



LAUREL
PROFESSIONAL
PARK

















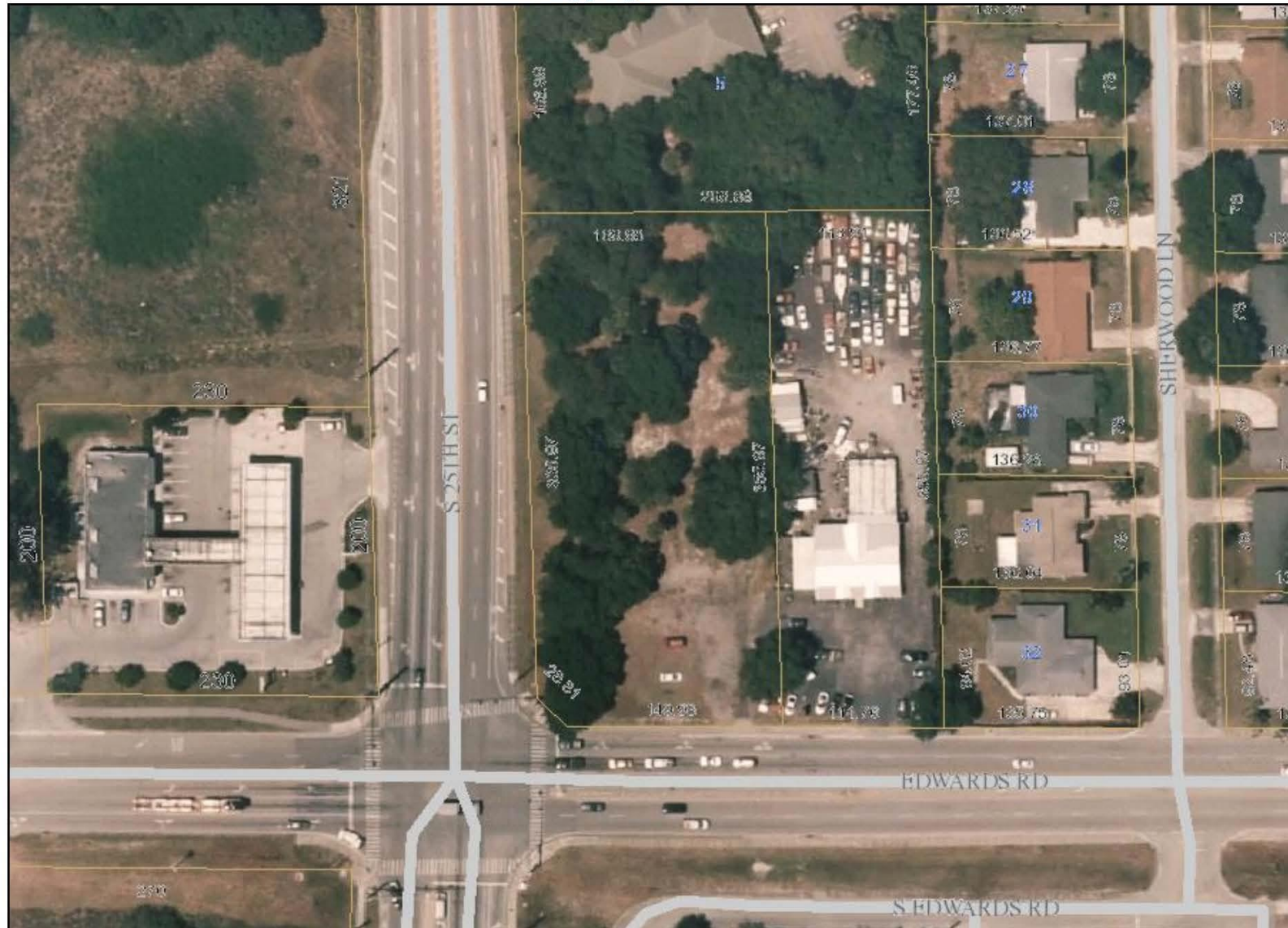






CARROLL COLLINS
**PAWNS
& LOANS**
GUNS • JEWELRY • TOOLS
AUTOS • BOATS • EQUIPMENT
WE BUY
GIFT CARDS 4
TOP DOLLAR

Saint Lucie County, Florida Office of the Property Appraiser
Web Mapping Print

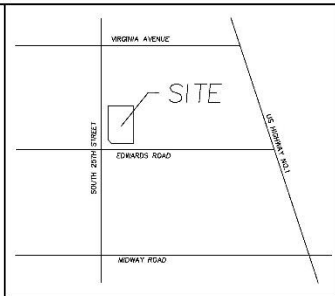
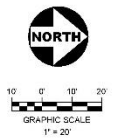
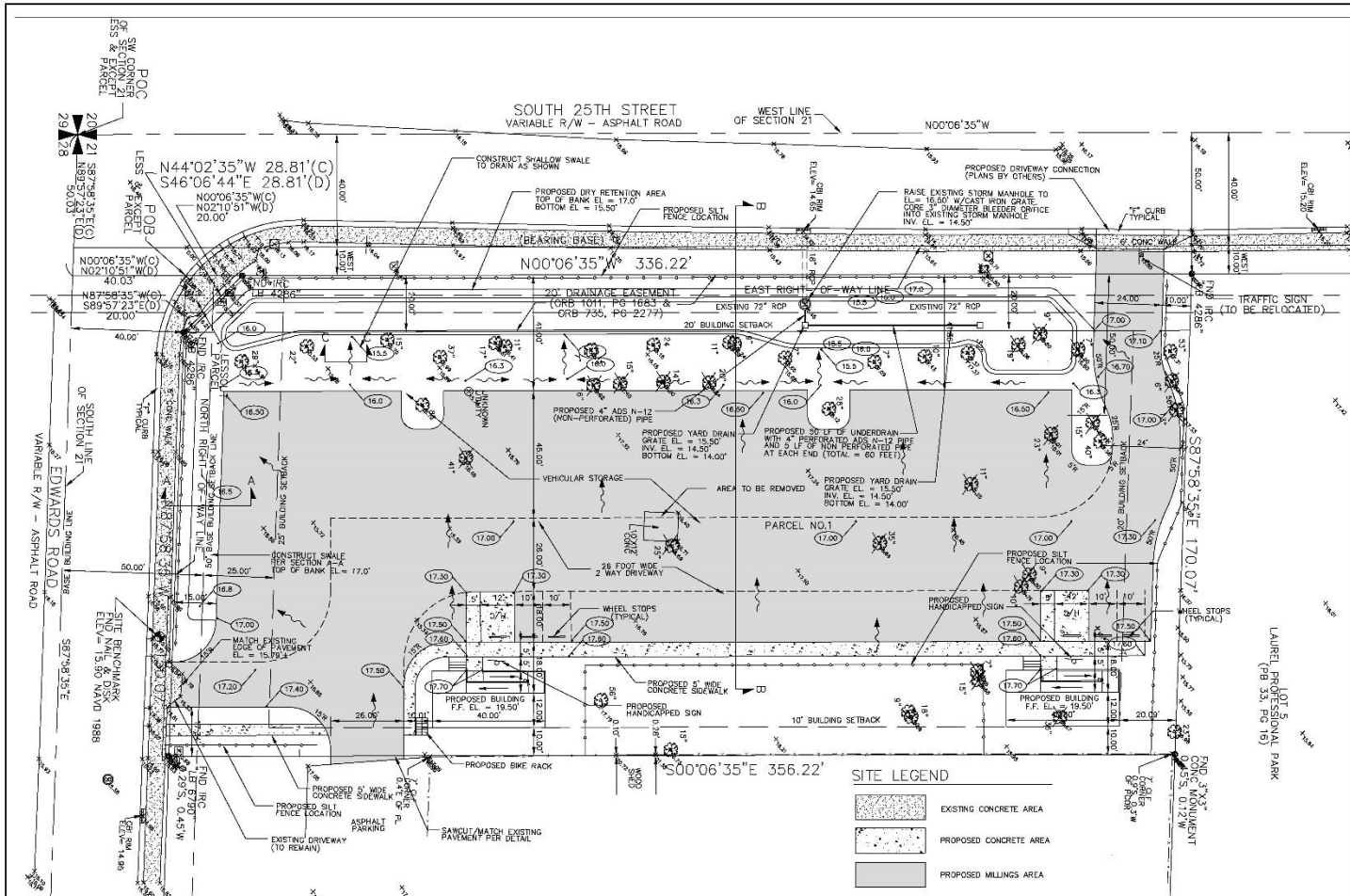












LOCATION MAP

SITE DATA

PROJECT NAME: CARROLL COLLINS AUTO SALES
 OWNER / DEVELOPER: CARROLL COLLINS AUTO SALES
 P.O. BOX 4114
 FT. PIERCE, FLORIDA 34948-4114

ENGINEER: RUDD, JONES, P.E. & ASSOCIATES P.A.
 7450 SOUTH FEDERAL HIGHWAY
 PORT ST. LUCIE, FL 34952
 (772) 335-2883

SURVEYOR: ALEXANDER J. FIAZZA PSM, INC.
 619 SW BILTMORE STREET
 PORT ST. LUCIE, FL 34963
 (772) 340-7770

PROJECT LOCATION: EDWARDS ROAD AND 25TH STREET
 FT. PIERCE, FLORIDA 34948-4114

PARCEL ID: 2421-333-0003-000-3
 2421-333-0003-000-5

ZONING: OS

PARKING DATA: REQUIRED = 1 SPACE/200 SF (600 SF)
 = 5 SPACES (2 HANDICAPPED)
 PROVIDED = 5 SPACES (INCLUDING 2 H/C)

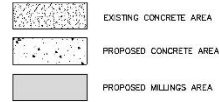
TREE CALCULATIONS

TOTAL TREE INCHES ON SITE = 834 INCHES
 TREE INCHES (TO BE REMOVED) = 346 INCHES
 TREE INCHES (TO REMAIN) = 488 INCHES

SITE BREAKDOWN

TOTAL DRAINAGE AREA	= 89,342 SF = 100.2%
PROPOSED BUILDING AREA	= 960 SF = 1.1%
PROPOSED WOOD RAMP AREA	= 680 SF = 0.8%
PROPOSED MILLINGS AREA	= 32,850 SF = 36.8%
PROPOSED CONCRETE AREA	= 2,320 SF = 2.6%
TOTAL IMPERVIOUS AREA	= 36,340 SF = 40.7%
TOTAL OPEN AREA	= 24,902 SF = 27.9%

SITE LEGEND



LEGAL DESCRIPTION:
 THE SOUTH 395.97 FEET OF THE WEST 219.98 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LESS THE SOUTH 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS THE WEST 40 FEET, LYING AND BEING IN SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT
 THE WEST 10 FEET OF THE FOLLOWING DESCRIBED PARCEL: THE SOUTH 395.97 FEET OF THE WEST 219.98 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LESS THE SOUTH 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS THE WEST 40 FEET, LYING AND BEING IN SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND LESS
 A PARCEL OF LAND IN SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 89°57'23" EAST, ALONG THE SOUTH LINE, A DISTANCE OF 50.03 FEET; THENCE NORTH 02°00'51" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 40.03 FEET TO A POINT OF THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF SOUTH 25TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD, BEING THE POINT OF BEGINNING.
 THENCE NORTH 02°00'51" WEST, ALONG SAID EASTERN RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 40°30'14" EAST, DEPARTING SAID EASTERN LINE, A DISTANCE OF 28.81 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF EDWARDS ROAD; THENCE SOUTH 89°57'23" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING: 60,341 SQUARE FEET OR 1.366 ACRES MORE OR LESS.

SURVEY REPORT:
 1. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 121110105 J, EFFECTIVE DATE 2-18-12.
 2. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERRED TO THE LENGTHMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 54-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 401.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.

- ABBREVIATIONS:**
- A/C = AIR CONDITIONER
 - C/L = CALCULATED
 - OSB = CONCRETE BLOCK STRUCTURE
 - CMF = COMMERCE MINUTE BOOK
 - CMF = CONFLICT MANHOLE
 - CMF = CONFLICT MANHOLE
 - CONC = CONCRETE
 - CLF = CHAIN LINK FENCE
 - DE = DRAINAGE EASEMENT
 - DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - DB = DEED BOOK
 - DI = DRAINAGE INLET
 - FH = FIRE HYDRANT
 - FPL = FLORIDA POWER & LIGHT
 - IP = IRON PIPE
 - INV = INVERT
 - IRB = IRON ROD WITH PLASTIC CAP
 - LC = LICENSE SURVEY
 - LP = LICENSE SURVEY
 - M = MEASURED
 - MLW = MEAN HIGH WATER LINE
 - MON = MONUMENT
 - MOR = ORIGINAL RECORD BOOK
 - P = PLAT
 - PS = PLAT BOOK
 - PS = PAGE
 - PL = PROPERTY LINE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - R/W = RIGHT-OF-WAY
 - RC = RAISED CURB
 - RCP = REINFORCED CONCRETE PIPE
 - RS = RAINFALL
 - RPL = ROAD PLAT BOOK
 - S = SURVEY
 - SCT = SECTION
 - SLP = STOP LIGHT POLE
 - SMH = SANITARY MANHOLE
 - STW = STORM MANHOLE
 - TB = TRAFFIC SIGN
 - TRM = TRAFFIC SIGNAL POLE
 - TV = TELEVISION
 - TRW = TRUNK LINE
 - UL = UTILITY EASEMENT
 - WP = WOOD POLE
- SYMBOLS:**
- = BACKFLOW PREVENTER
 - = TRAFFIC CONTROL BOX
 - = CATCH BASIN INLET
 - = ELEVATION BOX
 - = ELECTRIC BOX
 - = SANITARY MANHOLE
 - = DEPARTMENT OF ENVIRONMENTAL PROTECTION
 - = FIRE HYDRANT
 - = CONCRETE POWER POLE
 - = TRAFFIC SIGNAL POLE
 - = SIGN
 - = OAK TREE
 - = DENOTES DIAMETER IN INCHES
 - = END MONUMENTATION

Rudd Jones, P.E. & Associates, P.A.
Consulting Engineers
 7450 SOUTH FEDERAL HIGHWAY - SUITE 611
 PORT ST. LUCIE, FLORIDA 34952
 PHONE: (772) 335-2883
 FAX: (772) 335-2993
 FL 20177; Phone: (888) 368-3010
 FL 20177; Phone: (888) 368-3010

NO.	DATE	BY	REVISIONS

SCALE VERIFICATION

1" = 20'

AS SHOWN ON THIS DRAWING, ALL DIMENSIONS SHALL BE MEASURED TO THE CENTER OF THE DIMENSION LINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE MEASURED TO THE CENTER OF THE DIMENSION LINE UNLESS OTHERWISE SPECIFIED.

Carol Collins CAR SALES
 ST. LUCIE COUNTY, FLORIDA

Paving, Grading and Drainage Plan

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA, IT'S THE LAW

Sunshine State 811
 One Call

	1.13			1.06		
	2420-444-0006---/2			2421-707-0005-000/4		
2016	772310	\$ 0.06	9%	385300	\$ 0.12	4%
2015	702100	\$ 0.07	0%	371300	\$ 0.12	0%
2014	702100	\$ 0.07	-1%	371300	\$ 0.12	2%
2013	707200	\$ 0.07	-1%	364200	\$ 0.13	0%
2012	712400	\$ 0.07	-13%	364500	\$ 0.13	-3%
2011	804400	\$ 0.06	-10%	374600	\$ 0.12	-1%
2010	882400	\$ 0.06	-21%	380000	\$ 0.12	-48%
2009	1064600	\$ 0.05	8%	561300	\$ 0.08	-17%
2008	979000	\$ 0.05	11%	655500	\$ 0.07	-4%
2007	867600	\$ 0.06	-5%	680600	\$ 0.07	5%
2006	910700	\$ 0.05	19%	648700	\$ 0.07	30%
2005	736900	\$ 0.07	9%	456600	\$ 0.10	33%
2004	667600	\$ 0.07	7%	306500	\$ 0.15	5%
2003	619400	\$ 0.08		291700	\$ 0.16	