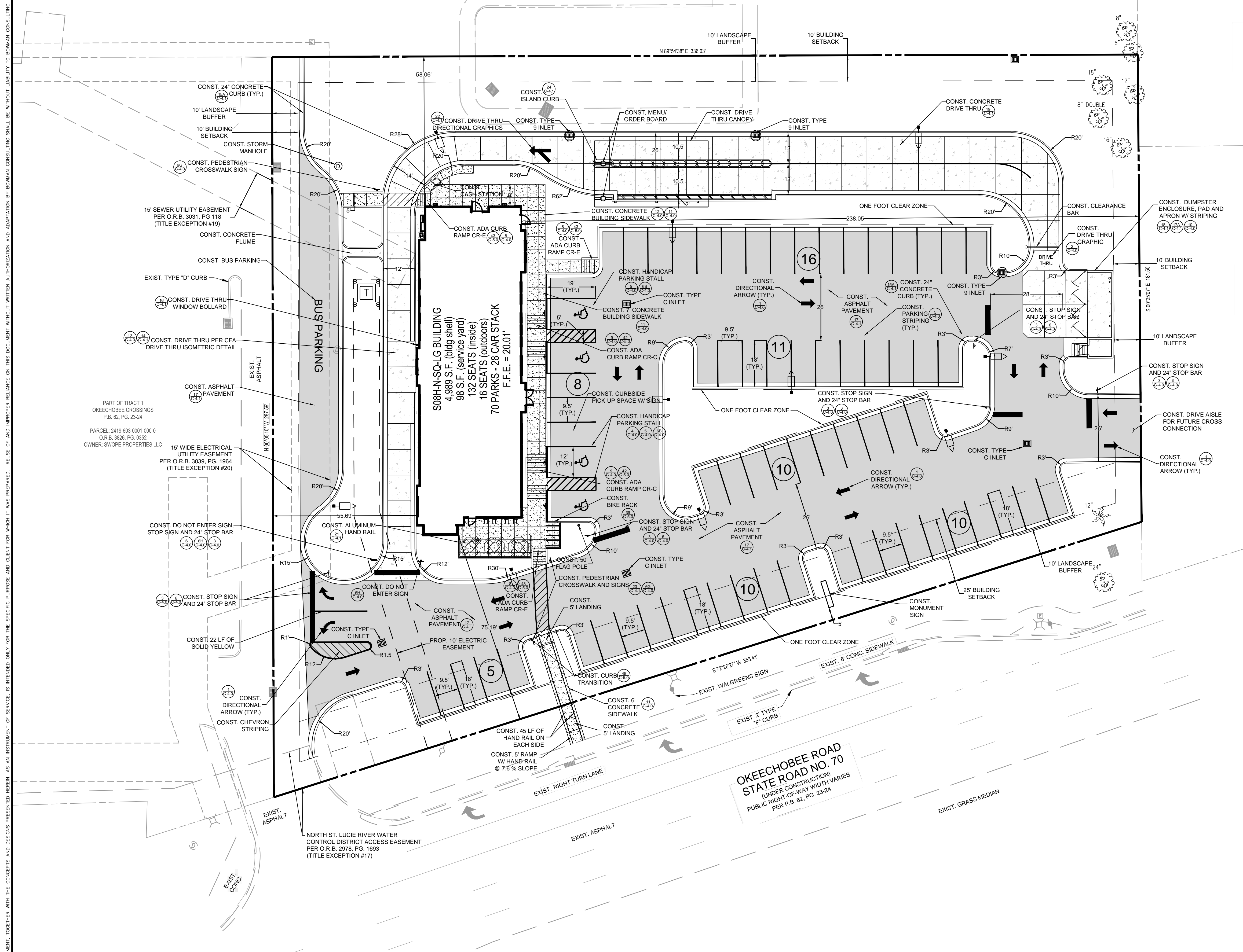


PART OF TRACT 3
OKEECHOBEE CROSSINGS
P.B. 62, PG. 23-24
PARCEL: 2419-603-0003-000-4
O.R.B. 2562, PG. 2467
OWNER: NNN1031 NO. 16 SR 70 JENKINS LLC

TRACT 4
OKEECHOBEE CROSSINGS
P.B. 62, PG. 23-24

PARCEL: 2419-603-0004-000-1
O.R.B. 2382, PG. 2467
OWNER: NNN1031 NO. 16 SR 70 JENKINS LLC



LEGEND

PROPERTY LINE	EX. TYPE "F" CURB & GUTTER
PROP. ASPHALT DRIVE	EX. EDGE OF PAVEMENT
PROP. CONC. SIDEWALK	EX. EDGE OF SIDEWALK
PROP. CONC. DRIVE	EX. SIGN
PROP. DUMPSTER PAD	EX. DRAINAGE STRUCTURE
SETBACK/BUFFER LINE	EX. STORM MANHOLE
PROP. TYPE "F" CURB	EX. POWER POLE
PROP. LIGHT POLE	EX. ELECTRIC HAND HOLE
	EX. MONITOR WELL
	EX. IRRIGATION CONTROL VALVE
	EX. TRAFFIC SIGNAL HAND HOLE

SITE CALCULATIONS

AREA	SF	ACRES	%
TOTAL SITE AREA	78,953 SF	(1.81 A.C.)	(100%)
OPEN SPACE AREA	26,253 SF	(0.60 A.C.)	(33%)
TOTAL IMPERVIOUS AREA	52,700 SF	(1.21 A.C.)	(67%)

PARKING CALCULATIONS

USE	AREA	RATIO	REQUIRED SPACES
BUILDING AREA	4,989 SF	1/75 SF NET	67
TOTAL PARKING REQUIRED			67
TOTAL PARKING PROVIDED			70

BUILDING SETBACKS

SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	25'	75.19'
LEFT SIDE (WEST)	10'	55.69'
RIGHT SIDE (EAST)	10'	238.05'
REAR (NORTH)	10'	58.06'

SITE SUMMARY

ZONING	C-3 - GENERAL COMMERCIAL
FLU	GC - GENERAL COMMERCIAL
USE	RESTAURANT W/DRIVE THRU
TYPE OF CONSTRUCTION	COMMERCIAL
LOT	
SIZE	1.81 ACRES
BUILDING	
SIZE	4,989 SF
HEIGHT	25'-0" ± 1-story
PARKING	
STALL SIZE	9.5' x 19' (90°)
SPACES	70
HANDICAP SPACES	4
BIKE SPACES	4



5200 Buffington Rd.
Atlanta Georgia,
30348-2998

Revisions:
Mark Date By
08/07/17 RM

OWNER COMMENTS,
DESIGNOTES

Mark Date By

Mark Date By

Mark Date By

Seal

WILLIAM PFEFFER, P.E.
LICENSE NO. 73058
11/2/2017

Bowman CONSULTING
Central Florida Office: 1400 N. 140th St., Suite 1400
401 East Lake Okeechobee Blvd., Suite 1400
Fort Lauderdale, FL 33301
Phone: (954) 712-7492
www.bowmanconsulting.com
© Bowman Consulting Group, LLC

STORE
FORT PIERCE FSU
S08H-N-SQ-LG
TIER 2

NEQ OF JENKINS RD. &
OKEECHOBEE RD.
FORT PIERCE, FL

SHEET TITLE
CONCEPTUAL SITE
PLAN FOR SEU

VERSION: 2017-033
ISSUE DATE: 12-2016

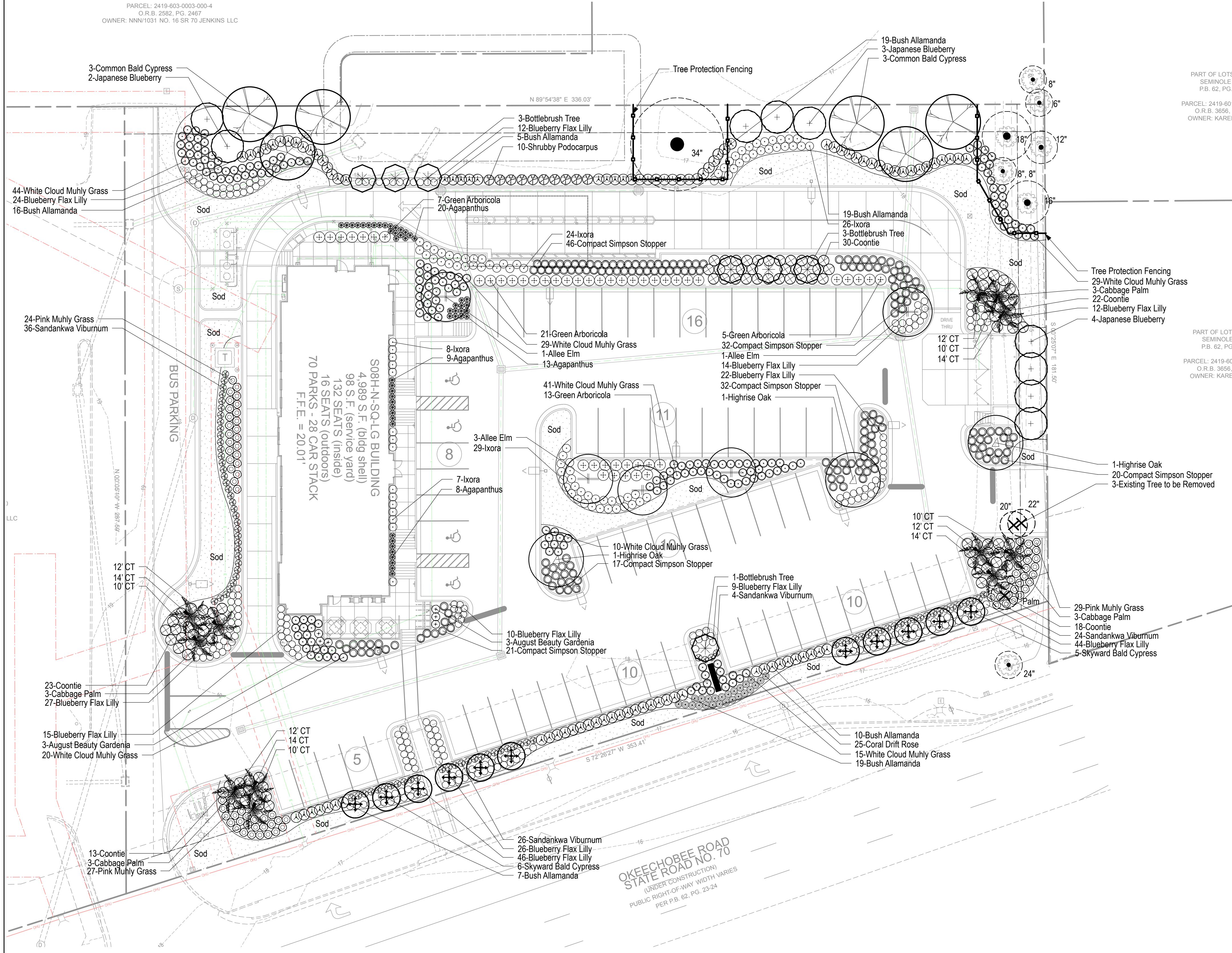
Job No.: 010014-01-046
Store : 03955
Date : 8/7/2017
Drawn By : J.B.
Checked By : J.T.

Sheet

C-2.0

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

PARCEL: 2419-603-000-4
 O.R.B. 2582, PG. 2467
 OWNER: NNN1031 NO. 16 SR 70 JENKINS LLC



PART OF LOTS
 SEMINOLE F
 P.B. 62, PG. 1
 PARCEL: 2419-601-
 O.R.B. 3656, P
 OWNER: KAREN

PART OF LOTS
 SEMINOLE F
 P.B. 62, PG.
 PARCEL: 2419-601-
 O.R.B. 3656, F
 OWNER: KAREN

LANDSCAPE NOTES

- Contractor responsible for locating and protecting all underground utilities prior to digging.
- Contractor responsible for protecting existing trees from damage during construction.
- All shrubs beds (existing and new) to be mulched with a 3 inch minimum layer of double shredded hardwood mulch.
- All annual and perennial beds to be tilled to a minimum depth of 12 inches and amended with 4 inches of organic material. Mulch planted annual and perennial beds with 2 inch depth of mini nuggets.
- Planting holes to be dug a minimum of twice the width of the size of the root ball of both shrub and tree. Back to be a mix of 4 parts topsoil and 1 part organic soil conditioner (ie. Nature's Helper or Pro Mix). Backfill and tamp bottom of hole prior to planting so top of root ball does not settle below surrounding grade.
- Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
- Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod is to be "V" trenched.
- All changes to design or plant substitutions are to be authorized by the Landscape Architect.
- All landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
- Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth shall be replaced by the Landscape Contractor.
- General Contractor is responsible for adding a min of 4" of clean friable topsoil in all planting beds and all grassed areas. Graded areas to be held down the appropriate elevation to account for topsoil. See specifications for required topsoil characteristics.
- General Contractor to mound all parking islands 6" - 10" w/ clean friable topsoil.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- Stake all evergreen and deciduous trees as shown in the details this sheet.
- Remove all stakes and guying from all trees after one year from planting.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- Site to be 100% irrigated in all planting beds and grass area by an automatic underground Irrigation System. See Irrigation Plan L-2.0 for design.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
7	Callistemon citrinus	Bottlebrush Tree	Min. 12' Hgt.	Single Stem
9	Elaeocarpus decipiens	Japanese Blueberry	Min. 12' Hgt.	B & B; Full To Ground
3	Quercus virginiana 'QVITA'	Highrise Oak	Min. 5" Cal.	B & B; 5' CT
12	Sabal palmetto	Cabbage Palm	10'-14' CT	CT as shown
6	Taxodium distichum	Common Bald Cypress	Min. 5" Cal.	B & B; 5' CT
11	Taxodium distichum 'Skyward'	Lindsey's Skyward Bald Cypress	Min. 2.5" Cal.	B & B; 5' CT
5	Ulmus parvifolia 'Allee'	Allee Elm	Min. 5" Cal.	B & B; 5' CT
Shrubs				
50	Agapanthus x Monmid	Agapanthus	1 Gal.	
95	Allamanda schottii	Bush Allamanda	Min. 24" Hgt.	
6	Gardenia jasminoides 'August Beauty'	August Beauty Gardenia	Min. 24" Hgt.	
94	Ixora 'Maui Red'	Ixora	3 Gal.	
80	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	
188	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	3 Gal.	
168	Myrcianthos fragrans 'Compacta'	Compact Simpson Stopper	3 Gal.	
10	Podocarpus macrophyllus 'Maki'	Shrubby Podocarpus	Min. 24" Hgt.	
46	Schefflera arboricola	Green Arboricola	Min. 24" Hgt.	
90	Viburnum suspensum	Sandankwa Viburnum	Min. 24" Hgt.	
106	Zamia pumila	Coontie	3 Gal.	
Groundcovers				
261	Dianella tasmanica	Blueberry Flax Lilly	1 Gal.	
25	Rosa 'Mejocosa'	Coral Drift Rose	3 Gal.	
6211	Stenotaphrum secundatum 'Palmetto'	St. Augustine Palmetto	SF; Sod	

LANDSCAPE REQUIREMENTS

A. LANDSCAPE STRIPS

- REQUIRED**
- A min. 10' landscape strip is required when the VUA abuts a ROW.
 - 1 tree per 300 SF of required landscape area; A continuous hedge is also required.
 Okeechobee Rd: 331' x 10' = 3310 SF / 300 = 11 Trees
 - A min. 10' landscape is required when the VUA abuts other property.
 - 1 tree per 200 SF of required landscape area
 West: joint drive (no strip required)
 North: 336' x 10' = 3360 SF / 200 = 17 Trees
 East: 154' x 10' = 1540 SF / 200 = 8 Trees
- PROVIDED**
- 10' landscape strip provided
 - Okeechobee Rd. (powerlines present) 11 Skyward Bald Cypress
 - 10' landscape strip provided
 - North: (17 total trees) 4 Existing Trees, 6 Bald Cypress, 5 Japanese Blueberry Trees
 East: (8 total trees) 1 Existing Tree, 3 Palm, 4 Japanese Blueberry Trees

B. INTERIOR LANDSCAPE

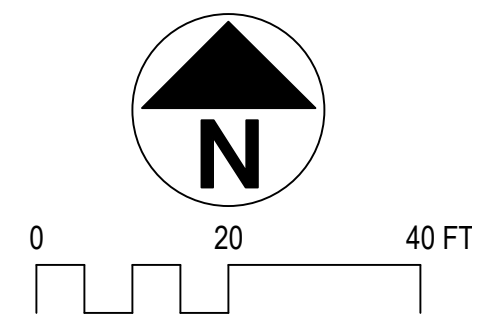
- REQUIRED**
- A min. 1 SF of interior landscape area is required per 15 SF of VUA.
 29,351 SF (VUA) / 15 SF = 1,957 SF
 - Parking islands min. 100 SF
 - 1 tree per 100 SF of required landscape area
 1,957 SF / 100 = 20 Trees
- PROVIDED**
- 5,509 SF provided
 - Parking island meet size requirement
 - 20 total parking lot trees: 9 Palm, 3 Bottlebrush Trees, 5 Elm, 3 Live Oak

C. TREE MITIGATION

- REQUIRED**
- Existing trees 14" DBH and more must be replaced inch for inch
 42 inches (3 Trees) and 1 palm removed
- PROVIDED**
- 2 Bottlebrush Trees @ 2.5" DBH each = 5"
 1 Palm (12' Hgt; 2.5" DBH) = 2.5"
 Tree sizes increased to receive half credit towards mitigation:
 14 trees @ 5" DBH (2.5" credit) = 32.5"
 Total Replacement Inches = 42.5" replaced

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTIN FENCING



Revisions:

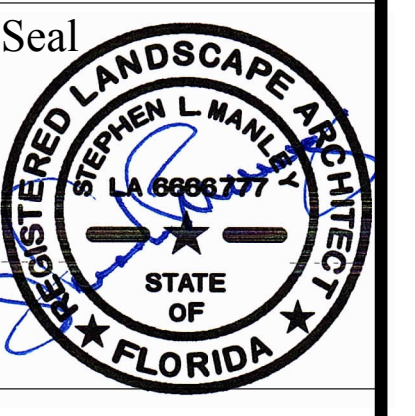
Mark	Date	By
△	3.20.17	SLG
△		City Comments
	8.7.17	ADN
		For Bid

Mark Date By

Mark	Date	By
△		

Mark Date By

Mark	Date	By
△		



Manley Land Design, Inc.
 51 Old Canton Street
 Alpharetta, Georgia 30009
 manleylanddesign.com

STORE
 Fort Pierce
 Jenkins Road &
 Okeechobee Rd
 Fort Pierce, FL

SHEET TITLE
 Landscape Plan

VERSION:
 ISSUE DATE:

Job No. : 2017001
 Store : 3955
 Date : 1.23.17
 Drawn By : ADN
 Checked By: SLM

Sheet
L-1.0