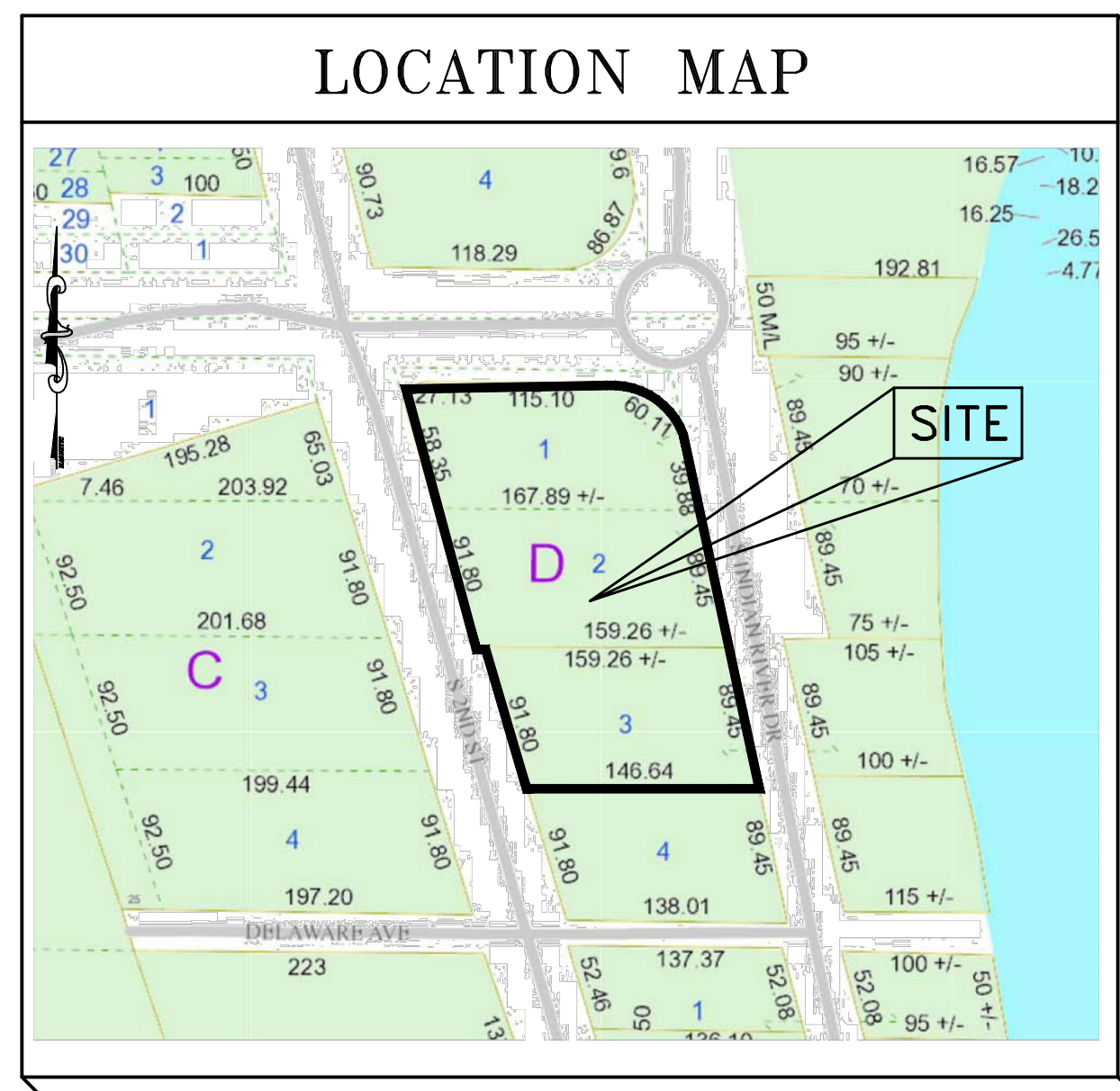


PLANNED DEVELOPMENT FOR INDIAN RIVER COMMERCE CENTER

SECTION 10, TOWNSHIP 35 S, RANGE 40 E
CITY OF FT. PIERCE, FLORIDA



DRAWING INDEX	
SHEET	DESCRIPTION
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4	SOIL BORINGS
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7-8	PAVING, GRADING AND UTILITY PLAN
9	LANDSCAPE PLAN
10	IRRIGATION PLAN
11	CROSS SECTIONS
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ATTACHED	SURVEY

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.

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 81.38 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 EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING 81,341.77 SQUARE FEET OR 1.86 ACRES, MORE OR LESS.

SITE DATA	
OWNER	TAI (RD), LLC & TMH, LLC 268 PARK DRIVE PALATKA, IL 60067-0000
DEVELOPER	FDJLA CUSTOM HOMES 1555 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	PLANNED DEVELOPMENT
PROJECT LOCATION	SOUTHWEST CORNER OF CITRUS AVENUE AND S. INDIAN RIVER DRIVE 401 & 411 S. INDIAN RIVER DRIVE, FT. PIERCE, FL 2410-808-0017-000-7 & 2410-808-0019-000-1
SITE ADDRESS	401 & 411 S. INDIAN RIVER DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2410-808-0017-000-7 & 2410-808-0019-000-1
EXISTING LAND USE	CB0 (CENTRAL BUSINESS DISTRICT)
EXISTING ZONING	C-1 (OFFICE COMMERCIAL)
PROPOSED USE:	12,966 SF OFFICE 7,354 SF RETAIL 11 MULTI-FAMILY UNITS
DEVELOPMENT PARAMETERS:	EXISTING C-1 ZONING DEVELOPMENT
MINIMUM LOT SIZE:	10,000 SF 39,999 SF
MINIMUM LOT WIDTH:	70 FT 257 FT
MINIMUM LOT DEPTH:	90 FT 143 FT
MIN. YARD SETBACKS:	
FRONT (EAST):	25' 10.0'
FRONT (NORTH):	25' 10.0'
SIDE (SOUTH):	15' 15.0'
REAR (WEST):	15' 15.0'
MAX. LOT COVERAGE BY BLDGS:	60% 41.6% *3RD FLOOR AREA W/BALCONIES
MIN. OPEN SPACE:	25% 25.1%
MAX. IMPERVIOUS AREA:	75% 74.9%
MAXIMUM DENSITY:	30 UNITS/ACRE 12 UNITS/ACRE
MAX. BLDG. HEIGHT:	65' 65'
AREA CALCULATIONS:	
SITE AREA:	EXISTING PROPOSED
EXISTING TOTAL AREA:	39,361 SF 0.904 AC
PLUS R-O-W ABANDONMENT AREA:	637 SF 0.014 AC
DEVELOPABLE AREA:	39,998 SF 0.916 AC 100.0%
IMPERVIOUS AREA:	29,970 SF 0.688 AC 74.9%
BUILDING AREA (FIRST FLOOR):	8,713 SF 0.200 AC 21.8%
PAVEMENT AREA:	16,798 SF 0.386 AC 42.0%
CONCRETE/SIDEWALK AREA:	4,459 SF 0.102 AC 11.1%
PERVIOUS AREA:	10,028 SF 0.230 AC 25.1%
GREEN SPACE:	10,028 SF 0.230 AC 25.1%
NATIVE VEGETATION/PRESERVATION:	N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING
PARKING CALCULATIONS:	
REQUIRED: RESIDENTIAL:	1.5 SPACE PER UNIT 11 UNITS X 1.5 SPACES / UNIT = 16.5 SPACES
OFFICE:	1 SPACE PER 300 SF 12,966 X 1 SPACES / 300 SF = 43.3 SPACES
RETAIL:	1 SPACE PER 200 SF 7,354 X 1 SPACES / 200 SF = 36.7 SPACES
TOTAL REQUIRED:	96.5 OR 97 SPACES
PROVIDED:	82 PARKING SPACES (4-12' HANDICAP SPACES, 78-8.5' SPACES)
THE SITE IS DEFICIENT BY FIFTEEN PARKING SPACES. DEVELOPER WILL PURCHASE SPACES FROM THE CITY OF FORT PIERCE.	
CONSTRUCTION SCHEDULE:	
DATE OF COMMENCEMENT:	DATE OF COMPLETION
4/16	4/17
GENERAL NOTES:	<ol style="list-style-type: none"> PROPOSED PUBLIC WATER SUPPLY - FT. PIERCE UTILITY AUTHORITY PROPOSED PUBLIC SEWER - FT. PIERCE UTILITY AUTHORITY GARBAGE IS HANDLED WITH CANS STORED ON-SITE. NO DUMPSTER PROPOSED. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-4, X, C & VE-8 PER FLOOD INSURANCE RATE MAP #1211C0179 J, DATED FEBRUARY 16TH, 2012. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION. 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. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE. THE EXISTING SPEED LIMIT FOR INDIAN RIVER DRIVE DRIVE IS 35 M.P.H. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED. 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. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA: <ul style="list-style-type: none"> 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. ALL STOP SIGNS (R1-1) SHALL BE 30" NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT. PIERCE APPROVAL. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE. CITY OF FT. PIERCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTOR'S 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. 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. 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. 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 NAVD'29 IS BY ADDING 1.499 FT. ALL CROSS WALKS SHALL HAVE TRUNCATED DOME WARNING SURFACE SYMBOL ON THE SIDEWALK ADJACENT TO THE PAVED DRIVEWAY PER FDOT INDEX NO. 304. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SPWM REGULATIONS. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL, EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 12546, 2014 EDITION. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVITY ALL UTILITIES MUST BE PLACED UNDERGROUND. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION. 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

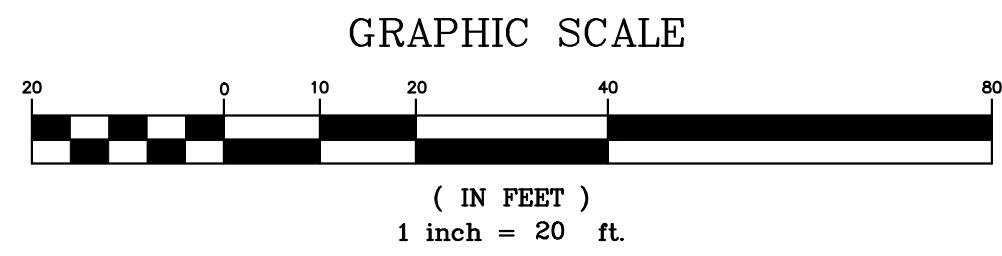
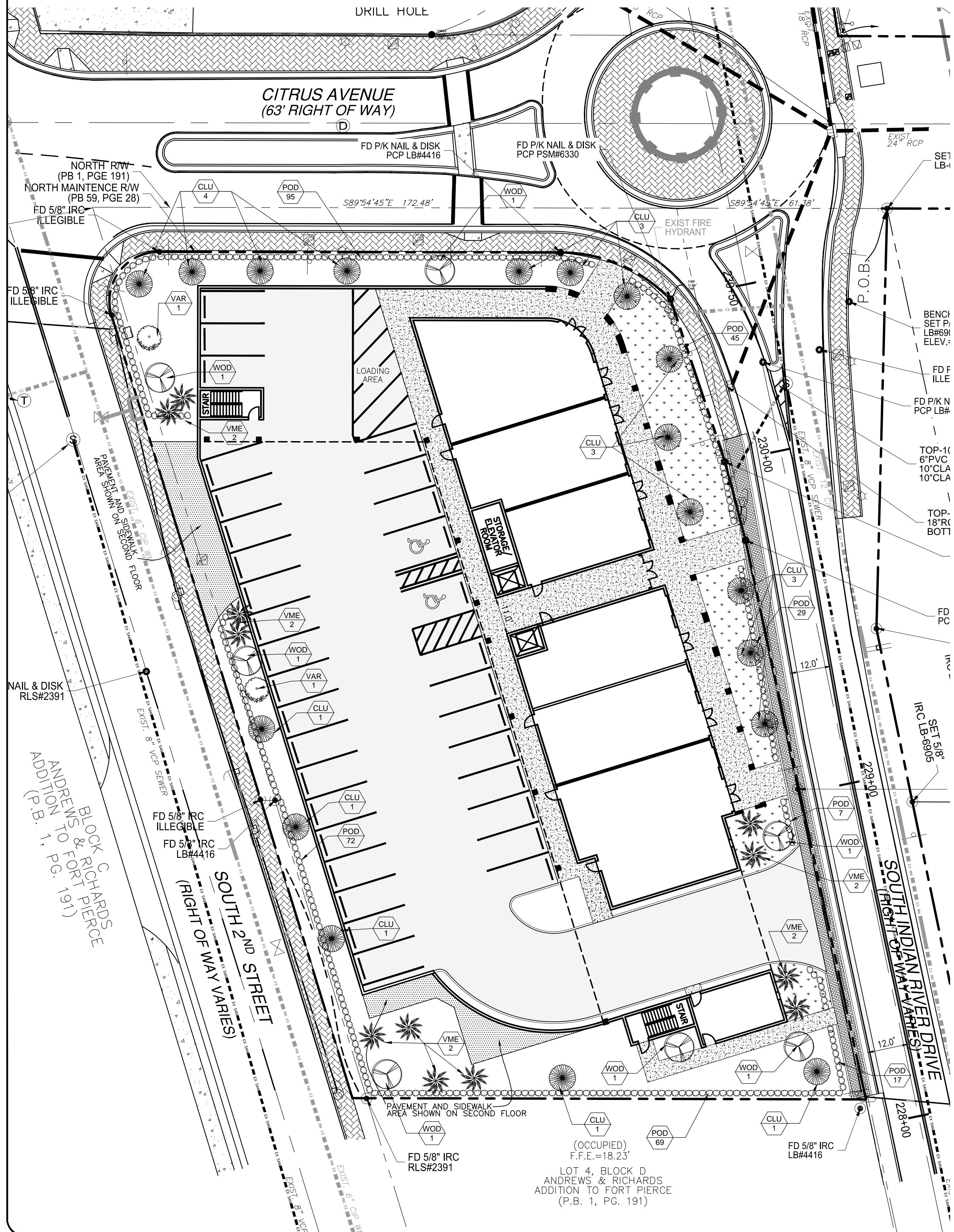
LEGEND

--- EX SAN --- EX SAN	EXISTING SANITARY SEWERLINE	9.0'R	PROPOSED EOP RADIUS
--- SAN --- SAN	PROPOSED SANITARY SEWERLINE	PROPRANE	1,000 GAL UNDERGROUND PROPRANE TANK
--- EX DW --- EX DW	EXISTING DRAINAGE PIPE	---	24" ADS YARD DRAIN
--- DW --- DW	PROPOSED DRAINAGE PIPE	---	STORMTECH DRAIN
--- EX WM --- EX WM	EXISTING WATER MAIN	---	PROPOSED WALL
--- WM --- WM	PROPOSED WATER MAIN	---	TRENCH DRAIN
--- EX SF --- EX SF	EXISTING FILTER FENCE/SEDIMENT BARRIER	---	STREET LIGHT
--- SF --- SF	PROPOSED FILTER FENCE/SEDIMENT BARRIER	---	MODIFIED TYPE 'C' INLET
---	EXISTING WOOD FENCE	---	JUNCTION MANHOLE
---	PROPOSED FENCE	---	DRAINAGE STRUCTURE LABEL
24.48	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	---	FIRE HYDRANT
25.0	PROPOSED GRADE / CONTOUR	---	PROPOSED SIGN
---	PROPOSED DRAINAGE FLOW DIRECTION	---	SEWER MANHOLE

HATCH LEGEND

[Hatch Pattern]	PROPOSED CONCRETE
[Hatch Pattern]	PROPOSED PAVEMENT

LANDSCAPE MATERIAL SCHEDULE									
SYMBOL	AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER	NATIVE		
CLU	17	Clusia rosea	PITCH APPLE	2.5" DIA 4.5" AG	12'	5' SPREAD	YES		
VME	13	Vetelia merillii	CHRISTMAS TREE PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES		
WOD	7	Wodyetia bifurcata	FOX TAIL PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES		
VAR	2	Vetelia oreocia	MONTGOMERY PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES		
POD	334	Podocarpus macrophyllus	PODOCARPUS	-	24"	24" O.C.	NO		
FIG	768	Ficus microcarpa	GREEN ISLAND FIGUS	-	12"	24" O.C.	YES		



SECTION 22-187 - GENERAL LANDSCAPE CALCULATIONS
SECTION 22-187 (4) a. and b.
WEST PROPERTY LINE: 193.6 MINUS 10 LF (SIDEWALK) = 173.6 LF
REQUIRED:
 1. LOTS OVER 10,000 SF REQUIRE A MINIMUM 10' WIDE BUFFER ALONG ROADWAY
 2. ONE (1) TREE / 300 SF
 3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE
PROPOSED:
 1. 10' WIDE LANDSCAPE BUFFER
 2. 171.6 LF X 10 LF X 1 TREE/300 SF = 5.7 OR 6 TREES
 3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 36" THEREAFTER.
 171.6 LF X 1 SHRUB / 2 LF = 85.8 OR 86 SHRUBS

EAST PROPERTY LINE: 242.5 MINUS 60 LF (DRIVEWAY & SIDEWALK) = 182.5 LF
REQUIRED:
 1. LOTS OVER 10,000 SF REQUIRE A MINIMUM 10' WIDE BUFFER ALONG ROADWAY
 2. ONE (1) TREE / 300 SF
 3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE
PROPOSED:
 1. 10' WIDE LANDSCAPE BUFFER
 2. 182.5 LF X 10 LF X 1 TREE/300 SF = 6.0 OR 6 TREES
 3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 36" THEREAFTER.
 182.5 LF X 1 SHRUB / 2 LF = 91.3 OR 92 SHRUBS

WEST PROPERTY LINE: 240.9 MINUS 47.2 LF (DRIVEWAY & SIDEWALK) = 193.7 LF
REQUIRED:
 1. LOTS OVER 10,000 SF REQUIRE A MINIMUM 10' WIDE BUFFER ALONG ROADWAY
 2. ONE (1) TREE / 300 SF
 3. 36 INCH HIGH CONTINUOUS OPAQUE FEATURE
PROPOSED:
 1. 10' WIDE LANDSCAPE BUFFER
 2. 193.7 LF X 10 LF X 1 TREE/300 SF = 6.5 OR 7 TREES
 3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 36" THEREAFTER.
 193.7 LF X 1 SHRUB / 2 LF = 96.9 OR 97 SHRUBS

SECTION 22-187 (6) 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. 147.0 LF X 10 LF X 1 TREE/200 SF = 7.4 OR 8 TREES
 3. CONTINUOUS HEDGE PLANTED AT 24" THAT WILL GROW TO 36" IN ONE YEAR AND MAINTAINED AT 36" THEREAFTER.
 147.0 LF X 1 SHRUB / 2 LF = 73.5 OR 74 SHRUBS

SECTION 22-187 (7) a. and b.
INTERIOR PERIMETER LINES: N/A - NO LOTS WITH MORE THAN 14,000 SF VEHICULAR AREA
TOTAL PLANTINGS REQUIRED: 6 + 6 + 7 + 8 = 27 TREES
TOTAL SHRUBS REQUIRED: 86 + 92 + 97 + 74 = 349 SHRUBS

Legend & Abbreviations: (symbols not scaleable for size)

PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR & MAPPER
LB	LAND SURVEYING BUSINESS
CL	CENTERLINE
R	RADIUS
L	LENGTH
EA	EDGE ANGLE
EP	EDGE OF PAVEMENT
BC	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
IR	IRON ROD & CAP
IR	IRON ROD & CAP
CM	CONCRETE MONUMENT
CM	CONCRETE MONUMENT
FD	FOUND
(M)	MEASURED
PLAT	PLAT
(C)	CALCULATED
[Symbol]	TRAFFIC CONTROL BOX
[Symbol]	GUY WIRE
[Symbol]	WOOD UTILITY POLE
[Symbol]	TELEPHONE SERVICE
[Symbol]	CABLE T.V. BOX
[Symbol]	ELECTRIC BOX
[Symbol]	LIGHT POST
[Symbol]	WELL
[Symbol]	HYDRANT
[Symbol]	GATE VALVE
[Symbol]	IRRIGATION VALVE
[Symbol]	WATER METER
[Symbol]	SANITARY MANHOLE
[Symbol]	SANITARY SERVICE
[Symbol]	SEPTIC TANK
[Symbol]	DRAINAGE MANHOLE
[Symbol]	CURB INLET
[Symbol]	SURFACE INLET
[Symbol]	MITERED END SECTION
[Symbol]	CONCEPTUAL DRAINAGE
[Symbol]	STREET SIGN
[Symbol]	PROPOSED GRADE
NAVD	NORTH AMERICAN VERTICAL DATUM
[Symbol]	TYPICAL ELEVATION
AC	AIR CONDITIONER
CONC.	CONCRETE
F.F.	FINISH FLOOR
BSB	BUILDING SETBACK LINE
EL ELEV.	ELEVATION
R/W	RIGHT OF WAY
AS-BUILT	AS-BUILT
[Symbol]	PARALLEL KALON

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 SUCH PERMIT IS ACCOMPANIED BY A DETAILED LANDSCAPE PLAN MEETING ALL REQUIREMENTS OF THIS ARTICLE. THE DEPARTMENT IS NOT AUTHORIZED TO REQUIRE 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 LIMITED 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 (2 1/2) INCHES AT A POINT FOUR AND ONE-HALF (4 1/2) 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 THE REQUIRED TREES 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 WIDE 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), SCHIUSUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER) AND CASUARINA SPP. (AUSTRALIAN PINE). NONE OF THE FOLLOWING TREES SHALL 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", CUPANOPSIS AMARCORDIODES (CARROTWOOD), DALBERGIA SISSOO (ROSEWOOD), ALBIZIA LEBBECK (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLLA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA AZADIRACHA (GONNABERRY), FIGUS SPP. (NON-NATIVE FIGUS), 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 WHEN 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 A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE (3) 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 SODED, EXCEPT THAT FLUSSING, SPRINKLING OR SEEDING OF GRASSY AREAS WITH 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 FINAL INSPECTION REPORT 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 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 ADJACES VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTIVE 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 LOCALITY. SOIL MUST BE LOOSE, FRAGILE, 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 SWIRLED 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 INCOURAGED 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 22-63.
 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 CONFORMANCE 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

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INDIAN RIVER COMMERCE CENTER PLANNED DEVELOPMENT LANDSCAPE PLAN

DATE: SHEET 9 PROJECT NO. 15-177