONLY APPROVED FOR INSTALLATION ON 24" AND LARGER SEWER MAINS.
3) ROMAC SADDLE SHALL BE USED AS A TEMPLATE FOR DETERMINING HOLE SIZE AND LOCATION.
4) 5200 MARINE GRADE ADHESIVE SHALL BE USED TO SEAL ROMAC GASKET TO LINER
5) SEAL EXPOSED LINER TO VCP WITH HYDRAULIC CEMENT BEFORE TO FOLD STRAP BACK AGAINST ITSELF PLACING FREE END BETWEEN STRAP AND PIPE. ON SMALL PIPE, IT MAY BE NECESSARY TO FOLD END TWICE.

WASTEWATER SERVICE DETAIL
(FOR LINED SEWER MAIN)
(N.T.S.)

WASTEWATER SERVICE DETAIL (FOR LINED SEWER MAIN)	S-5
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: N/A DATE: 2010	SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	3"	76"	8"
30"-36"	5'-0"	3"	88"	10"
42"-48"	6'-0"	3"	100"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:
1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL SECTIONS SHALL BE PRECAST. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MAY NOT MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 GASKETS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'-0"

PRECAST MANHOLE DEPTH OF LESS THAN 5'- 0"	S-6
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: SEWER DETAIL 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: N/A DATE: 2010	SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PROPERTY. EXCEPTIONS, DEPENDING ON THE FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SERVICE MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

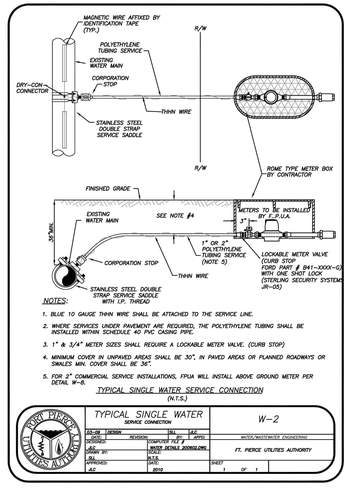
① THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.

② IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.

NOTES:
1. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
2. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
3. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT

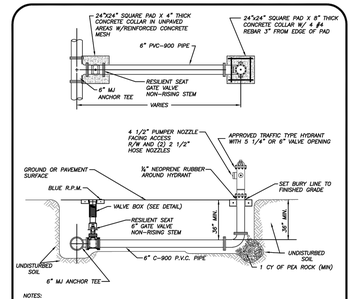
WATER METER PLACEMENT (N.T.S.)	W-1
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: N/A DATE: 2010	SHEET 1 OF 1



NOTES:
1. BLUE TO GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

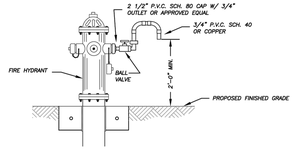
TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: N/A DATE: 2010	SHEET 1 OF 1



NOTES:
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: KENNEDY GUARDIAN, MUELLER CENTURION, & AMERICAN AVK, CLOW OR APPROVED EQUAL.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE.
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT WHERE THERE ARE CURBS AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

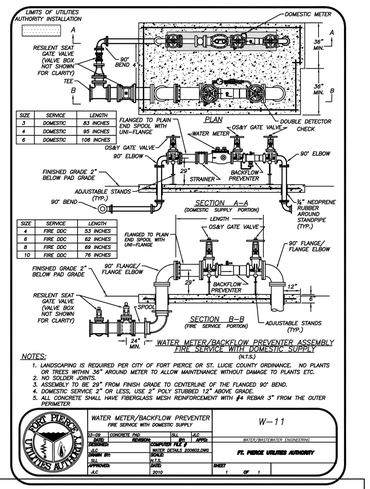
TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

TYPICAL FIRE HYDRANT ASSEMBLY	W-5
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: N/A DATE: 2010	SHEET 1 OF 1



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

BATERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT	W-5A
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: AC DATE: 2010	SHEET 1 OF 1



SIZE	SERVICE	LENGTH
3	DOMESTIC	83 INCHES
4	DOMESTIC	85 INCHES
6	DOMESTIC	106 INCHES
4	FIRE DDC	53 INCHES
6	FIRE DDC	62 INCHES
8	FIRE DDC	69 INCHES
10	FIRE DDC	76 INCHES

WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY
(N.T.S.)

NOTES:
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 1" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER

WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY	W-11
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: AC DATE: 2010	SHEET 1 OF 1

MATERIAL UPGRADE NOTES

MATERIAL UPGRADES ARE REQUIRED FOR UTILITY INSTALLATIONS THAT ARE IN CLOSE PROXIMITY TO SALT WATER (FOR EXAMPLE, HUTCHINSON ISLAND, INDIAN RIVER FLOOD PLAIN AND AREAS EAST OF U.S. HIGHWAY 1) AND AS DIRECTED BY FPUA WATER/WASTEWATER ENGINEERING DEPARTMENT.

1) PIPE – ALL DUCTILE IRON PIPE SHALL BE EPOXY COATED (EXTERIOR)

2) FITTINGS – ALL DUCTILE IRON FITTINGS SHALL BE EPOXY COATED (EXTERIOR). PVC FITTINGS CAN ALSO BE USED. HOWEVER, PVC FITTINGS MUST BE EXTRUDED OR FORMED FITTINGS MEETING ALL AWWA REQUIREMENTS. NO FABRICATED FITTINGS WILL BE ALLOWED. ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

3) RESTRAINTS – ALL MECHANICAL JOINT RESTRAINTS SHALL BE EPOXY COATED. ALL HARDWARE (RODS, NUTS, BOLTS, WASHERS) SHALL BE 316SS ONLY.

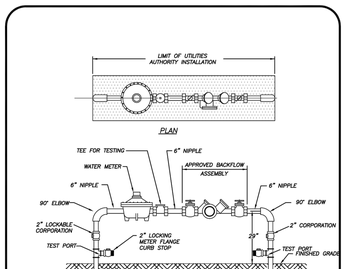
4) FIRE HYDRANTS – ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

5) VALVES – ALL VALVES SHALL BE EPOXY COATED. ALL NUTS AND BOLTS SHALL BE 316SS. VALVE STEM AND 2-INCH OPERATING NUT SHALL BE CAST BRONZE.

6) HARDWARE – 316 SS, A4-70 AND A4-80 ARE ACCEPTABLE NOMENCLATURES SEEN ON FASTENERS

7) ALL OTHER MATERIALS SHALL BE PROVIDED WITH MANUFACTURER'S STANDARD UPGRADES FOR USE IN CORROSIVE ENVIRONMENTS.

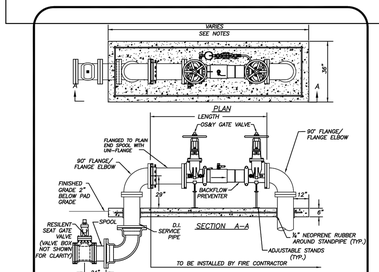
MATERIAL UPGRADE NOTES	M-13
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: N/A DATE: 2010	SHEET 1 OF 1



NOTES:
1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL)	W-8
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: AC DATE: 2010	SHEET 1 OF 1

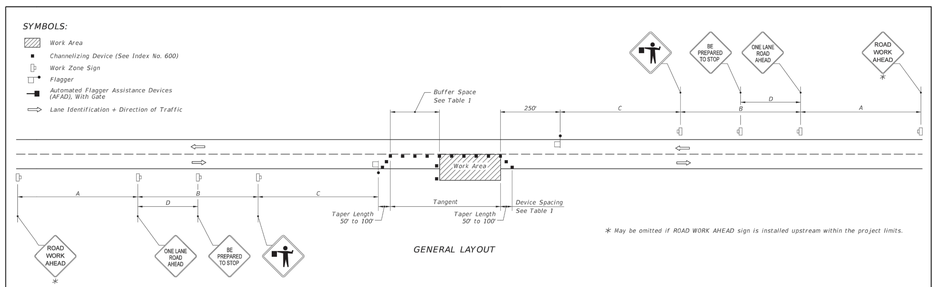


NOTES:
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY–4"–10" FIRE SERVICE
(N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE	W-10
DESIGN:	WATER/WASTEWATER ENGINEERING
DRAWN BY: COMPUTER FILE: WATER DETAILS 2009(S).DWG	FT. PIERCE UTILITIES AUTHORITY
CHECKED: N/A DATE: 2010	SHEET 1 OF 1



∗ May be omitted if ROAD WORK AHEAD sign is installed upstream within the project limits.

GENERAL NOTES:

1. Special Conditions may be required in accordance with these notes and the following sheets.
2. If the Work Area encroaches on the Centerline, use the Layout for Temporary Lane Shift to Shoulder on Sheet 2 only if the Existing Paved Shoulder width is sufficient to provide for an 11' lane between the Work Area and the Edge of Existing Paved Shoulder. Reduce the posted speed when appropriate.
3. Temporary Raised Rumble Strips:
   a. Use when both of the following conditions are met concurrently:
      i. Existing Posted Speed is 50 mph or greater;
      ii. Work duration is greater than 60 minutes.
   b. Use a consistent Strip color throughout the work zone.
   c. Place each Rumble Strip Set transversely across the lane at locations shown.
   d. Use Option 1 or Option 2 as shown on Sheet 2. Use only one option throughout work zone.
4. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle;
   b. Official vehicle;
   c. Pilot vehicles;
   d. Traffic signals.

   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
5. When a side road intersects the highway within the TTC zone, place additional TTC devices in accordance with other applicable TCZ Indexes.
6. The two channelizing devices directly in front of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.
7. When Buffer Space cannot be attained due to geometric constraints, use the greatest attainable length, not less than 200 ft.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.
9. ROAD WORK AHEAD and the BE PREPARED TO STOP signs may be omitted if all of the following conditions are met:
   a. Work operations are 60 minutes or less.
   b. Speed limit is 45 mph or less.
   c. There are no sight obstructions to vehicles approaching the work area for a distance equal to the Buffer Space shown in Table 1.
   d. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.
   e. Volume and complexity of the roadway has been considered.
   f. If a railroad crossing is present, vehicles will not queue across rail tracks.
   g. AFADs are not in use.
10. See Index 600 for general TCZ requirements and additional information.
11. Automated Flagger Assistance Devices (AFADs) may be used in accordance with the Notes on Sheet 3.

TABLE 1

Posted Speed	DEVICE SPACING: Maximum Spacing of Cones or Tubular Markers On a Taper	On a Tangent	Maximum Spacing of Type I or Type II Barricades/Panels/Drums On a Taper	On a Tangent	Distance Between Signs A	B	C	D	Buffer Space
25	20'	50'	20'	50'	200'	200'	200'	100'	155'
30	20'	50'	20'	50'	200'	200'	200'	100'	200'
35	20'	50'	20'	50'	200'	200'	200'	100'	250'
40	20'	50'	20'	50'	200'	200'	200'	100'	305'
45	20'	50'	20'	50'	350'	350'	350'	175'	360'
50	20'	50'	20'	100'	500'	500'	500'	250'	425'
55	20'	50'	20'	100'	2640'	1500'	1000'	500'	495'
60	20'	50'	20'	100'	2640'	1500'	1000'	500'	570'
65	20'	50'	20'	100'	2640'	1500'	1000'	500'	645'
70	20'	50'	20'	100'	2640'	1500'	1000'	500'	730'

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA BETWEEN THE CENTERLINE AND A LINE 2' OUTSIDE THE EDGE OF TRAVEL WAY.

LAST REVISION: 07/01/15	DESCRIPTION:	2016 FDOT DESIGN STANDARDS	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY	INDEX NO. 603	SHEET NO. 1of 3

01-04-15.dgn
4/1/2015

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00018666
1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FLORIDA 32960
TEL.772 / 770.9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

NO.	BY	DESCRIPTION	DATE
1	MS	REVISED PER C.O.F.P.	10/30/15

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INDIAN RIVER VILLAS

MISCELLANEOUS DETAILS & SPECIFICATIONS

ENGINEER CERTIFICATE
☐ JOSEPH W. SCHULKE FL. REG. NO. 47548
☐ DEAN B. BITTLE FL. REG. NO. 57396
☐ ALLAN P. STODDARD FL. REG. NO. 57570
DATE:

SHEET 11

PROJECT NO. 15-086

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, DR-18, CLASS 235 PSI. WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE. ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THWN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED.
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT, IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION	G-1
NOTES	WATER/WASTEWATER ENGINEERING
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CHECKED BY:	SCALE: N.T.S.
APPROVED:	DATE: 2015
AJC	FT. PIERCE UTILITIES AUTHORITY

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIRE- MENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWINGS TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS ARE EQUIDISTANT AND AS FAR APART AS POSSIBLE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT LEAST TWO FULL LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND HAVE EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES. PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2
NOTES	CONSTRUCTION NOTES
DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DRAWN BY:	COMPUTER FILE # MISC. DETAILS 2006052.DWG
CHECKED BY:	SCALE: N.T.S.
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STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) WHEN A MINIMUM VERTICAL DISTANCE OF 6 INCHES THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT	G-3
NOTES	WATER/SEWER CONFLICT
DATE: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
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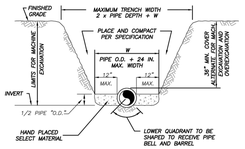
AJC	FT. PIERCE UTILITIES AUTHORITY

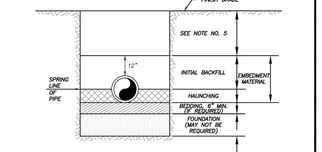
TYPICAL TRENCH DETAIL
N.T.S.



NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAILS	M-1
NOTES	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD.	COMPUTER FILE # MISC. DETAILS 2006052.DWG
DRAWN BY:	SCALE: N.T.S.
CHECKED BY:	DATE: 2015
APPROVED:	FT. PIERCE UTILITIES AUTHORITY
AJC	



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED FINISHED GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS	M-2
NOTES	WATER/WASTEWATER ENGINEERING
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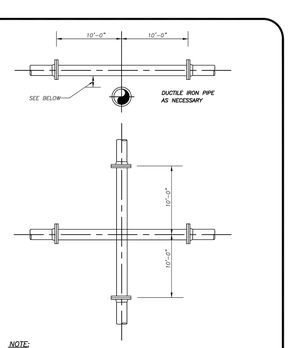

NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
NOTES	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD.	COMPUTER FILE # MISC. DETAILS 2006052.DWG
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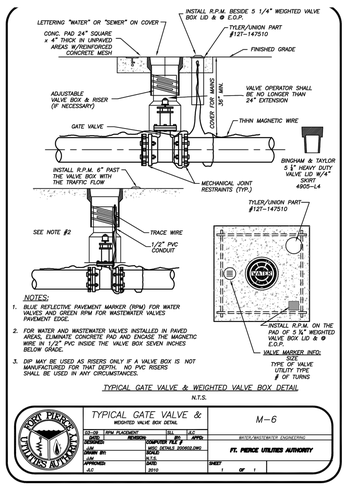

NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS INSIDE ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & WEIGHTED VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & WEIGHTED VALVE BOX DETAIL	M-6
NOTES: SEW. PLACEMENT	WATER/WASTEWATER ENGINEERING
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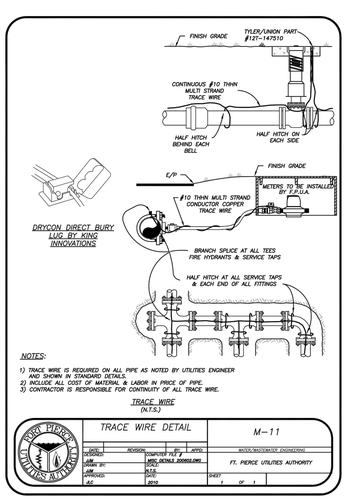

NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL	M-11
NOTES	WATER/WASTEWATER ENGINEERING
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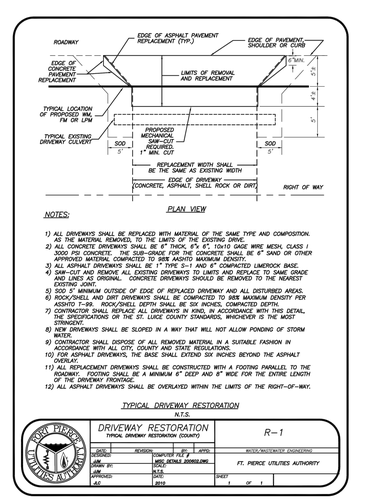


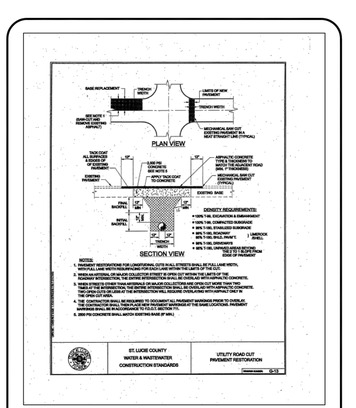
PLAN VIEW

NOTES:

1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6"X6", 10/10 GAGE WIRE MESH, CLASS I CONCRETE. ASPHALTIC DRIVEWAYS SHALL BE CONSTRUCTED WITH 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S-1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW-CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) 500 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUCIE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)	R-1
NOTES: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DATE:	COMPUTER FILE # MISC. DETAILS 2006052.DWG
DRAWN BY:	SCALE: N.T.S.
CHECKED BY:	DATE: 2015
APPROVED:	FT. PIERCE UTILITIES AUTHORITY
AJC	



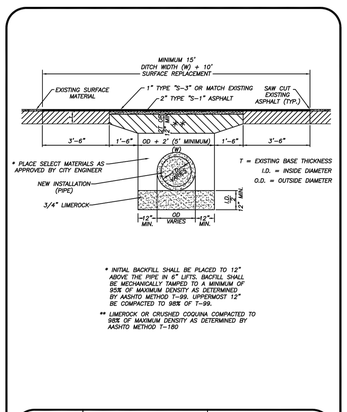
DENSITY REQUIREMENTS:
- 100% T-99, EXCAVATION & EMBANKMENT
- 100% T-180, COMPACTED SUBGRADE
- 100% T-180, STABILIZED SUBGRADE
- 98% T-180, ROADWAY
- 98% T-180, LIMEROCK BASE
- 98% T-180, DRIVEWAYS
- 98% T-180, LIMEROCK STREET BEYOND THE EDGE OF PAVEMENT

NOTES:
1. PAVEMENT RESTORATION FOR LONGITUDINAL CUTS IN ALL STREETS SHALL BE FULL LANE WIDTH.
2. MEDIAN OPENINGS, CROSS OVER AND CUL-DE-SAC TURNAROUNDS SHALL BE FULL WIDTH.
3. WHEN AN INTERIOR CUT OR HOLE EXCEEDS 10 SQUARE FEET, THE ENTIRE AREA SHALL BE REMOVED AND REPLACED AS SPECIFIED ABOVE. (NO PATCHING OF CONCRETE).
4. ALL CUTS SHALL BE SAWED TO A NEAT STRAIGHT LINE. (NO RAGGED EDGES).
5. ALL EXISTING ASPHALT SURFACES SHALL BE PAINTED WITH ASPHALT EMULSION TACK COAT PRIOR TO PLACING NEW ASPHALT.
6. ALL EXISTING CONCRETE SURFACES SHALL BE PAINTED WITH ASPHALT EMULSION TACK COAT PRIOR TO PLACING NEW ASPHALT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO DOCUMENT ALL PAVEMENT MARKINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL THEN PLACE NEW PAVEMENT MARKINGS AT THE SAME LOCATIONS. PAVEMENT MARKINGS SHALL BE PLACED WITHIN 30 DAYS.
8. SEE FDOT CONCRETE SHALL MATCH EXISTING BASE (IF MIN.).

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

UTILITY ROAD CUT PAVEMENT RESTORATION

PAVEMENT RESTORATION (COUNTY)	R-2
NOTES: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DATE:	COMPUTER FILE # MISC. DETAILS 2006052.DWG
DRAWN BY:	SCALE: N.T.S.
CHECKED BY:	DATE: 2015
APPROVED:	FT. PIERCE UTILITIES AUTHORITY
AJC	



* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-99, UPPERMOST 12" BE COMPACTED TO 98% OF T-99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180

PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS	R-3
NOTES: REVISION: BY: APPD.	WATER/WASTEWATER ENGINEERING
DATE:	COMPUTER FILE # MISC. DETAILS 2006052.DWG
DRAWN BY:	SCALE: N.T.S.
CHECKED BY:	DATE: 2015
APPROVED:	FT. PIERCE UTILITIES AUTHORITY
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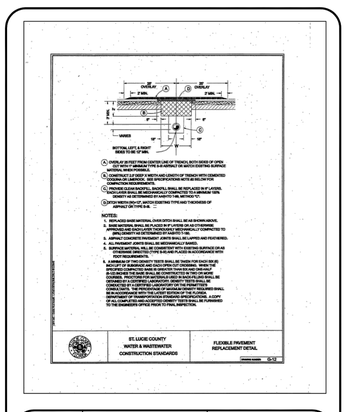
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SPECIFICATIONS - CLEARING/GRADING/PAVING/DRAINAGE/UTILITY CONSTRUCTION

GENERAL
IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST REVISIONS, BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IN ADDITION THE CONTRACTOR SHALL REFER TO THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST REVISIONS. IF WITHIN THAT PARTICULAR SECTION AND/OR THEIR SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS, ALSO.
ALL WORK SHALL BE IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
THE CONTRACTOR SHALL GIVE THE ENGINEER 24 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO THOROUGHLY INSPECT AND TEST THE WORK.
THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

CLEARING/GRUBBING
THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL BUILDING, TIMBER, BRUSH, STUMPS, ROOTS, RUBBISH, DEBRIS, INCLUDING SEPTIC TANK, BUILDING FOUNDATIONS, PIPES, ETC., WITHIN THE LIMITS OF THE ROADWAY CONSTRUCTION, ALL AREAS WHERE STRUCTURES WILL BE CONSTRUCTED INCLUDING PIPE CULVERTS, AND AS OTHERWISE DEPICTED IN THE PLANS. ALL IN ACCORDANCE WITH SECTION 110 OF THE STANDARD SPECIFICATIONS.

GRADING
THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES, FINAL DRESSING SHALL HAVE A TOLERANCE OF 0.1 FT.+- FROM THE PLAN CROSS SECTIONS. GRADING SHALL INCLUDE ALL SHAPING, ROUGH GRADING, AND FINAL DRESSING REQUIRED FOR THE PROPOSED ROADWAY AND ROAD EMBANKMENTS WITHIN THE LIMITS DEPICTED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADES UNTIL CONTRACT CLOSE-OUT, AND MUST RE-GRADE AS REQUIRED WHEN EROSION OR OTHER DISTURBANCES OCCUR. SEED/MULCH AND/OR SODDING SHALL BE INCORPORATED TO ASSIST IN THIS REGARD. HOWEVER, ANY LOSS OF SOD OR SEED/MULCH DURING THESE OCCURRENCES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

SOD:
SOD SHALL BE ST. AUGUSTINE OR ARGENTINE BAHIA - AS NOTED ON THE LANDSCAPE PLANS OR CONTRACT DOCUMENTS. SOD SHALL BE WELL MATTED WITH ROOTS AND SHALL BE SUFFICIENTLY THICK TO SECURE A DENSE STAND OF LIVE GRASS. THE SOD SHALL BE LIVE, FRESH AND UNINJURED AT THE TIME OF PLANTING AND SHALL BE REASONABLY FREE OF WEEDS AND OTHER GRASSES. THE RECEIVING GROUND SURFACE SHALL BE GRADED TO PROPER ELEVATIONS, FREE OF LARGE VOIDS, ROOTS, WEEDS OR PATCHES OF EXISTING GRASS. UPON LAYING, THE ENTIRE AREA SHALL BE ROLLED THOROUGHLY. ALL SODDED AREAS ARE TO BE WATERED TO KEEP SOD ALIVE UNTIL THE CONTRACTOR IS CLOSED OUT, DEAD SOD SHALL BE REPLACED BY CONTRACTOR.

EMBANKMENT CONSTRUCTION
ROADWAY EMBANKMENT CONSTRUCTION SHALL CONSIST OF ALL THE EMBANKMENT CONSTRUCTION REQUIRED FOR THE PROPOSED ROADWAY AND/OR PARKING LOT, BUILDING PADS, DITCHES AND SWALES IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. EMBANKMENTS SHALL BE CONSTRUCTED FROM MATERIAL CONSISTING OF NO MUCK, ROOTS, BRUSH, VEGETABLE MATTER, RUBBISH, OR OTHER DELETERIOUS MATERIALS THAT WILL NOT COMPACT TO A SUITABLE ENDURING ROAD BED. EXISTING EARTH SURFACES SHALL BE COMPACTED/PROOF ROLLED PRIOR TO PLACEMENT OF ANY EMBANKMENT MATERIAL.
MATERIAL: UNLESS OTHERWISE SPECIFIED, MATERIAL SHALL BE "TYPE 2 MATERIAL".
COMPACTION: 12" COMPACTED LIFTS, MINIMUM 98% MAXIMUM DRY DENSITY (AASHTO T-180).
- MIN. 100% MAX DENSITY ADJACENT TO STRUCTURES WITHIN PAVED AREAS
COMPENSATION: COMPENSATION FOR THE EMBANKMENT CONSTRUCTION SHALL BE MADE FULLY BY THE BID ITEMS FOR BORROW EXCAVATION (PER C.Y.), GRADING (PER L.F. OF ROADWAY OR PER ACRE OF SITE), AND REGULAR EXCAVATION (PER C.Y.) WHEN APPLICABLE.

EMBANKMENT AND BACKFILL MATERIAL:
TYPE 1: WELL GRADED CRUSHED STONE OR CRUSHED GRAVEL (ASTM C33-71A, GRADATION 67) - ¾" TO NO. 4 SIEVE.
TYPE 2: SANDY MATERIAL, AND MAY BE UNCLASSIFIED MATERIAL OBTAINED FROM CONTRACTOR'S EXCAVATIONS AND APPROVED BY THE ENGINEER. THIS MATERIAL SHALL BE FREE FROM WOOD, ROOTS, HUMUS, PEAT, MUCK, AND OTHER ORGANIC MATERIALS, AND SHALL NOT CONTAIN CLODS, STONES, MASONRY, RUBBLE OR THE LIKE GREATER THAN ½ INCHES IN DIAMETER.
TYPE 3: SELECT GRANULAR SAND MATERIAL, FREE OF ORGANICS WITH LESS THAN 3% FINES PASSING THE NO. 200 SIEVE.

STAKING
CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STABILIZING
STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE OR L.B.R. AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS. ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ALL MATERIAL SHALL BE MIXED TO A HOMOGENEOUS MATERIAL.

BASE COURSE
THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.
LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 AND TO AN L.B.R. VALUE WHEN SPECIFIED ON PLANS. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT
PRIME AND TACK COATS FOR THE BASE COURSE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALT CONCRETE SURFACE COURSE (A.C.S.C.)
TYPE SP 9.5 & TYPE SP 12.5 A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, 330, AND 334 OF THE STANDARD SPECIFICATIONS.

CEMENT CONCRETE PAVEMENT:
CONSTRUCT PORTLAND CEMENT CONCRETE (TYPE II, CLASS I) PAVEMENT IN ONE COURSE ON A PREPARED STABILIZED SUBGRADE IN ACCORDANCE WITH SECTIONS 346 AND 350. PROVIDE STEEL REINFORCEMENT WHEN SPECIFIED IN THE PLANS.

CURB
ALL CURB CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS, AND IN ACCORDANCE WITH F.D.O.T. INDEX NO. 300. PROVIDE CONTRACTION JOINTS AT 10-FOOT O.C. MAXIMUM. TRANSITION ENDS OF CURB FROM FULL TO ZERO HEIGHTS IN 3 FEET. CURB CUT RAMPS SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 304.

TESTING
THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON EMBANKMENT,SUBGRADE, BASE, PIPE BACKFILL AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING THE ROAD/PAVEMENT AREAS CONSTRUCTION SHALL BE AS FOLLOWS:
A. EMBANKMENT: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 5,000 SF. INTERVALS FOR EACH 12" LIFTS CONSTRUCTED, AND AT ALL EXISTING PROOFROLLED EARTH SURFACES.
B. SUBGRADE: (1) F.B.V./ L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF. / 10,000 SF OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS. (MIN. OF 3-1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
C. BASE: (1) F.B.V./ L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF. / 10,000 SF OR CLOSER (MIN. OF 3-1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
D. PIPE BACKFILL: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 50 FT. INTERVALS, 1' ABOVE PIPE, 1' BELOW GRADE, MIN., AND AT PIPE DEPTHS GREATER THAN 5 FT, AN ADDITIONAL TEST SHALL BE TAKEN AT MID DEPTH OF BACKFILL
E. STRUCTURES: A MINIMUM OF 1 DENSITY TEST SHALL BE PERFORMED IN THE STABILIZED SUBGRADE, AND WITHIN THE BACKFILL FOR EACH 12" LIFT, ADJACENT TO EACH STRUCTURE INSTALLED.
F. BUILDING PAD: AS SPECIFIED IN ARCHITECTURAL PLANS.
G. CURB PADS - DENSITY TEST SHALL BE TAKEN AT A MAXIMUM OF 500 FT. INTERVALS.

ALL TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP
THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

DRAINAGE STRUCTURE SPECIFICATIONS
STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI. ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FY = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71. PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

PRECAST INLETS/MANHOLES
ALL STORM INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH APPLICABLE REFERENCES TO FDOT DRAWINGS IN THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION. TYPE II PORTLAND CEMENT SHALL BE USED IN THE CONCRETE MIX. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 4000 PSI.

CULVERT PIPES:
INSTALL PIPE CULVERTS AND STORM SEWERS IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS AT THE LOCATIONS DEPICTED IN THE PLANS. FURNISH AND INSTALL SAND/TIGHT (WATERTIGHT TO 2 PSI) PIPE JOINTS AND PIPE/STRUCTURE JOINTS. ALL JOINTS SHALL BE GASKETED. REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 941 OF THE STANDARD SPECIFICATIONS CORRUGATED ALUMINUM PIPE SHALL BE IN ACCORDANCE WITH SECTION 945 OF THE STANDARD SPECIFICATIONS. ADS (CORRUGATED POLYETHYLENE) SHALL BE IN ACCORDANCE WITH SECTION 948.2.3 OF THE STANDARD SPECIFICATIONS.

BACKFILLING OVER PIPE CULVERT AND STORM SEWERS SHALL BE COMPLETED IN MAXIMUM 4" LIFTS TO THE SPRINGLINE MAXIMUM 8" LIFTS, TO A POINT 12" ABOVE THE PIPE, AND IN 12" LIFTS BEYOND, COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY. TYPE 2 MATERIAL SHALL BE USED FOR ALL BACKFILL, UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.

FURNISH AND INSTALL FILTER FABRIC JACKET AROUND ALL PIPE JOINTS AND THE JOINT BETWEEN THE PIPE AND THE STRUCTURE IN ACCORDANCE WITH DESIGN STANDARDS INDEX NUMBERS 201 & 280. USE FABRIC MEETING THE PHYSICAL REQUIREMENTS OF TYPE 3 SPECIFIED ON THE DESIGN STANDARDS, INDEX 199. THE FABRIC SHALL EXTEND A MINIMUM OF 12 INCHES (300 MM) BEYOND EACH SIDE OF THE JOINT OR BOTH EDGES OF THE COUPLING BAND, IF A COUPLING BAND IS USED. THE FABRIC SHALL HAVE A MINIMUM WIDTH OF 24 INCHES (600 MM) AND A LENGTH SUFFICIENT TO PROVIDE A MINIMUM OVERLAP OF 24 INCHES (600 MM), SECURE THE FILTER FABRIC JACKET AGAINST THE OUTSIDE OF THE PIPE BY METAL OR PLASTIC STRAPPING OR BY OTHER METHODS APPROVED THE THE ENGINEER.

CONCRETE
UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

RECORD DRAWINGS
CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CONSTRUCTION IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT ARE NOT LIMITED TO, HORIZONTAL LOCATION AND VERTICAL ELEVATION OF INVERT AND TOP OF CULVERTS, SEWER MANHOLES, DRAINAGE STRUCTURES, INLETS, UTILITY MAINS AND AS-BUILTS OF ALL LAKE BANKS, LOTS/BLDG. PADS, SWALES, BERMS, CURBS, PAVEMENT, SIDEWALKS DEPICTING HORIZONTAL LOCATION AND ELEVATIONS. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

THE CONTRACTOR SHALL BE REQUIRED TO HAVE A SURVEYOR PROVIDE CERTIFIED RECORD DRAWINGS/AS-BUILTS. THESE DRAWINGS SHALL BE PROVIDED IN AN ACAD ELECTRONIC FILE AS WELL AS ON SIGNED/SEALED HARD COPIES. THE AS-BUILTS MUST MEET I.R.C. UTILITY DEPT. CRITERIA FOR WATER MAIN AND SEWER AS-BUILTS, INCLUDING TIES TO STATE PLANE COORDINATES.

INSPECTION
MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS
THE ENGINEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE:
A. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
B. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
C. UPON COMPLETION OF SUBGRADE AND COMPACTION.
D. PRIOR TO POURING CURBS, SIDEWALKS OR OTHER FLATWORK.
E. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
F. UPON COMPLETION OF GRADING AND COMPACTION OF BASE MATERIAL AND PRIOR TO PRIMING.
G. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
H. UPON COMPLETION OF CONSTRUCTION.

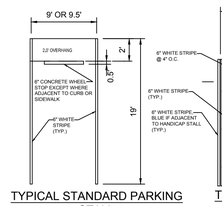
ACCEPTABLE TEST RESULTS MUST BE PROVIDED TO THE ENGINEER PRIOR TO COMMENCING SUCCESSIVE STEPS OF CONSTRUCTION, INCLUDING:
- PIPE BACKFILL AND EMBANKMENT DENSITIES PRIOR TO SUBGRADE PREPARATION.
- SUBGRADE TESTING PRIOR TO BASE PREPARATION, CONCRETE CURB OR SIDEWALK CONSTRUCTION.
- BASE TESTING PRIOR TO APPLICATION OF SURFACE COURSE.

WHERE REFERENCES ARE MADE TO ROADWAY CONSTRUCTION, IT IS INTENDED TO INDICATE CONSTRUCTION FOR ROADWAYS AND/OR PARKING LOTS/DRIVEWAYS.

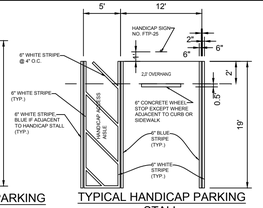
TRAFFIC/PAVEMENT MARKING NOTES:
1. ALL PARKING SPACE MARKINGS AND ROADWAY MARKINGS ON PRIVATE DRIVEWAYS/STREETS WITH THE EXCEPTION TO THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN REFLECTORIZED TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATIONS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2010, SECTION NO. 710.
2. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH THE F.D.O.T.'S STANDARD INDEX NO. 17324&.
3. TRAFFIC FLOW ARROWS THRU PARKING AREAS ARE FOR DIRECTION AND ARE TO BE PAINTED.
4. STOP BARS SHALL BE 24" WIDE.
5. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN WITH F.D.O.T. TRAFFIC DESIGN STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL PAVEMENT MARKINGS FOR THE PROPOSED PUBLIC ROADWAYS AND ALL MARKINGS AT INTERSECTIONS OF PRIVATE ROADS/DRIVEWAYS WITH PUBLIC ROADS SHALL BE EXTRUDED TYPE ALKYD BASE THERMOPLASTIC AND SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION NO. 711.
7. SPECIAL MARKINGS (CROSS WALK, STOP BARS, ROADWAY CONTINUOUS STRIPING, THRU ARROWS, PAVEMENT MARKINGS FOR TRAFFIC SEPARATORS, ETC. SHALL BE IN ACCORDANCE WITH THE F.D.O.T. INDEX NO. 17346.

SIGNS:
1. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL SIGNS SHALL BE TYPE "C" SINGLE COLUMN GROUND SIGNS IN ACCORDANCE WITH F.D.O.T. INDEX NO. 11860, 11863, 11865. WIND LOAD SHALL BE ZONE 3 (80 M.P.H.).
3. ALL SIGNS PLACEMENT SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 17302.

ADDITIONAL SPECIFICATIONS FOR WORK WITHIN A PUBLIC R.O.W.:
1. ALL MATERIALS AND CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION). STANDARD SPECIFICATIONS (LATEST EDITION) AND THE SUPPLEMENTS THERETO.
2. THE APPLICANTS ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC PLAN (MOT) FOR THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE FDOT INDEX NUMBERS (600 SERIES) AND THESE DOCUMENTS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONTRACTOR, THROUGH THE SERVICES OF A QUALIFIED CONTRACTOR, SHALL PROVIDE NECESSARY M.O.T. AS SPECIFIED IN THE PLANS AND PERMITS, AND AS DIRECTED BY THE FIELD REPRESENTATIVE OF THE ENGINEER OR PUBLIC WORKS/FDOT REPRESENTATIVE.
3. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE.
4. IF THE PERMITTED WORK IS ON A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE APPLICANT, AT THE PRE-CONSTRUCTION CONFERENCE IS REQUIRED TO PRESENT, AS PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.
5. THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENGINEERING DIVISION, HAVING JURISDICTION OVER THE PROJECT AT LEAST 48 HOURS, BEFORE ANY EXCAVATION WITHIN THE FDOT RIGHT-OF-WAY TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
6. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
7. BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PROJECT, THE APPLICANT MUST CONTACT THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE TELEPHONE NUMBER IS 561-465-7396 OR 1-800-300-8236.
8. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
9. ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
10. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE. IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE.
11. ALL MOT LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES ARE TO BE CLOSED BEFORE 9:00 AM AND ALL LANES ARE TO OPENED BY 4:00 PM.
12. PAVEMENT SPECIFICATION: MATCH EXISTING TYPE AND DEPTH OF ASPHALT TO 3 1/2" MAXIMUM., INCLUDING FRICTION COURSE.

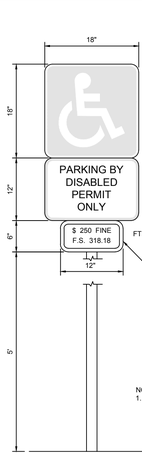


TYPICAL STANDARD PARKING STALL
N.T.S.



TYPICAL HANDICAP PARKING STALL
N.T.S.

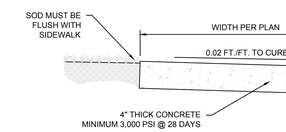
NOTE:
A) ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROADS& BRIDGE CONSTRUCTION, 1996, SECTION 710.
B) ALL HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH FDOT STANDARD INDEX 17346.



THESE SIGNS TYPICAL AT EACH ACCESSIBLE PARKING SPACE

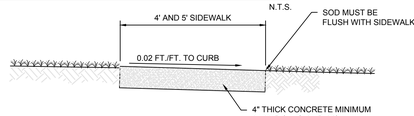
TYPICAL ACCESSIBLE STRIPING
SCALE: N.T.S

NOTES:
1. THIS SIGN MAY ALSO BE WALL MOUNTED

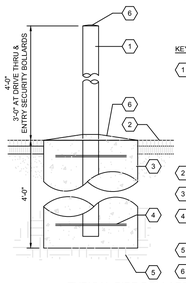


NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDEX NO. 310.
2. SAWED JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 5-FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDEX NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 98% MAXIMUM DRY DENSITY.
5. SURFACE WITH LIGHT BROOM FINISH.
6. SOD ALL DISTURBED AREAS.
7. RECESS SIDEWALK AS REQUIRED IF BRICK PAVERS CALLED FOR IN PLANS
8. SIDEWALK/CURB MAY BE CONSTRUCTED AS ONE INTEGRAL POUR. PROVIDE MIN. 8"x8" THK'N EDGE.

SIDEWALK DETAIL AND SPECIFICATIONS WHERE ADJACENT TO TYPE 'D' CURB
N.T.S.



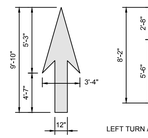
SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDEX NO. 310.
2. SAWED JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 5-FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDEX NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 95% MAXIMUM DRY DENSITY.
5. SURFACE WITH LIGHT BROOM FINISH.
6. SOD ALL DISTURBED AREAS.
7. CONST. 6" THICK AT DRIVEWAYS



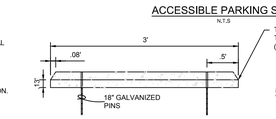
TYPICAL PIPE BOLLARD DETAIL
N.T.S

KEYED NOTES:
1. HSS 6"Ø x .28" THICK PIPE, CONCRETE FILLED. PROVIDE 1/4" WELDED CLOSURE PLATE AT BOTTOM. ALL STEEL TO BE RUST FREE AND PRIME COATED. BOLLARDS ON WALK TO RECEIVE GRAY POLYETHYLENE COVER. ALL OTHERS TO RECEIVE A YELLOW COVER (FROM IDEAL SHIELD- 313-842-7290).
2. TOP OF PAVEMENT.
3. 24"Ø CONCRETE FOUNDATION. USE SONOTUBE FORM.
4. 3/8"Ø WELDED HOOPS. 18"Ø TOP, BOTTOM, AND CENTER.
5. SOLID UNDISTURBED SOIL.
6. PROVIDE PITCH, SMOOTH CONCRETE FINISH.

PAVEMENT MARKING ARROWS
N.T.S

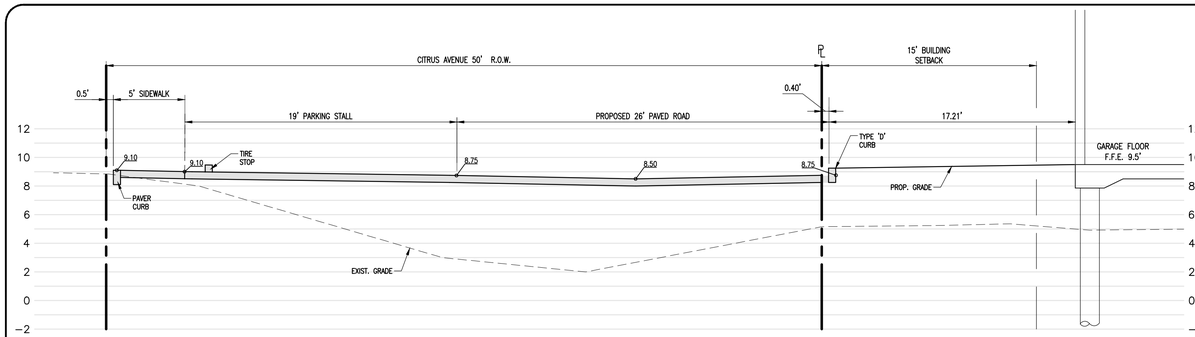


LEFT TURN ARROW TO BE REVERSED

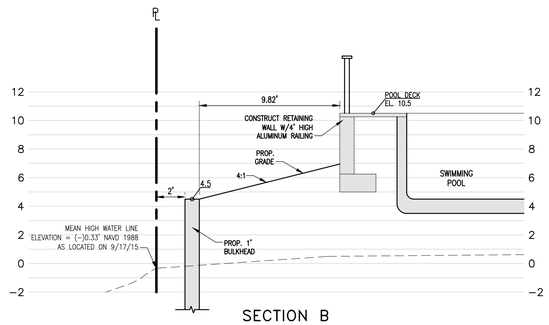


CONCRETE WHEEL STOP
N.T.S.

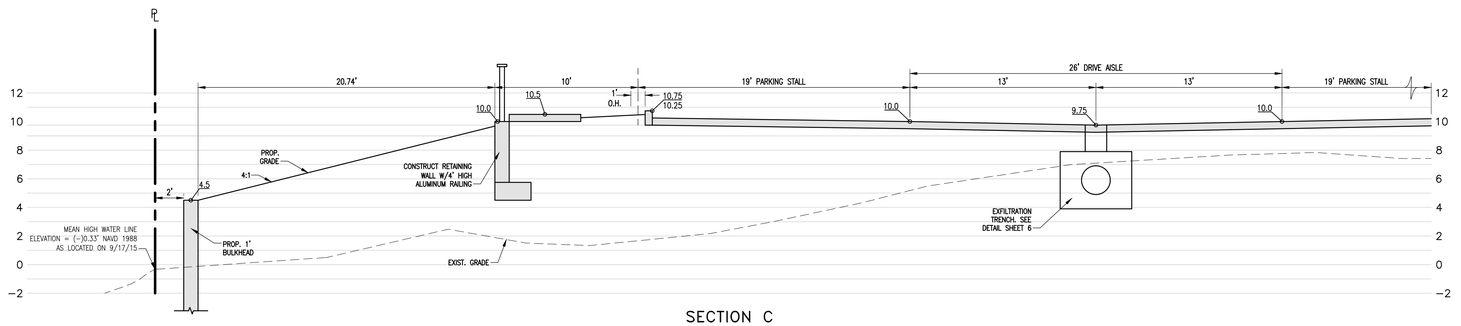
ACCESSIBLE



SECTION A



SECTION B



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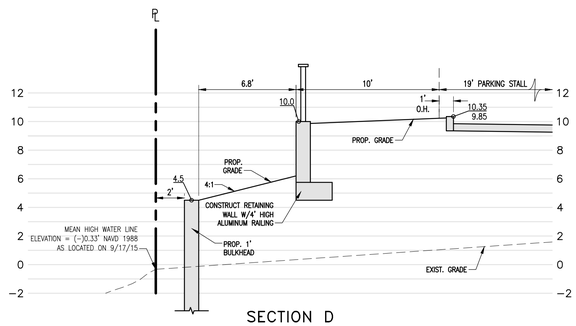
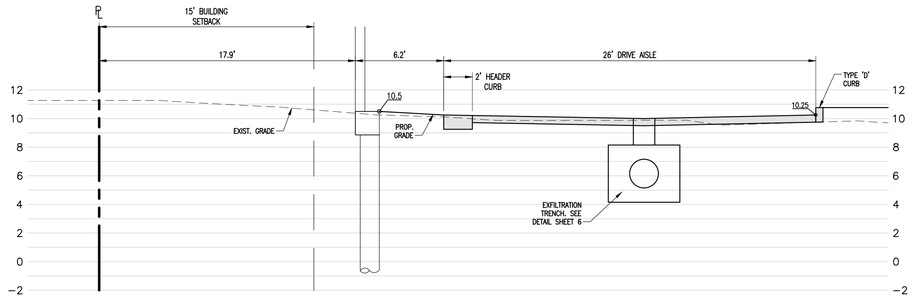


SECTION D



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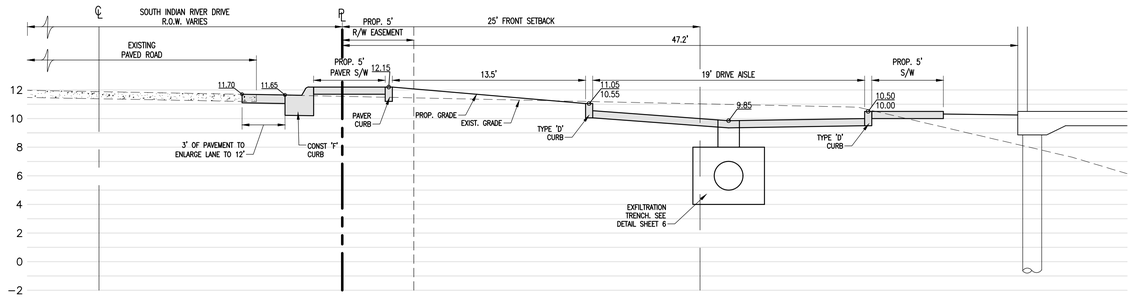

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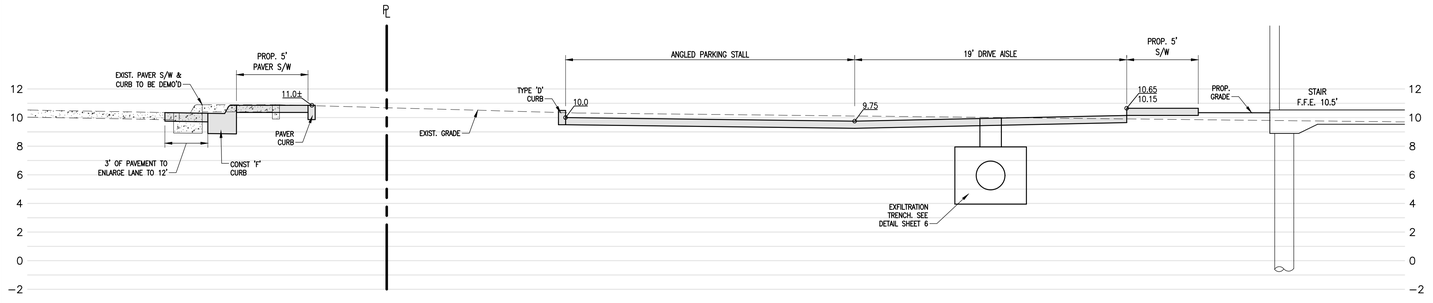

SECTION G

MARK	REVISION	DATE
1	REVISED PER C.O.F.P.	10/30/15
2	REVISED PER C.O.F.P.	11/24/15

DRAWING DESIGNATION	DESIGN	DRAWN	CHECK
SCHEMATIC	JLR	JLR	JWS
PRELIMINARY	JLR	JLR	JWS
CONSTRUCTION	JLR	JLR	JWS
AS-BUILT			

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00036868
1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sbsengineers.com

CROSS SECTIONS

INDIAN RIVER VILLAS

ENGINEER CERTIFICATION
☐ ERIC T. W. SCHULKE
FL. REG. NO. 47095
☐ JOHN S. BITTLE
FL. REG. NO. 57366
☐ RUSSELL T. STODDARD
FL. REG. NO. 57605

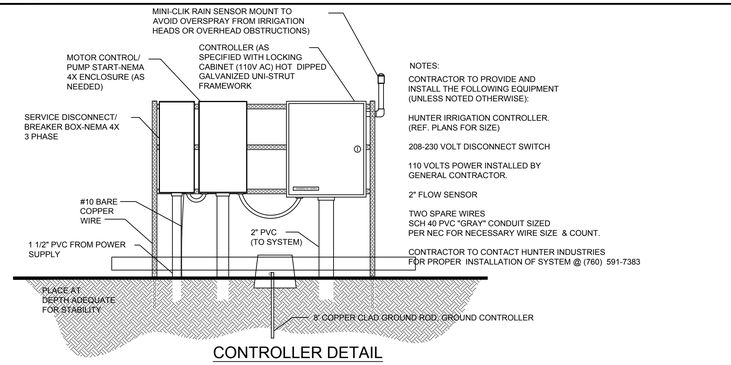
DATE:

SHEET
8

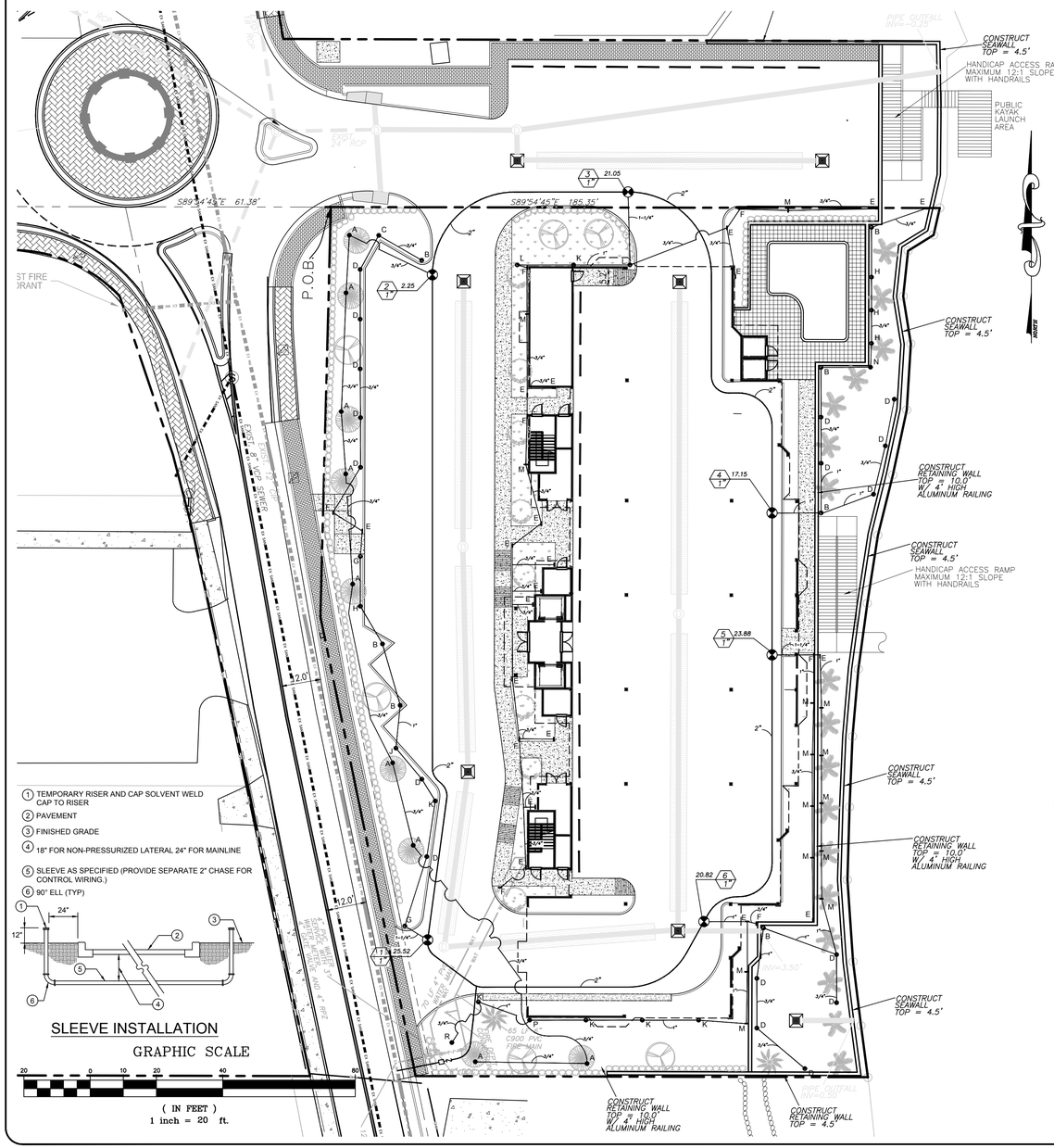
PROJECT NO.
15-086

IRRIGATION NOTES

1. DO NOT SCALE PLAN FOR EXACT HEAD LOCATION.
2. SPRINKLER HEADS SHALL BE PLACED ON RISERS IN SHRUB AREAS. RISERS SHALL BE PAINTED FLAT BLACK.
3. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.
4. THE CONTRACTOR SHALL RUN 3 ADDITIONAL SETS OF WIRES IN EACH DIRECTION TO EACH END OF THE MAIN FOR FUTURE USE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HARD WIRING THE ELECTRICAL SERVICE CONNECTIONS.
6. THE FINAL LOCATION OF ALL COMPONENTS SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
7. ALL MAIN LINE SLEEVE LOCATIONS ARE ACCOMPANIED WITH A 2" ELECTRICAL CHASE FOR THE CONTROL WIRING.
8. VELOCITY SHALL NOT EXCEED A FLOW RATE OF 5' PER SECOND.
9. 4" POP-UP HEADS SHALL BE USED IN SODDED AREAS AND 12" POP-UP HEADS SHALL BE USED IN LANDSCAPED AREAS.
10. LOCATION OF IRRIGATION MAIN LINE AND VALVES IS FOR CLARITY ONLY. ACTUAL LOCATION OF MAIN LINE SHALL BE 6" OFF BACK OF CURB WHERE POSSIBLE. ACTUAL LOCATION OF VALVES SHALL BE IN THE NEAREST LANDSCAPE AREA.
11. SPRINKLER HEADS SHALL BE 12" MIN. FROM THE EDGE OF THE SIDEWALKS AND WALKWAYS.
12. IRRIGATION SYSTEM DESIGN PARAMETERS; 30GPM @ 30PSI



CONTROLLER DETAIL


CONSTRUCT SEAWALL TOP = 4.5'
HANDICAP ACCESS RAMP MAXIMUM 12:1 SLOPE WITH HANDRAILS
PUBLIC KAYAK LAUNCH AREA
CONSTRUCT RETAINING WALL TOP = 10.0' W/ 4' HIGH ALUMINUM RAILING
HANDICAP ACCESS RAMP MAXIMUM 12:1 SLOPE WITH HANDRAILS
CONSTRUCT SEAWALL TOP = 4.5'
CONSTRUCT RETAINING WALL TOP = 10.0' W/ 4' HIGH ALUMINUM RAILING
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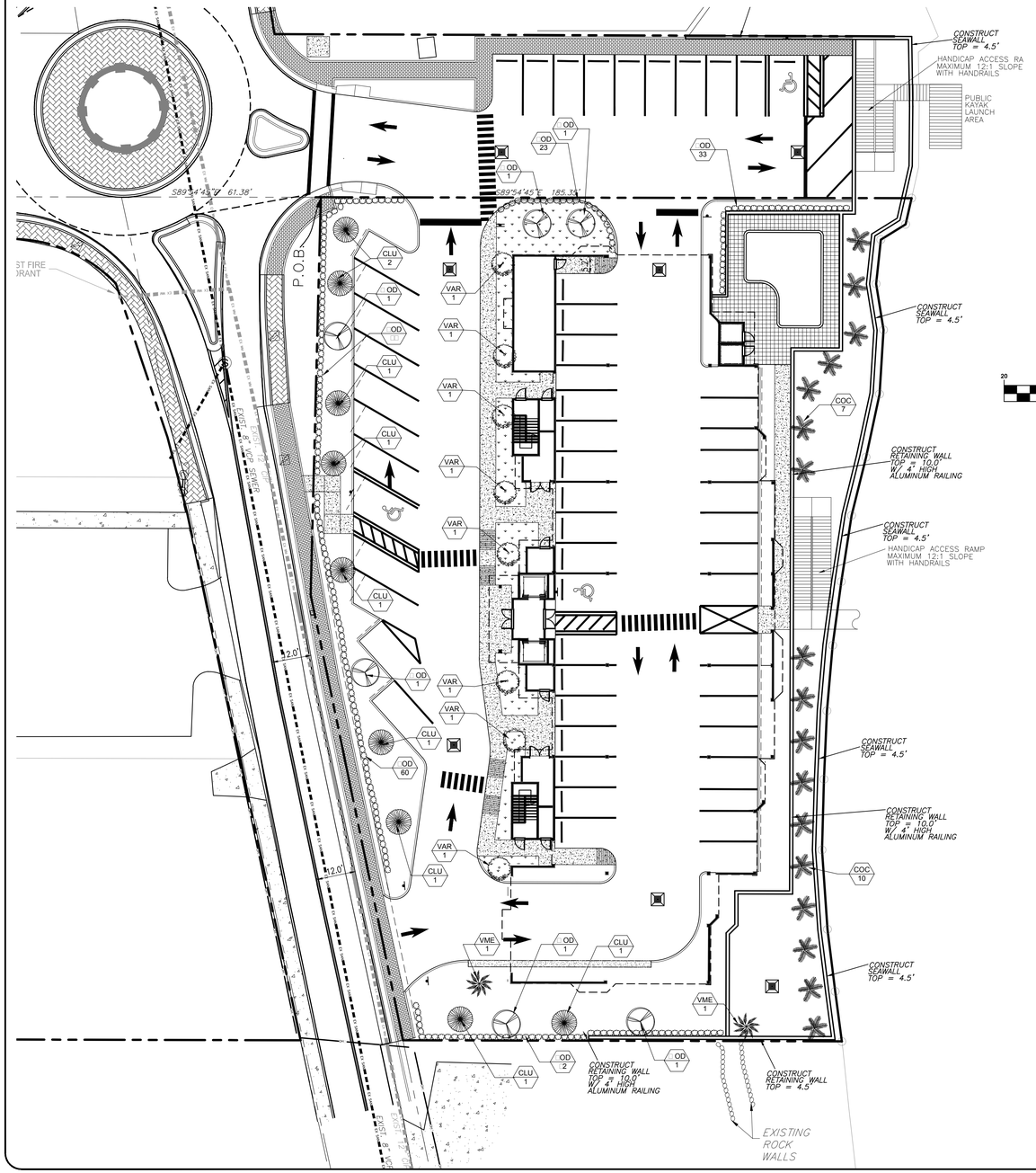
CONSTRUCT RETAINING WALL TOP = 10.0' W/ 4' HIGH ALUMINUM RAILING
CONSTRUCT RETAINING WALL TOP = 4.5'
P.O.B.
S89°54'45"E 61.38'
S89°54'45"E 185.35'
PIPE OUTFALL INV=-0.25
INV=-1.50
INV=-1.50
INV=-1.50

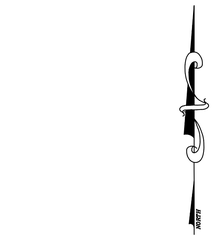
LEGEND

EX SAN — EX SAN —	EXISTING SANITARY SEWERLINE
SAN — SAN —	PROPOSED SANITARY SEWERLINE
	EXISTING DRAINAGE PIPE
	PROPOSED DRAINAGE PIPE
EX WM — EX WM —	EXISTING WATER MAIN
WAT — WAT —	PROPOSED WATER MAIN
SF SF SF	FILTER FENCE/SEDIMENT BARRIER
	EXISTING WOOD FENCE
	PROPOSED FENCE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
25.0	PROPOSED GRADE / CONTOUR
	PROPOSED DRAINAGE FLOW DIRECTION
9.0'R	PROPOSED EOP RADIUS
PROPANE	1,000 GAL UNDERGROUND PROPANE TANK
	24" ADS YARD DRAIN
	STORMTECH DRAIN
	PROPOSED WALL
	TRENCH DRAIN
	STREET LIGHT
	MODIFIED TYPE 'C' INLET
Ⓓ	JUNCTION MANHOLE
DS-1	DRAINAGE STRUCTURE LABEL
	FIRE HYDRANT
	PROPOSED SIGN
Ⓢ	SEWER MANHOLE

HATCH LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVEMENT





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LANDSCAPE MATERIAL SCHEDULE

SYMBOL		AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER	NATIVE
	CLU	9	Clusia rosea	PITCH APPLE	2.5" DIA 4.5' AG	12'	5' SPREAD	YES
	VME	2	Veitchia merrillii	CHRISTMAS TREE PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	WOD	6	Wodyetia bifurcata	FOX TAIL PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	COC	17	Cocus nucifera	MAYPAN COCONUT	10' CLEAR TRUNK	12'	5' SPREAD	YES
	VAR	8	Veitchia arecina	MONTGOMERY PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	POD	223	Podocarpus macrophyllus	PODOCARPUS	–	24"	24" O.C.	NO
	FIC	431	Ficus microcarpa	GREEN ISLAND FICUS	–	12"	24" O.C.	YES

SECTION 22-187. GENERAL LANDSCAPE CALCULATIONS

SECTION 22-187 (4) a and b.

NORTH PROPERTY LINE: 183.4 MINUS 45 LF (DRIVEWAYS) = 140.4 LF

REQUIRED:
1. LOTS UNDER 10,000 SF REQUIRE A MINIMUM 6' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 6' WIDE LANDSCAPE BUFFER
2. 140.4 LF X 6 LF X 1 TREE/300 SF = 2.8 OR 3 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 140.4 LF X 1 SHRUB / 2 LF = 70.2 OR 71 SHRUBS

WEST PROPERTY LINE: 265.8 MINUS 42 LF (DRIVEWAY) = 223.8 LF

REQUIRED:
1. LOTS UNDER 10,000 SF REQUIRE A MINIMUM 6' WIDE BUFFER ALONG ROADWAY
2. ONE (1) TREE / 300 SF
3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 6' WIDE LANDSCAPE BUFFER
2. 223.8 LF X 6 LF X 1 TREE/300 SF = 4.5 OR 5 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 223.8 LF X 1 SHRUB / 2 LF = 111.9 OR 112 SHRUBS

SECTION 22-187 (5) a and b.

SOUTH PROPERTY LINE: 108.2 LF

REQUIRED:
1. 10 FT WIDE BUFFER
2. ONE (1) TREE / 200 SF
3. 6 FT HIGH CONTINUOUS OPAQUE FEATURE

PROPOSED:
1. 10' WIDE LANDSCAPE BUFFER
2. 108.2 LF X 10 LF X 1 TREE/200 SF = 5.4 OR 6 TREES
3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 6 FT THERAFTER. 108.2 LF X 1 SHRUB / 2 LF = 54.1 OR 55 SHRUBS

EAST PROPERTY LINE: NOT APPLICABLE BECAUSE IT BORDERS THE LAGOON

SECTION 22-187 (7) a and b.

INTERIOR VEHICLE USE AREAS: N/A – NO LOTS WITH MORE THAN 14,000 SF VEHICULAR USE AREA

TOTAL PLANTINGS REQUIRED:

TOTAL TREES REQUIRED: 3 + 5 + 6 = 14 TREES
TOTAL SHRUBS REQUIRED: 71 + 112 + 55= 238 SHRUBS

Legend & Abbreviations (symbols not described for size)

LS	-	PROFESSIONAL LAND SURVEYOR
SM	-	PROFESSIONAL SURVEYOR & MAPPER
LB	-	LAND SURVEYING BUSINESS
℄	-	CENTERLINE
R	-	RADIUS
L	-	LENGTH
△	-	DELTA ANGLE
E/	-	EDGE OF PAVEMENT
B/C	-	BACK OF CURB
B.M.	-	BENCHMARK
OC	-	POINT OF COMMENCEMENT
OB	-	POINT OF BEGINNING
o	-	CONCRETE MONUMENT CONTROL POINT
C	-	PERMANENT CONTROL POINT
⊞	-	PRM PERMANENT REFERENCE MONUMENT
RM	-	PERMANENT REFERENCE MONUMENT
O	-	3/4 IRON PIPE
I	-	IRON PIPE
◉	-	IRC IRON ROD & CAP
IRC	-	IRON ROD & CAP
⊡	-	CM CONCRETE MONUMENT
CM	-	CONCRETE MONUMENT
FD	-	FOUND
M	-	MEASURED
	-	PLAT
C	-	CALCULATED
	-	TRAFFIC CONTROL BOX
	-	GUY WIRE
	-	WOOD UTILITY POLE
	-	TELEPHONE SERVICE
	-	CABLE T.V. BOX
	-	ELECTRIC BOX
	-	LIGHT POST
	-	WELL
	-	HYDRANT
	-	GATE VALVE
	-	IRRIGATION VALVE
	-	WATER METER
	-	SANITARY MANHOLE
	-	SANITARY SERVICE
	-	SEPTIC TANK
	-	DRAINAGE MANHOLE
	-	CURB INLET
	-	SURFACE INLET
	-	MITERED END SECTION
	-	CONCRETE DRAINAGE
	-	STREET SIGN
23	-	PROPOSED GRADE
NAVD	-	NORTH AMERICAN VERTICAL DATUM
	-	TYPICAL ELEVATION
A/C	-	AIR CONDITIONER
CONC.	-	CONCRETE
F.F.	-	FINISH FLOOR
BSB	-	BUILDING SETBACK LINE
EL./ELEV.	-	ELEVATION
R	-	RIGHT OF WAY
AB	-	AS-BUILT
	-	PARKING STALL

LANDSCAPE NOTES

SEC. 22-187. – GENERAL LANDSCAPING REQUIREMENTS.

ALL LANDSCAPE PLANS SHALL MEET OR EXCEED THE FOLLOWING GENERAL LANDSCAPING REQUIREMENTS WHICH SHALL BE CONSIDERED COMPLIMENTARY TO THE LANDSCAPING PROVISIONS OF ANY OTHER CITY ORDINANCE. THIS SECTION SHALL NOT APPLY TO LOTS SUBJECT TO SECTION 22–186 ABOVE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED ON ANY PERMIT FOR THE USE, CONSTRUCTION, REPAIR OR RENOVATION OF ANY STRUCTURE WITHIN THE CITY, WHETHER RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR ACCESSORY, UNLESS APPLICATION FOR ANY SUCH PERMIT IS ACCOMPANIED BY A DETAILED LANDSCAPE PLAN MEETING ALL REQUIREMENTS OF THIS ARTICLE. THE DEPARTMENT IS NOT AUTHORIZED TO EXEMPT THE PERMIT APPLICATION FROM ANY REQUIREMENT EXCEPT AS EXPRESSLY PROVIDED FOR IN THIS ARTICLE.

(1)REQUIREMENTS FOR PLANT MATERIALS. PLANT MATERIALS USED FOR CONFORMANCE WITH THIS ARTICLE SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS SET OUT IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND PART 2.", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE. THE CLERK'S OFFICE SHALL MAINTAIN A STOCK OF THESE MANUALS TO BE GIVEN TO PERMIT APPLICANTS, PARTICULARLY THOUGH NOT EXCLUSIVELY TO HOMEOWNERS, FOR THE APPLICANT'S USE IN SUBMITTING THE REQUIRED LANDSCAPE PLAN. ALL TREES REQUIRED BY THIS ARTICLE (EXCLUDING PALMS THAT ARE EXEMPT FROM THE GRADES AND STANDARDS) SHALL HAVE A FLORIDA NO. 1 OR BETTER "GRADES AND STANDARDS" CERTIFICATION TAG ATTACHED AT TIME OF DELIVERY THROUGH FINAL INSPECTION. GRASS SOD SHALL BE CLEAN AND FREE OF WEEDS, PESTS AND DISEASES.

TREES:

A. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE SPECIES WHICH WHEN PLANTED HAVE A HEIGHT OF AT LEAST TWELVE (12) FEET AND HAVE TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER FIVE (5) FEET OF CLEAR WOOD. AT PLANTING, THE TREES SHALL HAVE A DIAMETER OF AT LEAST TWO AND ONE–HALF (2½) INCHES AT A POINT FOUR AND ONE–HALF (4½) FEET ABOVE GROUND LEVEL AND A SPREAD OF AT LEAST FIVE (5) FEET (EXCEPT FOR PALMS WHICH SHALL HAVE A MINIMUM CLEAR TRUNK OF TEN (10) FEET).

B. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL ALSO BE SPECIES WHICH IN THE COUNTY NORMALLY GROW IN A MANNER SUCH THAT AT MATURITY THEY WILL HAVE A MINIMUM CROWN SPREAD OF FIFTEEN (15) FEET AND A MINIMUM HEIGHT OF FIFTEEN (15) FEET. TREES WHICH CAN MEET THE HEIGHT REQUIREMENT AT MATURITY BUT NOT THE CROWN REQUIREMENTS MAY BE GROUPED TO FORM A WIDER CROWN, BUT WILL BE COUNTED AS ONE TREE. THREE PALMS MAY BE SUBSTITUTED FOR ONE TREE PROVIDED THAT FIFTY (50) PER CENT OF REQUIREMENT SHALL BE TREES.

C. FIFTY (50) PER CENT OF THE REQUIRED TREES SHALL BE SPECIES OTHER THAN PALM TREES (PALMACEAE FAMILY) EXCEPT WHEN PLANTED IN ACCORDANCE WITH AN APPROVED PLAN PREPARED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT.

D. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN TWELVE (12) FEET TO SUCH PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR CONTAINING DIMENSIONS SHALL BE THREE (3) FEET TIMES FIVE (5) FEET AND FIVE (5) FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE SIX–INCH THICK CONCRETE WITH FIBER MESH AND NO WIRE MESH OR BY A ROOT BARRIER PRODUCT APPROVED BY THE CITY ENGINEER.

E. NONE OF THE FOLLOWING TREES SHALL BE PLANTED IN THE CITY AND WHERE THEY PRESENTLY EXIST WHEN PERMIT APPLICATION IS MADE, THEIR REMOVAL SHALL BE A CONDITION OF ANY FINAL DEVELOPMENT ORDER: MELALEUCA, LEUCADENDRON (PUNK TREE), SCHINUS TERBINTHIFOLIUS (BRAZILIAN PEPPER) AND CASUARINA SPP. (AUSTRALIAN PINE). NOR MAY ANY OF THE FOLLOWING TREES BE PLANTED FOR PURPOSES OF COMPLYING WITH REQUIREMENTS OF THIS ARTICLE: ANY SPECIES DESIGNATED AS CATEGORY I ON THE EXOTIC PLANT PEST COUNCIL'S CURRENT LIST OF "FLORIDA'S MOST INVASIVE SPECIES", CUPANIOPSIS ANACARDIOIDES (CARROTWOOD), DALBERGIA SISSOO (ROSEWOOD), ALBIZZIA LEBBECK (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLIA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA AZADARACHA (CHINABERRY), FICUS SPP. (NON–NATIVE FICUS), EUCALYPTUS SPP. (EUCALYPTUS).

F. SHRUBS AND HEDGES. SHRUBS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE A MINIMUM OF TWENTY–FOUR (24) INCHES IN HEIGHT WHEN PLANTED. HEDGES, WHERE REQUIRED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THIRTY–SIX–INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN.

G. GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS, OR IN PART, TO MEET THE REQUIREMENTS OF THIS SECTION, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE (12) MONTHS AFTER PLANTING.

H. GRASS. GRASS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE PLANTED WITH SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. GRASS AREAS WILL BE SODDED, EXCEPT THAT PLUGGING, SPRIGGING OR SEEDING OF GRASSY AREAS IS PERMISSIBLE WITH RESPECT TO SINGLE– FAMILY AND TWO–FAMILY RESIDENTIAL LOTS, AS TO ALL LOTS, SOLID SOD SHALL BE USED IN SWALES, DETENTION OR RETENTION AREAS AND OTHER AREAS SUBJECT TO EROSION.

I. EXISTING PLANT MATERIAL. WHEN PLANT MATERIAL EXISTS ON A SITE PRIOR TO THE DATE APPLICATION FOR A PERMIT IS MADE, CREDIT MAY BE ALLOWED FOR SUCH PLANT MATERIAL PROVIDED THAT IT IS PROTECTED DURING CONSTRUCTION AND INCORPORATED INTO THE REQUIRED LANDSCAPING IN A MANNER WHICH SATISFIES THE REQUIREMENTS OF THIS ARTICLE.

(12) INSTALLATION OF LANDSCAPING. ALL LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE INSTALLED IN COMPLIANCE WITH THESE REQUIREMENTS:

A. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, INCLUDING ALL SPECIFIED CONDITIONS TO A PARTICULAR LANDSCAPE APPROVAL, AND INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SHALL INCLUDE VERIFICATION THAT PLANTING SOIL MEETS SPECIFIED COMPOSITION AND DEPTH REQUIREMENTS. IN THE EVENT THERE ARE ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT AND NOTED ON THE PLAN PRIOR TO NOTIFICATION FOR THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY.

B. LANDSCAPED AREAS SHALL BE COVERED IN THEIR ENTIRETY WITH SHRUBS, GROUND COVER, TURF, OR THREE (3) INCHES OF BULK ORGANIC MULCH OR OTHER SUITABLE MATERIAL WHICH PERMITS PERCOLATION AND IS APPROVED BY THE DEPARTMENT. WHERE MULCH IS USED, IT MUST BE PROTECTED FROM WASHING OUT OF THE PLANTING BED. INORGANIC MULCH, SUCH AS GRAVEL OR ROCK, SHOULD ONLY BE USED WHERE WASHOUTS OCCUR. THE FINAL INSPECTION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, SHALL INCLUDE VERIFICATION THAT ANY MULCH IS INSTALLED AT THE REQUISITE DEPTH.

C. TREES WHICH ARE BALLED AND BURLAPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN (10) PER CENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL. IF STAKES OR GUIDE WIRES ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUIDE WIRES MUST BE REMOVED AFTER ONE YEAR.

D. ALL LANDSCAPING REQUIRED BY THE CITY MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX (6) INCHES ABOVE GRADE.

E. NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPED AREA.

F. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH REQUIRED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALE, SOIL MUST BE LOOSE, FRIABLE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. SOIL SHALL BE SLIGHTLY SWALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITIES OF SOIL IN ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.

G. TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, ALL LANDSCAPING INSTALLATIONS MUST PROVIDE UNOBSTRUCTED VIEWS AS REQUIRED IN SECTION 22–53

H. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT–OF–WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL RELOCATE, REPLACE OR REPAIR THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT–OF–WAY.

I. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, FINAL LANDSCAPE INSTALLATION SHALL BE CERTIFIED AS COMPLETE AND IN CONFORMANCE TO THE APPROVED LANDSCAPE PLAN BY SUBMISSION OF A CERTIFICATION LETTER BY A LANDSCAPE ARCHITECT.

(13)MAINTENANCE OF LANDSCAPING. PROPERTY OWNERS SHALL MAINTAIN ALL REQUIRED LANDSCAPING SO THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:

A. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.

B. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES SO AS TO ASSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT AND ORDERLY APPEARANCE.

LANDSCAPE CERTIFICATION:

JODAH B. BITTLE DATE
FCLD #DC1 70/HCI 6527

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00026866
1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32960
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MARK	DESCRIPTION	BY	DATE
1	PERMIT	JBB	05/09/25
2	REVISED PER C.O.P.S.	JBB	07/24/25
3	REVISED PER C.O.P.S.	JBB	12/04/25

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LANDSCAPE PLAN

INDIAN RIVER VILLAS

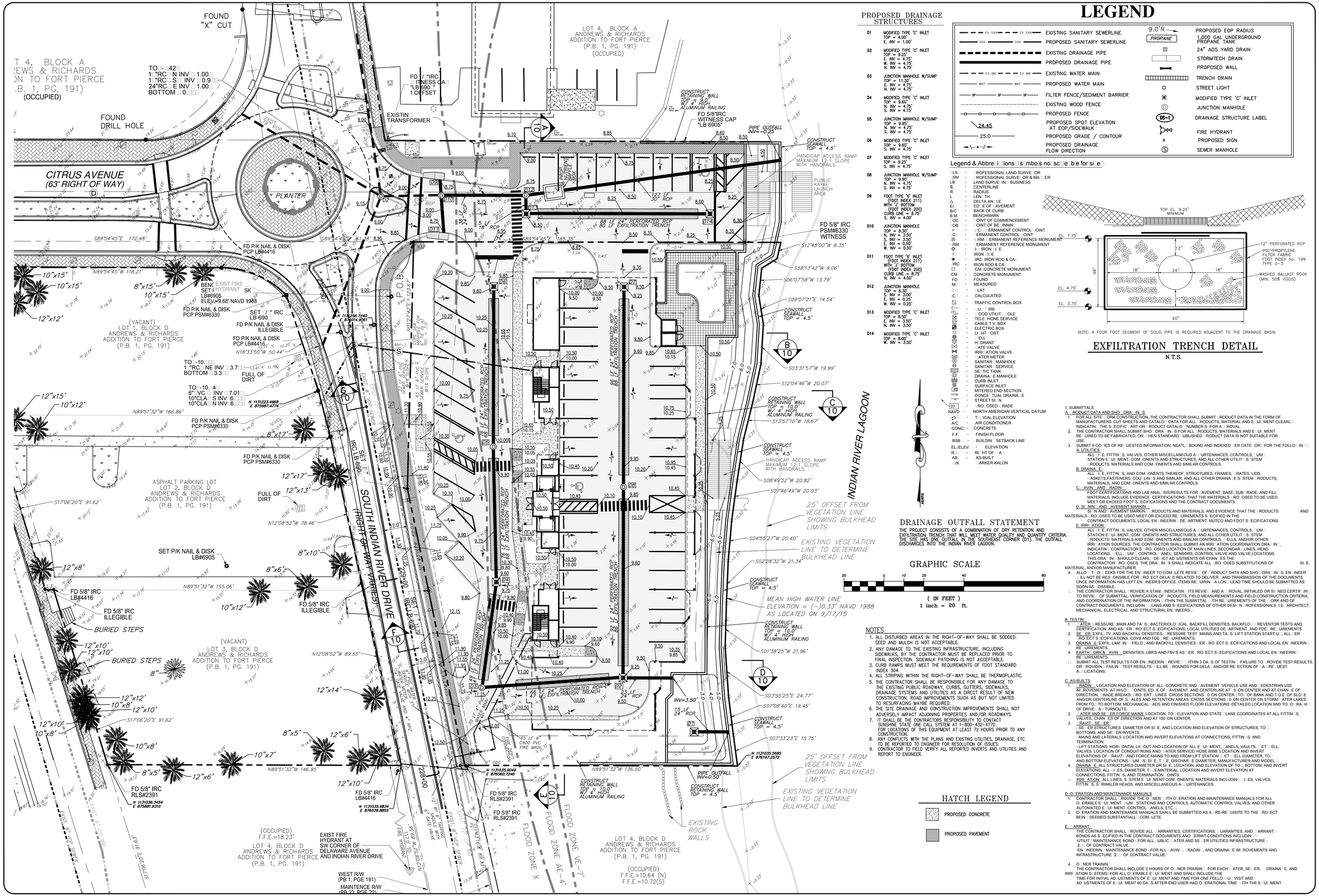
OWNER CERTIFICATION

- I, [illegible], AS OWNER OF THE PROPERTY, HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAN.
- I, [illegible], AS AGENT FOR THE OWNER OF THE PROPERTY, HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAN.

DATE:

SHEET: 7A

PROJECT NO.: 15–086



LEGEND

EX SAN / EX SAN	EXISTING SANITARY SEWERLINE
SAN. / SAN.	PROPOSED SANITARY SEWERLINE
	EXISTING DRAINAGE PIPE
	PROPOSED DRAINAGE PIPE
EX WM / EX WM	EXISTING WATER MAIN
WAT / WAT	PROPOSED WATER MAIN
SF SF SF	FILTER FENCE/SEDIMENT BARRIER
	EXISTING WOOD FENCE
	PROPOSED FENCE
24.45	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
25.0	PROPOSED GRADE / CONTOUR
	PROPOSED DRAINAGE FLOW DIRECTION
9.0'R	PROPOSED EOP RADIUS
PROPANE	1,000 GAL UNDERGROUND PROPANE TANK
	24" ADS YARD DRAIN
	STORMTECH DRAIN
	PROPOSED WALL
	TRENCH DRAIN
	STREET LIGHT
	MODIFIED TYPE 'C' INLET
	JUNCTION MANHOLE
DS-1	DRAINAGE STRUCTURE LABEL
	FIRE HYDRANT
	PROPOSED SIGN
S	SEWER MANHOLE

Legend & Abbre□ions□s□mbo□s no□sc□e□b□e for si□e□

□LS - □ROFESSIONAL LAND SURVE□OR
□SM - □ROFESSIONAL SURVE□OR & MA□□ER
LB - LAND SURVE□IN□ BUSINESS
℄ - CENTERLINE
R - RADIUS
L - LEN□TH
Δ - DELTA AN□LE
E/ - ED□E OF □AVEMENT
B/C - BACK OF CURB
B.M. - BENCHMARK
□OC - □OINT OF COMMENCEMENT
□OB - □OINT OF BE□INNIN□
○ - □□C□□ERMANENT CONTROL □OINT
□C - □ERMANENT CONTROL □OINT
▨ - □□RM□□ERMANENT REFERENCE MONUMENT
RM - □ERMANENT REFERENCE MONUMENT
O - I□□IRON□□E
I□ - IRON□□E
◉ - IRC□IRON ROD & CA□
IRC - IRON ROD & CA□
□ - /CM□CONCRETE MONUMENT
CM - CONCRETE MONUMENT
FD - FOUND
M□ - MEASURED
□□ - □LAT
C□ - CALCULATED
☒ - TRAFFIC CONTROL BOX
□□ - □U□□IRE
□ - □OOD UTILIT□□OLE
- TELE□HONE SERVICE
- CABLE T.V. BOX
- ELECTRIC BOX
LI□HT□OST
- ELL
- H□DRANT
- □ATE VALVE
- IRRI□ATION VALVE
- □ATER METER
- SANITAR□MANHOLE
- SANITAR□SERVICE
- SE□TIC TANK
- DRAIN□E MANHOLE
- CURB INLET
- SURFACE INLET
- MITERED END SECTION
- CONCE□TUAL DRAINA□E
- STREET SI□N
- □RO□OSED □RADE
NAVD - NORTH AMERICAN VERTICAL DATUM
- T□□ICAL ELEVATION
A/C - AIR CONDITIONER
CONC. - CONCRETE
F.F. - FINISH FLOOR
BSB - BUILDIN□ SETBACK LINE
EL/ELEV. - ELEVATION
R□□ - RI□HT OF □A□
AB - AS-BUILT
□K - □ARKER-KALON

NOTE: A FOUR FOOT SEGMENT OF SOLID PIPE IS REQUIRED ADJACENT TO THE DRAINAGE BASIN

EXFILTRATION TRENCH DETAIL

N.T.S.

1. SUBMITTALS
A. □RODUCT DATA AND SHO□ DRA□IN□S
1. FOR ALL SITE □ORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT □RODUCT DATA IN THE FORM OF MANUFACTURERS CUT SHEETS AND CATALO□ DATA FOR ALL □RODUCTS, MATERIAL AND E□UI□MENT CLEARL□ INDICATIN□ THE S□ECIFIC □ART OR □RODUCT CATALO□ NUMBER S□ FOR A□□ROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHO□ DRA□IN□S FOR ALL □RODUCTS, MATERIALS AND E□UI□MENT RE□UIRED TO BE FABRICATED, OR □HEN STANDARD □UBLISHED □RODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 CO□IES OF RE□UESTED INFORMATION, NEATL□ BOUND AND INDEXED □ER CATE□OR□ FOR THE FOLLO□IN□□
A. UTILITIES:
ALL □T□E, FITTIN□S, VALVES, OTHER MISCELLANEOUS A□□URTENANCES, CONTROLS, □UM□ STATION E□UI□MENT, COM□ONENTS AND STRUCTURES, AND ALL OTHER UTILIT□S□STEM □RODUCTS, MATERIALS AND COM□ONENTS AND SIMILAR CONTROLS.
B. DRAINA□E□
ALL □T□E, FITTIN□S, AND COM□ONENTS THEREOF, STRUCTURES, FRAMES, □RATES, LIDS, □ASKETS,FASTENERS, COU□LIN□S AND SIMILAR, AND ALL OTHER DRAINA□E S□STEM □RODUCTS, MATERIALS, AND COM□ONENTS AND SIMILAR CONTROLS.
C. □AVIN□ AND □RADIN□□
FDOT CERTIFICATIONS AND LAB ANAL□SIS/RESULTS FOR □AVEMENT, BASE, SUB□RADE, AND FILL MATERIALS. INCLUDE EVIDENCE CERTIFICATIONS THAT THE MATERIALS □RO□OSED TO BE USED MEET OR EXCEED FDOT S□ECIFICATIONS AND THE CONTRACT DOCUMENTS.
D. SI□NIN□ AND □AVEMENT MARKIN□□
SI□NS AND □AVEMENT MARKIN□□ RODUCTS AND MATERIALS, AND EVIDENCE THAT THE □RODUCTS AND MATERIALS □RO□OSED TO BE USED MEET OR EXCEED RE□UIREMENTS S□ECIFIED IN THE CONTRACT DOCUMENTS, LOCAL EN□INEERIN□ DE□ARTMENT, MUTCO AND FDOT S□ECIFICATIONS.
E. IRRI□ATION□
ALL □T□E, FITTIN□S, VALVES, OTHER MISCELLANEOUS A□□URTENANCES, CONTROLS, □UM□ STATION E□UI□MENT, COM□ONENTS AND STRUCTURES, AND ALL OTHER UTILIT□S□STEM □RODUCTS, MATERIALS AND COM□ONENTS, □ELLS, AND/OR OTHER IRRI□ATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRI□ATION COORDINATION DRA□IN□, INDICATIN□ THE CONTRACTOR'S RO□OSED LOCATION OF MAIN LINES, SECONDAR□ LINES, HEAD LOCATIONS, □ELL□UM□, CONTROL□ANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRA□IN□ SHOULD CLEARL□ DE□ICT AD□USTMENTS OR CHAN□ES THE CONTRACTOR □RO□OSES. THE DRA□IN□ SHALL INDICATE ALL □RO□OSED SUBSTITUTIONS OF SI□E, MATERIAL, AND/OR MANUFACTURER.
4. ALLO□ □ O□□EEKS FOR THE EN□INEER TO COM□LETE REVIE□□ OF CONTRACTOR SUBMITTALS AND SHO□DRA□IN□S. EN□INEER □ILL NOT BE RES□ONSIBLE FOR □RO□ECT DELA□S RELATED TO DELIVER□AND TRANSMISSION OF THE DOCUMENTS ONCE INFORMATION HAS LEFT EN□INEER'S OFFICE. ITEMS RE□UIRIN□ A LON□ LEAD TIME SHOULD BE SUBMITTED AS SOON AS □OSSIBLE.
□. THE CONTRACTOR SHALL □ROVIDE A STAM□ INDICATIN□ ITS REVIE□□ AND A□□ROVAL INITIALED OR SI□NED,CERTIF□IN□ TO REVIE□□OF SUBMITTAL, VERIFICATION OF □RODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION □ITHIN THE SUBMITTAL □ITH RE□UIREMENTS OF THE□ORK AND OF CONTRACT DOCUMENTS, INCLUDIN□ □LANS AND S□ECIFICATIONS OF OTHER DESI□N □ROFESSIONALS I.E. ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL EN□INEERS□□

B. TESTIN□□
1. □□ATER□□RESSURE MAIN AND TA□S□BACTERIOLO□ICAL, BACKFILL DENSITIES, BACKFLO□□ □REVENTOR TESTS AND CERTIFICATION□AND AS□ER□RO□ECT S□ECIFICATIONS, LOCAL UTILITIES DE□ARTMENT, AND FDE□RE□UIREMENTS.
2. SE□ER EXFIL□TV, AND BACKFILL DENSITIES□RESSURE TEST MAINS AND TA□S□S LIFT STATION START-U□ ALL□ER □RO□ECT S□ECIFICATIONS, COVB AND FDE□RE□UIREMENTS.
3. DRAINA□E EXFIL LAM□IN□□FIELD□AND BACKFILL DENSITIES□ER□RO□ECT S□ECIFICATIONS AND LOCAL EN□INEERIN□ RE□UIREMENTS.
4. EARTH□ORK & □AVIN□ DENSITIES, LBR□S AND FBV□S AS□ER□RO□ECT S□ECIFICATIONS AND LOCAL EN□INEERIN□ RE□UIREMENTS.
□. SUBMIT ALL TEST RESULTS FOR EN□INEERIN□ REVIE□□ □ITHIN 3 DA□S OF TESTIN□ FAILURE TO □ROVIDE TEST RESULTS, OR □ROVIDIN□ FAILIN□ TEST RESULTS □ILL BE □ROUNDS FOR DELA□ AND/OR RE□ECTION OF □A□RE□UEST A□□LICATIONS.

C. AS-BUILTS
1. □RADIN□□LOCATION AND ELEVATION OF ALL□CONCRETE AND □AVEMENT,VEHICLE USE AND □EDESTRIAN USE IM□ROVEMENTS AT HALO□□ONTS, ED□E OF □AVEMENT, AND CENTERLINE AT □.ON CENTER AND AT CHAN□E OF DIRECTION, □RADE BREAKS□RO□ERT□LINES CROSS SECTIONS □.ON CENTER□TO□OF BANK AND T.O.E. OF SLO□E AND/OR CENTERLINE OF S□ALES AND RETENTION AREAS CROSS SECTIONS □.ON CENTER ON STORM□ATER LAKES FROM TO□TO BOTTOM□MECHANICAL AND□ROFILE FLOOR ELEVATIONS□DETAILED LOCATION AND TO□O□RA□H□ OF DRIVE□A□TURNOUTS.
2. □ATER AND SE□ER FORCE MAINS□LOCATION, TO□ELEVATION AND STATE□LANE COORDINATES AT ALL FITTIN□S, VALVES, CHAN□ES OF DIRECTION AND AT 100□ON CENTER.
3. □RAVIT□SE□ER□
- SE□ER STRUCTURES□DIAMETER OR SI□E, AND LOCATION AND ELEVATION OF STRUCTURES, TO□, BOTTOMS, AND SE□ER INVERTS.
- MAINS AND LATERALS□LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTIN□S, AND TERMINATION.
- LIFT STATIONS□HORI□ONTAL LA□OUT AND LOCATION OF ALL E□UI□MENT, □ANELS, VAULTS, □ET□ELL, VALVES□LOCATION OF CONDUIT RUNS AND □ATER SERVICE/ HOSE BIBB□LOCATION AND INVERT ELEVATIONS OF □RAVIT□AND FORCE MAINS TO AND FROM LIFT STATION□ET□ELL DIAMETER, TO□AND BOTTOM ELEVATIONS□UM□SI□SI□E, T□□E, DISCHAR□E DIAMETER, MANUFACTURER AND MODEL□□
4. DRAINA□E ALL STRUCTURES DIAMETER OR SI□E, LOCATION, AND ELEVATION OF TO□, BOTTOM, AND INVERT ELEVATIONS. ALL□T□ES, DIAMETER, T□□E/MATERIAL LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTIN□S, AND TERMINATION□ONTS.
□. IRRI□ATION□ ALL LINES, S□STEM E□UI□MENT COM□ONENTS, MATERIALS INCLUDIN□□T□ES, VALVES, FITTIN□S, S□RINKLER HEADS, AND MISCELLANEOUS A□□URTENANCES.

D. O□ERATION AND MAINTENANCE MANUALS
1. CONTRACTOR SHALL □ROVIDE THE O□NER□ITH O□ERATION AND MAINTENANCE MANUALS FOR ALL O□ERABLE E□UI□MENT□UM□STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED E□UI□MENT CONTROL□ANELS, ETC□□
2. O□ERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A□RE□RE□UISITE TO THE □RO□ECT BEIN□ DEEMED SUBSTANTIALL□COM□LETE.

E. □ARRANT□
THE CONTRACTOR SHALL □ROVIDE ALL□ARRANTIES, CERTIFICATIONS, □UARANTIES, AND□ARRANT□ BONDS AS S□ECIFIED IN THE CONTRACT DOCUMENTS AND□ERMIT CONDITIONS INCLUDIN□□□
-UTILIT□MAINTENANCE BOND - FOR ALL □UBLIC□ATER AND SE□ER UTILITIES INFRASTRUCTURE - 2□□ OF CONTRACT VALUE□□
-EN□INEERIN□MAINTENANCE BOND - FOR ALL /AVIN□,□RADIN□, AND DRAINA□E IM□ROVEMENTS AND INFRASTRUCTURE 2□□ OF CONTRACT VALUE□□

4. O□NER TRAININ□
THE CONTRACTOR SHALL INCLUDE 2 HOURS OF O□NER TRAININ□ FOR EACH □ ATER, SE□ER, DRAINA□E, AND IRRI□ATION S□STEMS. FOR ALL O□ERABLE E□UI□MENT AND SHALL INCLUDE THE TIME FOR INITIAL AD□USTMENTS OF E□UI□MENT AND TIME FOR ONE FOLLO□□U□ VISIT AND AD□USTMENTS OF E□UI□MENT 60 DA□S AFTER END USER HAD O□ERATIONAL TIME □ITH THE E□UI□MENT.

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MARK	REVISION	DATE
1	REVISED PER S.F.W.M.D.	11/24/15
2	REVISED PER O.F.P.	12/30/15
3	REVISED PER O.F.P.	01/29/16
4	REVISED PER O.F.P.	02/24/16
5	REVISED PER O.F.P.	03/04/16

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PAVING, GRADING & UTILITY PLAN

INDIAN RIVER VILLAS

ENGINEER CERTIFICATION
□ JOSEPH W. SCHULKE □ FLORIDA P.E. NO. 41048
□ JOHN B. BITTLE □ FLORIDA P.E. NO. 57356
□ DAVID P. STODDARD □ FLORIDA P.E. NO. 63265

DATE: □

SHEET 6

PROJECT NO. 15-086

LEGEND

EX SAN / EX SAN — EXISTING SANITARY SEWERLINE	9.0'R / PROPANE — PROPOSED EOP RADIUS; 1,000 GAL UNDERGROUND PROPANE TANK
SAN / SAN — PROPOSED SANITARY SEWERLINE	24" ADS YARD DRAIN
EXISTING DRAINAGE PIPE	STORMTECH DRAIN
PROPOSED DRAINAGE PIPE	PROPOSED WALL
EX WM / EX WM — EXISTING WATER MAIN	TRENCH DRAIN
WAT / WAT — PROPOSED WATER MAIN	STREET LIGHT
SF / SF / SF — FILTER FENCE/SEDIMENT BARRIER	MODIFIED TYPE 'C' INLET
EXISTING WOOD FENCE	JUNCTION MANHOLE
PROPOSED FENCE	DS-1 — DRAINAGE STRUCTURE LABEL
24.45 — PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	FIRE HYDRANT
25.0 — PROPOSED GRADE / CONTOUR	PROPOSED SIGN
PROPOSED DRAINAGE FLOW DIRECTION	SEWER MANHOLE

Legend & Abbreviations symbols not to be for size

PLS	-	PROFESSIONAL LAND SURVEYOR	LAT	-	LATITUDE
PSM	-	PROFESSIONAL SURVEYOR & MAPPER	CALC	-	CALCULATED
LB	-	LAND SURVEYING BUSINESS	TCB	-	TRAFFIC CONTROL BOX
℄	-	CENTERLINE	R	-	RADIUS
L	-	LENGTH	U/G	-	UNDERGROUND
Δ	-	DELTA ANGLE	OHU	-	OVERHEAD UTILITY LINE
EOP	-	EDGE OF PAVEMENT	TELE	-	TELEPHONE SERVICE
B/C	-	BACK OF CURB	CATV	-	CABLE T.V. BOX
BM	-	BENCHMARK	ELEC	-	ELECTRIC BOX
POC	-	POINT OF COMMENCEMENT	LP	-	LIGHT POST
POB	-	POINT OF BEGINNING	ELL	-	ELL
ø	-	CONCRETE MONUMENT CONTROL POINT	HYD	-	HYDRANT
PCP	-	PERMANENT CONTROL POINT	ATV	-	ATE VALVE
RM	-	PERMANENT REFERENCE MONUMENT	IRR	-	IRRIGATION VALVE
RM	-	PERMANENT REFERENCE MONUMENT	WM	-	WATER METER
IRON	-	IRON PIPE	SMH	-	SANITARY MANHOLE
IRC	-	IRON ROD & CAP	SS	-	SANITARY SERVICE
CM	-	CONCRETE MONUMENT	STANK	-	SEPTIC TANK
FD	-	FOUND	DMH	-	DRAINAGE MANHOLE
M	-	MEASURED	CBI	-	CURB INLET
			SAI	-	SURFACE INLET
			MES	-	MITERED END SECTION
			CDP	-	CONCRETE DRAINAGE PIPE
			STSN	-	STREET SIGN
			23	-	PROPOSED GRADE
			NAVD	-	NORTH AMERICAN VERTICAL DATUM
			TOC	-	TYPICAL ELEVATION
			A/C	-	AIR CONDITIONER
			CONC	-	CONCRETE
			F.F.	-	FINISH FLOOR
			BSB	-	BUILDING SETBACK LINE
			EL/ELEV.	-	ELEVATION
			R	-	RIGHT OF WAY
			AB	-	AS-BUILT
			PK	-	PARKER-KALON

NOTES

1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND MULCH IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

HATCH LEGEND

- PROPOSED CONCRETE
- PROPOSED PAVEMENT

MARK	REVISION	DATE
3	REVISED PER C.O.P.	10/30/15
2	REVISED PER C.O.P.	11/24/15
1		

DRAWN: DMR — JSB
CHECKED: JSB
DRAWN: JSB
CHECKED: JSB
APPROVED: JSB
SHEET: 12/24
DATE: 9/16/15

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1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

SITE PLAN

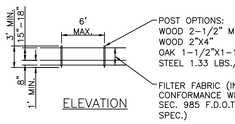
INDIAN RIVER VILLAS

OWNER'S CERTIFICATE
- JOSEPH W. SCHULKE FL. REG. NO. 47918
- DONALD S. BITTLE FL. REG. NO. 57366
- WILLIAM A. STODDARD FL. REG. NO. 57605

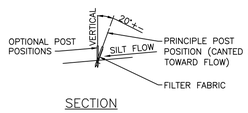
DATE:

SHEET 5

PROJECT NO. 15-086



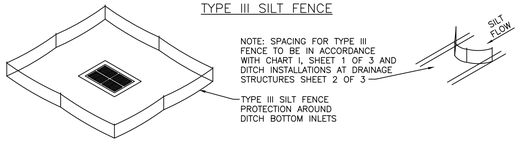
ELEVATION



SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE

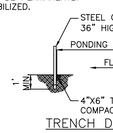


NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3

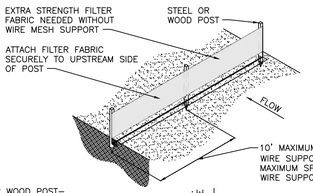
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

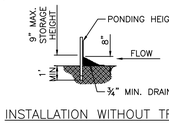
SILT FENCE APPLICATIONS—N.T.S.

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



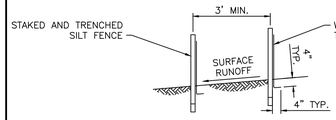
TRENCH DETAIL



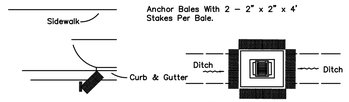


INSTALLATION WITHOUT TRENCHING

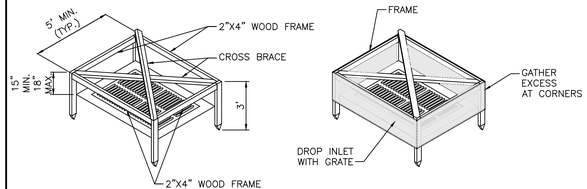
TYPE IV SILT FENCE—N.T.S.



DOUBLE ROW STAKED SILT FENCE FOR USE AROUND WETLANDS—N.T.S.

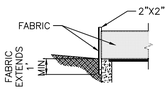


PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

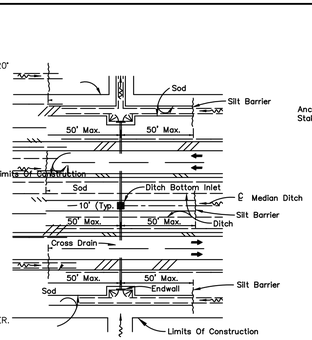


VIEW OF FRAME WITHOUT SILT FENCE

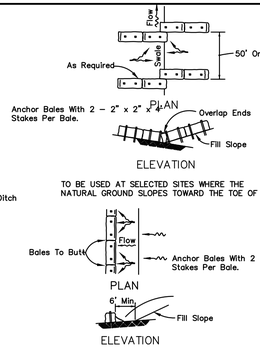
VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION—N.T.S.



DITCH INSTALLATIONS AT DRAINAGE STRUCTURES



ELEVATION

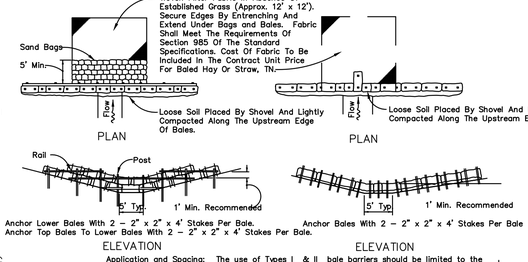
TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

PLAN

ELEVATION

TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES



Application and Spacing: The use of Types I & II bale barriers should be limited to the conditions outlined in Chart I, Sheet 1 of 3, Index No. 102

TYPE II TYPE I

BARRIER FOR UNPAVED DITCHES

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS.
MULLEN BURST	ASTM D-3786	800 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.50 SEC. $^{-1}$

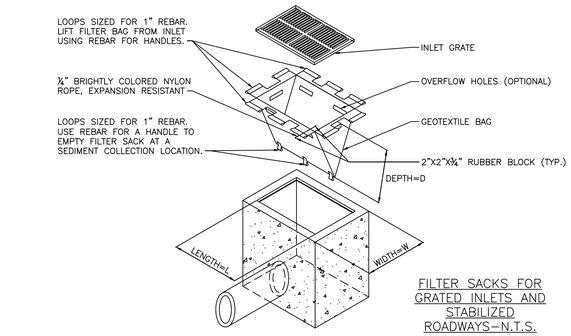
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	125 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	45 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20-30 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC. $^{-1}$

– All turbidity, erosion, and sedimentation controls shall be in accordance with 'Best Management Practices' as described in the Florida Land Development Manual: A Guide to Sound Land and Water Management.
– Reference F.D.O.T. Index #102.

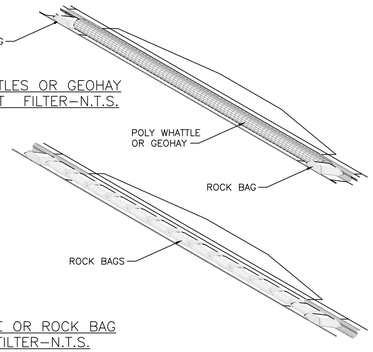
EROSION CONTROL DETAILS

N.T.S.

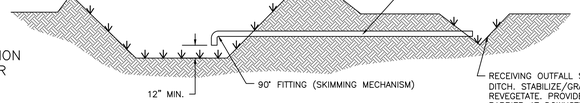
NOTES:
WETLAND PROTECTION PLAN
a. SILT FENCE MUST BE INSTALLED BY HAND ALONG SURVEYED CONSERVATION EASEMENT BOUNDARIES (AT TOE OF SLOPE–SEE SECTIONS EE,N,O) PRIOR TO CONSTRUCTION.
b. NO TURBID DISCHARGE TO WETLANDS IS PERMITTED.
c. ALL STOCKPILE AND/OR CONSTRUCTION STAGING AREAS MUST BE LOCATED 100 FT. FROM WETLANDS.



FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS—N.T.S.



POLY WHATTLES OR GEOHAY CURB INLET FILTER—N.T.S.



SOCK–PIPE OR ROCK BAG INLET FILTER–N.T.S.

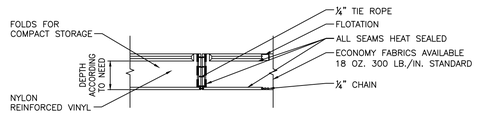
TEMPORARY ADS OUTFALL N.T.S.

TYPE I. DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS: LAKES, PONDS, SMALL STREAMS, MARSHES. FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6"X6"X4')

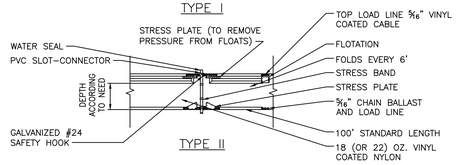
TYPE 2. DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND); DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8"X8"X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.

TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.

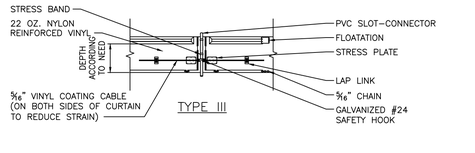
BLOW–UP OF SHACKLE CONNECTION



TYPE I



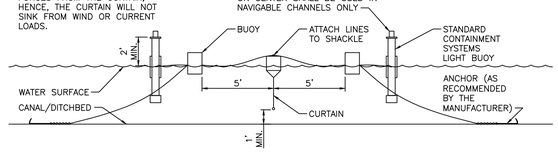
TYPE II



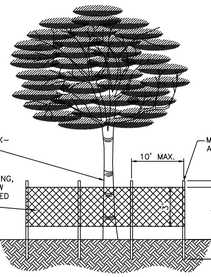
TYPE III

NOTE: ANCHORING TO BUOYS AS SHOWN REMOVES ALL VERTICAL FORCES FROM THE CURTAIN, HENCE, THE CURTAIN WILL NOT SINK FROM WIND OR CURRENT LOADS.

AUTOMATIC FLASHING LIGHT (ON AT DUSK–OFF AT DAWN) 100' ON CENTER SHALL BE USED IN NAVIGABLE CHANNELS ONLY

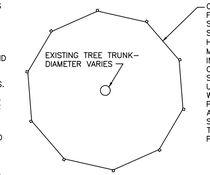


ORIENTATION WHEN INSTALLED (TIDAL SITUATION–TYPE III)–N.T.S.



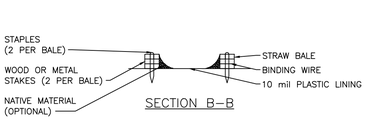
ELEVATION

NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.



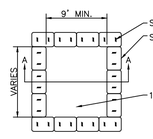
PLAN

PROTECTIVE FENCING FOR TREES–N.T.S.

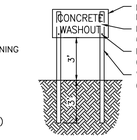


SECTION B–B

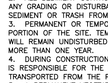
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



PLAN
TYPE "ABOVE GRADE" WITH STRAW BALES

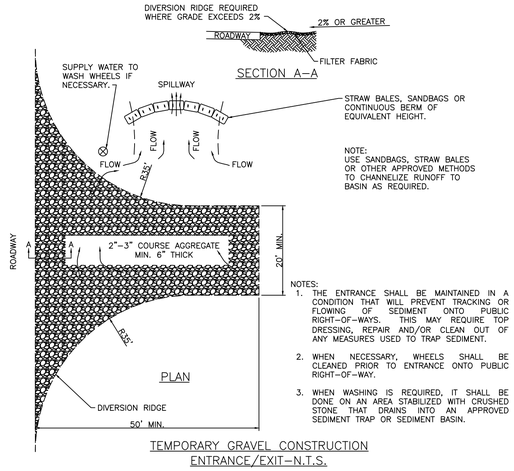


CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



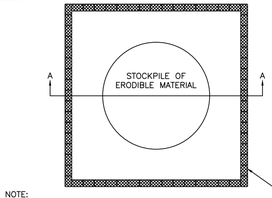
STAPLE DETAIL

CONCRETE & STUCCO WASTE MANAGEMENT–N.T.S.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT–N.T.S.



SECTION A–A

NOTE: FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL–N.T.S.

EROSION CONTROL AND DEWATERING NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND–DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH, OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT–LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102, AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE DETAILS AND NOTES ON THE PLANS.
15. CONTRACTOR RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES – RAINFALL RUN–OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY REQUIREMENTS.
17. THIS POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTORS EXPENSE.
18. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK (BY THE CONTRACTOR) AND MUST BE REPORTED TO THE PROJECT ENGINEER. LOCATION SHALL BE DETERMINED BY THE ENGINEER.
19. DEWATERING ACTIVITIES:
    A – DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
    B – CONTRACTOR MUST HAVE A TRANSFERABLE SURWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE–WATERING", UNLESS DE–WATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
    C – NO HYDRAULIC PUMPS MAY BE USED FOR DE–WATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA. DEWATERING EXISTING STORMWATER RETENTION AREAS (PONDS/LAKES) MAY BE EXEMPT FROM THIS CONDITION. CONTRACTOR TO CONFIRM WITH SJRWMD.
    D – NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
20. THE CONTRACTOR SHALL OBTAIN GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON–CONTAMINATED SITE ACTIVITY.
    A. BEFORE DISCHARGE OF PRODUCED GROUND WATER CAN OCCUR FROM THE SITE, ANALYTICAL TESTS ON SAMPLES OF THE PROPOSED UNTREATED DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE IF CONTAMINATION EXISTS BY CONTRACTOR). IF NONE EXISTS, THE RESULTS SHALL BE SUBMITTED TO THE FDEP INDUSTRIAL WASTEWATER PERMITTING WITHIN ONE WEEK OF COMMENCEMENT OF DISCHARGE (C.O. ALI KAZI, P.E., 3319 MAGUIRE BLVD. SUITE 232, ORLANDO, FL, 32803), WITH A LETTER NOTIFYING THE AGENCY THAT DEWATERING ACTIVITIES WILL COMMENCE PURSUANT TO 62–621.300(2) F.A.C. AND THE SITE QUALIFIES FOR THE GENERIC PERMIT.
    B. THE FACILITY IS AUTHORIZED TO DISCHARGE PRODUCED GROUND WATER FROM ANY NON–CONTAMINATED SITE ACTIVITY WHICH DISCHARGES BY A POINT SOURCE TO SURFACE WATERS OF THE STATE, AS DEFINED IN CHAPTER62–620, F.A.C., ONLY IF THE REPORTED VALUES FOR THE PARAMETERS LISTED IN TABLE 1 DO NOT EXCEED ANY OF THE LISTED SCREENG VALUES.
    C. MINIMUM REPORTING REQUIREMENTS FOR ALL PRODUCED GROUND WATER DISCHARGERS. THE EFFLUENT SHALL BE SAMPLED (BY CONTRACTOR) BEFORE THE COMMENCEMENT OF DISCHARGE, AGAIN WITHIN THIRTY (30)DAYS AFTER COMMENCEMENT OF DISCHARGE, AND THEN ONCE EVERY SIX (6)MONTHS FOR THE LIFE OF THE PROJECT TO MAINTAIN CONTINUED COVERAGE UNDER THIS GENERIC PERMIT.SAMPLES TAKEN IN COMPLIANCE WITH THE PROVISIONS OF THIS PERMIT SHALL BE TAKEN PRIOR TO ACTUAL DISCHARGE OR MIXING WITH THE RECEIVING WATERS. THE EFFLUENT SHALL BE SAMPLED FOR THE PARAMETERS LISTED ON TABLE 1.

Parameter	SCREENING VALUES FOR DISCHARGE INTO: Fresh Waters	Coastal Waters
Total Organic Carbon (TOC)	10.0 mg/L	10.0 mg/L
pH, standard units	6.0–8.5	6.5–8.5
Total Recoverable Mercury	0.012 µg/L	0.025 µg/L
Total Recoverable Cadmium	9.3 µg/L	9.3 µg/L
Total Recoverable Copper	2.9 µg/L	2.9 µg/L
Total Recoverable Lead	0.03 mg/L	5.6 mg/L
Total Recoverable Zinc	86.0 µg/L	86.0 µg/L
Total Recoverable Chromium (Hex.)	11.0 µg/L	50.0 µg/L
Benzene	1.0 µg/L	1.0 µg/L
Naphthalene	100.0 µg/L	100.0 µg/L

D. IF ANY OF THE ANALYTICAL TEST RESULTS EXCEED THE SCREENING VALUES LISTED IN TABLE 1, EXCEPT TOC, THE DISCHARGE IS NOT AUTHORIZED BY THIS PERMIT. IF T.O.C. IS EXCEEDED BECAUSE OF NATURALLY OCCURING ORGANIC COMPOUNDS, THE RESULT AND EXPLANATION FOR THE HIGH READING MUST BE SUBMITTED TO THE FDEP FOR REVIEW AND ISSUANCE OF AN EXEMPTION.
E. IF ANY SCREENING VALUES (OTHER THAN TOC) EXCEED THE THRESHOLDS, THEN A GENERIC PERMIT CANNNOT BE ISSUED, AND A SEPERATE INDIVIDUAL WASTEWATER PERMIT APPLICATION MUST BE SUBMITTED AT LEAST 90 DAYS PRIOR TO DATE OF DISCHARGE. THE ENGINEER OF RECORD MUST BE NOTFIED IF THIS OCCURS.

NO.	REVISED PER C.O.R.	BY	DATE
1			
2			
3			
4			
5			

DRAWING NO. 15086-C5
SIGNING DATE 10/19/15
SCALE AS SHOWN
DRAWN JBB
DESIGNED JBB
CHECKED JBB
JOB NO. 15086
FILE NO. 15086

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STORMWATER POLLUTION PREVENTION DETAILS

INDIAN RIVER VILLAS

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DATE:

SHEET 3

PROJECT NO. 15-086

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRA□S, □ERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRA□ SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STE □IN AN□ LAND DISTURBIN□ACTIVIT□ AND SHALL BE MADE FUNCTIONAL BEFORE U□SLO□E LAND DISTURBANCE TAKES □LACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE AD USTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED □RIOR TO AN□ □RADIN□ OR DISTURBANCE OF EXISTIN□ SURFACE MATERIAL ON BALANCE OF SITE. □ERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO □REVENT SEDIMENT ON TRASH FROM FLO□ IN□ OR FLOATIN□ ON TO AD ACENT □RO□ERTIES.
3. □ERMANENT OR TEM□ORAR□ SOIL STABILI□ATION SHALL BE A□LIED TO DENUDED AREAS □ITHIN SEVEN □7□DA□S AFTER FINAL□RADE IS REACHED ON AN□ □ORTION OF THE SITE. TEM□ORAR□ SOIL STABILI□ATION SHALL BE A□LIED □ITHIN SEVEN □7□DA□S TO DENUDED AREAS THAT MA□ NOT BE AT FINAL □RADE BUT □ILL REMAIN UNDISTURBED FOR LON□ER THAN 30 DA□S. □ERMANENT STABILI□ATION SHALL BE A□LIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE □EAR.
4. DURIN□ CONSTRUCTION OF THE □RO□ECT, SOIL STOCK□ILES SHALL BE STABILI□ED, COVERED OR CONTAINED □ITH SEDIMENT TRA□□IN□ MEASURES. THE CONTRACTOR IS RES□ONSIBLE FOR THE TEM□ORAR□□ROTECTION AND □ERMANENT STABILI□ATION OF ALL SOIL STOCK□ILES ON SITE AS □ELL AS SOIL INTENTIONALLY□TRANS□ORTED FROM THE □RO□ECT SITE.
□. A□ERMANENT VE□ETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHER□ISE□ERMANENTL□STABILI□ED.
6. AFTER AN□SI□NIFICANT RAINFALL□/□ OR□REATER SEDIMENT CONTROL STRUCTURES□ILL BE INS□ECTED FOR INTE□RIT□ AN□DAMA□ED DEVICES SHALL BE CORRECTED IMMEDIATEL□.
7. CONCENTRATED RUNOFF SHALL NOT FLO□DO□N CUT OR FILL SLO□ES UNLESS CONTAINED □ITHIN AN ADE□UATE TEM□ORAR□OR□ERMANENT CHANNEL, FLUME, SLO□E DRAIN STRUCTURE OR A□□ROVED CONTROL.
□. SEDIMENT□ILL BE□REVENTED FROM ENTERIN□AN□STORM□ATER S□STEM, DITCH OR CHANNEL. ALL STORM□ATER INLETS THAT ARE MADE O□ERABLE DURIN□ CONSTRUCTION SHALL BE□ROTECTED SO THAT SEDIMENT□LADEN□ATER CANNOT ENTER THE CONVE□ANCE S□STEM□ITHOUT FIRST BEIN□FILTERED OR OTHER□ISE TREATED TO REMOVE SEDIMENT.
9. □HEN□ORK IN A LIVE□ATERCOURSE IS□ERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMI□E ENCROACHMENT, CONTROL SEDIMENT TRANS□ORT AND STABILI□E THE□ORK AREA TO THE□REATEST EXTENT□OSSIBLE DURIN□ CONSTRUCTION.
10. □ERIODIC INS□ECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE□ROVIDED TO ENSURE INTENDED□UR□OSE IS ACCOM□LISHED. THE DEVELO□ER, O□NER AND/OR CONTRACTOR SHALL BE CONTINUALL□ RES□ONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN□ORKIN□ CONDITION AT THE END OF EACH□ORKIN□DA□.
11. □HERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT□AVED□UBLIC ROADS, □ROVISIONS SHALL BE MADE TO MINIMI□E THE TRANS□ORT OF SEDIMENT B□TRACKIN□ONTO THE□AVED SURFACE. □HERE SEDIMENT IS TRANS□ORTED ONTO A□UBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROU□HL□AT THE END OF EACH DA□. SEDIMENT SHALL BE REMOVED FROM THE ROADS B□SHOVELIN□ OR S□EE□IN□ AND TRANS□ORTED TO A SEDIMENT CONTROL DIS□OSAL AREA. STREET□ASHIN□ SHALL BE ALLO□ED ONL□ AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS□ROVISION SHALL A□L□ TO INDIVIDUAL SUBDIVISION LOTS AS□ELL AS TO LAR□ER LAND-DISTURBIN□ ACTIVITIES.
12. ALL TEM□ORAR□EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED□ITHIN 30 DA□S AFTER FINAL SITE STABILI□ATION OR AFTER THE TEM□ORAR□MEASURES ARE NO LON□ER NEEDED.
13. □RO□ERTIES AND□ATER□A□S DO□NSTREAM FROM CONSTRUCTION SITES SHALL BE□ROTECTED FROM SEDIMENT DE□OSITION AND EROSION.
14. EROSION CONTROL DESI□N AND CONSTRUCTION SHALL FOLLO□THE RE□UIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROAD□A□ AND TRAFFIC DESI□N STANDARDS, IN ADDITION TO THESE□ REQUIREMENTS.
1□. CONTRACTOR IS RES□ONSIBLE FOR ALL SURFACE□ATER DISCHAR□ES, RAINFALL RUN-OFF OR DE□ATERIN□ ACTIVITIES.
16. CONTRACTOR MUST INCOR□ORATE ALL BM□S NECESSAR□TO MEET OR EXCEED STATE□□ATER□UALIT□RE□UIREMENTS.
17. □OLLUTION□REVENTION□LAN IS A MINIMUM□UIDELINE ONL□ ADDITIONAL BM□S MA□BE NECESSAR□AT CONTRACTOR'S EXPENSE. NOT□ BE□OSTED ON SITE.
1□. NO TURBID DISCHAR□E, TURBIDIT□READIN□S ARE RE□UIRED ONCE A□EEK AND MUST BE RE□ORTED TO THE□RO□ECT EN□INEER.
19. DE□ATERIN□ ACTIVITIES□
   A. DISCHAR□E MUST NOT EXCEED STATE□□ATER□UALIT□STANDARDS.
   B. CONTRACTOR MUST HAVE OR OBTAIN A TRANSFERABLE S□R□MD CONSUM□TIVE USE□ERMIT KNO□N AS A "NOTICED □ENERAL□ERMIT FOR SHORT TERM CONSTRUCTION DE□ATERIN□", UNLESS DE□ATERIN□ ACTIVITIES□ILL RESULT IN LESS THAN 300,000□□D FOR 30 DA□S OR LESS.
   C. NO□H□DRAULIC□UM□S MA□BE USED FOR DE□ATERIN□UNLESS A□□ROVED B□THE□ATER MANA□EMENT DISTRICT FOR THAT AREA. DE□ATERIN□EXISTIN□STORM□ATER RETENTION AREAS□ONDS/LAKES□MA□BE EXEM□T FROM THIS CONDITION. CONTRACTOR TO CONFIRM□ITH S□R□MD.
   D. NO TURBID DISCHAR□E, TURBIDIT□READIN□S ARE RE□UIRED ONCE A□EEK AND MUST BE RE□ORTED TO THE□RO□ECT EN□INEER AND TO CIT□OF FT□IERCE.
20. SEE ADDITIONAL DETAILS, S□ECIFICATIONS AND RE□UIREMENTS OF SHEET 4, 11-13.

STORM□ATER□OLLUTION□REVENTION□LAN

A SITE□LAN MUST BE DEVELO□ED AND MUST CONTAIN, AT A MINIMUM, THE FOLLO□IN□ INFORMATION□
1. DRAINA□E□ATTERNS□SEE SURVE□AND DRAINA□E□LAN SHEET 3 & 7.
2. A□□ROXIMATE SLO□ES AFTER MA□OR□RADIN□ ACTIVITIES□SEE SHEET 7.
3. AREAS OF SOIL DISTURBANCE□SEE SHEETS 2, AND THIS SHEET.
4. OUTLINE ALL AREAS THAT ARE NOT TO BE DISTURBED□N□.
□. LOCATION OF ALL MA□OR STRUCTURAL AND NON-STRUCTURAL CONTROLS□THIS SHEET.
6. THE LOCATION OF EX□ECTED STABILI□ATION□RACTICES□THIS SHEET.
7. NO□□ETLANDS AND SURFACE□□ATERS□
□. LOCATIONS□HERE STORM□ATER MA□DISCHAR□E TO A SURFACE□□ATER OR MS4. SEE SHEET 7.

DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVIT□□ DEMOLITION, LAND CLEARIN□, EARTH□ORK, □AVIN□ AND UTILIT□□□ ORK FOR BUILDIN□, □ARKIN□ AND SITE IM□ROVEMENTS.

DESCRIBE THE INTENDED SE□UENCE OF MA□OR SOIL DISTURBIN□ ACTIVITIES□
1. SITE□RE□ARATION AND STABILI□ CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE AROUND□ERIMETER OF SITE. INSTALL TURBIDIT□BARRIERS AT ALL OUTFALL LOCATIONS. CLEAR LAND, CONSTRUCT BERM ON□ERIMETER AND TEM□ORAR□ S□LES AS SHO□N ON□LANS. BERM SHALL BE CONSTRUCTED USIN□INITIAL IM□ORTED FILL MATERIAL. THE BERM AND S□ALE SHALL BE SEEDED.

TOTAL AREA OF THE SITE□ 0.97□ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED□0.97□ACRES

EXISTIN□ DATA DESCRIBIN□ THE SOIL OR□UALIT□OF AN□STORM□ATER DISCHAR□E□ SEE SOIL BORIN□S□B□ SHEETS 2, NO DISCHAR□E FROM DISTURBED AREAS IS ANTICI□ATED.

DRAINA□E AREA SI□E FOR EACH DISCHAR□E□OINT□ ENTIRE SITE□0.97□ACRES

LATITUDE AND LON□ITUDE OF THE SITE□ LATITUDE = N 27° 26' 38.6" LONGITUDE = W 80° 19' 19.0"

BEST MANA□EMENT□RACTICES□BM□S AND MEASURES THAT□ILL BE IM□LEMENTED AT THE CONSTRUCTION SITE AND TIME FRAMES IN□ HICH THE CONTROLS□ILL BE IM□LEMENTED□
THE CONTRACTOR□ILL USE HA□BALES, SILT FENCE, FILTER BARRIERS, AND OTHER BM□S. THE TIME FRAMES FOR CLEARIN□, EARTH□ORK, AND ANTICI□ATED BM□S ARE□

1. INSTALL SILT FENCE AT□ERIMETER OF SITE AND SILT BARRIERS AT DO□NSTREAM DITCHES/S□ALES.
2. CLEAR/□RUB AREA NECESSAR□FOR TEM□ORAR□□RAVEL DRIVE□A□AND AD□ACENT S□ALE.
3. CONSTRUCT TEM□ORAR□□RAVEL DRIVE□A□□ITH S□ALE, AND□RADE/SOD S□ALE AT ENTRANCE.
4. CLEAR BALANCE OF SITE.
□. CONSTRUCT 12" RC□ AND MITERED END SECTIONS.
6. IM□ORT FILL MATERIAL□
   -CONSTRUCT CONTAINMENT BERMS□SEED/MULCH BERMS.
   -FILL BALANCE OF SITE.
7. MAINTAIN DO□NSTREAM SILT BARRIERS AND□ERIMETER SILT FENCE, DURIN□ CONSTRUCTION.
□. INCOR□ORATE ADDITIONAL BM□S□HEN NEEDED DURIN□THE COURSE OF CONSTRUCTION.
   -□OLL□ADDLE/ SILT FENCE/ FILTER SACKS AS INLETS AND□I□ES ARE INSTALLED.
   -□ROVIDE STOCK□ILE□ROTECTION, CONCRETE/ STUCCO□□ASH AREAS, AND OTHER BM□S□HEN NECESSAR□TO CONTAIN□RO□OSED□ORK.

TEM□ORAR□AND□ERMANENT STABILI□ATION□RACTICES□
-TEM□□HA□BALES/SILT FENCES/FLOATIN□TURBIDIT□BARRIERS□ER□LAN, FILTER FABRIC SHALL BE□LACED UNDER THE ROCK□RAVEL DRIVE□A□AT ALL S□ALE OUTFALLS, AND RETENTION□OND OUTFALLS.
-□ERM□SEEDED/MULCHED,SOD□CONTROLLED□RADIN□AND DRAINA□E TO DETENTION BASINS.
-STABILI□E ALL DE-NUDED AREAS IF LEFT UNDISTURBED FOR MORE THAN 7 DA□S - USE R□E□RASS□ER MANUFACTURER'S A□□LICATION RATES, AND MULCHED□ITH STRA□□AT 4000 LB□ER ACRE.

STRUCTURAL CONTROLS TO BE IM□LEMENTED TO DIVERT STORM□ATER FLO□FROM RECEIVIN□□ATERS□
-TEM□□RAVEL ENTRANCE ROAD□RADED TO DRAIN TO A TEM□ORAR□SEDIMENT S□ALE OR RETENTION AREA.
-TEM□DRAINS TO RETENTION□ONDS
-TEM□BERMS AT□RO□ECT□ERIMETER□ER□LAN.
-INLETS/OUTLETS□ILL BE□ROTECTED□ITH FILTER FABRIC AND□RO□ERLY INSTALLED HA□BALES.
-SILT FENCE SHALL BE□LACED AROUND THE ENTIRE□ERIMETER OF DISTURBED AREAS.
-A DOUBLE RO□□OF SILT FENCE□ILL BE□ROVIDED AROUND ALL STOCK□ILE AREAS.

□ERMANENT STORM□ATER MANA□EMENT CONTROLS SUCH AS, DETENTION OR RETENTION S□STEMS OR VE□ETATED S□ALES. □ET DETENTION S□STEMS INCOR□ORATED AS□ERMANENT BM□FOR□ATER□UALIT□CONTROL.

DESCRIBE IN DETAIL CONTROLS FOR THE FOLLO□IN□POTENTIAL□OLLUTANTS□
□ASTE DIS□OSAL□
-ON SITE□ASTE□ILL BE CONTAIN□RS□ED, CONTRACTOR IS RES□ONSIBLE FOR REC□CLIN□ALL□ASTE MATERIALS, □ITH A MINIMUM RE□UIREMENT OF 7□□□.
-CONCTERE/ STUCCO□ASH AREA SHALL BE□ROVIDED.
-STOCK□ILE AREAS SHALL BE□ROTECTED□ITH SILT FENCE AND STABILI□ED/ SEEDED IF LEFT UNATTENDED FOR MORE THAN 7 DA□S.

OFFSITE VEHICLE TRACKIN□□
-□ROVIDE HARD SURFACE AT TEM□DRIVE□A□ROCK/□RAVEL DRIVE□A□□.
-RE□ULAR MAINTENANCE OF AD□ACENT ROAD RI□HT OF□A□, INCLUDIN□STREET S□EE□IN□, & RUT RE□AIR IN NON-□AVED AREAS.

A□□LICATION RATES OF ALL FERTILI□ERS, HERBICIDES AND□ESTICIDES□
-NONE□RO□OSED.

STORA□E,A□□LICATION,□ENERATION AND MI□RATION OF ALL TOXIC SUBSTANCES□
-NONE□RO□OSED.

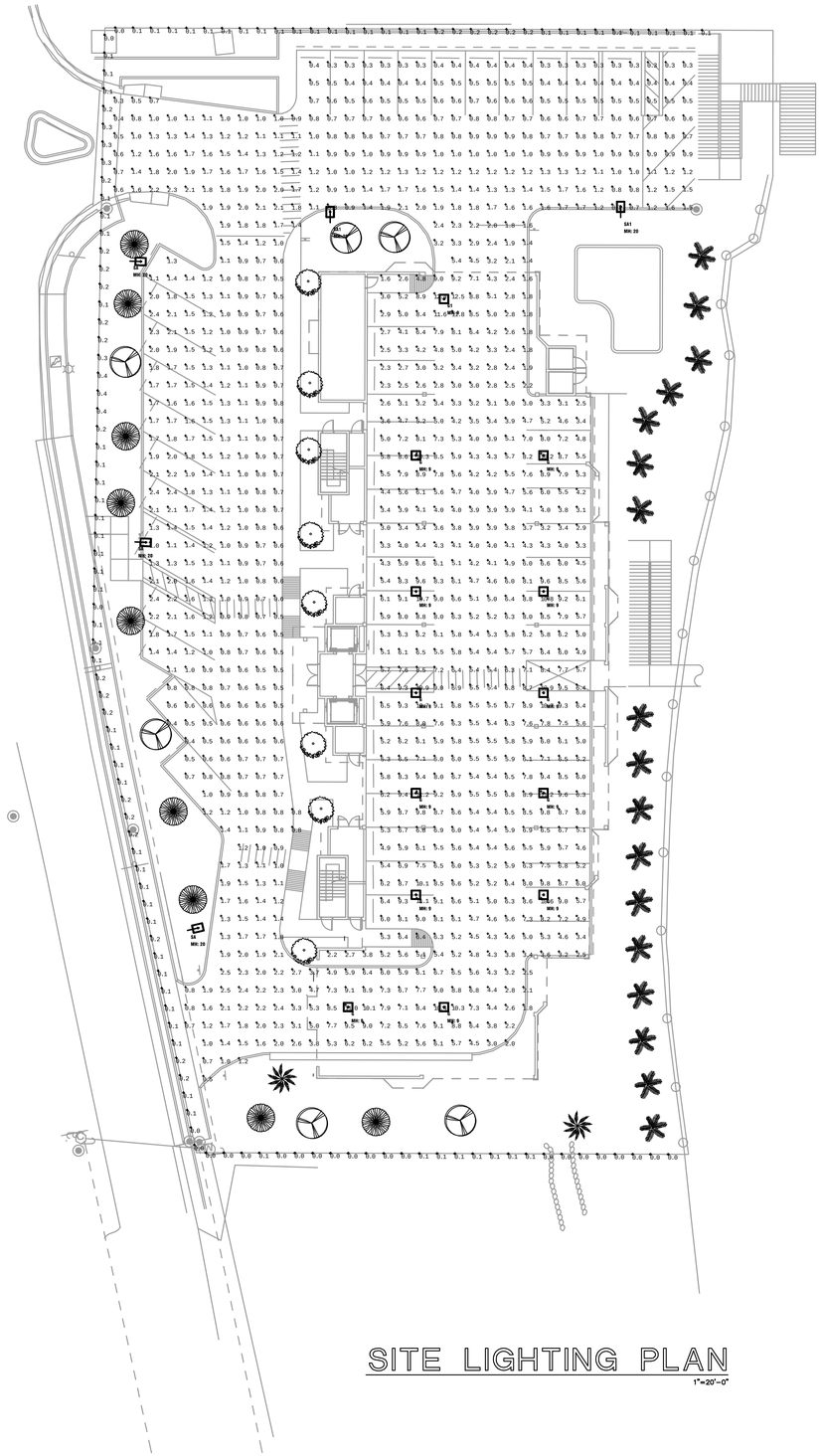
DESCRI□TION OF THE MAINTENANCE□LAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS
-CONTRACTOR SHALL HAVE S□□□□ COM□ONENTS INS□ECTED B□A FDE□CERTIFIED INS□ECTOR AND MAINTAIN ALL CONTROLS DAIL□, AND HAVE□EEKL□S□□□□INS□ECTION RE□ORTS□RE□ARED, AND□ITHIN 24 HOURS OF THE END OF AN□RAINFALL EVENT THAT IS□/□" OR□REATER. -EN□INEER SHALL INS□ECT□ERIODICALL□.

NOTES:
1.THIS□LAN□SHEETS 4 AND □,□O□□ OF FDE□NO□STATE OF FLORIDA□ENERIC□ERMIT FOR STORM□ATER DISCHAR□E FROM LAR□E AND SMALL CONSTRUCTION ACTIVITIES. AND ALL RE□UIRED INS□ECTION RE□ORTS, TESTS, AND ALL OTHER DOCUMENTATION SHALL BE KE□T AT THE□RO□ECT SITE.
2.THE FOLLO□IN□CERTIFICATION SHALL BE COM□LETED B□AL CONTRACTORS/ SUB-CONTRACTORS RES□ONSIBLE FOR AN□□ORTION OF THE IM□LEMENTATION OF THE S□□□□□□□.

CERTIFICATION□
"I CERTIF□UNDER THE□ENALT□OF LA□THAT I UNDERSTAND AND SHALL COM□L□□□ITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA□ENERIC□ERMIT FOR STORM□ATER DISCHAR□E FROM LAR□E AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORM□ATER□OLLUTION□REVENTION□LAN □RE□ARED THEREUNDER□"

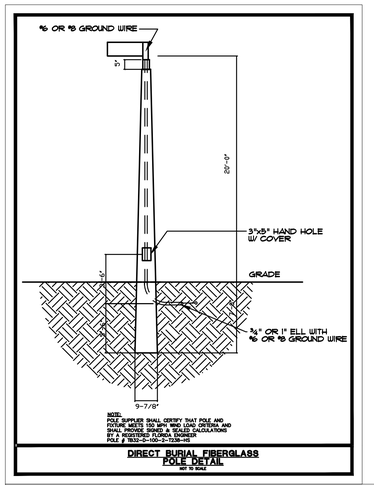
S□□□□ DESCRI□TION OF□ORK/ RES□ONSIBILIT□	NAME TITLE	CONTRACTOR OR SUB.CONTRACTOR /NAME, ADDRESS, □HONE□	NAME/SI□NATURE TO CERTIFICATION	DATE
			B□ SI□NATURE	
			B□ SI□NATURE	
			B□ SI□NATURE	

B□□□□□□□



SITE LIGHTING PLAN

1"=20'-0"



DIRECT BURIAL FIBERGLASS POLE DETAIL

NOT TO SCALE

Luminaire Schedule

Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	12	G	VISIONAIRE PSA-1-TTW-32LC-7-HS-UNV	N.A.	0.900	0.900	1.000	0.810	71	852
	1	G1	VISIONAIRE PSA-1-TTW-48LC-7-HS-UNV	N.A.	0.900	0.900	1.000	0.810	102.19	102.19
	3	SA	PHILIPS GARDCO ECP-3-75LA-4053-MW-IS POLE MOUNT 20' A.F.G.	N.A.	0.900	0.900	1.000	0.810	77.4	232.2
	2	SA1	PHILIPS GARDCO ECP-3-55LA-3253-MW-IS POLE MOUNT 20' A.F.G.	N.A.	0.900	0.900	1.000	0.810	51.8	103.2

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
SPILL, HORIZONTAL	0.11	0.4	0.0	N.A.	N.A.
SPILL, VERTICAL	0.20	0.5	0.0	N.A.	N.A.
GARAGE PARKING	5.92	12.5	1.6	3.70	7.81
OPEN PARKING	1.19	5.4	0.3	3.97	18.00

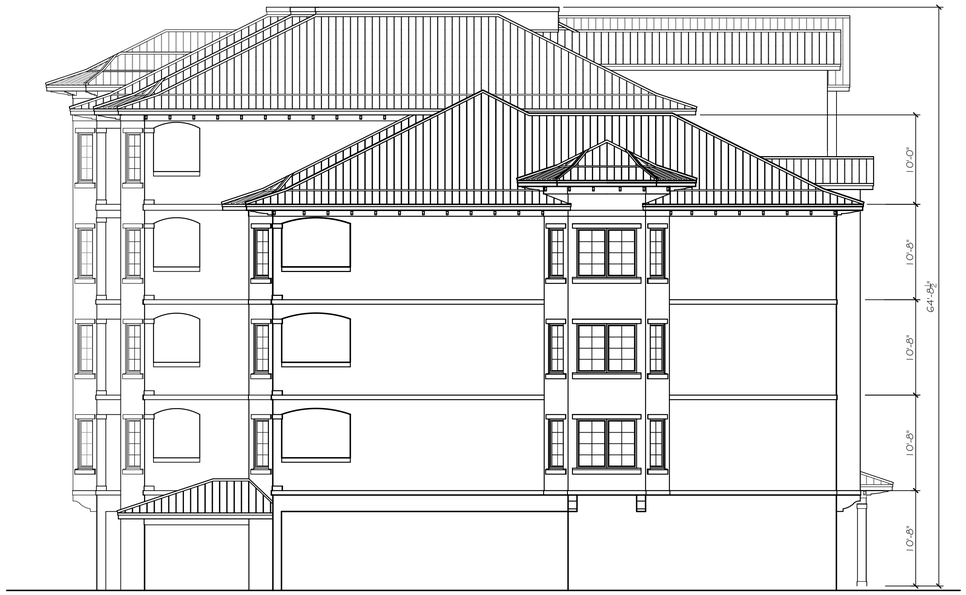
revision	date
4	
3	
2	
1	

KAMM Consulting

project title: INDIAN RIVER VILLAS

sheet title: SITE LIGHTING PLAN

projt. no.:	2015-0969
project manager:	DM
checked by:	BLB
scale:	AS NOTED
date:	11/25/2015



1 LEFT (NORTH) ELEVATION
1/8" = 1'-0"

2 RIGHT (SOUTH) ELEVATION
1/8" = 1'-0"

Hal Lambert
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& construction
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email: Hal@regency-windsor.com
architect: Roy Harold (Hal) Lambert, Jr.
AR0010952

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INDIAN RIVER VILLAS
A 23 UNIT CONDOMINIUM PROJECT AT:
CITRUS AVENUE & INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

LEFT &
RIGHT
ELEVATIONS

REVISIONS:

NO.	DATE	DESCRIPTION
	-	-

PROJECT NUMBER:
DRAWN BY: HL
PERMIT SET DATE: -
PRINT DATE: 10.15.15

SHEET
A7 OF **7**

1 FRONT (WEST) ELEVATION
1/8" = 1'-0"

2 REAR (EAST) ELEVATION
1/8" = 1'-0"

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FORT PIERCE, FLORIDA

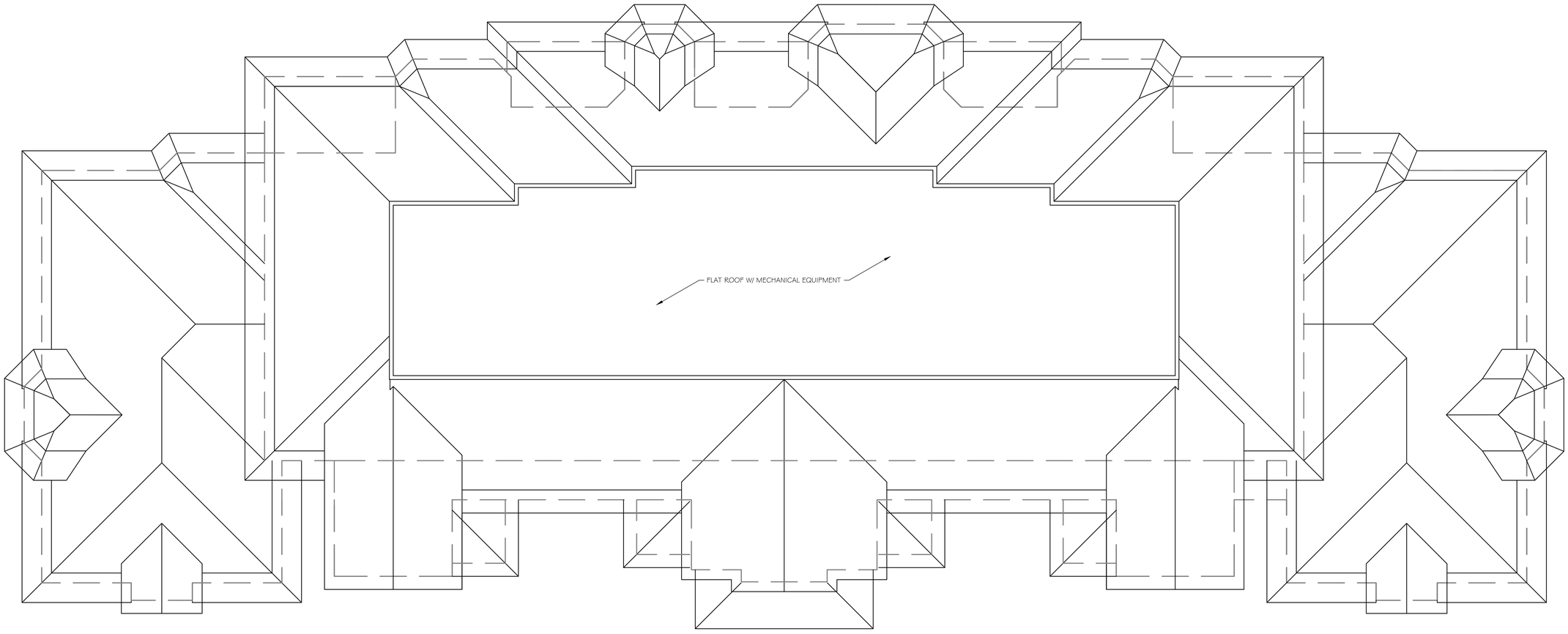
FRONT & REAR ELEVATIONS

REVISIONS:

NO.	DATE	DESCRIPTION
	-	-

PROJECT NUMBER:
DRAWN BY: HL
PERMIT SET DATE: -
PRINT DATE: 10.15.15

SHEET
A6 OF **7**



N

1 ROOF PLAN
1/8" = 1'-0"

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FORT PIERCE, FLORIDA

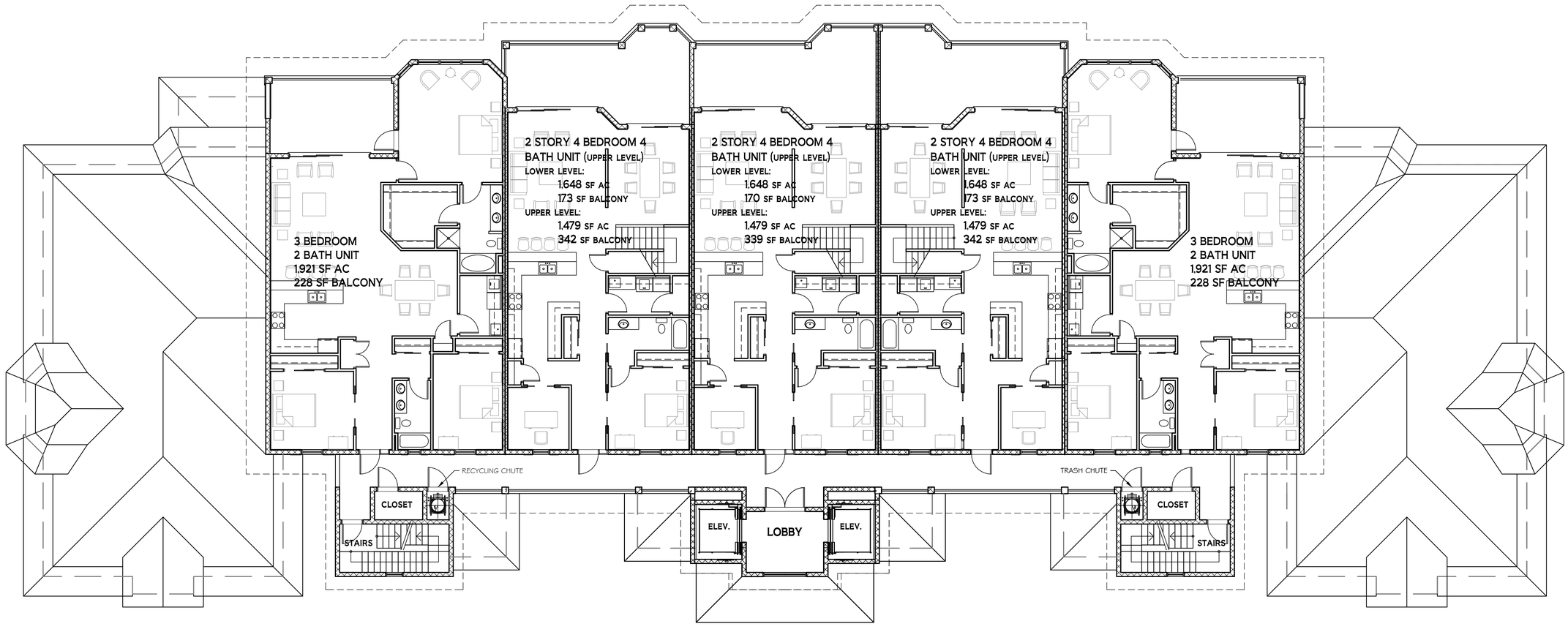
ROOF PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-

PROJECT NUMBER:
DRAWN BY: HL
CHECKED BY: HL
DATE 10.17.15

SHEET
A5 OF 7



N

1 FOURTH FLOOR PLAN
1/8" = 1'-0"

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CITRUS AVENUE & INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

FOURTH FLOOR PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-

PROJECT NUMBER:
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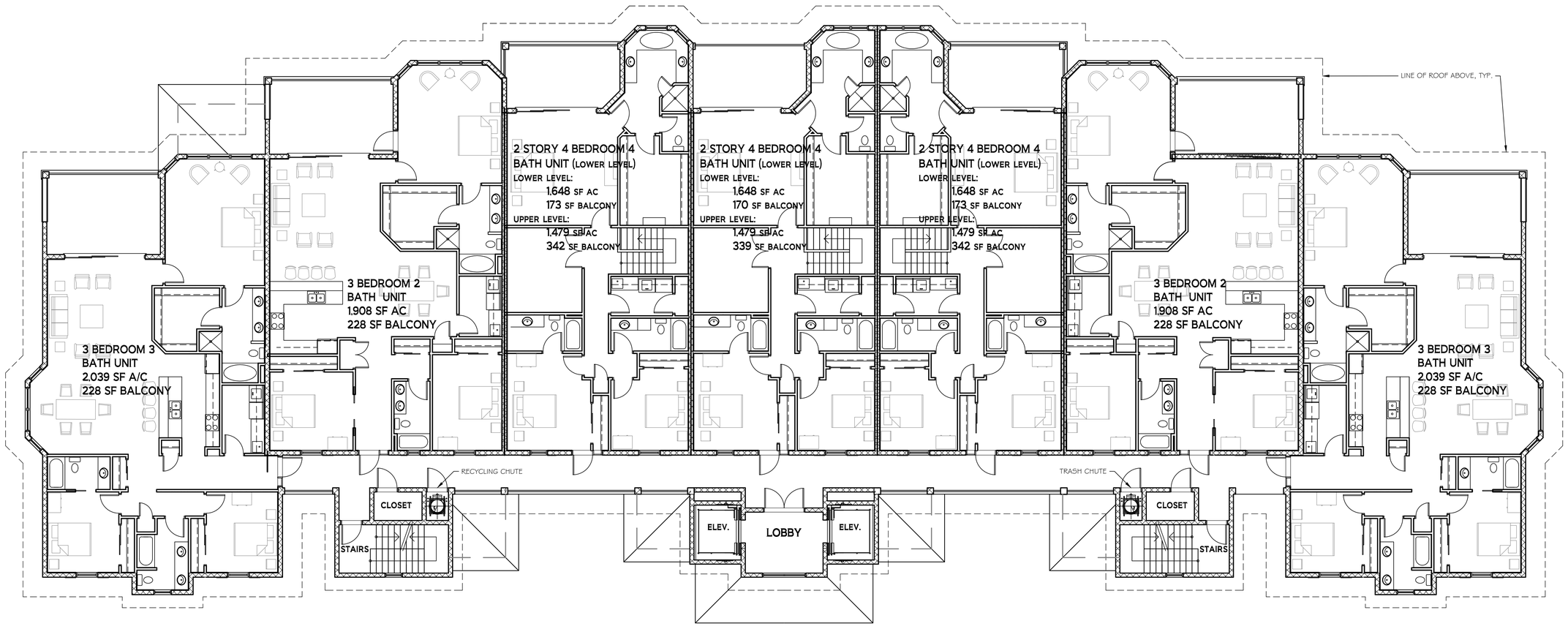
CHECKED BY: HL
DATE 10.17.15

SHEET

A4 OF **7**



N

1 THIRD FLOOR PLAN
1/8" = 1'-0"

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INDIAN RIVER VILLAS

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CITRUS AVENUE & INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

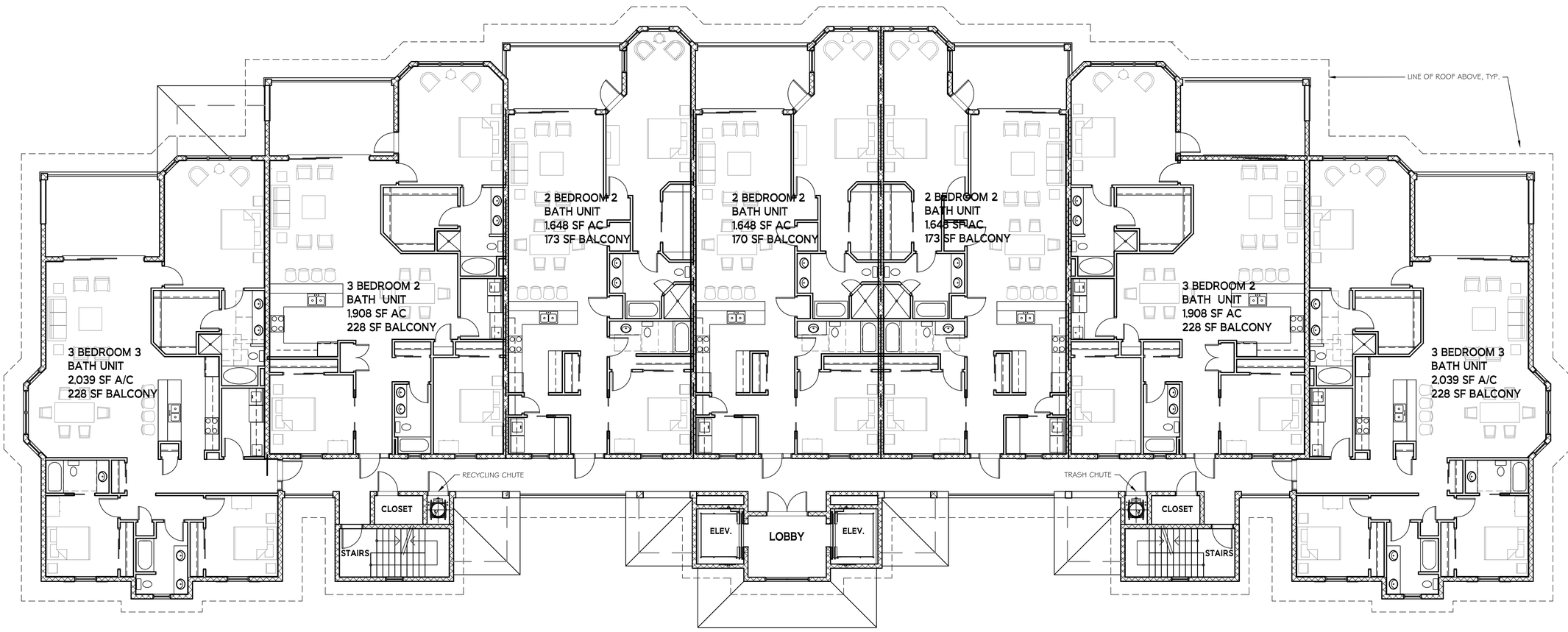
THIRD FLOOR PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-

PROJECT NUMBER:
DRAWN BY: HL
CHECKED BY: HL
DATE 10.17.15

SHEET
A3 OF 7



N

1 FIRST & SECOND FLOOR PLAN
1/8" = 1'-0"

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CITRUS AVENUE & INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

FIRST & SECOND FLOOR PLAN

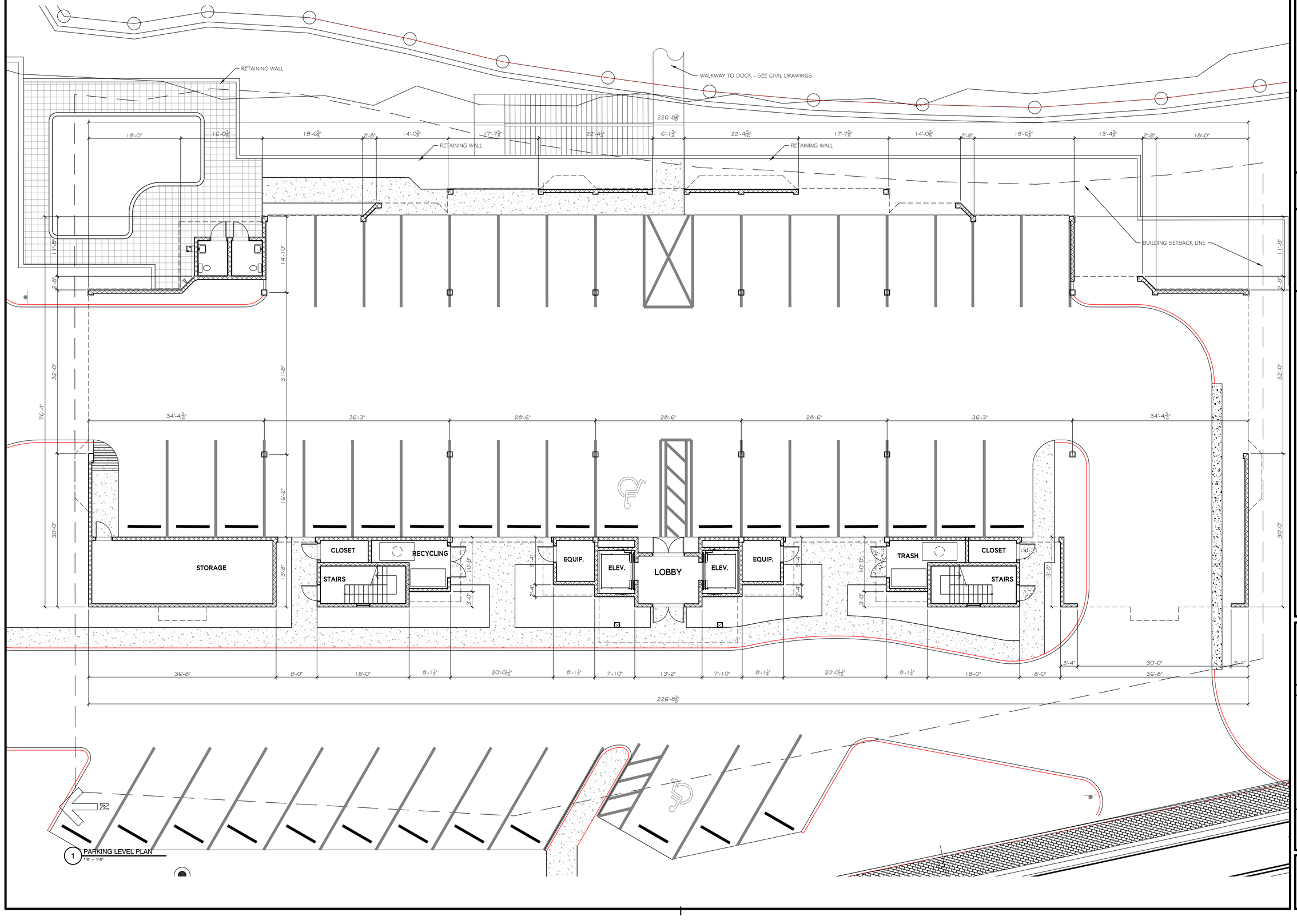
REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-

PROJECT NUMBER:
DRAWN BY: HL
CHECKED BY: HL
DATE 10.17.15

SHEET

A2 OF **7**



1 PARKING LEVEL PLAN
1/8" = 1'-0"

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INDIAN RIVER VILLAS

A 23 UNIT CONDOMINIUM PROJECT AT:
CITRUS AVENUE & INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

PARKKING LEVEL

REVISIONS:

NO.	DATE	DESCRIPTION
1	-	-

PROJECT NUMBER:
DRAWN BY: HL
PERMIT SET DATE: -
PRINT DATE: 10.17.15

SHEET

A1 OF **7**

CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Institutional	CBD	C1
South	Multi-Family Residential	OP	C1
East	Indian River Lagoon	NA	NA
West	Vacant	OP	C1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C1	8.00	0.967	AE-4 & X
****Proposed**	CBD	C1	30.0	0.967	VE-7 N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 5,980
Current Zoning/FLU	Total gallons per day 5,980
**Proposed Zoning/FLU	Total gallons per day 5,980
**Change in Demand	Total gallons per day 5,980

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 5,980
Current Zoning/FLU	Total gallons per day 5,980
**Proposed Zoning/FLU	Total gallons per day 5,980
**Change in Demand	Total gallons per day 0

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2.21	2.21	0.00
Urban District	5 acres per 1,000 people	8.86	8.86	0.00
Community	2.5 acres per 1,000 people	17.71	17.71	0.00
Neighborhood	1.36 acres per 1,000 people	32.56	32.56	0.00

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Lawnwood Elem./ Dan McCarty Middle/Lincoln Park Academy	
City	Ft. Pierce	Ft. Pierce
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	3.33	1.43
****Proposed Zoning/FLU Enrollment Demand**	3.33	1.43
****Change in Demand**	0.00	0.00

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum 4
Current Zoning/FLU	4
****Proposed Zoning/FLU**	4
***Change in Demand**	0

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	No volume discharge increase proposed

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

See Traffic Study

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity Land Use Code 210 and Land Use Code 230		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum 179	Maximum
Current Zoning/FLU	179	23
****Proposed Zoning/FLU**	179	23
***Change in Demand**	0 r ated to zoning 66 for site plan Trips	23 Trips
Impact to Capacity	de minimis	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [X] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	1	23	0.967	4/16	4/17
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [X] No

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [X] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

2. What is the current use of the structure to be demolished or re-used? N/A

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [X] Yes [ ] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

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Trip Generation Data Form (Part 1)

Land Use/Building Type:[1]	ITE Land Use Code:
Source:	Source No. (ITE use only)
Name of Development:	Day of the Week:
City: State/Province: Zip/Postal Code:	Day: Month: Year:
Country:	Metropolitan Area:

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

Location Within Area:

☐ (1) CBD ☐ (3) Suburban (Non-CBD) ☐ (5) Rural
☐ (2) Urban (Non-CBD) ☐ (4) Suburban CBD ☐ (6) Freeway Interchange Area (Rural)
☐ (7) Not Given

Detailed Description of Development:[3]

Independent Variable: (include data for as many as possible)[2]	Actual	Estimated
_____ (1) Employees (#)	☐	☐
_____ (2) Persons (#)	☐	☐
_____ (3) Total Units (#) (indicate unit:_____)	☐	☐
_____ (4) Occupied Units (#) (indicate unit:_____)	☐	☐
_____ (5) Gross Floor Area (gross sq. ft.) (% of development occupied _____)	☐	☐
_____ (6) Net Rentable Area (sq. ft.)	☐	☐
_____ (7) Gross Leasable Area (sq. ft.) (% of development occupied _____)	☐	☐
_____ (8) Total Acres (% developed: _____)	☐	☐
_____ (9) Parking Spaces (% occupied: _____)	☐	☐
_____ (10) Beds (% occupied: _____)	☐	☐
_____ (11) Seats (#)	☐	☐
_____ (12) Servicing Positions/Vehicle Fueling Positions	☐	☐
_____ (13) Shopping Center % Out-parcels/pads	☐	☐
_____ (14) A.M. Peak Hour Volume of Adjacent Street Traffic	☐	☐
_____ (15) P.M. Peak Hour Volume of Adjacent Street Traffic	☐	☐
_____ (16) Other _____	☐	☐
_____ (17) Other _____	☐	☐

2. Definitions for several independent variables can be found in the *Trip Generation*, Second Edition, *User's Guide* Glossary.

3. Please provide all pertinent information to describe the subject project, including the presence of bicycle/pedestrian facilities. To report bicycle/pedestrian volumes, please refer to Part 4 of this data form.

Other Data:

Vehicle Occupancy (#):
_____ A.M. _____ P.M. _____ 24-hour %

Percent by Transit:
_____ A.M. % _____ P.M. % _____ 24-hour %

Percent by Carpool/Vanpool:
_____ A.M. % _____ P.M. % _____ 24-hour %

Employees by Shift:

	Start Time	End Time	Employees (#)
First Shift:	_____	_____	_____
Second Shift:	_____	_____	_____
Third Shift:	_____	_____	_____

Parking Cost on Site: Hourly _____ Daily _____

Transportation Demand Management (TDM) Information:

At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) underway?

☐ No

☐ Yes (If yes, please check appropriate box/boxes, describe the nature of the TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary)

☐ (1) Transit Service
☐ (2) Carpool Programs
☐ (3) Vanpool Programs
☐ (4) Bicycle/Pedestrian Facilities and Site Improvements
☐ (5) Employer Support Measures
☐ (6) Preferential HOV Treatments
☐ (7) Transit and Ridesharing Incentives
☐ (8) Parking Supply and Pricing Management
☐ (9) Tolls and Congestion Pricing
☐ (10) Variable Work Hours/Compressed Work Weeks
☐ (11) Telecommuting
☐ (12) Other _____

Please Complete Form on Other Side

ite Institute of Transportation Engineers

Trip Generation Data Form (Part 2)

Summary of Driveway Volumes ***(All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)***

	Average Weekday (M-F)						Saturday						Sunday					
	Enter		Exit		Total		Enter		Exit		Total		Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks
24-Hour Volume																		
A.M. Peak Hour of Adjacent[1] Street Traffic (7 – 9) Time *(ex.: 7:15 - 8:15)*:																		
P.M. Peak Hour of Adjacent[1] Street Traffic (4 – 6) Time:																		
A.M. Peak Hour Generator[2] Time:																		
P.M. Peak Hour Generator[2] Time:																		
Peak Hour Generator[3] Time (Weekend):																		

[1] Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.). Please specify the peak hour.
[2] Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
[3] Highest hourly volume during the entire day. Please specify the peak hour.
Please refer to the *Trip Generation User's Guide* for full definition of terms.

Hourly Driveway Volumes- Average Weekday (M-F)

A.M. Period	Enter		Exit		Total		Mid-Day Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
6:00-7:00							11:00-12:00							3:00-4:00						
6:15-7:15							11:15-12:15							3:15-4:15						
6:30-7:30							11:30-12:30							3:30-4:30						
6:45-7:45							11:45-12:45							3:45-4:45						
7:00-8:00							12:00-1:00							4:00-5:00						
7:15-8:15							12:15-1:15							4:15-5:15						
7:30-8:30							12:30-1:30							4:30-5:30						
7:45-8:45							12:45-1:45							4:45-5:45						
8:00-9:00							1:00-2:00							5:00-6:00						

☐**Check if Part 3, 4 and/or additional information is attached.**

Survey conducted by: Name: _____

Organization: _____

Address: _____

City/State/Zip: _____

Telephone #: _____ Fax #: _____ E-mail: _____

Please return to: Institute of Transportation Engineers
Technical Projects Division
1099 14th Street, NW, Suite 300 West
Washington, DC 20005-3438 USA
Telephone: +1 202-289-0222
Fax: +1 202-289-7722
ITE on the Web: www.ite.org

Institute of Transportation Engineers

Trip Generation Data Form (Part 3)

Name/Organization: _____ **City/State:** _____

Telephone Number: _____

Detailed Driveway Volumes: Attach this sheet to Parts 1 and 2 if you are providing additional information.

Day of the week: _____ *(All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)*

A.M. Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
12:00-12:15							12:00-12:15						
12:15-12:30							12:15-12:30						
12:30-12:45							12:30-12:45						
12:45-1:00							12:45-1:00						
1:00-1:15							1:00-1:15						
1:15-1:30							1:15-1:30						
1:30-1:45							1:30-1:45						
1:45-2:00							1:45-2:00						
2:00-2:15							2:00-2:15						
2:15-2:30							2:15-2:30						
2:30-2:45							2:30-2:45						
2:45-3:00							2:45-3:00						
3:00-3:15							3:00-3:15						
3:15-3:30							3:15-3:30						
3:30-3:45							3:30-3:45						
3:45-4:00							3:45-4:00						
4:00-4:15							4:00-4:15						
4:15-4:30							4:15-4:30						
4:30-4:45							4:30-4:45						
4:45-5:00							4:45-5:00						
5:00-5:15							5:00-5:15						
5:15-5:30							5:15-5:30						
5:30-5:45							5:30-5:45						
5:45-6:00							5:45-6:00						
6:00-6:15							6:00-6:15						
6:15-6:30							6:15-6:30						
6:30-6:45							6:30-6:45						
6:45-7:00							6:45-7:00						
7:00-7:15							7:00-7:15						
7:15-7:30							7:15-7:30						
7:30-7:45							7:30-7:45						
7:45-8:00							7:45-8:00						
8:00-8:15							8:00-8:15						
8:15-8:30							8:15-8:30						
8:30-8:45							8:30-8:45						
8:45-9:00							8:45-9:00						
9:00-9:15							9:00-9:15						
9:15-9:30							9:15-9:30						
9:30-9:45							9:30-9:45						
9:45-10:00							9:45-10:00						
10:00-10:15							10:00-10:15						
10:15-10:30							10:15-10:30						
10:30-10:45							10:30-10:45						
10:45-11:00							10:45-11:00						
11:00-11:15							11:00-11:15						
11:15-11:30							11:15-11:30						
11:30-11:45							11:30-11:45						
11:45-12:00							11:45-12:00						

ite Institute of Transportation Engineers

Trip Generation Data Form (Part 4)

Summary of Bicycle Volumes

	Average Weekday (M-F)			Saturday			Sunday		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
24-Hour Volume									
A.M. Peak Hour of Adjacent[1] Street Traffic (7 – 9) Time *(ex.: 7:15 - 8:15)*:									
P.M. Peak Hour of Adjacent[1] Street Traffic (4 – 6) Time:									
A.M. Peak Hour Generator[2] Time:									
P.M. Peak Hour Generator[2] Time:									
Peak Hour Generator[3] Time (Weekend):									

[1] Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.) as defined in Trip Generation Data Form (Part 2). Please specify the peak hour.
[2] Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
[3] Highest hourly volume during the entire day. Please specify the peak hour. Please attach supplemental hourly volumes.
Please refer to the *Trip Generation User's Guide* for full definition of terms.

Summary of Pedestrian Volumes

	Average Weekday (M-F)			Saturday			Sunday		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
24-Hour Volume									
A.M. Peak Hour of Adjacent[1] Street Traffic (7 – 9) Time *(ex.: 7:15 - 8:15)*:									
P.M. Peak Hour of Adjacent[1] Street Traffic (4 – 6) Time:									
A.M. Peak Hour Generator[2] Time:									
P.M. Peak Hour Generator[2] Time:									
Peak Hour Generator[3] Time (Weekend):									

Survey conducted by: Name: _____

Organization: _____

Address: _____

City/State/Zip: _____

Telephone #: _____ Fax #: _____ E-mail: _____

Please return to: Institute of Transportation Engineers
Technical Projects Division
1099 14th Street, NW, Suite 300 West
Washington, DC 20005-3438 USA
Telephone: +1 202-289-0222
Fax: +1 202-289-7722
ITE on the Web: www.ite.org

Environmental Services, Inc.

ENVIRONMENTAL SITE ASSESSMENT

Prepared For:

Indian River Drive Properties:

401 S. Indian River Drive
411 S. Indian River Drive
426 S. Indian River Drive
500 S. Indian River Drive
507 S. Indian River Drive
509 S. Indian River Drive
519 S. Indian River Drive

Fort Pierce, Florida

Property Tax ID Numbers:

2410-808-0017-000-7
2410-808-0019-000-1
2410-808-0020-010-4
2410-809-0001-000-5
2410-809-0002-000-2
2410-809-0004-000-6
2410-810-0001-000-9

Prepared by:

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, Florida 34953
(772)215-3997
Fax: (772)879-4520
Email: danna@dlsenvironmentalservices.com

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FIGURES

Figure 1 Location Map
Figure 2 USDA Soils Map
Figure 3 FLUCFCS Map

APPENDICES

Appendix A Site Photographs

ENVIRONMENTAL SITE ASSESSMENT

1.0 LOCATION

An environmental assessment of the 401 S. Indian River Drive, 411 S. Indian River Drive, 426 S. Indian River Drive, 500 S. Indian River Drive, 507 S. Indian River Drive, 509 S. Indian River Drive, and 519 S. Indian River Drive was conducted by DLS Environmental Services, Inc. The project area associated with the seven parcels totals 3.27 acres which are located on the east and west side of South Indian River Drive in Fort Pierce in Section 10, Township 35 South, Range 40 East (***Figure 1 – Location Map***). Field data was collected on April 10, 2015. The following are the methodologies and results of the environmental assessment conducted at the project site.

2.0 SOILS

Project soils were mapped according to the *Soil Survey of St. Lucie County Area, Florida,* March 1981, United States Department of Agriculture, Soil Conservation Service. A copy of the Soil Survey Map depicting the project boundaries and soil type(s) is included as ***Figure 2***. The project site contained two soil mapping units. A general description of the soil types are as follows:

Arents, 0 to 5 percent slopes (4)

This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. Depth of fill material ranges from about 20 to 50 inches. Several kinds of mineral soils underlie the fill material. The water table in this Arents soil is between depths of 20 and 50 inches most of the year.

Paola Sand (28)

This nearly level to sloping soil is excessively drained. It is on high dune-like ridges and in undulating areas. Slopes are smooth to convex or concave. Included in this mapping layer of Paola soil are small areas of Astatula, St. Lucie, and Welaka Variant soils. This soil does not have a water table within a depth of 80 inches, and usually it is not within a depth of 120 inches annually and permeability is very rapid. Typical natural vegetative associations include sand pine, scrub live oak, rosemary, and cabbage palms.

3.0 HABITATS

3.1 GOPHER TORTOISE AND OTHER BURROW COMMENSALS

3.1.1 Objective

Conduct a systematic survey to locate gopher tortoises (*Gopherus polyphemus*), Florida mouse (*Podomys floridamus*), Florida gopher frogs (*Rana capito*), and eastern indigo snake (*Drymarchon corais couperi*) which may be present within the project area.

3.1.2 Methodology

Biologist followed the survey protocol as recommended in *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopher polyphemus) Populations Found on Lands Slated for Large-scale Development in Florida;* Non-game Wildlife Program, Technical Report #5, Florida Game and Fresh Water Fish Commission (FGFWFG) [now known as FFWCC], Tallahassee, Florida, December 1987.

- Biologist conducted parallel transects 10 meters (32± feet) apart;
- Biologist conducted serpentine search patterns between the parallel transects;
- All gopher tortoise burrows located will be flagged as either active or inactive;
- All gopher tortoise burrows located will be assigned an identification number and recorded;
- Biologist will field locate all gopher tortoise burrows on a 1" = 100' scale aerial.
- Additional data and notes will be collected by biologists for the occurrence of the eastern indigo snake, Florida gopher frog, and the Florida mouse.

3.1.3 Conclusion

No gopher tortoise or other commensal species such as eastern indigo snake, Florida mouse, or Florida gopher frog were observed by the biologist during this environmental assessment.

3.2 PROTECTED SPECIES/WILDLIFE SURVEYS

3.2.1 Objective

Conduct a systematic survey for flora and fauna that may occur on-site and note the presence of any endangered, threatened and species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services.

3.2.2 Methodology

Biologist used the following methodology to conduct wildlife/protected species surveys.

- Biologist conducted a survey on April 10, 2015;
- The survey meandered through the property however none of the property appeared to be suitable habitat for most protected species;
- Biologist recorded and noted sightings, tracks, scat, tree markings, nests, cavities, and burrows;

3.2.3 Conclusion

During the pedestrian survey, biologist did not observe any endangered, threatened, or species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services. No tree markings, nests, cavities, or burrows (active or inactive) were observed. No scrub jays or red-cockaded woodpeckers were observed or called on-site. See **Table 1** for wildlife observed during the pedestrian transects. In addition, the habitat on-site was reviewed to determine the likelihood of occurrence for the following federal/state listed species:

Amphibians	
Gopher frog (*Rana capito*)	not likely
Reptiles	
American alligator (*Alligator mississipiensis)*	not likely
Eastern indigo snake (*Drymarchon corais couperi*)	not likely
Gopher tortoise (*Gopherus polyphemus*)	not likely
Birds	
Roseate spoonbill (*Ajaia ajaia)*	not likely
Florida scrub jay (*Aphelocoma coerulescens*)	not likely
Limpkin (*Aramus guarauna)*	not likely
Piping plover (*Charadrius melodus*)	not likely
Least tern (*Sterna antillarum*)	not likely
Little blue heron (*Egretta caerulea*)	not likely
Snowy egret (*Egretta thula*)	not likely
Snowy plover (*Charadrius nivosus*)	not likely
Tri-colored heron (*Egretta tricolor*)	not likely
White ibis (*Eudocimus albus*)	not likely
Peregrine falcon (*Falco peregrines*)	not likely
Southeastern American kestrel (*Falco sparverius paulus*)	not likely
Florida sandhill crane (*Grus Canadensis protensis*)	not likely
Bald eagle (*Haliaeetus leucocephalus*)	not likely
Wood stork (*Mycteria Americana*)	not likely

Osprey *(Pandion haliaetus*)	likely
Roseate tern (*Sterna dougallii dougallii*)	not likely
Snail kite (*Rostrhamus sociabilis plumbeus*)	not likely
Florida burrowing owl (*Athene cunicularia floridana*)	not likely

Mammals

Florida panther (*Felis concolor coryt*)	not likely
Florida mouse (*Podomys floridana*)	not likely
Sherman's fox squirrel (*Sciurus niger shermani*)	not likely

Vascular plants

Sea lavender (*Argusia gnaphalodes*)	not likely
Curtiss' milkweed (*Asclepias curtissii*)	not likely
Four-petal pawpaw (*Asimina tetramera*)	not likely
Sand-dune spurge (*Chamaesyce cumulicola*)	not likely
Hand fern (*Cheiroglossa palmata*)	not likely
Large-flowered rosemary (*Conradina grandiflora*)	not likely
Florida tree fern (*Ctenitis sloanei*)	not likely
Dollar orchid (*Encyclia boothiana var. erthonioides*)	not likely
Night-scented orchid (*Epidendrum nocturnum*)	not likely
Tropical ironwood (*Eugenia confusa*)	not likely
Coastal vervain (*Glandularia maritime*)	not likely
Beach jacquermontia (*Jacquemontio reclinata*)	not likely
Atlantic Coast Florida lantana (*Lantana depressa var floridana*)	not likely
Nodding pinweed (*Lechea cernua*)	not likely
Pine pinweed (*Lechea divaricata*)	not likely
Carter's large-flowered flax (*Linum carteri var sinallii*)	not likely
Burrowing four o'clock (*Okenia hypogaea*)	not likely
Dancing-lady orchid (*Oncidium bahamense*)	not likely
Terrestrial peperomia (*Peperomia humilis*)	not likely
Blunt-leaved peperomia (*Peperomia obstusifolia*)	not likely
Scrub bay (*Persea humilis*)	not likely
Tiny polygala (*Polygala smallii*)	not likely
Wild coco (*Pteroglossaspis ecristata*)	not likely
Green ladies'-tresses (*Spiranthes polyantha*)	not likely
Banded wild-pine (*Tillandsia flexuosa*)	not likely
Scentless vanilla (*Vanilla mexicana*)	not likely
Rain lily (*Zephyranthes simpsonii*)	not likely

Non-Vascular Plants

Perforate reindeer lichen (*Cladonia perforata*)	not likely

Table 1. Wildlife Observed on the Property During the Pedestrian Surveys

A. Birds

COMMON NAME	SCIENTIFIC NAME	PROTECTED SPECIES	
		STATE	FEDERAL
Blue jay	*Cyanocitta cristata*	----	----

B. Mammals – none observed

C. Reptiles – none observed

3.3 VEGETATION SURVEY (FLUCFCS)

3.3.1 Objective

To map vegetation on-site according to the Florida Land Use, Cover, and Forms Classification System.

3.2.2 Methodology

Biologist used the following methodology to conduct the vegetation survey.

- Biologist used the *Florida Land Use, Cover, and Forms Classification System: A Technical Report (FLUCFCS),* January 1999, State of Florida, Department of Transportation, Survey and Mapping, Geographic Mapping Section;
- Biologist based vegetative community descriptions on field surveys and Soil Conservation Service soil maps.
- Numerical community designations were carried to Level III, according to FLUCFCS.

3.2.3 Conclusion

The FLUCFCS map is depicted as ***Figure 3*** and contained the following community designations:

- ***133 – Multiple dwelling units, low rise***
  This property is currently a 4-unit apartment complex. There is a narrow strip of wetlands adjacent to the shoreline associated with this property which has been assigned a different FLUCFCS number appropriate to that community.

- ***143 – Professional services***
  This property is currently a mixed use with a residence and an attorney's office.

- ***191 – Undeveloped land in urban areas***
  It appears that the majority of the properties involved in this environmental assessment would fall into this category since there are no structures on most of them. The only remaining vegetation on these vacant parcels is mowed ground cover and some cabbage palms.

- ***193 – Urban land in transition***
  This property contains an asphalt parking lot however the future use is unknown.

- ***642 – Saltwater marshes***
  A narrow strip of property adjacent to the shoreline on the northern parcels contained cordgrass (*Spartina alterniflora*), three-square (*Scirpus americanus)*, and salt grass (*Distichlis spicata)*.

- ***540 – Bays and estuaries***
  The properties involved in this site assessment all have frontage on the Indian River. This location of the Indian River does support seagrasses.

3.4 JURISDICTIONAL WETLANDS

The project site was reviewed for potential wetlands based upon the methodologies identified in Chapter 62-340, Florida Administrative Code which consists of reviewing the area for vegetation, soils, and hydrologic indicators. Based upon this review, a strip of wetlands was identified adjacent to the shoreline on the northern parcels identified in this site assessment.

4.0 PREVIOUS IMPACTS

Based upon a review of aerials from 2000, all of the currently vacant properties within the project area had structures at that time. The majority of these structures appear to be residential except for the parcel at the southwest corner of Citrus and Indian River Drive. It appears that these structures were removed between 2007 and 2011 and the properties remain vacant.

5.0 SUMMARY

Based upon the historic use and the current use of these properties, the proposed change of the future land use from Office Professional (OP) to Central Business District (CBD) would not result in additional environmental impacts. The majority of the properties involved in this request are currently vacant uplands which were previously developed.

Any impacts to the wetland area or any proposed docking facilities would require authorizations from both the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers regardless of the land use assigned to the properties.

N

ST. LUCIE COUNTY

SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST

DLS Environmental Services, Inc.

1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Location Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE: N.T.S.		APRIL 2015	FIGURE 1

Source: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx Viewed on April 12, 2015

SOILS:
ARENTS, 0 TO 5 PERCENT SLOPES (4)
PAOLA SAND (28)

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953
Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Soils Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE: N.T.S.		APRIL 2015	FIGURE 2

FLUCFCS CODES:

MULTIPLE DWELLING UNITS, LOW RISE (133)
PROFESSIONAL SERVICES (143)
UNDEVELOPED LAND IN URBAN AREAS (191)
URBAN LAND IN TRANSITION (193)
SALTWATER MARSHES (642)
BAYS AND ESTUARIES (540)

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953
Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

FLUCFCS Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:			
N.T.S.		APRIL 2015	FIGURE 3

APPENDIX A
SITE PHOTOGRAPHS

Photo looking north at wetland area in the northeast corner of 401 S. Indian River Drive.
Mangroves in the background are off-site.

Photo looking south at strip of wetlands along shoreline of 401, 411, and 426 S. Indian River Drive.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	

Photo looking south along area on east side of Indian River Drive for 500, 507, 509, and 519 S. Indian River Drive.

Photo showing bank and existing vegetation associated with 507, 509, and 519 S. Indian River Drive.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	

Photo looking north along east side of Indian River Drive.

Photo of 519 S. Indian River Drive – law office and possibly residence.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	

Photo looking at vacant parcels 500, 507, and 509 S. Indian River Drive.

Photo looking at vacant parcel with parking area at 401 S. Indian River Drive.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Jodah B. Bittle, P.E.

FROM: Clarissa Davis, Planner

RE: Indian River Villas: Conditional Use with New Construction

DATE: November 10th, 2015

Mr. Bittle,

I have reviewed the resubmittal of the proposed Indian River Villas project located at 401 and 411 S Indian River Drive and have produced the following comments:

1. Due to the nature of this particular project, it is believed that a photometric plan should be submitted with your proposed package prior to Building permit.

This review is merely preliminary. Official comments will be rendered at the time of building permit. If you have any questions about the review above please feel free to contact me.

Sincerely,

Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

Indian River Villas
Site Plan
Condominium
Re-submittal
November 10, 2015

St. Lucie County Public Works/Engineering Comments

1. It is noted that the right of way configuration for Indian River Drive indicated on the site plan and survey is in conflict with the information shown on the Property Appraiser's Map. The applicant is advised to review Orb 92, page 524. Additional right of way for Indian River Drive was conveyed to the City of Ft. Pierce June of 1964. Advisory comment has been addressed.

New Comments

1. The graphic scale indicated on the re-submitted survey is not correct.
2. The applicant is advised that a St. Lucie County Right of way permit shall be required for construction activities within the County right of way for Indian River Drive. Please contact Selena Griffett, P.E. at 462-2153.
3. The applicant is advised that a St. Lucie County Road Improvement Agreement (RIA) together with the appropriate surety may be required for the proposed improvements within the County right of way. Please contact Ron Harris, County Surveyor at 462-1721 for additional details. Please note that a County right of way permit will not be issued until the agreement and surety have been provided.
4. The applicant is advised that a St. Lucie County Right of way permit shall be required for the proposed water and wastewater connections. It is noted that an RIA and surety will not be required provided that FPUA is submitting and signing the permit application. Please contact Selena Griffett, P.E. at 462-2153.
5. What is the status of the SFWMD permit and FDEP permit?
6. Is a typical section of the proposed seawall available?

Ron Harris, PLS
County Surveyor

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Indian River Villas – 401 S Indian River Drive. TRP #15-07000005

REVIEW DATE: 10/06/2015, 10/07/2015, 11/17/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: _____

Site Plan Approved with conditions: __X___

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at http://www.slcfd.com/documents/app2.pdf.**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**
4. **Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**

TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>
Martha Kerr
to:
'Clarissa Davis'
11/16/2015 08:36 AM
Hide Details
From: Martha Kerr <mkerr@fpua.com>
To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19th.

A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705

D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering Department: We have no objection. Approved as noted

G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
   - W/WW Engineering: Approved
   - Electric and Gas Engineering: No Comment

H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering:. Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted

I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
   - W/WW Engineering: No Objection
   - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted

J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,
Martha Kerr

FPUA
Staff Assistant
W/WW Engineering Department
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

RECEIVED
NOV 18 2015
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: November 17, 2015

PROJECT: **Indian River Villas Site Plan – 401 S. Indian River Drive**
TRC Project No. 15-07000005

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- ☑ Site Plan
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for recommended revisions

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

During the last TRC Meeting it was brought to our attention that a Quit Claim Deed was recorded in 1964 which deeded property along Indian River Drive to the City of Fort Pierce. The applicant has submitted a separate application requesting abandonment of said right-of-way. The following review comments assume that the applicant will receive Indian River Drive R/W abandonment approval from the City Commission, Saint Lucie County, and affected utility companies. Should this abandonment not be approved, the applicant shall submit a revised site plan delineating the corrected Indian River Drive Right-of-Way.

1. The boundary and topographic survey indicates a scale of 1" = 100' which is incorrect; please revise accordingly.
2. The survey and engineering plans shall identify the SLC maintenance limits of Indian River Drive as recorded in Plat Book 19, Pages 10, 10A, and 10B.
3. The 18' deep parking stalls located on the north end of the Citrus Avenue Right-of-Way are required to be 19' in depth. If the developer would like to maintain the 18' stalls then the sidewalk will need to be revised from a 5' to a 6' width.
4. We are recommending that the re-routed 24" outfall pipe be retrofitted with a nutrient separating baffle box as this system currently discharges untreated into the Indian River Lagoon.

JRA/tst

CITY OF FORT PIERCE
DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management, Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

RECEIVED
NOV 18 2015
CITY OF FORT PIERCE
PLANNING & ZONING

TO: Clarissa Davis, Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: November 17, 2015

PROJECT: **Indian River Villas Site Plan – 401 S. Indian River Drive**
TRC Project No. 15-07000005

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- ☑ Site Plan
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings & Approved Site Plan
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we ☐ Recommend; ☑ Do Not Recommend

☑ Approval ☐ Building Permit ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☑ See attached for recommended revisions

P.O. BOX 1480 ◊ FORT PIERCE, FL 34954-1480 ◊ 772-467-3774

During the last TRC Meeting it was brought to our attention that a Quit Claim Deed was recorded in 1964 which deeded property along Indian River Drive to the City of Fort Pierce. The applicant has submitted a separate application requesting abandonment of said right-of-way. The following review comments assume that the applicant will receive Indian River Drive R/W abandonment approval from the City Commission, Saint Lucie County, and affected utility companies. Should this abandonment not be approved, the applicant shall submit a revised site plan delineating the corrected Indian River Drive Right-of-Way.

1. The boundary and topographic survey indicates a scale of 1" = 100' which is incorrect; please revise accordingly.
2. The survey and engineering plans shall identify the SLC maintenance limits of Indian River Drive as recorded in Plat Book 19, Pages 10, 10A, and 10B.
3. The 18' deep parking stalls located on the north end of the Citrus Avenue Right-of-Way are required to be 19' in depth. If the developer would like to maintain the 18' stalls then the sidewalk will need to be revised from a 5' to a 6' width.
4. We are recommending that the re-routed 24" outfall pipe be retrofitted with a nutrient separating baffle box as this system currently discharges untreated into the Indian River Lagoon.

JRA/tst

Planning Board **7. e.**

Meeting Date: 12/08/2015

Information

REQUESTED ACTION

Waiver of Distance - Fraternal Order of Eagles Aerie #3582 - 1717 S. US Highway 1

LOCATION

1717 S. US Highway 1

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with Conditions

Attachments

Staff Report
Site Aerial
Application
Floor Plan
Site Layout Plan

Form Review

Form Started By: Kori Benton Started On: 12/01/2015 08:57 AM

Final Approval Date: 12/01/2015

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Kori Benton, Senior Planner

RE: Application for Waiver of Distance - 11C Alcoholic Beverage License
Fraternal Order of Eagles Aerie #3582
1717 S. US Highway 1

DATE: December 1, 2015

STAFF REPORT

Applicant/Organization Name:	Fraternal Order of Eagles Aerie #3582 Walter M. Griffith 513 Georgia Avenue Fort Pierce, Florida 34950
Property Owner:	Bamboo Palms LLC Anne S Freeman, Esq. 300 Turner St Clearwater, FL 33756
Requested Action:	Approval of a Waiver of Distance for an alcoholic beverage license
Type of License:	11C - Club: Beer, wine and liquor. Issued to non-profit clubs for consumption by the drink for members and members' guests only. No package sales allowed. Unless otherwise noted, must be in continuous active existence and operation for a period of two years in the county where it exists.
Name of Establishment:	Fraternal Order of Eagles Aerie #3582
Site Location:	1717 S. US Highway 1
Parcel ID:	2415-311-0004-000-3
Current Zoning:	C-3, General Commercial Zone

Surrounding Zoning

North	East	South	West
C-3	C-3	C-3	C-3

Staff Analysis:

The Fraternal Order of Eagles Aerie #3582 is seeking to relocate their non-profit club from the Denmark Building to the Royal Palms Shoppes Plaza. The Eagles hold an11C alcohol license to provide their non-profit clubs the capacity for consumption of alcohol on premises, by the drink, for members and members' guests only. Section 3-7 of the City Code restricts the sale or distribution of alcoholic beverages for consumption on the premises where the establishment is located within 1600 feet of a church, school or other licensed establishment; unless a Waiver of Distance is granted.

The applicant is requesting the waiver based upon the presence of two (2) other licensed establishments that are located within 1,600 feet of the proposed site. Therefore, in accordance with Section 3-9 of the City Code, the applicant is requesting a waiver of the minimum required distance of 1,600 feet between the applicant's proposed establishment and the other established uses.

As specified by Section 3-11 of the City Code, a waiver of distance shall be granted only if it does not adversely affect community health, safety or general welfare and that the following are considered:

a. The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises, as well as churches and schools;

The proposed establishment is located approximately 1,100 feet from Pueblo Viejo Restaurant and approximately 1,300 feet from China Star. There is not a heavy concentration of alcoholic beverage establishments within the vicinity of this proposed location.

b. The type and size of the establishment, including any bar floor space and seating capacity, and whether, in view of such type or size, the proposed establishment is likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building;

The proposed establishment is a non-profit, philanthropic organization occupying a gross floor area of approximately 1,800 square feet and seating for approximately 30 members and guests. The subject parcel is approximately .77 acres in size. Given the type and size of the proposed establishment, staff finds that it is not likely to create a public nuisance or traffic impediment by drawing crowds or persons milling about outside the building. No package sale of alcohol is permitted with this license.

c. Whether adequate parking and landscaping for the facility are provided so as to meet the requirements set forth in sections 22-59 through 22-61;

The subject suite is located within an established commercial plaza, containing a variety of retail and service related tenants. Per Section 22-60(a)(4) of the City Code, if several uses occupy a single parcel, the total requirements for off-street parking and loading shall be the sum of the uses, calculated separately. However, per Section 22-60(a)(5) of the City Code, owners of two (2) or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap. The property owner has provided a statement indicating that the hours of operation of the other tenants

and the proposed establishment will not overlap and therefore the parking will be shared amongst the different tenants.

Additionally, per Sections 3-14(2) and 22-60(g)(1)d. of the City Code, off-street parking for an establishment that serves beer, wine and liquor for on-premise consumption shall be provided with a minimum of three (3) foot-candles of site lighting. A site lighting plan is being commission to accompany the application to ensure the site will meet the minimum Code requirements.

The site landscaping will be augmented by the installation of a vegetative hedge along US Highway 1, within 30 days, in order to screen the site parking area.

d. Whether the facility is physically separated or well buffered from all adjacent residentially zoned areas;

The proposed establishment is entirely surrounded by commercial property.

e. Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhoods;

The proposed establishment's vehicular access is from South US Highway 1 and should not generate any additional traffic by patrons or pickup/delivery vehicles in low or moderate density, residentially zoned neighborhoods.

f. Whether, if the facility is located within sixteen hundred (1,600) feet of a church or school, it will generate traffic which may adversely affect the safety of persons attending such church or school.

Given the proposed establishment's size, its location proximate to South US Highway 1 and that it is located within the City's urban core, staff finds that the establishment is not likely to adversely affect the safety of persons attending a nearby church or school.

Technical Review Committee:

All affected City Departments have reviewed the proposed Waiver of Distance and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and responses by the applicant are provided for review.

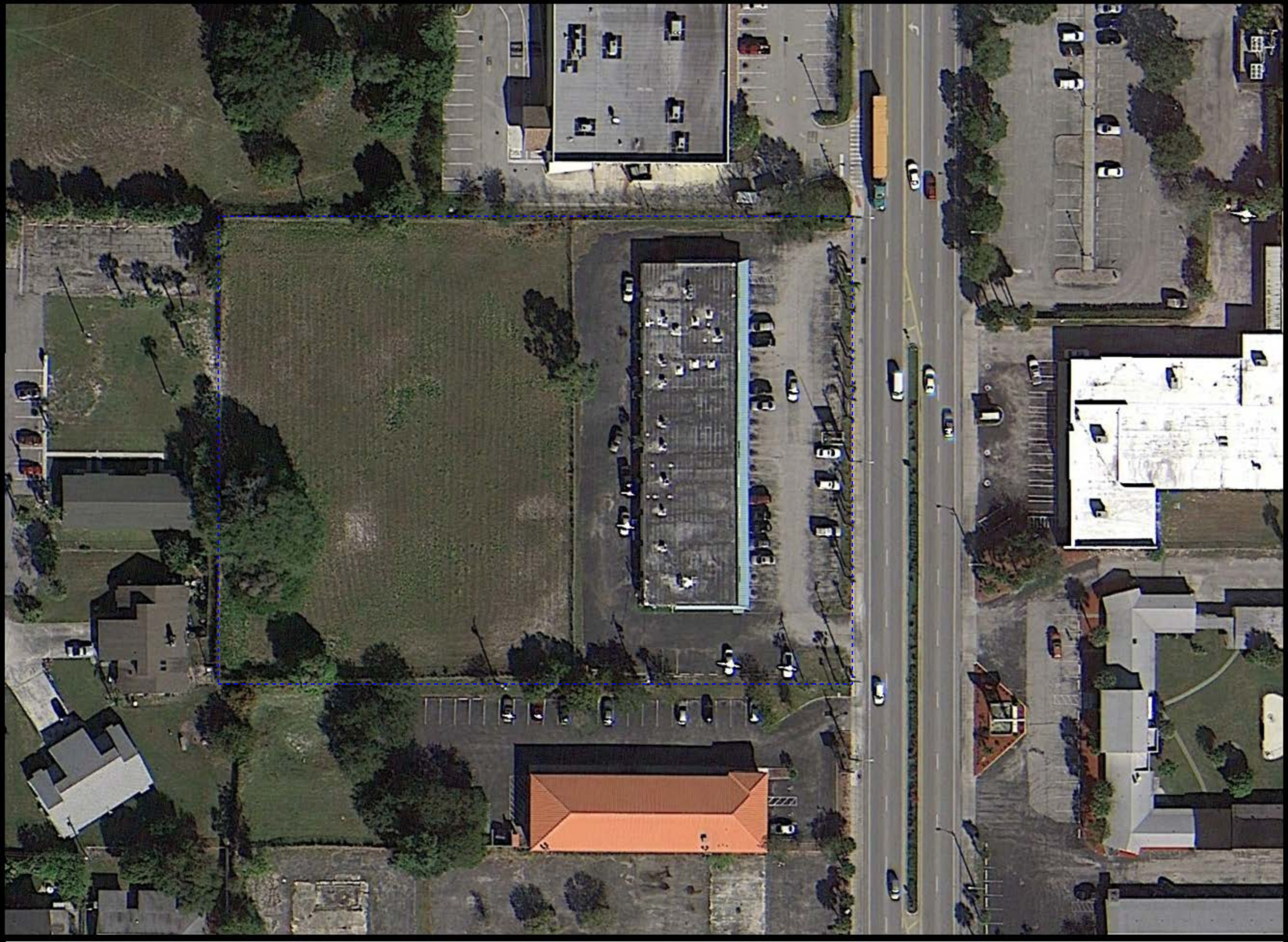
Staff Recommendation:

The requested Waiver of Distance is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation to the City Commission for approval of the requested Waiver of Distance for an 11C Alcoholic Beverage License for the proposed establishment, with the following conditions:

1) The applicant provides a site lighting assessment to ensure the site lighting meets the minimum average of three (3) footcandles, as required by City Code, and upgrade the lighting if necessary, prior to release of the alcohol license;

2) The applicant integrates two (2) additional handicap parking spaces within the parking area, to meet the requirements of City Code Section 22-60 – Off-street Parking; and

3) The applicant completes the proposed landscape improvement plan to provide a vegetative screening along the vehicular use area abutting US Highway 1.



1717 S US Highway 1

Site Aerial

CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, DIRECTOR
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

WAIVER OF DISTANCE

Property address or Location 1717 S. US Hwy 1, FT. PIERCE, FL. 34950, #10

Parcel ID #(s) 2415-311-0004-000-03

Project description _____

BAMBOO PALMS, LLC	ROBERT CAMERON
Property Owner(s)	**Applicant/Representative, Title, Company**
1717 S. US Hwy 1	820 S. 15th ST,
Street Address	Street Address
FT. PIERCE FL 34950	FT. PIERCE FL 34950
City State Zip	City State Zip
772-468-7355	772-461-1941
Phone Number	Phone Number
	ROBERTRSC@ATT.NET
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

William C. Koford

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 29 day of October, 2015, by William Koford who is personally known to me or has produced FL DL Exp. 1/1/22 as identification.

Shari L. Brown

Signature of Notary

(seal)

SHARI L. BROWN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF161137
Expires 9/18/2018

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3000 x729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

_____

_____

_____

Intake Date Stamp

☐ WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☐ As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- ☐ Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- ☐ Complete, notarized

Application Type:

- ☐ 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- ☐ 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- ☐ 3 APS: Beer, Wine & Liquor/Package Sales Only
- ☑ 4 COP: Beer, Wine & Liquor/On-Premises Consumption

Business Information:

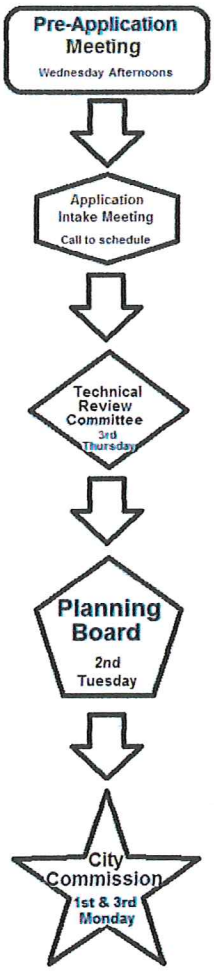
- ☐ New Business
- ☑ Transfer from: 510 S. US Hwy 1 #3, FT. Pierce, FL 34950 (address) Open since: 4-4-12 (year)

Building Size _____ Maximum Occupancy_____ Total Seating_____ Parking Spaces_____

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to	to	to	to	to	to	to
10 10	10 10	10 10	10 10	10 10	10 10	11 8

Application Outlook



Minimum requirements for on-premises consumption.

(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

(c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

60' 0"

Travel Distance = 58'

Ice machine

WH

Service sink

74" triple sink

hand sink

36" pass-thru

2A10BC fire ext (wall mt.)

Member's Bar

Bottle cooler

Keg & Taps

Keg & Taps

2' 8"

4' 10"

2' 8"

W

7' 6"

6"

7' 0"

4"

4' 0"

4"

4"

Common Path of Travel = 20±

3068 w/ closer

12' 0"

1' 2"

5' 6"

3068 w/ egress bar

3068 w/ egress bar

Service Area

Travel Distance = 47'

Member's Lounge

3068 5C

4"

3068 w/ closer

M

(existing)

5' 0"

4"

6' 8"

4"

Office

10' 0"

10' 0"

4"

Games

7' 0"

Elec. Panel

Games

ATM

Covered Sidewalk

30' 0"

See Wall Detail (this Sheet left)

Modify wall on Tenant side to comply w/ UL U-301 TWO hour rating - (2) layers 5/8" Type "X" FCDW each side of 2x4 wood studs @ 24" o/c - seal from conc. slab to steel roof deck

Existing Occupancy is "M" (Mercantile)

Renovation Floor Plan

Site Layout & Parking Plan