

**Project:** RG TOWERS

**Subject:** Review Comments

**To:** Brandon Creagan

**From:** Rod Reed, County Surveyor  
PW-Engineering Division

**Date:** January 10, 2018

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

- 1) Please provide a signed and sealed survey.
- 2) Please add to the notes. "The expected use of the survey and map" and "All measurements are in accordance with the United States standard, in feet."
- 3) Please add the following statement to your notes "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."
- 4) All survey maps must reflect a survey date, which is the date of data acquisition.
- 5) A reference to all bearings shown on a survey map or report must be clearly stated, i.e., whether to "True North"; "Grid North as established by the NOS"; "Assumed North based on a bearing for a well-defined line, such as the center line of a road or right of way, etc."; "a Deed Call for a particular line"; or "the bearing of a particular line shown upon a plat." References to Magnetic North should be avoided except in the cases where a comparison is necessitated by a Deed Call. In all cases, the bearings used shall be referenced to some well-established and monumented line.

Please provide a written response to all comments

**Rod Reed, County Surveyor**  
St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
www.stlucieco.org  
Ph. (772) 462-1721  
E-mail reedr@stlucieco.org



January 18, 2018

RG Towers (Holly Valdez)  
2141 Alternate A1A Suite 440  
Jupiter, FL 33477

**SUBJECT: RG Towers – 2006 Orange Ave**  
**TECHNICAL REVIEW PROJECT: # 17-04000033**  
**SITE PLAN AND DESIGN REVIEW**

**Comments:**

1. Extend the landscape buffer that will be around the fenced area to include the southern portion of the vehicular use area to the proposed sidewalk.
2. Submit an Irrigation Plan as well as provide clarification on the water schedule that was provided. Currently the water schedule shows the plants being maintained for 90 days. What will happen after the 90s have passed?
3. Provide a Tower Removal Bond & Agreement
4. Detail how vehicles will enter and exit the site. Is there ability for a vehicle to turn around in the driveway or will they have to back into the street?
5. Camouflaging options should be looked into as well as a slim pole design to reduce visibility of the pole and to help it blend in more with its surroundings.
- 6.

**Advisory Comment:**

1. Look into the possibility of buffering the north property line from the adjacent ally way and residential home. This can be done by installing a 6 foot landscape buffer or a 6ft wood fence.

The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: [bcreagan@city-ftpierce.com](mailto:bcreagan@city-ftpierce.com).

Sincerely,

Brandon Creagan, LEED Green Associate  
Planner



**TO : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : RG Towers - 2006 Orange Avenue – Conditional Use  
TRC No. 17-04000033**

**DATE : January 18, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on January 5, 2018:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Application Package                                   | <input type="checkbox"/> P/D Drawings & Approved Site Plan                       |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |  |   |                              |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend                              | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Conditional Use Approval w/ conditions | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

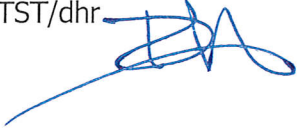
Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for conditions of approval

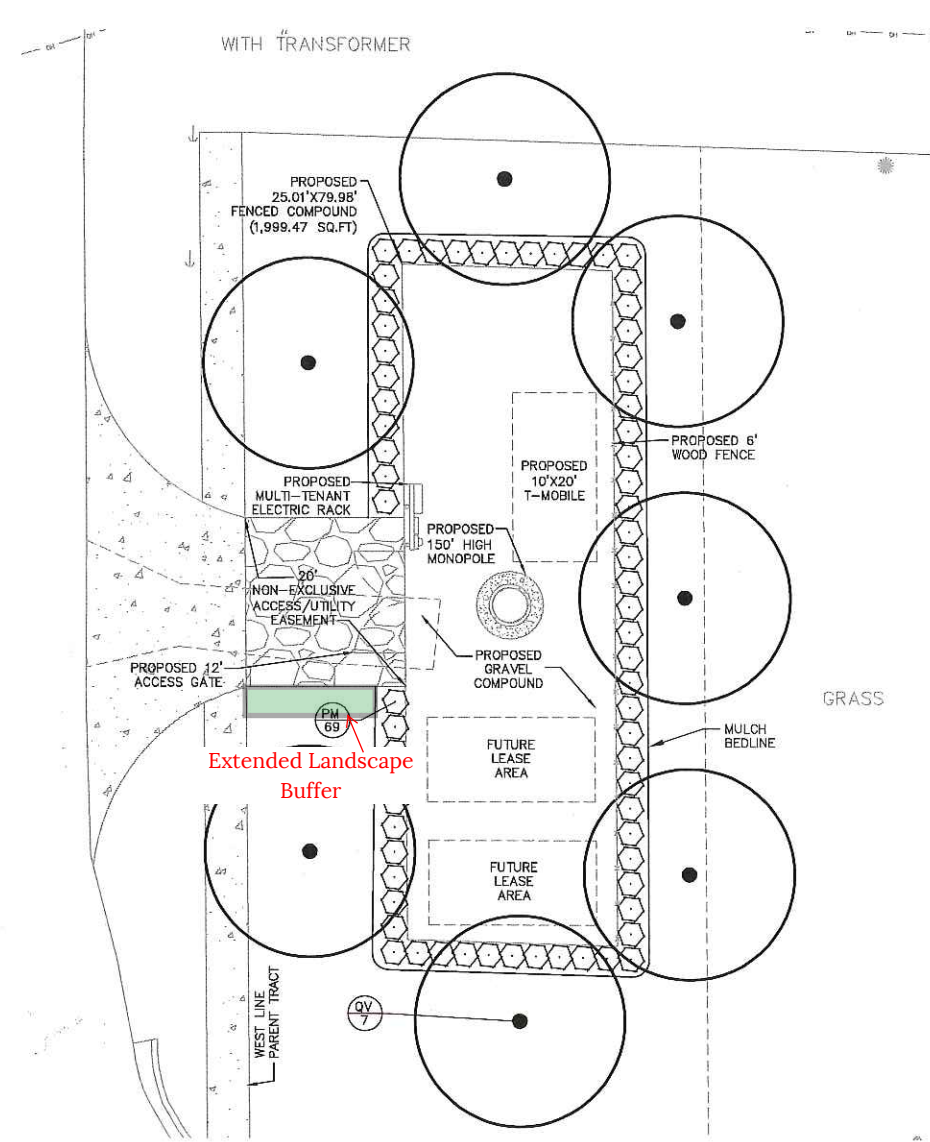
ENGINEERING CONDITIONS OF APPROVAL:

1. Please reduce the driveway radius to a maximum of 10'.
2. Sheet 2 of 5 does not scale accurately; please confirm graphic scale and update plan accordingly.

JRA/TST/dhr

A handwritten signature in blue ink, appearing to be 'JRA/TST/dhr', written over the typed name.

Drawing name: K:\WPB\_CVA\CELL\_SITES\TOP\_Tower\144042047 FT. Pierce - 2006 Orange Ave\land\2ba\LI.DWG L1 - LANDSCAPE PLANS Nov 14, 2017 8:28pm by: markmerritt



**LANDSCAPE WATERING SPECIFICATIONS AND NOTES**

- A. WATER-SOLUBLE GEL SOIL AMENDMENT**
1. ALL PLANTINGS SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, WITH POLYMER GEL SLURRY (AS DESCRIBED IN THESE SPECIFICATIONS), UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
  2. A WATER-ABSORBING POLYMER GEL PRODUCT (AGRODIAMONDS (TM)) THAT HAS BEEN HYDRATED ACCORDING TO MANUFACTURER'S DIRECTION SHALL BE PLACED INTO EACH HOLE PRIOR TO PLANTING. SEE APPLICATION RATE CHART, THIS SHEET. AGRODIAMONDS (TM) BY AGROTECH AMERICA (561) 743-8025.
- B. WATER**
1. 90 DAYS OF WATER MONITORING SHALL BE SCHEDULED FOR ALL PLANTINGS UNDER THIS CONTRACT.
  2. IF SITE EXPERIENCES DROUGHT OR IF RAINFALL DOES NOT ACCUMULATE 2" PER WEEK DURING THE MONITORING PERIOD, HAND WATERING WILL BE NECESSARY.
  3. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER (MEETING THE ABOVE STANDARD) FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. SUITABLE WATER MAY BE AVAILABLE IN THE ADJACENT CANAL - COORDINATE WITH OWNER FOR PERMISSIONS.
  4. WATERING PROJECT PLANTINGS MAY BE ACHIEVED BY WATER TRUCK OR BY TEMPORARY IRRIGATION SYSTEM, WHICH MUST BE REMOVED AT THE END OF THE MAINTENANCE PERIOD.
  5. CONTRACTOR SHALL SUPPLEMENT RAINFALL BY HAND-WATERING AND DOCUMENT WATERING EFFORTS THROUGH RAINFALL DATA AND MONITORING RECORDS. FOR BIDDING PURPOSES, FOLLOW THE SCHEDULE BELOW:
- DAY 1: WATER IN PLANTINGS PER SPECS.  
 DAY 2-30: 1/2" OF WATER EACH DAY FOR MON, WED, SATURDAY  
 DAY 31-90: 1/2" OF WATER EACH DAY FOR MON, SATURDAY

- C. FERTILIZER**
- CONTRACTOR SHALL INCLUDE FERTILIZER IN HYDRATED GEL SLURRY MIX. FERTILIZER SHALL BE A WATER SOLUBLE 14-14-14, CONTROLLED-RELEASE TYPE. MIX WITH GEL AT A RATE OF ONE OUNCE PER PLANT. ESTIMATE PLANT QUANTITIES FOR GEL PRODUCT AND MIX FERTILIZER APPROPRIATELY.
- SIX WEEKS AFTER PLANTING, BROADCAST 10-10-10 CONTROLLED-RELEASE FERTILIZER AT A RATE OF 400 LBS PER ACRE OVER THE ENTIRE PLANTED AREA.

CONTAINER SIZE	AGRODIAMONDS (TM) (RAW PRODUCT)
30 GAL	8 CUPS (46 OZ)
7 GAL	2 CUPS (11.5 OZ)

\*MIX INTO BACKFILL MATERIAL FOR PLANT PITS. WORK MIX INTO SOIL WITH SHOVEL/SPADE.  
 \*AGRODIAMONDS (TM) MUST BE HYDRATED (WATER-IN) FROM TOP. DO NOT WATER BY INJECTION (SUBSURFACE).  
 \*MIX FERTILIZER IN HOLE PRIOR TO WATERING.

- PLANTING NOTES:**
1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
  2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
  3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
  4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
  5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
  6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
  7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.

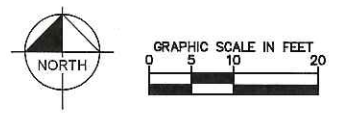
**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	SIZE	QTY
QV	Quercus virginiana	Southern Live Oak	30 gal	3" Cal.	10'HT X 5'SPR	7

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	O.C.	SIZE	QTY
PM	Podocarpus macrophyllus	Podocarpus	7 gal	36" O.C.	6'H Min	69

CODE COMPLIANCE SUMMARY:	
PERIMETER BUFFER REQUIRED: SHADE TREES 1/30 LF 193 LF / 30 LF CONTINUOUS HEDGE 6' H	PROVIDED: 7 SHADE TREES CONTINUOUS HEDGE 6' H



This document, together with the concepts and design presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any portion of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**RG Towers, LLC**  
 2141 Alternate A1A South, Suite 440  
 Jupiter, FL 33477

**PROJECT INFORMATION:**  
**FT PIERCE-ORANGE AVE**  
 2006 ORANGE AVE  
 FORT PIERCE, FL 34950  
 ST LUCIE COUNTY

**CURRENT ISSUE DATE:**  
 NOVEMBER 2017

**ISSUED FOR:**  
 SITE PLAN REVIEW

**REV. DATE DESCRIPTION:**

REV.	DATE	DESCRIPTION



**PLANS PREPARED BY:**  
**Kimley-Horn**  
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
 1920 WEKIVA WAY, SUITE 200  
 WEST PALM BEACH, FLORIDA 33411  
 (561) 845-0665  
 FBPE CA00000895

**PROVIDER:**

**DRAWN BY: CHK. APV.:**  
 MM LF MM

**LICENSURE:**  
 TRICIA C. RICHTER, PLA LA#6667244

**SHEET TITLE:**  
 LANDSCAPE PLANS

**SHEET NUMBER: REVISION:**  
**4/5**

**KHA Job #:**  
 144042047