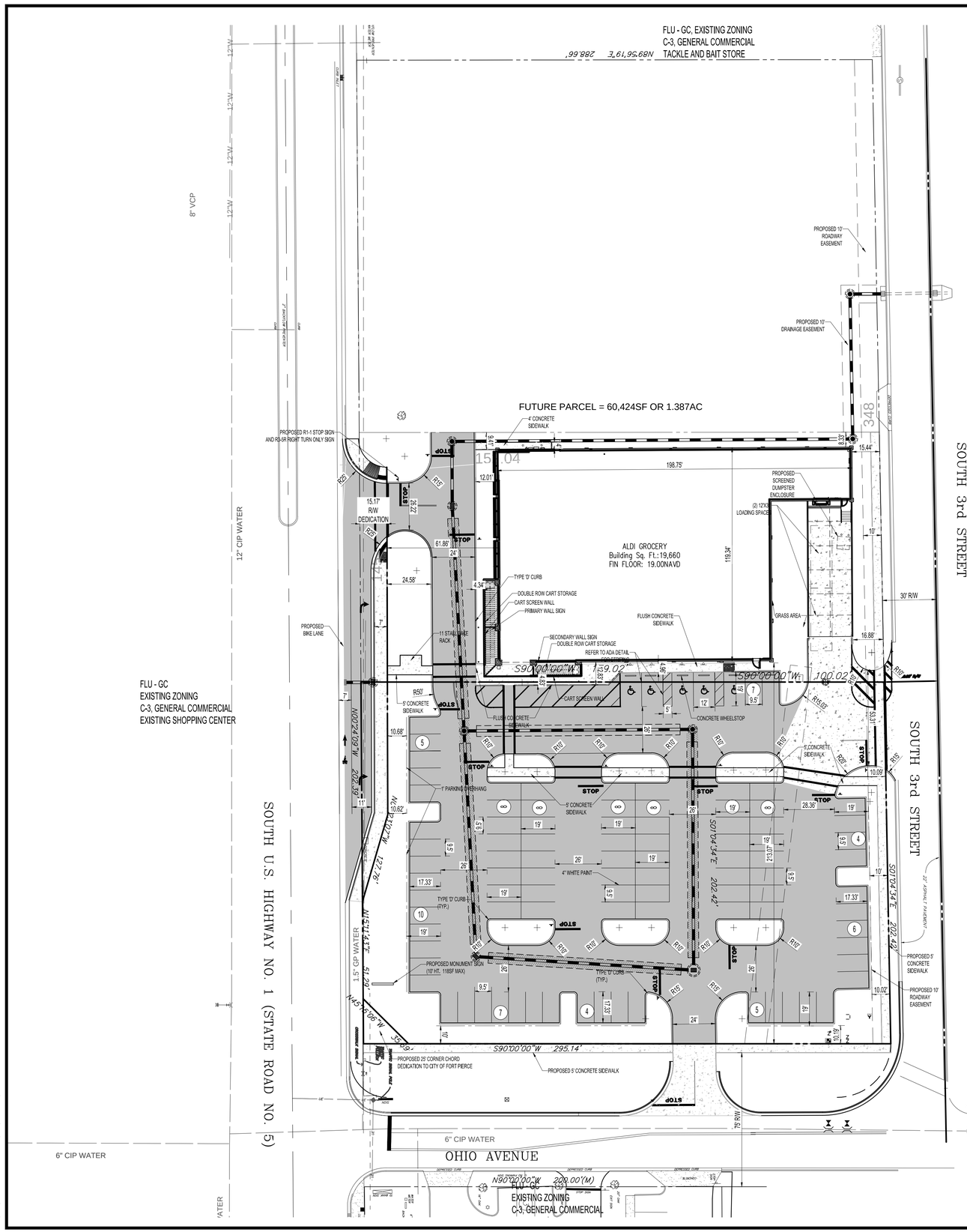

LOCATION MAP

SCALE: 1" = 500'

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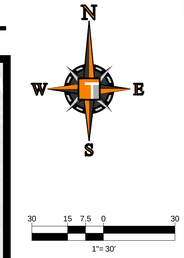

DISTRICT REQUIREMENTS & GENERAL NOTES

APPLICANT/OWNER: LG INVESTMENTS, LLC
7307 NW 122ND AVENUE
PARKLAND, FL 33076

PARCEL NO. 2415-601-0449-000-4, 2415-601-0448-000-7

FEMA FLOOD ZONE: ZONE X PER FLOOD PANEL 120286-0187-J, DATED FEB. 16, 2012

LAND USE INFORMATION:
- CURRENT USE: VACANT
- PROPOSED USE: RETAIL
- FUTURE LAND USE DESIGNATION: COMMERCIAL
- ZONING DESIGNATION: C3 – GENERAL COMMERCIAL

DEVELOPMENT STANDARDS:	REQUIRED	PROPOSED
MIN. LOT AREA (S.F.)	10,000	96,672
MIN. LOT FRONTAGE (FEET):	50	208.35 (FUTURE PARCEL)
MIN. LOT DEPTH (FEET):	90	295.14
MIN. SET BACKS:		
FRONT – WEST (FEET):	25	61
SIDE – NORTH (FEET):	0	8
SIDE – SOUTH (FEET):	15	213
REAR – EAST (FEET):	15	15
MAX. HEIGHT (FEET):	65'	35'
MAX. FAR (RATIO):	0.60	0.209
MIN. PERVIOUS AREA (%)	20	20.6
MIN. OPEN SPACE (RATIO):	25	25.0

SITE AREA:

	EXISTING			PROPOSED			CHANGE	
IMPERVIOUS:	S.F.	ACRES	%	S.F.	ACRES	%	S.F.	ACRES
BUILDING	0	0.00	0.0%	19,660	0.451	20.3%	(+)19,660	(+)0.463
PAVEMENT / WALKS	37,772	0.87	39.1%	56,565	1.298	58.5%	(+)18,793	(+)0.431
TOTAL	37,772	0.87	39.1%	76,225	1.749	78.8%	(+)38,453	(+)0.883
PERVIOUS:	58,900	1.352	60.9%	20,447	0.469	21.2%	(–)38,453	(–)0.883

PARKING DATA

REQUIRED:

USE	AREA	RATIO	AMOUNT
RETAIL	19,660 S.F.	1 SPACE/ 200 S.F.*	92 SPACES

* ACCOUNTS FOR A PARKING CREDIT FOR THE 1ST 1,200SF OF RETAIL

PROVIDED:	SPACES
STANDARD SPACES (MIN. 9.5' X 19')	91 (9.5' X 19')
ACCESSIBLE SPACES (MIN. 12' X 19')	5 (12' X 19')
TOTAL SPACES	96

LOADING ZONE:
- REQUIRED:
  - GROSS FLOOR AREA 19,660 S.F. – 1 REQUIRED

BICYCLE PARKING:
- REQUIRED: 1 SPACE PER 10 MOTOR VEHICLE SPACES; 2 MINIMUM – 10 REQUIRED
- PROVIDED: 11 SPACES

NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.
2. ALL TRUNCATED DECTABLE SURFACES SHALL BE CAST IN PLACE (ADHESIVE NOT PERMITTED) AND BE BRICK RED IN COLOR. ALL RAMPS AND FLUSH CONNECTIONS WITHIN PUBLIC RIGHT-OF-WAY OR ROAD EASEMENTS SHALL INCLUDE TRUNCATED DETECTABLE SURFACE 24" IN DEPTH CONSISTENT WITH FDOT INDEX #304.

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CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FT. LAUDERDALE, FL 33334 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 603 TAMPA, FL 33609 P: 813-379-4100
1125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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CHECKED BY: JMG
CAD I.D.: 160022-SITE PLAN

PROJECT:

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FOR

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CITY OF FT. PIERCE
ST. LUCIE COUNTY, FLORIDA

THOMAS ENGINEERING GROUP
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1000 CORPORATE DRIVE, SUITE 250
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JASON M. GUNTHER
PROFESSIONAL ENGINEER
January 25, 2017
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-02

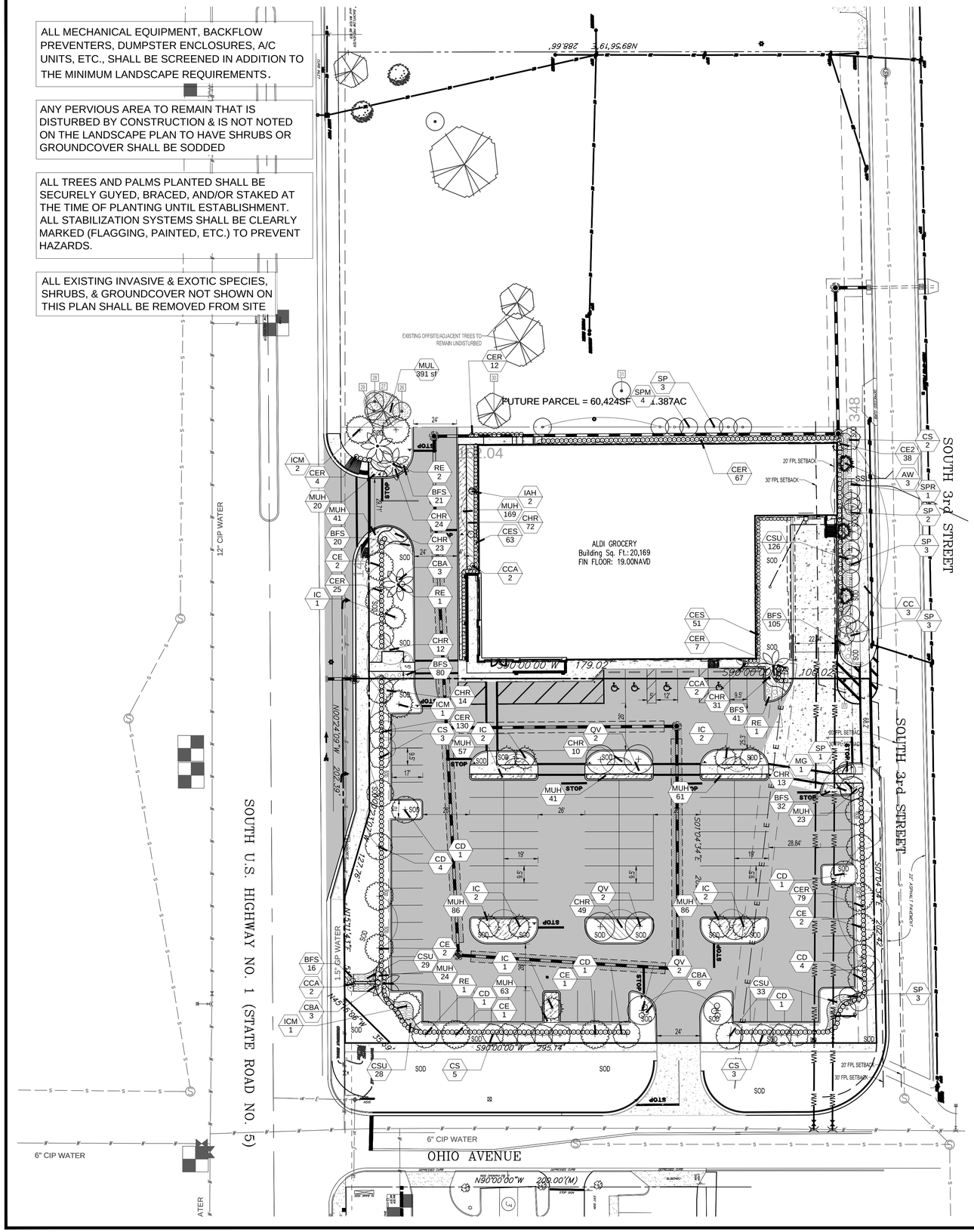
Plotted on Wednesday, January 25, 2017, 11:59 AM by Jason Gunther

ALL MECHANICAL EQUIPMENT, BACKFLOW PREVENTERS, DUMPSTER ENCLOSURES, A/C UNITS, ETC., SHALL BE SCREENED IN ADDITION TO THE MINIMUM LANDSCAPE REQUIREMENTS.

ANY PERVIOUS AREA TO REMAIN THAT IS DISTURBED BY CONSTRUCTION & IS NOT NOTED ON THE LANDSCAPE PLAN TO HAVE SHRUBS OR GROUNDCOVER SHALL BE SODDED

ALL TREES AND PALMS PLANTED SHALL BE SECURELY GUYED, BRACED, AND/OR STAKED AT THE TIME OF PLANTING UNTIL ESTABLISHMENT. ALL STABILIZATION SYSTEMS SHALL BE CLEARLY MARKED (FLAGGING, PAINTED, ETC.) TO PREVENT HAZARDS.

ALL EXISTING INVASIVE & EXOTIC SPECIES, SHRUBS, & GROUNDCOVER NOT SHOWN ON THIS PLAN SHALL BE REMOVED FROM SITE



30 15 7.5 0 30
1"= 30'

LANDSCAPE CODE COMPLIANCE CHART

FORT PIERCE - CODE OF ORDINANCES; CH. 22; ART XII

ALDI

TOTAL SITE AREA: 96,672 sq.ft.
TOTAL VUA: 49,293.25 sq.ft.
TOTAL LANDSCAPE AREA: 20,149 sq.ft. (0.459 AC.) (20.8%)

SEC. 22-187 - GENERAL LANDSCAPE REQUIREMENTS

1 - Requirements for Plant Materials
Trees: Minimum 12' height x 5' width, 5' clear trunk, 2.5" dbh
Palms: 3 Palms = 1 Tree (50% MAX)
Shrubs: Min. 24" height at time of Installation

4 - Landscape Strips
Between Street R/O.W and VUA Use, Building and/or Retention Areas

		REQUIRED	PROVIDED
10' width minimum Landscape Strip		10'	10'
1 Tree/300 sq.ft. (863.81 lf x 10' = 8638.1 sq.ft.)		29 TREES	29 TREES
36" ht. Continuous Visual Screen			
6 - Vehicular Use, Building, Retention/Detention Areas Adjacent to Other Property			
10' width minimum Landscape Strip			
1 Tree/200 sq.ft. (XX lf x 10' = XX sq.ft.)	N/A - OUTPARCEL	N/A	N/A
6' Continuous Visual Screen			
7 - Interior Vehicular Use Areas			
1 sq.ft. of Interior Landscape Area/15 sq.ft. of VUA		3,286.22 sq.ft.	8,352.76 sq.ft.
1 Tree/100 sq.ft. of Required Interior Landscape Area		33 TREES	33 TREES
	TOTAL	62 TREES	62 TREES

SEC 22-194 - TREE PROTECTION AND MITIGATION

(d)(2) *Native Trees with a DBH of 14" or greater Shall be Mitigated Inch:Inch*	16" Removed
Trees Preserved on-site, which exceed minimum code, count towards mitigation	0" Preserved
Deficit Inches:	16"

Planted Trees in Excess of Code Count at 50% towards mitigation:

Trees Over Code Minimum:	4
Total DBH over Code Minimum:	16"
Total Mitigation Required:	0

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	CC	3	Silver Button Wood	Conocarpus erectus sericeus	B & B	2.5" DBH	12` Ht	5`	Yes	Medium	
	CD	13	Pigeon Plum	Cocoloba diversifolia	B & B	2.5" DBH	12` Ht	5`	Yes	High	5` CT
	CE	8	Green Buttonwood	Conocarpus erectus	B & B	2.5" DBH	12` Ht	5-6`	Yes	High	5` CT
	CS	13	Orange Geiger Tree	Cordia sebestena	NA	2.5" DBH	12` Ht	5`	Yes	High	5` CT
	IC	10	Dahoon Holly	Ilex cassine	B & B	2.5" DBH	12` Ht	5-6`	Yes	High	5` CT
	ICM	4	Dahoon Holly	Ilex cassine	B & B	4" DBH	16` Ht	5-6`	Yes	High	6` CT
	MG	1	Magnolia "Blanchard"	Magnolia grandiflora	B & B	2.5" DBH	12` Ht	5-6`	Yes	High	6` CT
	QV	6	Southern Live Oak	Quercus virginiana	B & B	2.5" DBH	12` Ht	5-6`	Yes	High	5.5` CT
MITIGATION PALMS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	SPM	4	Cabbage Palmetto	Sabal palmetto	B & B		18-22` oa	10`	Yes	High	For 1:1 Palm Mitigation
PALM TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	AW	3	Paurotis Palm	Acoeloeehaphe wrighti	B & B		12-14` ht.	10`	Yes	High	5-7 canes minimum
	RE	5	Florida Royal Palm	Roystonea elata	B & B		14`gw	14`	Yes	High	
	SP	15	Cabbage Palmetto	Sabal palmetto	B & B		18-22` oa	10`	Yes	High	
	SPR	1	Cabbage Palmetto	Sabal palmetto	B & B		As Noted on Sheet L-1	8-10`	Yes	High	Relocated
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	CBA	12	American Beautyberry	Callicarpa americana	NA	30"	30-36"	30"	Yes	Medium	
	CCA	6	Jamaica Caper	Capparis cynophallophora	NA	As Shown	48"	24"	Yes	High	
	CE2	38	Silver Button Wood	Conocarpus erectus sericeus	NA	30"	72"	24-30"	Yes	High	full to base
	CER	324	Buttonwood	Conocarpus erectus	NA	30"	36"	24-30"	Yes	High	
	CES	114	Silver Button Wood	Conocarpus erectus sericeus	NA	24"	36"	24"	Yes	High	full to base
	IAH	2	East Palatka Holly	Ilex attenuata	7 gal	30"	48"	30"	Yes	High	Full to base; Pyramidal
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	CHR	248	Red Tip Cocoplum	Chrysobalanus icaco `Red Tip`	n/a	24"	18"	18"	Yes	High	Full to base
	CSU	216	Small-Leaf Clusia	Clusia guttifera	n/a	24"	18"-24	18"	Yes	High	Full
	MUH	671	Pink Muhly Grass	Muhlenbergia capillaris	n/a	18"	14-16"	14-16"	Yes	High	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
	BFS	315	Bush Seaside Tansy	Borrichia frutescens	n/a	16"	16"-18"	18"	Yes	High	
	MUL	391 sf		MULCH	mulch				Yes		

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CHECKED BY: MDG
CAD I.D.: LANDSCAPE PLAN

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MICHAEL D. GROSSWIRTH
REGISTERED LANDSCAPE ARCHITECT
January 24, 2017
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-2

Printed on Tuesday, January 24, 2017, 3:51 PM by Ryan King