

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 WILKES ROAD
POMEROY BEACH, FL 33073
(772) 293-0500

LAND USE
HI

ZONING
I-3

TAX PARCEL I.D. NUMBERS(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
S.C. FIRE DEPARTMENT REVIEW
SFWMD 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

Table with 4 columns: Category, Value, Area, Percentage. Includes Existing Data (Site Area, Buildings, etc.) and Proposed Data (Site Area, Transfer Building Addition, etc.).

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%.

LANDSCAPE STATEMENT:

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

TRAFFIC STATEMENT:

PROPOSED REFUSE BUILDING ADDITION WILL GENERATE ONLY 20 ADDITIONAL TRUCK TRIPS PER DAY.

LIGHTING STATEMENT:

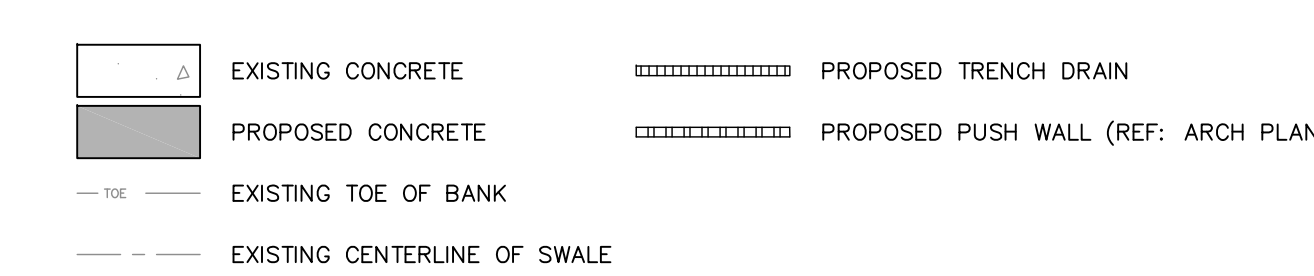
PROPOSED REFUSE BUILDING WILL NOT REQUIRE ANY REMOVAL OR RELOCATIONS TO THE EXISTING LIGHTING ON THE SITE. ALL POLE LIGHTING WILL REMAIN IN PLACE. THE ORIGINAL PHOTOMETRICS WILL NOT BE ALTERED BY THIS PROJECT.

GENERAL NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
3. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BEFORE COMMENCING WORK.
4. 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.
5. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
6. ENGINEER SHALL BE NOTIFIED AT LEAST 72 HOURS IN ADVANCE FOR ANY INSPECTION.
7. MINIMUM COVER OF ALL UTILITIES SHALL BE 36" UNLESS STATED OTHERWISE.
8. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION UNLESS NOTED OTHERWISE.
9. SOD ALL DISTURBED AREAS UPON COMPLETION.
10. 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.
11. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
12. ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
14. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.

- 15. 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.
16. MAINTENANCE OF TRAFFIC SHALL BE ACCORDING TO FDOT INDEXES.
17. 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.
18. 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 FOR ROAD & BRIDGE CONSTRUCTION, SECTION 710, LATEST EDITION.
19. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FDOT STANDARD INDEX 17346, LATEST EDITION.
20. COMMERCIAL/MULTI-FAMILY BUILDINGS SHALL POST A MINIMUM 6 INCH NUMERICAL ADDRESS.
21. ALL STRIPING WITHIN RIGHT OF WAY SHALL BE RETRO REFLECTIVE TRAFFIC PAINT (THERMOPLASTIC).
22. ALL WORK TO BE COMPLETED WITHIN THE FDOT RIGHT OF WAY SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS AND STANDARDS, LATEST EDITION.
23. ALL SLOPES STEEPER THAN (6) HORIZONTAL TO (1) VERTICAL SHALL BE SODDED.
24. ALL AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SODDED WITHIN (3) DAYS OF FINAL GRADING.

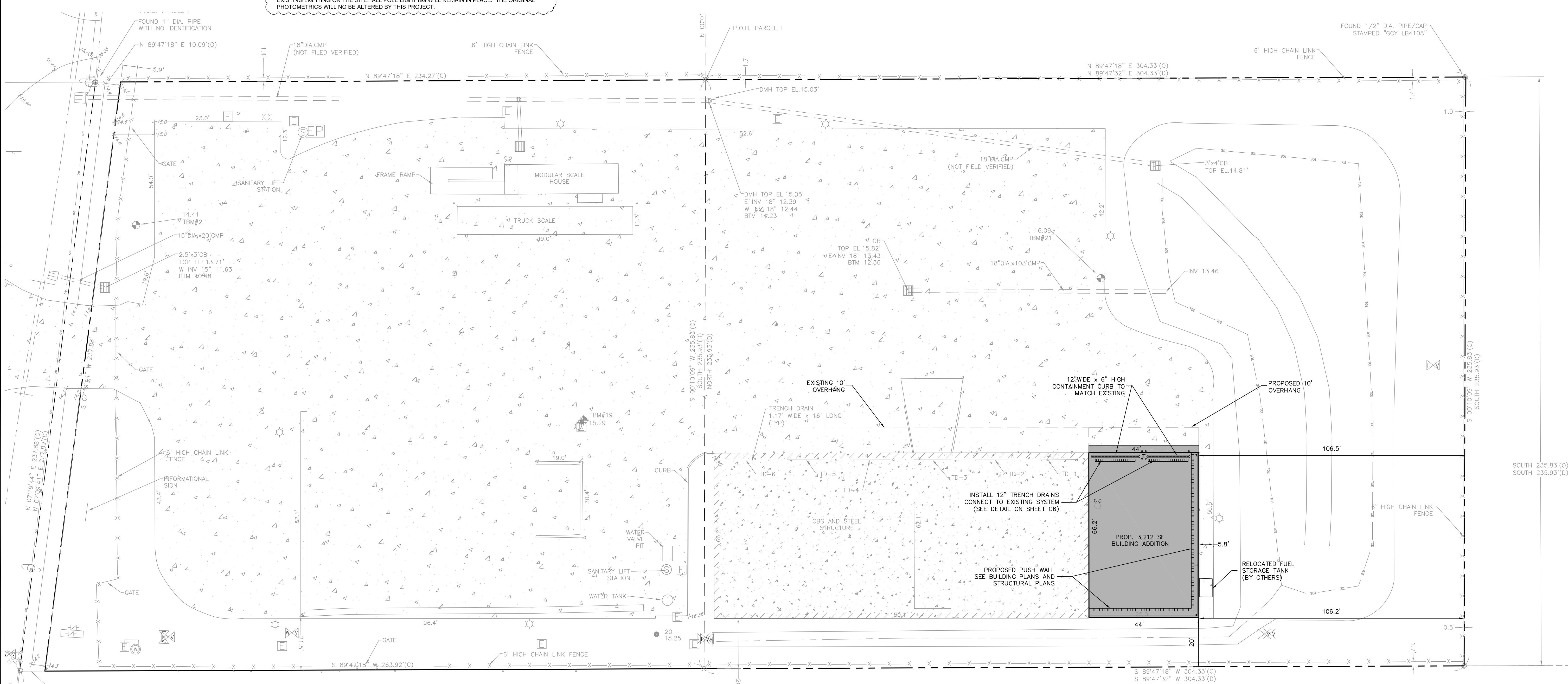
LEGEND



LEGAL DESCRIPTION

LEGAL DESCRIPTION:
PARCEL I:
BEING THAT PART OF THE SOUTH 235.93 FEET OF THE NORTH 634.86 FEET OF THE WEST 343.67 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 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.

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'

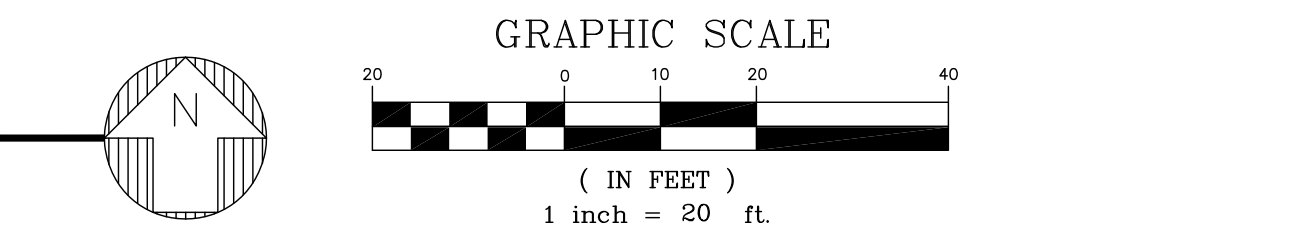


Table with 3 columns: REVISIONS, DATE, COMMENTS. Shows revision 1 through 7.

Table with 4 columns: JOB NO., DESIGNED, DRAWN, DATE, CHECKED, THIA/JB, DATE ISSUED, SCALE. Shows job details for 16-0107.

1835 - 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
FX: (772) 778-3617
MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

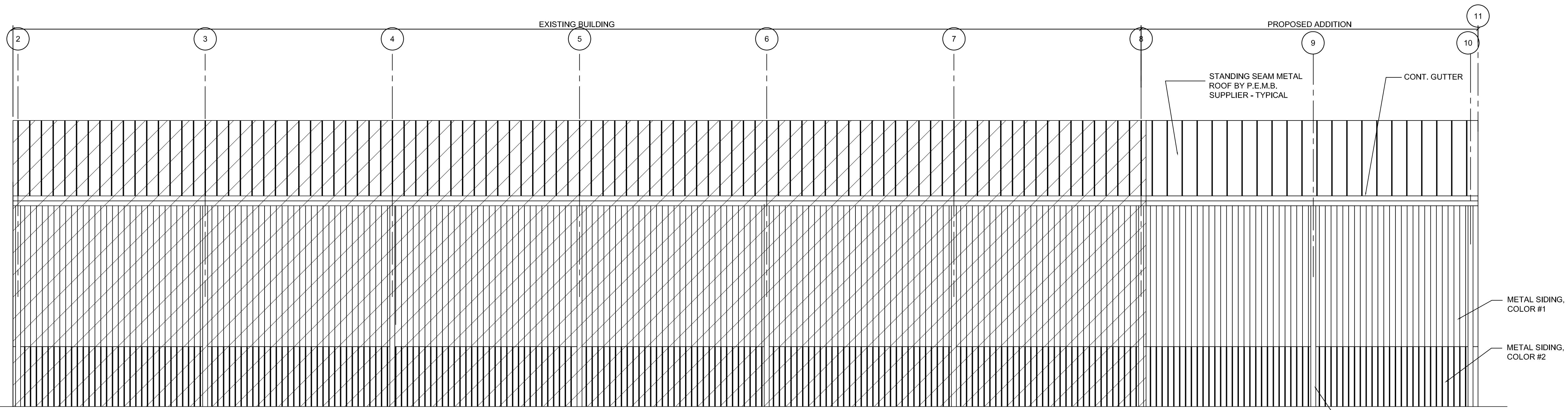


SITE AND UTILITY PLAN

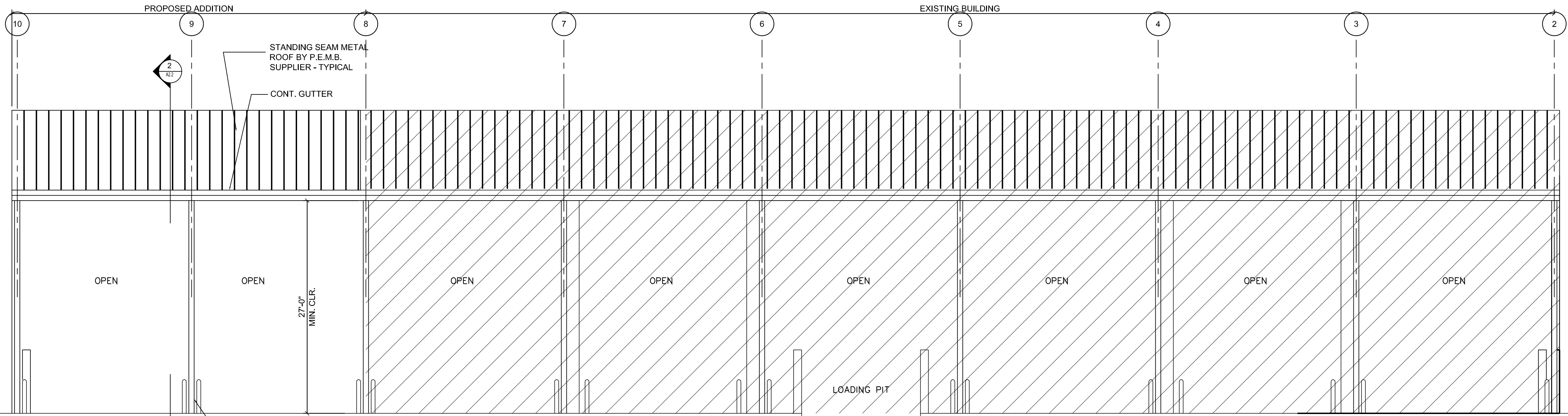
FT. PIERCE
TRANSFER STATION EXPANSION
WASTE MANAGEMENT INC.,
OF FLORIDA
FLORIDA

AARON J. BOWLES
FL. PE. #55313

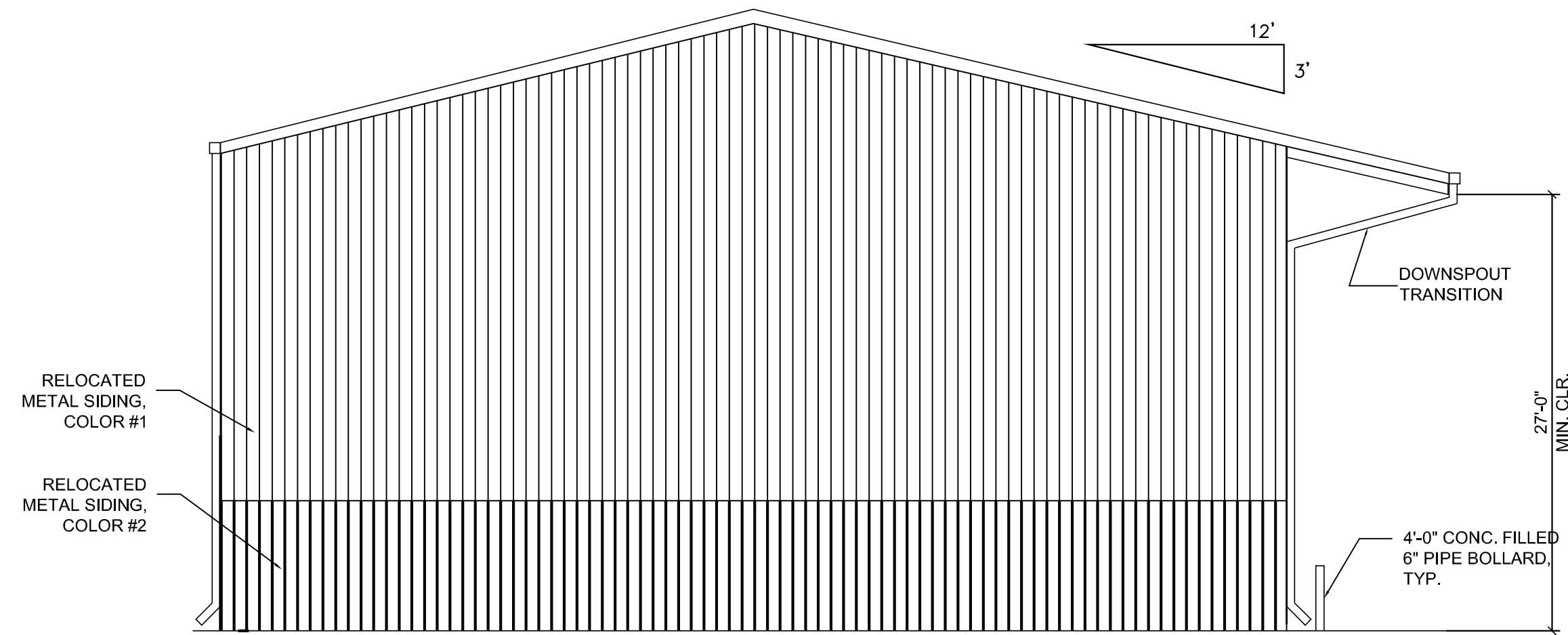
DATE: SHEET C4 OF 6 16-0107



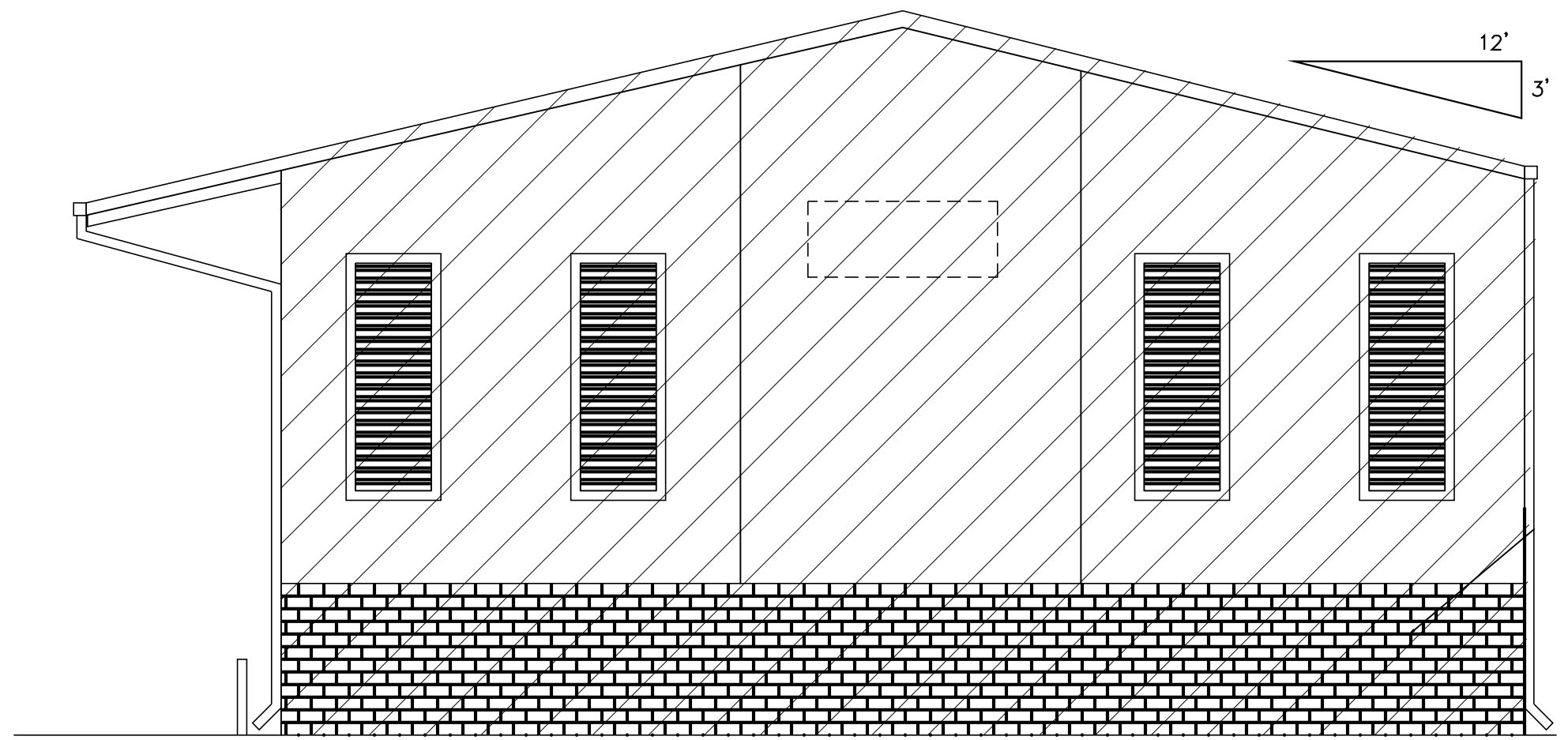
1 SOUTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (EXISTING TO REMAIN)
A2.1 SCALE: 1/8" = 1'-0"

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Planning & Design of the Built Environment
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St. Petersburg, Florida 33710
Ph: 727.515.8461
FL LIC. NO.: #026000858
coro@cmkdesignstudio.com

MARCOS IBARGUEN
AR 13117
Drawing Not Valid Unless Signed,
Sealed & Dated By Registered Professional



FT. PIERCE TRANSFER STATION
WASTE MANAGEMENT INC. OF FLORIDA
3890 SELVITZ ROAD
FT. PIERCE, FLORIDA

NO.	REVISIONS	DATE

JOB NO.
1225
ISSUE DATE:
08/24/12
DRAWN BY:
MI

SHEET TITLE
ELEVATIONS
SHEET NO.
A2.1