

# PLANNED DEVELOPMENT FOR INLET PALMS

SECTION 01, TOWNSHIP 35 S, RANGE 40 E  
CITY OF FT. PIERCE, FLORIDA



**LEGAL DESCRIPTION**  
LOTS 16, 17 AND 18, BLOCK 16, REVISED MAP OF FT. PIERCE BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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SITE DATA			
OWNER	FOGLIA CUSTOM HOMES 1555 INDIAN RIVER BLVD, UNIT B141 VERO BEACH, FL 32960		
DEVELOPER	FOGLIA 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 (PREVIOUSLY A HOTEL)		
PROPOSED USE	-SIX (6) SEVEN (7) MULTI-FAMILY UNITS		
PROJECT LOCATION	NORTH SIDE OF SEAWAY DRIVE AT DESOTO STREET		
SITE ADDRESS	1502 SEAWAY DRIVE, FT. PIERCE, FL		
PARCEL I.D. NUMBER	2401-501-0279-000-1 AND 2401-501-0279-010-4		
CURRENT LAND USE	HR (HUTCHINSON ISLAND RESIDENTIAL)		
CURRENT ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)		
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)		
DEVELOPMENT PARAMETERS:	EXISTING	PROPOSED	PROPOSED
	R-4A ZONING	PD ZONING	DEVELOPMENT
MIN. OVERALL LOT WIDTH	200'	175'	178.6'
MIN. INTERIOR LOT SIZE	1,500 SF	1,500 SF	2,949 SF
MAX. INTERIOR LOT WIDTH	24'	25'	24.7'
MIN. INTERIOR LOT DEPTH	90'	65'	67.9'
MIN. YARD SETBACKS:			
FRONT (SOUTH)	10'	10'	10.0'
SIDE (WEST)	10'	10'	15.0'
SIDE (EAST)	10'	10'	10.0'
REAR (NORTH)	15'	15'	15.0'
DISTANCE BETWEEN BLDGS.	20'	5'	7.0'
MAX. LOT COVERAGE BY BLDGS	45%	45%	27.6%
MIN. OPEN SPACE	25%	25%	28.7%
MAX. IMPERVIOUS AREA	75%	75%	71.3%
MAXIMUM DENSITY	8 UNITS/ACRE	8.5 UNITS/ACRE	8.45 UNITS/ACRE
A/C/ PAD SETBACK	10'	4'	4'
MAX. BLDG. HEIGHT	45'	*SEE BELOW	*SEE BELOW
* UNITS 1 AND 3 - 43'-3 1/4" ABOVE VE 7' NAVD UNITS 2 - 47'-4" ABOVE VE 7' NAVD UNITS 4 AND 6 - 43'-3 1/4" ABOVE VE 7' NAVD UNITS 5 - 47'-4" ABOVE VE 7' NAVD UNITS 7 - 43'-8 3/4" ABOVE DATUM 6' NAVD			
AREA CALCULATIONS:	PROPOSED		
SITE AREAS:			
DEVELOPABLE AREA:	-36,055-SF 36,055 SF	-0.828-AC 0.828 AC	-100.0% 100.0%
IMPERVIOUS AREA:	-26,899-SF 26,899 SF	-0.599-AC 0.595 AC	-74.7% 88.4%
BUILDING AREA:	-9,930-SF 9,552 SF	-0.226-AC 0.198 AC	-27.8% 23.7%
PAVER/CONCRETE/PORCH AREA:	-10,912-SF 12,414 SF	-0.251-AC 0.285 AC	-30.3% 34.4%
POLY/PATIO AREA:	-4,846-SF 3,640 SF	-0.111-AC 0.084 AC	-13.4% 10.1%
PERVIOUS AREA:	-10,360-SF 11,449 SF	-0.230-AC 0.263 AC	-28.3% 31.8%
GREEN SPACE:	-10,360-SF 11,449 SF	-0.230-AC 0.263 AC	-28.3% 31.8%
NATIVE VEGETATION/PRESERVATION:	N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING		
PARKING CALCULATIONS:			
REQUIRED: 2 SPACES PER UNIT	6-7 UNITS X 2 SPACES/UNIT = 12-14 SPACES		
PROVIDED: 12-14 INTERIOR DRIVEWAY PARKING SPACES + 6 GUEST PARKING SPACES	= 18 SPACES		
AVERAGE DAILY TRIPS:			
PROPOSED USE: PER THE 8TH EDITION TRIP GENERATION MANUAL, LAND USE 230	6-7 MULTI-FAMILY UNITS X 7.78 TRIPS/UNIT = 47.55 TRIPS		
CONSTRUCTION SCHEDULE:			
DATE OF COMMENCEMENT	DATE OF COMPLETION		
8/15	1/19 +/-		
GENERAL NOTES:	<ol style="list-style-type: none"> <li>PROPOSED PUBLIC WATER SUPPLY - FT. PIERCE UTILITY AUTHORITY</li> <li>PROPOSED PUBLIC SEWER - FT. PIERCE UTILITY AUTHORITY</li> <li>GARBAGE IS HANDLED WITH CANS STORED IN THE UNITS. NO DUMPSTER PROPOSED.</li> <li>THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE AE-6, AE-7, C &amp; VE-8 PER FLOOD INSURANCE RATE MAP #121100183 J, DATED FEBRUARY 16TH, 2012.</li> <li>ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.</li> <li>ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.</li> <li>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.</li> <li>EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.</li> <li>THE EXISTING SPEED LIMIT FOR SEAWAY DRIVE IS 35 M.P.H.</li> <li>ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.</li> <li>THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.</li> <li>ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.</li> <li>AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 15' IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.</li> <li>ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SOODED.</li> <li>RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.</li> <li>ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA: <ul style="list-style-type: none"> <li>- ALL POLES MUST BE BLACK OR BRONZE</li> <li>- ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF</li> <li>- LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.</li> </ul> </li> <li>ALL STOP SIGNS (R1-1) SHALL BE 30"</li> <li>NO DEWATERING BETWEEN 8 PM AND 6 AM WITHOUT CITY OF FT. PIERCE APPROVAL.</li> <li>AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.</li> <li>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.</li> <li>ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS, ROLLARS, 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.</li> <li>THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S46°30'43"W, ALONG THE NORTH R/W LINE OF SEAWAY DRIVE AND BASED ON FOUND MONUMENTATION.</li> <li>THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS CGS MONUMENT G 231 1965, ELEVATION 4.47 NAVD. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NGVD29 IS BY ADDING 1.499 FT.</li> <li>ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FT. PIERCE CODE OF ORDINANCES.</li> <li>ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFMD REGULATIONS.</li> <li>ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL., EXTRUDED TYPE, ALKID BASE THERMOPLASTIC.</li> <li>ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION.</li> <li>ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVITY</li> <li>ALL UTILITIES MUST BE PLACED UNDERGROUND.</li> <li>THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.</li> <li>PROPANE TANKS TO BE UNDERGROUND.</li> </ol>		

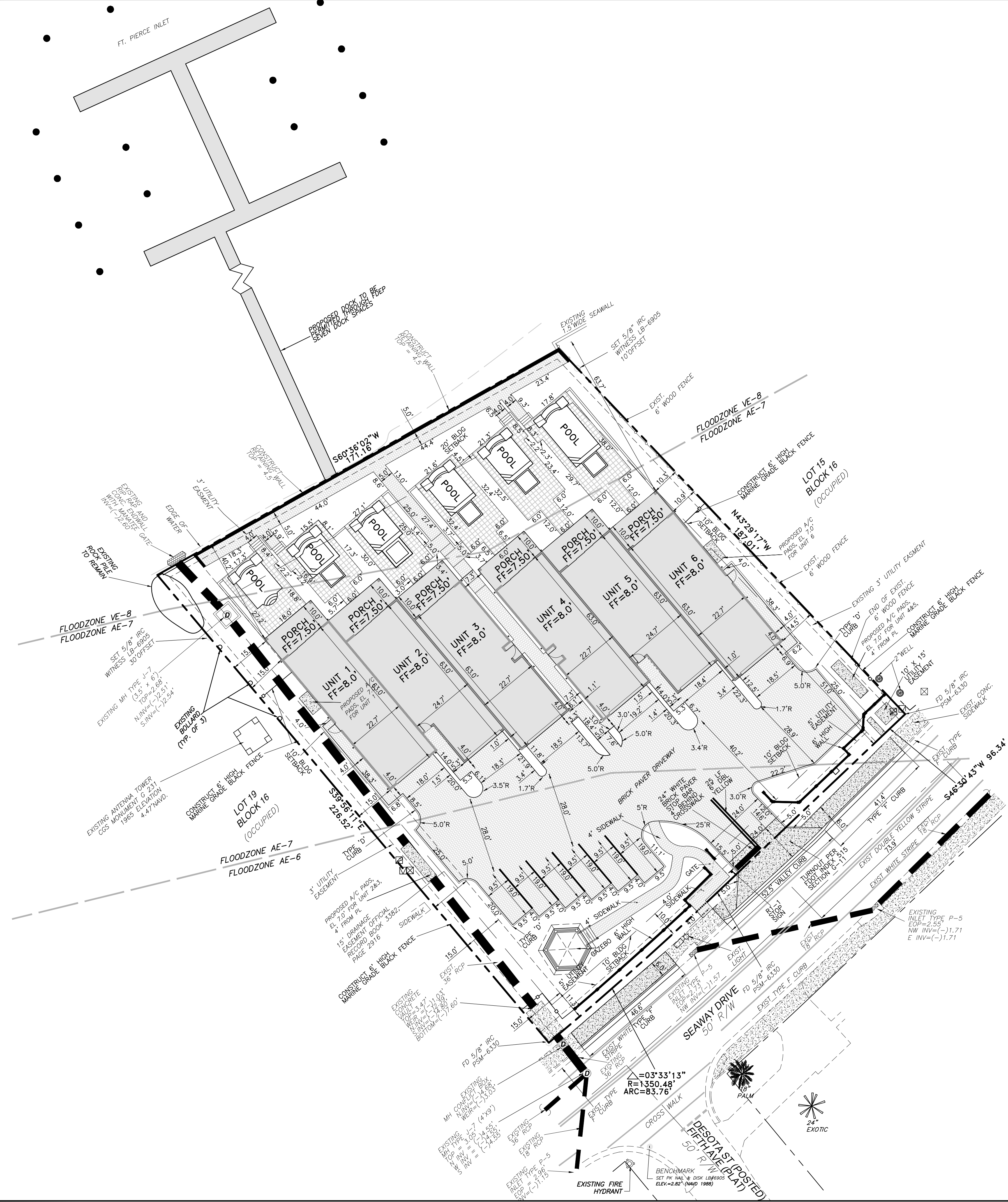
## SCHULKE, BITTLE & STODDARD, L.L.C.

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. 47398  
 WILLIAM P. STODDARD, Ph.D., P.E. REG. NO. 57605



### LEGEND

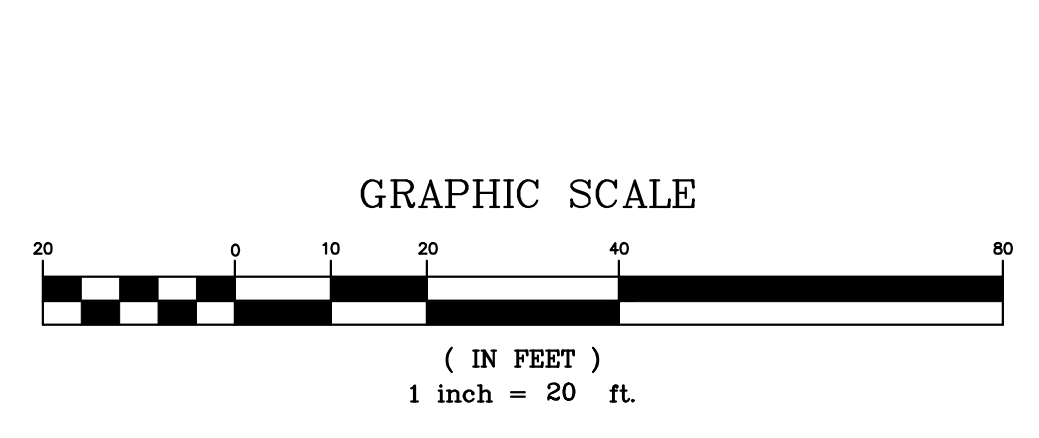
--- EX SAN ---	EXISTING SANITARY SEWERLINE	9.0'R	PROPOSED EOP RADIUS
--- SAN ---	PROPOSED SANITARY SEWERLINE	PROPRANE	1,000 GAL UNDERGROUND PROPRANE TANK
--- EX DRAIN ---	EXISTING DRAINAGE PIPE	24"	24" ADS YARD DRAIN
--- DRAIN ---	PROPOSED DRAINAGE PIPE	STORMTECH	STORMTECH DRAIN
--- EX WM ---	EXISTING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

#### Legend & Abbreviations: (symbols not scaleable for size)

PLS - PROFESSIONAL LAND SURVEYOR	(P) - PLAT	23.5 - PROPOSED GRADE
PSM - PROFESSIONAL SURVEYOR & MAPPER	(C) - CALCULATED	NAVD - NORTH AMERICAN VERTICAL DATUM
LSB - LAND SURVEYING BUSINESS	(T) - TRAFFIC CONTROL BOX	23.5 - TYPICAL ELEVATION
C - CENTERLINE	(W) - WOOD UTILITY POLE	A/C - AIR CONDITIONER
R - RADIUS	(C) - CABLE TV BOX	CONC. - CONCRETE
L - LENGTH	(T) - TELEPHONE SERVICE	F.F. - FINISH FLOOR
Δ - DELTA ANGLE	(E) - ELECTRIC BOX	BSB - BUILDING SETBACK LINE
EP - EDGE OF PAVEMENT	(L) - LIGHT POST	EL.ELEV. - ELEVATION
B.M. - BENCHMARK	(W) - WELL	RIW - RIGHT OF WAY
POC - POINT OF COMMENCEMENT	(H) - HYDRANT	AB - AS-BUILT
POB - POINT OF BEGINNING	(G) - GATE VALVE	PK - PARKER-KALON
(PCP) PERMANENT CONTROL POINT	(I) - IRRIGATION VALVE	
PCP - PERMANENT CONTROL POINT	(W) - WATER METER	
(PRM) PERMANENT REFERENCE MONUMENT	(S) - SANITARY MANHOLE	
(IP) IRON PIPE	(S) - SANITARY SERVICE	
(IP) IRON PIPE	(S) - SEPTIC TANK	
(IRC) IRON ROD & CAP	(M) - DRAINAGE MANHOLE	
(CM) CONCRETE MONUMENT	(C) - CURB INLET	
(M) - MEASURED	(S) - SURFACE INLET	
	(M) - MITERED END SECTION	
	(M) - CONCEPTUAL DRAINAGE	
	(M) - STREET SIGN	

#### NOTES

- ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SOODED. SEED AND MULCH IS NOT ACCEPTABLE.
- ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
- CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
- ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
- THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
- 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.
- ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
- CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.
- PROPRANE TANKS TO BE UNDERGROUND.
- ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FT. PIERCE CODE OF ORDINANCES.



#### HATCH LEGEND

[Hatch Pattern]	PROPOSED BRICK PAVERS
[Hatch Pattern]	EXISTING CONCRETE TO REMAIN
[Hatch Pattern]	PROPOSED CONCRETE
[Hatch Pattern]	PROPOSED BUILDING FOOTPRINT

DATE	REVISION	MARK
5/29/15 <td>DESIGNED J.B.B. <td>1</td> </td>	DESIGNED J.B.B. <td>1</td>	1
10/8/15 <td>REVISED PER COFF <td>2</td> </td>	REVISED PER COFF <td>2</td>	2
11/9/15 <td>REVISED PER COFF, FPIA <td>3</td> </td>	REVISED PER COFF, FPIA <td>3</td>	3
11/17/15 <td>REVISED PER COFF, FPIA <td>4</td> </td>	REVISED PER COFF, FPIA <td>4</td>	4
4/13/2015 <td>REVISED PER UNIT 7 <td>5</td> </td>	REVISED PER UNIT 7 <td>5</td>	5

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**SITE PLAN**  
  
**INLET PALMS**

ENGINEER CERTIFICATION  
 JOSEPH W. SCHULKE  
 FL. REG. NO. 47548  
 JONAH B. BITTLE  
 FL. REG. NO. 57396  
 WILLIAM P. STODDARD  
 FL. REG. NO. 57605

DATE: SHEET 6  
 PROJECT NO. 15-053





# LEGEND

	EXISTING SANITARY SEWERLINE		PROPOSED EOP RADIUS
	PROPOSED SANITARY SEWERLINE		1000 GAL UNDERGROUND PROPAANE TANK
	EXISTING DRAINAGE PIPE		24" ADS YARD DRAIN
	PROPOSED DRAINAGE PIPE		STORMTECH DRAIN
	EXISTING WATER MAIN		PROPOSED WALL
	PROPOSED WATER MAIN		TRENCH DRAIN
	FILTER FENCE/SEPARATOR BARRIER		STREET LIGHT
	EXISTING WOOD FENCE		MODIFIED TYPE 'C' INLET
	PROPOSED FENCE		JUNCTION MANHOLE
	PROPOSED SPOT ELEVATION AT EOP/SIDEWALK		DRAINAGE STRUCTURE LABEL
	PROPOSED GRADE / CONTOUR		FIRE HYDRANT
	PROPOSED DRAINAGE FLOW DIRECTION		PROPOSED SIGN
			SEWER MANHOLE

## GRAPHIC SCALE



LANDSCAPE MATERIAL SCHEDULE							
SYMBOL	AMOUNT	BOTANICAL NAME	COMMON NAME	SIZE	HGT	OTHER	NATIVE
	4	<i>Clusia rosea</i>	PITCH APPLE	2.5" DIA 4.5" AG	12'	5' SPREAD	YES
	7	<i>Veitchia merrii</i>	CHRISTMAS TREE PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	4	<i>Wodyetia bifurcata</i>	FOX TAIL PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	23	<i>Cocos nucifera</i>	MAYPAN COCONUT	10' CLEAR TRUNK	12'	5' SPREAD	YES
	9	<i>Veitchia orcinia</i>	MONTGOMERY PALM	10' CLEAR TRUNK	12'	5' SPREAD	YES
	278	<i>Podocarpus macrophyllus</i>	PODOCARPUS	-	24"	24" O.C.	NO
	431	<i>Ficus microcarpa</i>	GREEN ISLAND FICUS	-	12"	24" O.C.	YES

## LANDSCAPE NOTES

### SECTION 22-187 - GENERAL LANDSCAPING REQUIREMENTS

SECTION 22-187 (a) - GENERAL LANDSCAPING REQUIREMENTS. ALL LANDSCAPING PLANS SHALL MEET OR EXCEED THE FOLLOWING GENERAL LANDSCAPING REQUIREMENTS WHICH SHALL BE CONSIDERED COMPLEMENTARY 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 ANY SUCH PERMIT IS ACCOMPANIED BY A DETAILED LANDSCAPE PLAN MEETING ALL REQUIREMENTS OF THIS ARTICLE. THE DEPARTMENT IS NOT AUTHORIZED TO EXEMPT 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 EXCLUSIVELY 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.

(2) 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 PLANTS 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).

(3) 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 THE TIME OF PLANTING BUT NOT THE SPREAD REQUIREMENT 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 SPECIES OTHER THAN PALM TREES (PALMACEAE FAMILY) EXCEPT WHEN PLANTED IN ACCORDANCE WITH AN APPROVED PLAN PREPARED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT.

(4) 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 TIMES FIVE (5) FEET AND FIVE (5) FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE SIX-INCH PORTLAND CEMENT WITH FIBER MESH AND NO WIRE MESH OR BY A ROOT BARRIER PRODUCT APPROVED BY THE CITY ENGINEER.

(5) 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: MELAUCUA, LEUCADENDRON (PUNK TREE), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER) AND CASUARINA SP. (AUSTRALIAN PINE). NOR MAY ANY OF THE FOLLOWING TREES BE PLANTED FOR PURPOSES OF COMPLYING WITH REQUIREMENTS AS CATEGORICAL 1 ON THE EXOTIC PLANT LIST: CUPANOPSIS ANACARDIODES (CARROTWOOD), DALBERGIA SISOO (ROSEWOOD), ALBIZIA LEBBECK (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLLA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA AZADARACHA (CHINA BERRY), FICUS SPP. (NON-NATIVE FICUS), EUCALYPTUS SPP. (EUCALYPTUS).

(6) 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, WHERE REQUIRED, SHALL BE PLANTED AND MAINTAINED 50 AS TO FORM A HIGHER CONTINUOUS UNBROKEN SOLID VISUAL SCREEN.

(7) GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS, OR IN PART, TO MEET THE REQUIREMENTS OF THIS SECTION, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY CONTAIN WITHIN THREE (3) MONTHS AFTER PLANTING.

(8) 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 PLAGIOLING, SPOORING 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 CERTIFICATE OF OCCUPANCY, SHALL INCLUDE VERIFICATION THAT ANY MULCH IS INSTALLED AT THE REQUISITE DEPTH.

(9) 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.

(10) 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 AND TO BE 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 PLAN PRIOR TO NOTIFICATION 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 CERTIFICATE 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 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 ADJACENT VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED 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, FRABLE, 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 MULCHED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT TO PREVENT ANY CRACKING. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPACITIES TO THE 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 22-53.

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 CONFORMITY 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.

### Legend & Abbreviations: (symbols not scaleable for size)

PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR & MAPPER
LS	LAND SURVEYING BUSINESS
CL	CENTERLINE
R	RADIUS
L	LENGTH
Δ	DELTA ANGLE
EP	EDGE OF PAVEMENT
B/C	BACK OF CURB
B.M.	BENCHMARK
POB	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
PRM	PERMANENT REFERENCE MONUMENT
IP	IRON PIPE
IP	IRON PIPE
IRC	IRON ROD & CAP
IRC	IRON ROD & CAP
CM	CONCRETE MONUMENT
CM	CONCRETE MONUMENT
FOUN	FOUND
(M)	MEASURED
(P)	PLAT
(C)	CALCULATED
☐	TRAFFIC CONTROL BOX
☐	GUY WIRE
☐	WOOD UTILITY POLE
☐	TELEPHONE SERVICE
☐	CABLE T.V. BOX
☐	ELECTRIC POST
☐	LIGHT POST
☐	WELL
☐	HYDRANT
☐	GATE VALVE
☐	IRRIGATION VALVE
☐	WATER METER
☐	SANITARY MANHOLE
☐	SANITARY SERVICE
☐	SEPTIC TANK
☐	DRAINAGE MANHOLE
☐	CURB INLET
☐	SURFACE INLET
☐	MITERED END SECTION
☐	CONCEPTUAL DRAINAGE
☐	STREET SIGN
☐	PROPOSED GRADE
☐	NORTH AMERICAN VERTICAL DATUM
☐	TYPICAL ELEVATION
☐	AIR CONDITIONER
☐	CONC.
☐	CONCRETE
☐	F.F.
☐	FINISH FLOOR
☐	BSB
☐	BUILDING SETBACK LINE
☐	EL.ELEV.
☐	ELEVATION
☐	R/W
☐	RIGHT OF WAY
☐	AS-BUILT
☐	PARKER-KALON

LANDSCAPE CERTIFICATION:

JODAH B. BITTLE  
FCLD #DC1 70/HCI 6527

DATE: \_\_\_\_\_

DATE	REVISION
5/29/15	1
7/1/15	2
10/8/15	3
11/17/15	4
8/2/17	5

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LANDSCAPE PLAN

INLET PALMS

ENGINEER CERTIFICATION  
 JOSEPH W. SCHULKE  
 JODAH B. BITTLE  
 WILLIAM P. STODDARD  
 DATE: \_\_\_\_\_  
 SHEET  
 9A  
 PROJECT NO.  
 15-053