

SITE INFORMATION

GENERAL STATEMENT
 SITE IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF A 3,212 SF REFUSE CONTAINMENT BUILDING ADDITION.

APPLICANT
 WASTE MANAGEMENT INC. OF FLORIDA
 7700 SE BRIDGE ROAD
 HOBE SOUND, FL 33455

ENGINEER
 MBV ENGINEERING, INC.
 1835 20TH STREET
 VERO BEACH, FL 32960
 (772) 569-0035

OWNER
 WASTE MANAGEMENT INC. OF FLORIDA
 2700 WILKS ROAD
 POMPANO BEACH, FL 33073
 (772) 293-0500

LAND USE
 HI

ZONING
 I-3

TAX PARCEL I.D. NUMBER(S)
 24-32-222-0004-000-3

SETBACKS

FRONT = 15'
 SIDE = 15'
 REAR = 15'

CONSTRUCTION SCHEDULE

START CONSTRUCTION JULY 2016
 END CONSTRUCTION JANUARY 2017

PERMITS REQUIRED

CITY OF FT. PIERCE CONDITIONAL USE SITE PLAN APPROVAL
 SLC FIRE DEPARTMENT REVIEW
 SPWMD EXEMPTION LETTER

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE FLOOD ZONE PER F.I.R.M. PANEL No. 12111C 0188 J, DATED FEBRUARY 16, 2012

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT PER CODE = 40'
 PROPOSED BUILDING ADDITION HEIGHT = 38'

SITE DATA

EXISTING DATA			
SITE AREA	= 132,947 SF	= 3.05 Ac	= 100.00 %
BUILDINGS	= 10,380 SF	= 0.24 Ac	= 7.81 %
VEHICULAR USE AREA	= 67,928 SF	= 1.56 Ac	= 51.09 %
SIDEWALKS/PEDESTRIAN SCALE	= 1,031 SF	= 0.02 Ac	= 0.78 %
SCALE	= 770 SF	= 0.02 Ac	= 0.58 %
TOTAL IMPERVIOUS AREA	= 80,109 SF	= 1.84 Ac	= 60.26 %
TOTAL PERVIOUS AREA	= 52,838 SF	= 1.21 Ac	= 39.74 %
LANDSCAPE RETENTION AREA	= 37,867 SF	= 0.87 Ac	= 28.48 %
SCALE	= 14,971 SF	= 0.34 Ac	= 11.26 %
PROPOSED DATA			
SITE AREA	= 132,947 SF	= 3.05 Ac	= 100.00 %
TRANSFER BUILDING ADDITION	= 3,212 SF	= 0.07 Ac	= 2.41 %
TOTAL NEW BUILDING AREA	= 13,592 SF	= 0.31 Ac	= 10.22 %
VEHICULAR USE AREA REMOVED	= 3,212 SF	= 0.07 Ac	= 2.41 %
NEW VEHICULAR USE AREA	= 64,716 SF	= 1.48 Ac	= 48.67 %
EXIST. SIDEWALKS/PEDESTRIAN	= 1,031 SF	= 0.02 Ac	= 0.78 %
EXIST. SCALE	= 770 SF	= 0.02 Ac	= 0.58 %
TOTAL IMPERVIOUS AREA	= 80,109 SF	= 1.84 Ac	= 60.26 %
TOTAL PERVIOUS AREA	= 52,838 SF	= 1.21 Ac	= 39.74 %
LANDSCAPE RETENTION AREA	= 37,867 SF	= 0.87 Ac	= 28.48 %
SCALE	= 14,971 SF	= 0.34 Ac	= 11.26 %
NET NEW IMPERVIOUS AREA	= 0.00 SF		

DRAINAGE STATEMENT:

THE PROPOSED BUILDING ADDITION WILL BE ON TOP OF THE EXISTING CONCRETE SLAB PRESENTLY LOCATED ON THE EAST SIDE OF THE EXISTING TRANSFER STATION METAL BUILDING STRUCTURE. THEREFORE, THE PROPOSED ADDITION WILL NOT INCREASE THE SITE'S IMPERVIOUS AREA AND THE NET NEW IMPERVIOUS AREA ASSOCIATED WITH THIS PROJECT IS 0.00%. THE SITE WILL MAINTAIN ALL EXISTING FLOW PATTERNS AND DOWNSPOUTS WILL BE INCLUDED IN THE PROPOSED ADDITION TO ROUTE THE ROOF RUNOFF TO EITHER THE EXISTING REAR SWALE OR TO THE EXISTING CONCRETE APRON ON THE BACKSIDE OF THE CONTAINMENT CURB. ALL INTERNAL BUILDING FLOOR EFFLUENT WILL BE CAPTURED IN THE PROPOSED TRENCH DRAIN SYSTEM AND ROUTED TO THE EXISTING ON-SITE CONTAINMENT SYSTEM.

LANDSCAPE STATEMENT:

ALL EXISTING LANDSCAPE WILL REMAIN IN PLACE AND NO REMOVALS ARE PROPOSED FOR THIS PROJECT.

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BEFORE COMMENCING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
- NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- ENGINEER SHALL BE NOTIFIED AT LEAST 72 HOURS IN ADVANCE FOR ANY INSPECTION.
- MINIMUM COVER OF ALL UTILITIES SHALL BE 36" UNLESS STATED OTHERWISE.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION UNLESS NOTED OTHERWISE.
- SOD ALL DISTURBED AREAS UPON COMPLETION.
- CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH THE PROJECT, THESE PLANS AND SPECIFICATIONS, AND ALL LOCAL, STATE AND FEDERAL AGENCY REQUIREMENTS FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
- ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
- CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.
- ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE CITY, COUNTY, WATER MANAGEMENT DISTRICT, FDEP AND THESE PLANS AND SPECIFICATIONS.
- MAINTENANCE OF TRAFFIC SHALL BE ACCORDING TO FDOT INDEXES.
- ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO DOT, FDEP, CITY AND COUNTY, SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.
- ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE, TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, SECTION 710, LATEST EDITION.
- ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FDOT STANDARD INDEX 17346, LATEST EDITION.
- COMMERCIAL/MULTI-FAMILY BUILDINGS SHALL POST A MINIMUM 6 INCH NUMERICAL ADDRESS.
- ALL STRIPING WITHIN RIGHT OF WAY SHALL BE RETRO REFLECTIVE TRAFFIC PAINT (THERMOPLASTIC).
- ALL WORK TO BE COMPLETED WITHIN THE FDOT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS AND STANDARDS, LATEST EDITION.
- ALL SLOPES STEEPER THAN (6) HORIZONTAL TO (1) VERTICAL SHALL BE SODDED.
- ALL AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODDED WITHIN (3) DAYS OF FINAL GRADING.

LEGEND

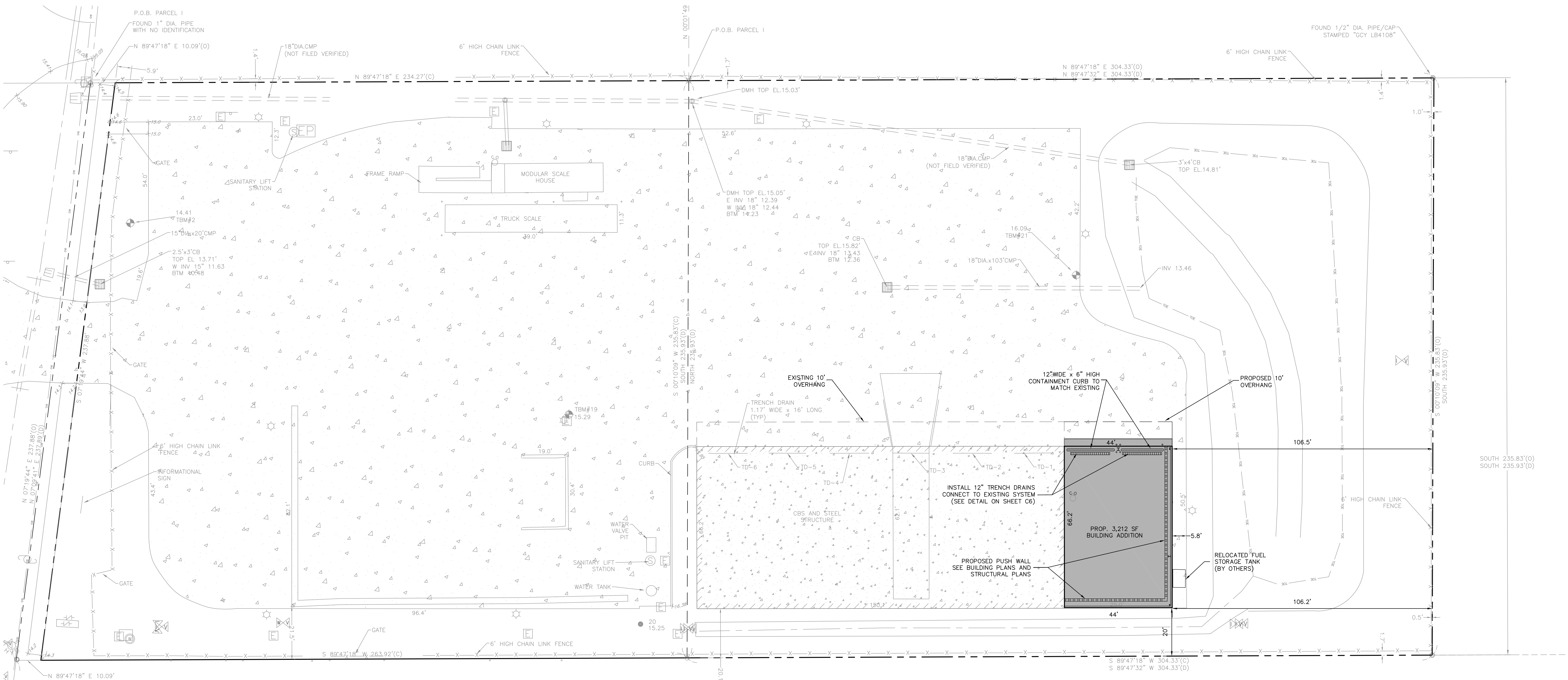
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING TOE OF BANK
- EXISTING CENTERLINE OF SWALE
- PROPOSED TRENCH DRAIN
- PROPOSED PUSH WALL (REF: ARCH PLANS)

LEGAL DESCRIPTION

LEGAL DESCRIPTION:
 PARCEL I:
 BEING THAT PART OF THE SOUTH 235.93 FEET OF THE NORTH 634.86 FEET OF THE WEST 343.87 FEET OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EAST OF SELVITZ ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 398.93 FEET; THENCE RUN NORTH 89°47'32" EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 99.31 FEET; TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°47'32" EAST, A DISTANCE OF 244.36 FEET; THENCE RUN DUE SOUTH, A DISTANCE OF 235.93 FEET; THENCE RUN SOUTH 89°47'32" WEST, A DISTANCE OF 274.01 FEET; TO THE SAID EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD; THENCE RUN NORTH 07°09'41" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 237.89 FEET; TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEARINGS BASED ON WEST LINE OF SECTION 32 BEING ASSUMED DUE NORTH.

PARCEL II:
 BEING THAT PART OF THE SOUTH 235.93 FEET OF THE NORTH 634.86 FEET OF THE EAST 304.33 FEET OF THE WEST 648.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING EAST OF SELVITZ ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN DUE SOUTH, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 398.93 FEET; THENCE RUN NORTH 89°47'32" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 343.87 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°47'32" EAST, A DISTANCE OF 304.33 FEET; THENCE RUN DUE SOUTH, A DISTANCE OF 235.93 FEET; THENCE RUN SOUTH 89°47'32" WEST, A DISTANCE OF 304.33 FEET; THENCE RUN DUE NORTH, A DISTANCE OF 235.93 FEET; TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEARINGS BASED ON WEST LINE OF SECTION 32 BEING ASSUMED DUE NORTH.

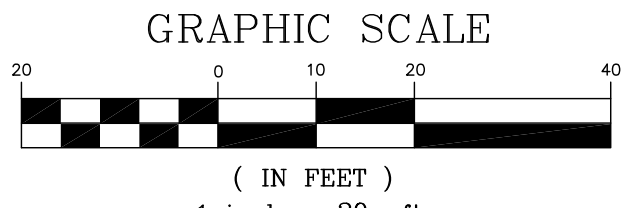
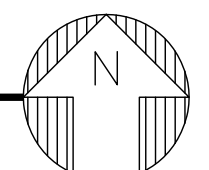
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN EASEMENT AGREEMENT RECORDED IN BOOK 2116, PAGE 2209, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



72 HOURS BEFORE DIGGING
 CALL TOLL FREE
811
 KNOW WHAT'S BELOW

SITE AND UTILITY PLAN

SCALE : 1" = 20'



DATE	REVISIONS
16-0107	1
	2
	3
	4
	5
	6
	7

JOB NO. 16-0107
 DESIGNED AFR/RT
 DRAWN MAY 2016
 DATE MAY 2016
 CHECKED THA/AB
 DATE ISSUED MAY 2016
 SCALE

1835 - 20TH STREET
 VERO BEACH, FL 32960
 PH. (772) 569-0035
 FX. (772) 778-3617

MBV
ENGINEERING, INC.
 MOIRA BOWLES VILLAMIZAR & ASSOCIATES
 CONSULTING ENGINEERING CA #378

FT. PIERCE
 TRANSFER STATION EXPANSION
 WASTE MANAGEMENT INC.,
 OF FLORIDA
 FT. PIERCE FLORIDA

AARON J. BOWLES
 FL P.E.#55313

DATE: SHEET
C4
 OF 6
 16-0107