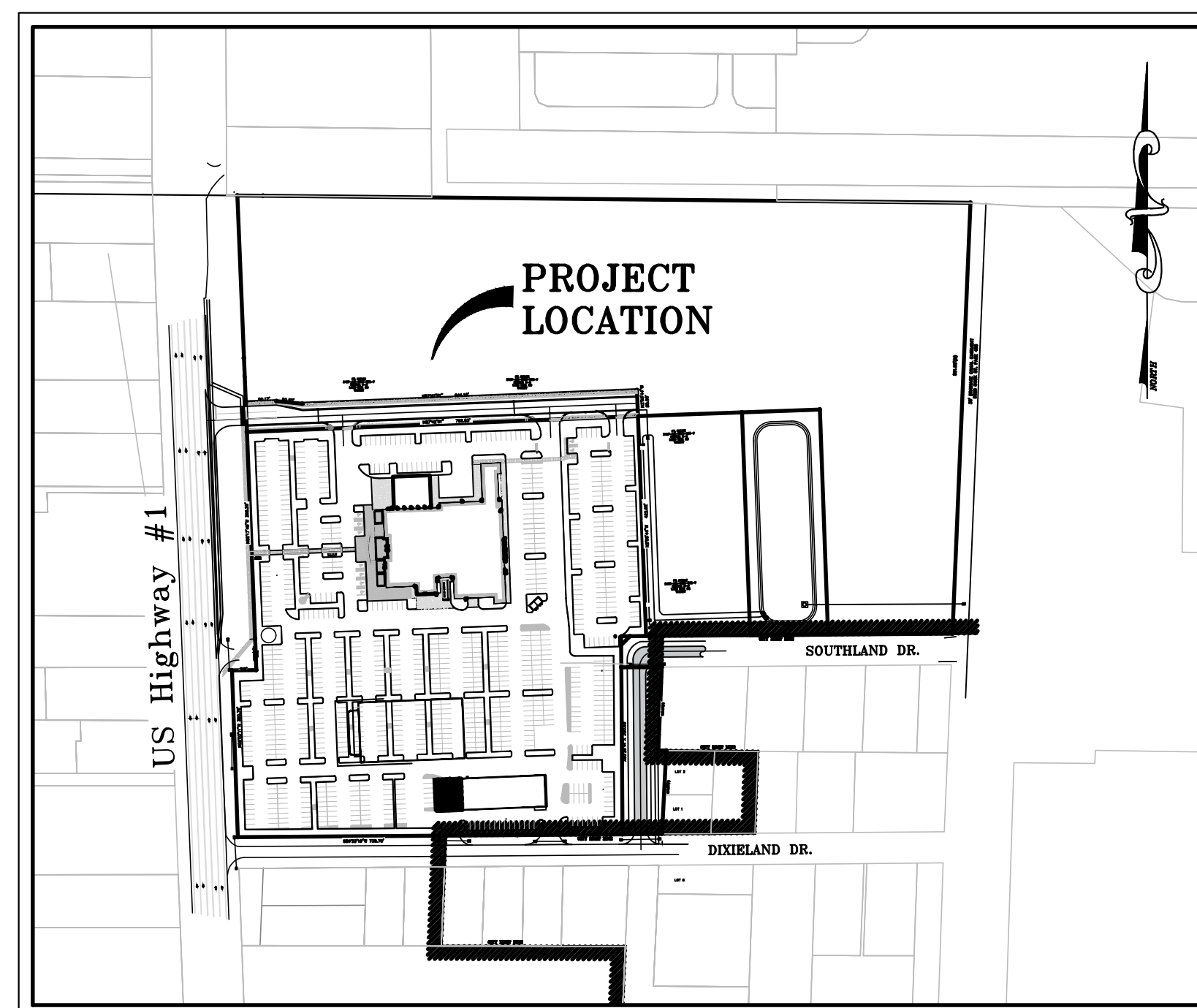


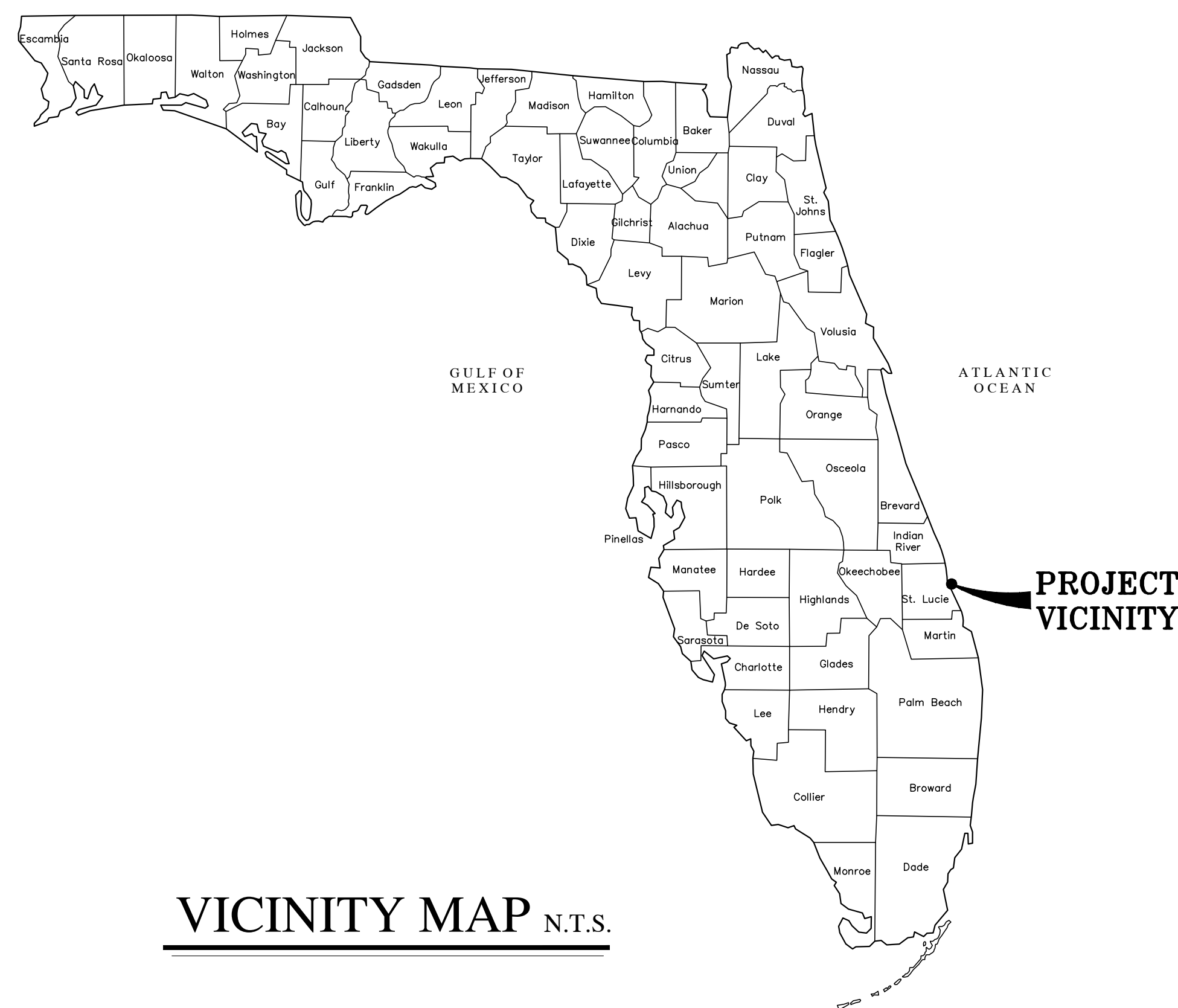
MAJOR SITE PLAN FOR BEV SMITH TOYOTA

IN
FT. PIERCE
ST. LUCIE COUNTY, FLORIDA



LOCATION MAP N.T.S.

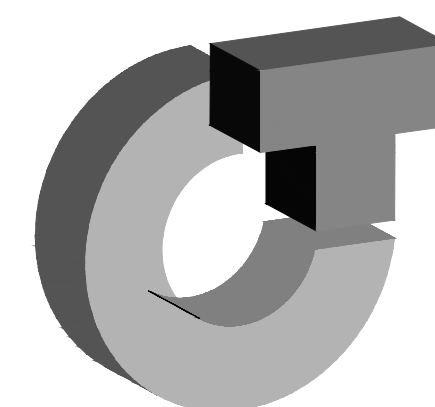
3350 SOUTH US #1, FT. PIERCE
SECTIONS 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST



VICINITY MAP N.T.S.

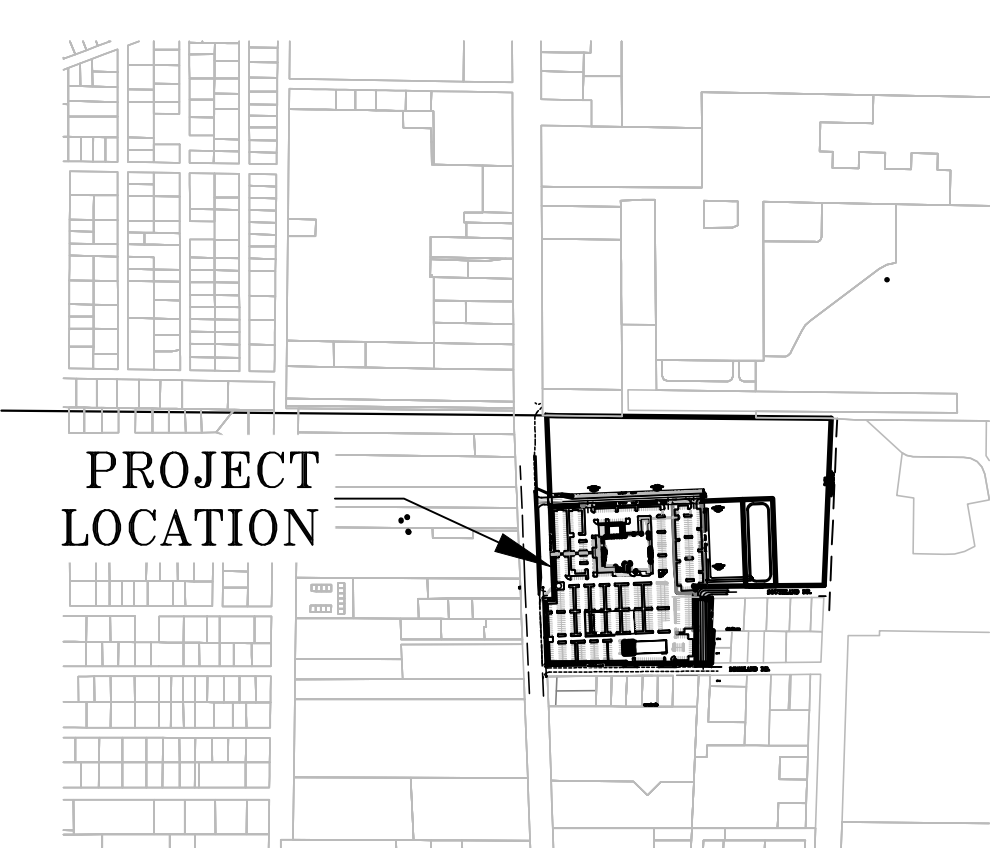
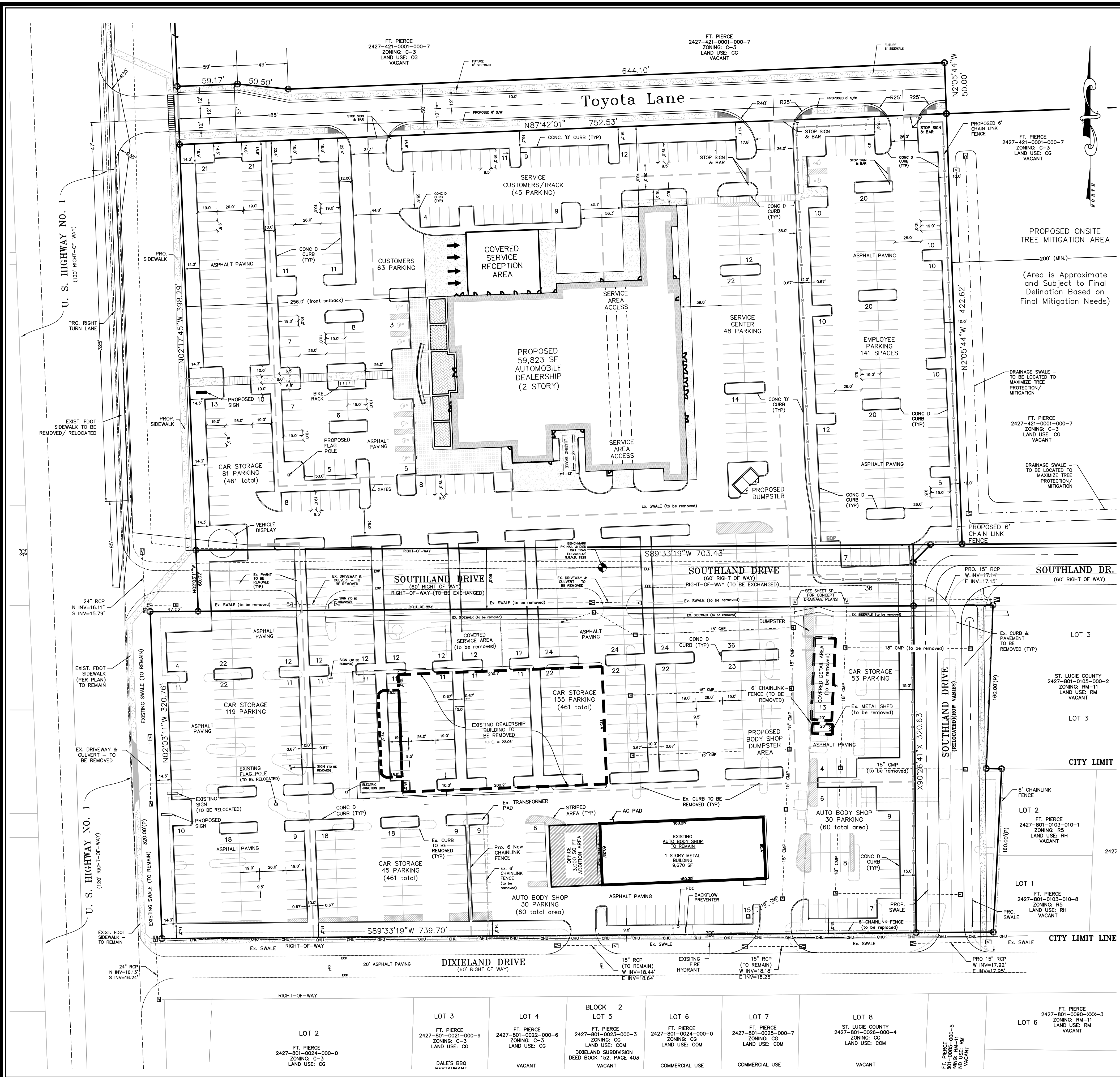
INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SURVEY
3-6	SITE PLAN

SUBMITTAL DATE: 4-30-2018



CULPEPPER & TERPENING INC
CONSULTING ENGINEERS | LAND SURVEYORS

2980 SOUTH 25TH STREET * FORT PIERCE, FLORIDA 34981 * (772) 464-3537
151 S.W. FLAGLER AVE * STUART, FLORIDA 34994 * (772) 220-3376
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286



LOCATION MAP
SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST
3350 S US HIGHWAY 1
FORT PIERCE, FL

SITE DATA TABLE

Owner/Applicant: NSS Acquisitions 3350 So. US Highway 1 Ft. Pierce, FL 34982	3300 US 1 LLC 7845 SW Ellipse Way Stuart, Florida 34997
Engineer / Surveyor: Culpepper & Terpening, Inc. 2980 South 25th Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-9497 www.ct-eng.com	Landscape Architect: HJA Design Studio 50 E. Ocean Blvd. Stuart, Florida 34994 Phone: (772) 678-7200 Fax: (772) 678-7201 www.info@hjustudio.com
Architect: Hartman Architecture, Inc. 5706 So. MacDill Ave. Ste 4 Tampa, Florida 33611 Phone: (813) 251-2190 Fax: (813) xxx-xxxx www.hartmanarchitecture.com	Environmental: Hobe Sound Environmental Consultants 9512 SE Duncan St. Hobe Sound, FL 33455 Phone: (772) 545-3676 Fax: (772) xxx-xxxx bobsenv@gmail.com

- Project Name:** Bev Smith Toyota - Auto Dealership
- Location:** 3350 So. US #1, Ft. Pierce, Florida 34982
- Project Description:** Automobile Sales and Service Center
- Sec/Town/Range:** Section 27/ Range 35S/ Township 40E
- Tax Map:** 24/27/5
- Parcel ID Numbers:** 2427-421-0001-000-7 (part of)
2427-801-0001-000-3
- Gross Site Area:**

13.5 Automobile Dealership Parcel	588,060 sq feet
0.6 Street A (new street)	26,136 sq feet
0.9 Street B (relocated Southland Dr.)	39,204 sq feet
- Zoning:** C3 Commercial General 13.5 acres
- Land Use:** GC General Commercial 13.5 acres
- Site Density/Intensity:** Maximum Residential Density 15 du/ac (limited to max of 20% of gross floor area)
Maximum FAR (Nonresidential) - 1.0 (Maximum Coverage by Buildings (60%))
- Development Schedule:**

Start:	Summer 2018
Complete:	Summer 2019
- Flood Zone:** The project site is located in Flood Zone X (Area of Minimal Flood Hazard), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0189J, Feb 16, 2012.
- Site Coverage:**

	acreage	sq feet	% of site	FAR
Buildings (all types)	1.2	52,301	9%	0.12
Roadways/Parking	9.8	425,000	72%	n/a
Other Impervious	0.6	26,500	5%	n/a
Open Space/ Landscape	1.9	82,532	14%	n/a
Lakes	0.0	-	0%	n/a
Totals	13.5	586,333	100%	

Notes:
1. All areas are approximate and subject to change as part of final construction plans.
2. FAR coverage based on total bldg sq ft (73,300)/ gross lot area.
- Parking:**

required parking - 1 space/ 250 sq feet building area				
Building Area (000's)	SP/1,000 sf	=	req'd	provided
73.3	4		293	990

handicapped parking required (based on Code required parking)

code req'd pkg	HC pkg req'd	HC Pkg Provided
293	7 (public accessible)	9
- Building Hgt.:** Maximum Bldg. Hgt. 65 feet
- Utility Service:**

Water Service (Utility)	FPUA	Electric Service	FPUA
Sewage Service (Utility)	FPUA	Telcom Service (backbone)	ATT
Re-Use Water (Utility)	n/a	Cable Service (primary)	Comcast
- Refuse:** Trash and Solid Waste is collected by Ft. Pierce approved waste haulers.
- Site Drainage (preliminary):** The existing drainage system shall be utilized and a new dry detention system will be constructed to provide for the additional construction. Storm drainage facilities shall conform to Chapter 17 of the Ft. Pierce Code of Ordinance and Standard Specifications adopted by the City Commission February 13, 1978.
- City of Ft. Pierce General Notes:**
 - Project must comply with Chapter 17 & Chapter 22 & Article XII per City of Ft. Pierce Code.
 - Parking space striping shall conform to Section 22-60(C)(8) of the Ft. Pierce City Code.

City Ft. Pierce Project Number:
18-0700004

LOT 2 FT. PIERCE 2427-801-0024-000-0 ZONING: C-3 LAND USE: CG	LOT 3 FT. PIERCE 2427-801-0021-000-9 ZONING: C-3 LAND USE: CG	LOT 4 FT. PIERCE 2427-801-0022-000-6 ZONING: C-3 LAND USE: CG	LOT 5 FT. PIERCE 2427-801-0023-000-3 ZONING: CG LAND USE: COM	LOT 6 FT. PIERCE 2427-801-0024-000-0 ZONING: CG LAND USE: COM	LOT 7 FT. PIERCE 2427-801-0025-000-7 ZONING: CG LAND USE: COM	LOT 8 ST. LUCIE COUNTY 2427-801-0026-000-4 ZONING: CG LAND USE: COM	LOT 9 FT. PIERCE 2427-801-0027-000-3 ZONING: RM-11 LAND USE: RM
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COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING, INC
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PHONE: 772-220-3376 • FAX: 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB-4266

- REVISIONS -

BY	DATE
DJM	04/29/18

SITE PLAN REVISIONS PER FTP TECHNICAL REVIEW COMMENTS

FIELD	BY	DATE
CALCS.	DJM	03/15/18
DRAWN	DJM	03/15/18
DETAILED		
CHECKED		
APPROVED		

SITE PLAN
PREPARED FOR
BEV SMITH TOYOTA

DATE: 10/29/17
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A

JOB No. **15-014**
SHEET **4** OF **6**

Landscape Data

Landscape Strip Adjacent to Public R.O.W

Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (300) square feet of required landscaped area.

Toyota Lane (North): 600 LF x 10 = 6,000 sf

Trees Required: (6,000 sf / 300) = 20 Trees
Trees Provided: = 20 Trees
(12 Trees + 5 Palms (1:1) + 9 Palms (3:1))

US Hwy 1 (West): 779 LF x 10 = 7,790 sf

Trees Required: (7,790 sf / 300) = 26 Trees
Trees Provided: = 26 Trees
(21 Palms (1:1) + 15 Palms (3:1))

Dixieland Drive (South): 679 LF x 10 = 6,790 sf

Trees Required: (6,790 sf / 300) = 23 Trees
Trees Provided: = 23 Trees
(19 Trees + 12 Palms (3:1))

Southland Drive (East): 364 LF x 10 = 3,640 sf

Trees Required: (3,640 sf / 300) = 12 Trees
Trees Provided: = 12 Trees
(12 Trees)

Interior Vehicular Use Areas

Vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. One tree for each one hundred (100) square feet of required landscaped area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations.

Vehicular Use Area: 425,000 sf

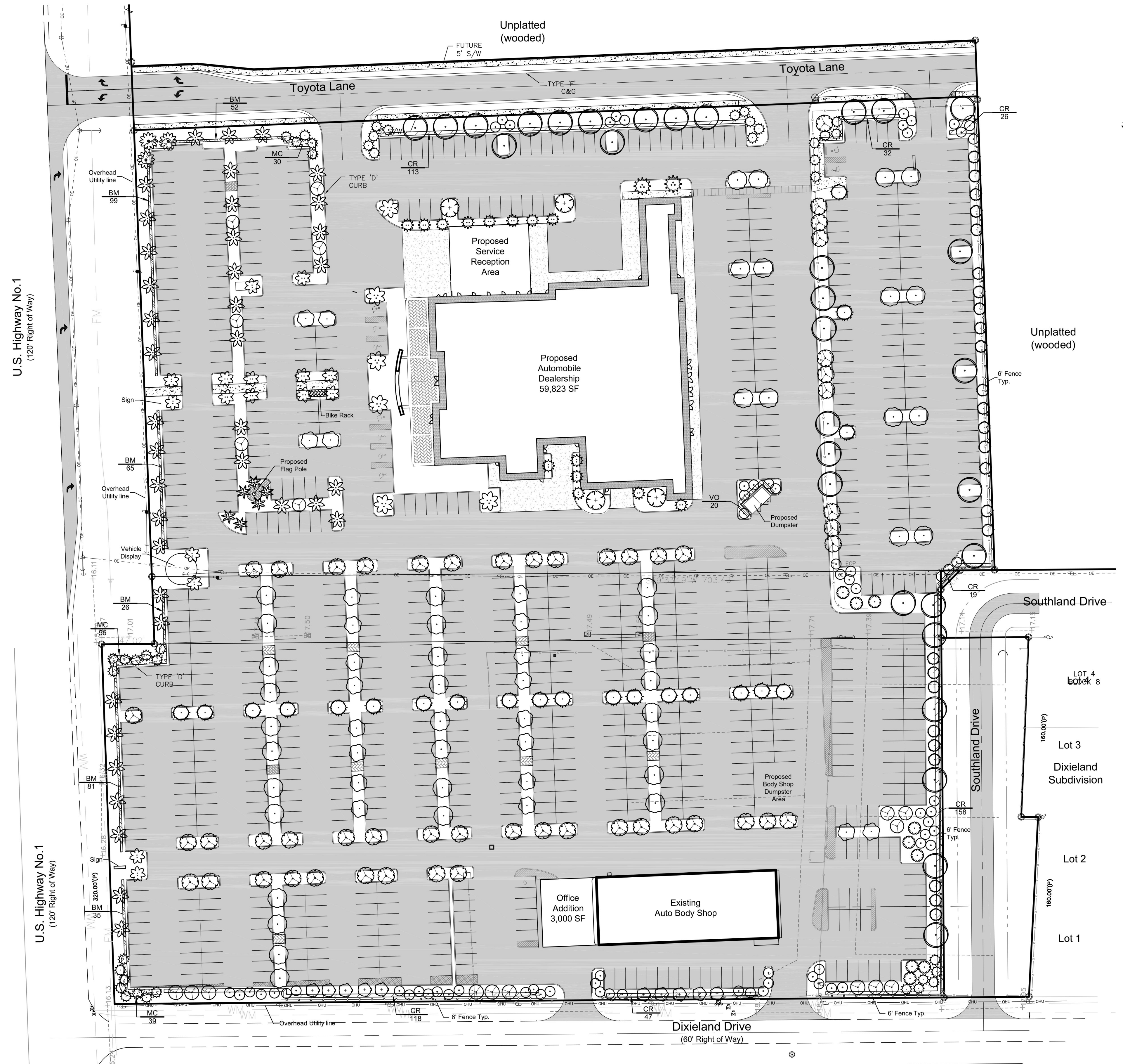
Landscape Area Required: (425,000 sf / 15 sf) = 28,333 sf
Landscape Area Provided: = 82,500 sf

Trees Required: (28,333 LF / 100) = 284 Trees
Trees Provided: = 284 Trees

(210 Trees + 30 Palms (1:1) + 30 Palms (2:1) + 87 Palms (3:1))

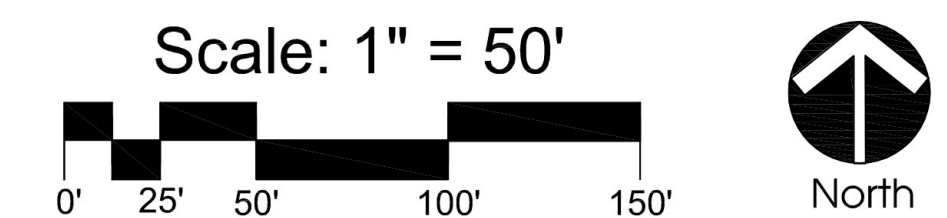
TREE SCHEDULE				
TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	NATIVE
	42	Conocarpus erectus / Green Buttonwood	25' Cal, 12' Ht. x 5' Spr. Min, Std, 5' ct.	Yes
	22	Elaeocarpus decipiens TM / Japanese Blueberry Tree	25' Cal, 12' Ht. x 5' Spr. Min, Std, 5' ct.	No
	21	Ilex cassine / Dahoon Holly	25' Cal, 12' Ht. x 5' Spr. Min, Std, 5' ct.	Yes
	10	Ilex x attenuata "Eagleston" / Eagleston Holly	25' Cal, 12' Ht. x 5' Spr. Min, Std, 5' ct.	Yes
	26	Ilex x attenuata "East Palatka" / East Palatka Holly	25' Cal, 12' Ht. x 5' Spr. Min, Std, 5' ct.	Yes
	51	Lagerstroemia indica "Muskogee" / Crape Myrtle	25' Cal, 12' Ht x 5' Spr. Min, Multi-trunk, 5' ct.	No
	18	Lagerstroemia x Tuscarora / Crape Myrtle Coral Pink	25' Cal, 12' Ht x 5' Spr. Min, Multi-trunk, 5' ct.	no
	4	Magnolia grandiflora "D.D. Blanchard" TM / Southern Magnolia	25' Cal, 12' Ht. x 5' Spr. Min, Std, 5' ct.	Yes
	9	Magnolia grandiflora "Little Gem" / Dwarf Southern Magnolia	25' Cal, 12' Ht. x 5' Spr. Min, Std, 5' ct.	Yes
	31	Quercus virginiana "Cathedral" / Cathedral Live Oak	25' Cal, 12' Ht. x 5' Spr. Min, Std, 5' ct.	Yes
PALM TREES				
	QTY	BOTANICAL NAME / COMMON NAME	SIZE	NATIVE
	6	Adonidia merillii / Christmas Palm * Requested Tree Ratio (1 : 1)	10' ct. Min., Triple Specimen	No
	3	Bismarckia nobilis "Silver" / Silver Bismark Palm * Requested Tree Ratio (1 : 1)	10' CT Min.	No
	14	Ptychosperma elegans / Alexander Palm * Requested Tree Ratio (2 : 1)	10' CT. Min., Double Specimen	No
	2	Ptychosperma elegans / Alexander Palm * Requested Tree Ratio (1 : 1)	10' ct. Min., Triple Specimen	No
	39	Roystonea regia / Royal Palm * Requested Tree Ratio (1 : 1)	10' CT Min.	Yes
	69	Sabal palmetto / Cabbage Palm * Tree Ratio (3 : 1)	10' CT Min.	Yes
	42	Washingtonia robusta / Mexican Fan Palm * Tree Ratio (3 : 1)	10' CT Min.	No
	16	Wodyetia bifurcata / Foxtail Palm * Requested Tree Ratio (2 : 1)	10' CT. Min., Double Specimen	No
	6	Wodyetia bifurcata / Foxtail Palm * Requested Tree Ratio (1 : 1)	10' ct. Min., Triple Specimen	No

* Requested Palm Tree Ratios for Staff Approval



SHRUB SCHEDULE						
SHRUB HEDGE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	DETAILS	NATIVE	SPACING
BM	358	Buxus microphylla japonica / Japanese Boxwood *Requesting Low Hedge along US-1	3 gal	*Full	No	24" o.c.
CR	513	Chrysobalanus icaco "Red Tip" / Red Tip Cocoplum	3 gal	24" Ht. Min.	Yes	36" o.c.
VO	20	Viburnum odoratissimum / Sweet Viburnum	3 gal	24" Ht. Min.	No	36" o.c.
SHRUBS / GROUNDCOVERS						
	QTY	BOTANICAL NAME / COMMON NAME	SIZE	DETAILS	NATIVE	SPACING
MC	153	Muhlenbergia capillaris / Pink Muhly	3 gal	*Full Pot	Yes	36" o.c.

* Requested Low Hedge along U.S.-1 for Staff Approval



50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994

T 772.678.7200
F 772.678.7201

www.hjadesignstudio.com
LA 0000905

BEV SMITH TOYOTA
 City of Fort Pierce
 Landscape Plan
 Florida



Job No. 16029
Drawn By TT
Checked By MH
Approved By MH
Submission Dates 03-20-18

Revision Dates 04-25-18

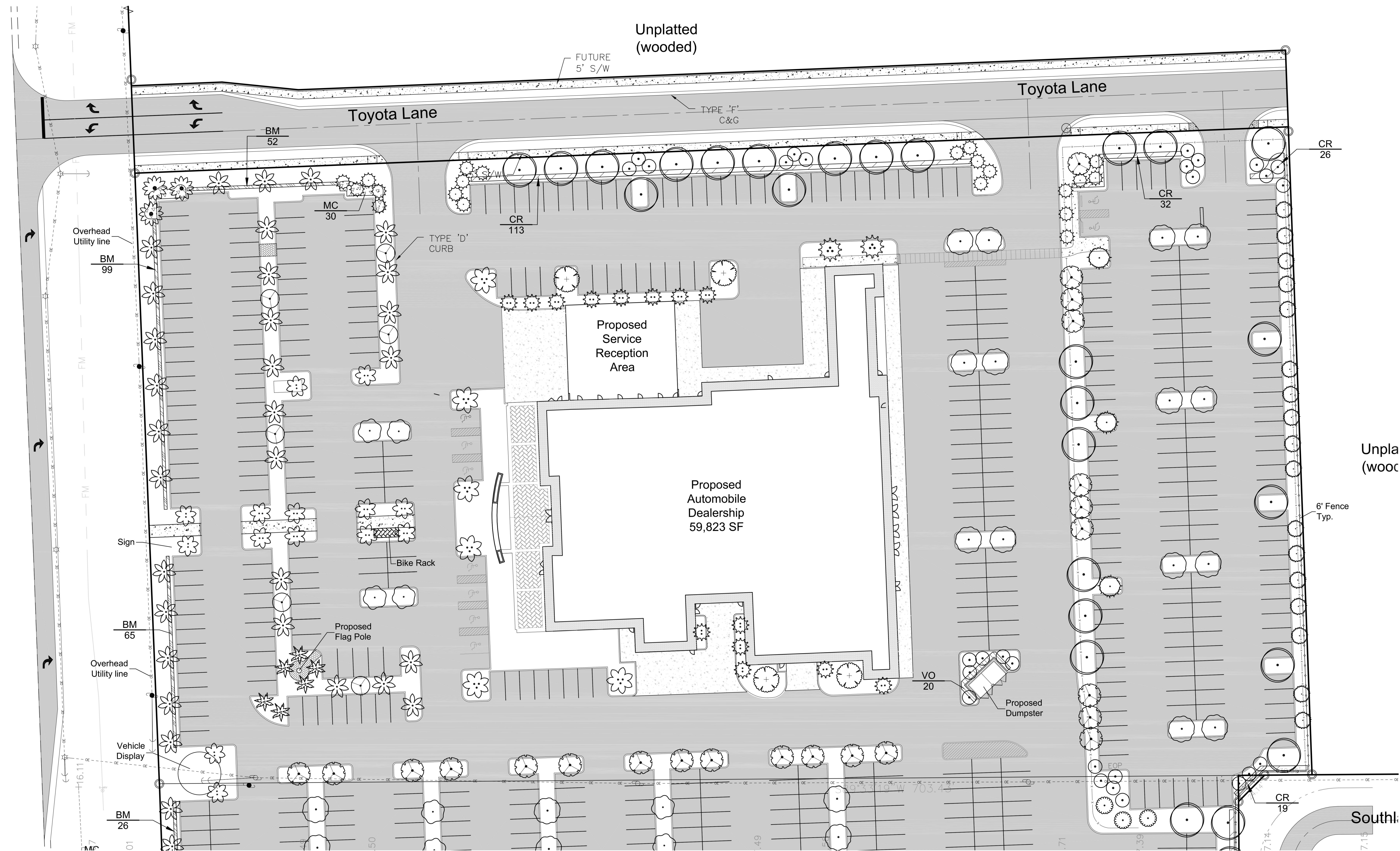
LP-1

Florida

BEV SMITH TOYOTA

City of Fort Pierce
Landscape Plan

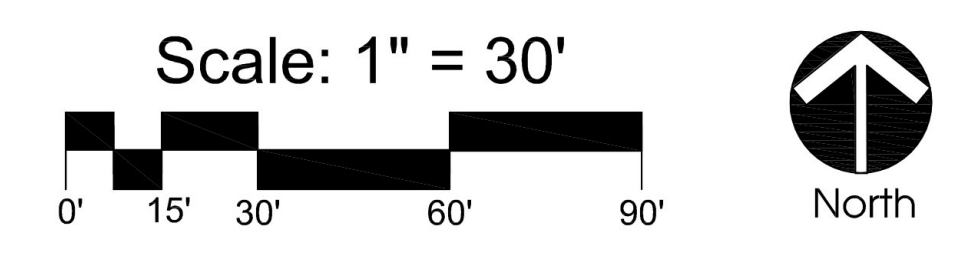
(120' Right of Way)



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designer.



Job No.	16024
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	03-20-18
Revision Dates	04-25-18

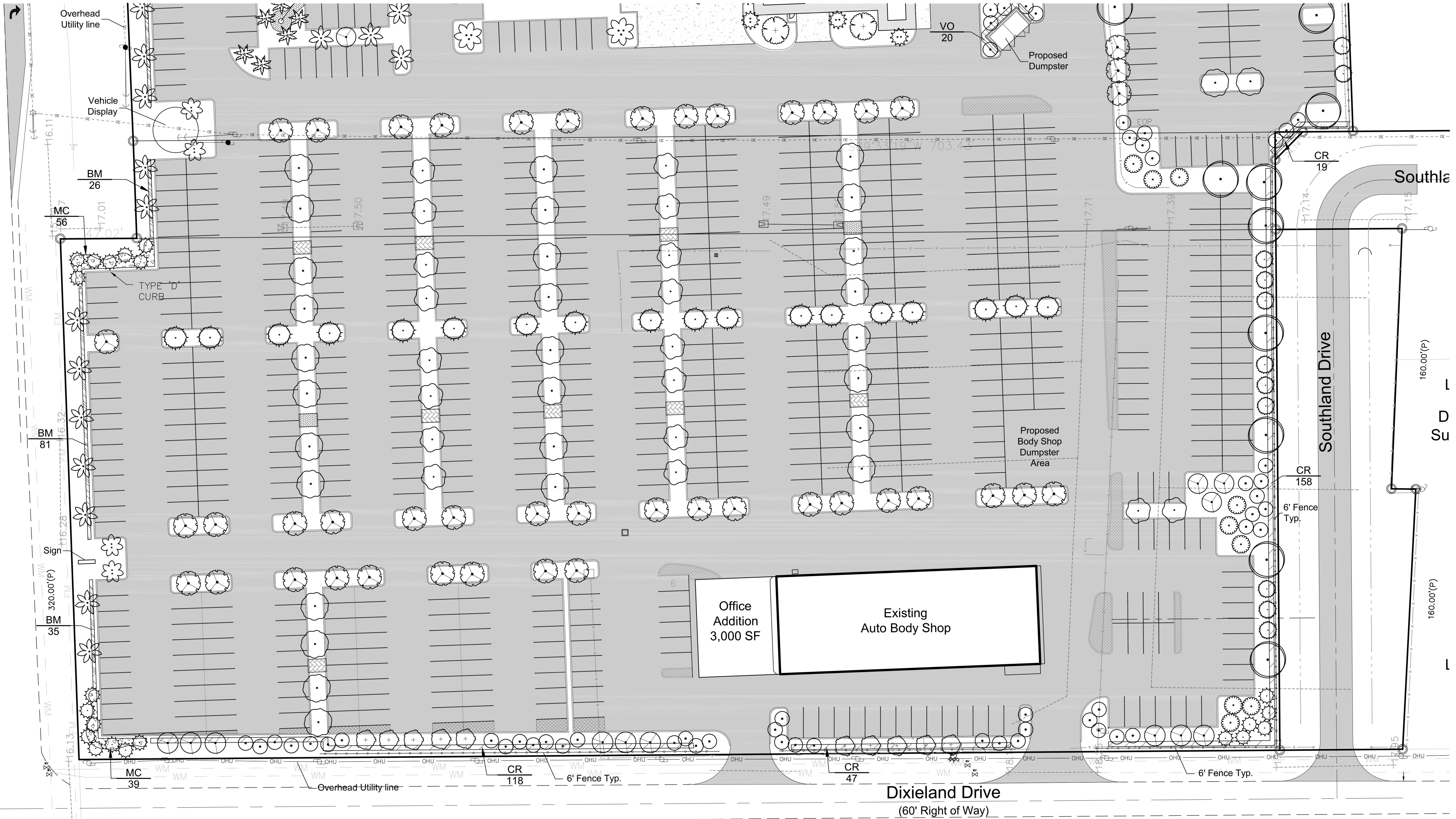


LP-2

BEV SMITH TOYOTA

City of Fort Pierce
Landscape Plan

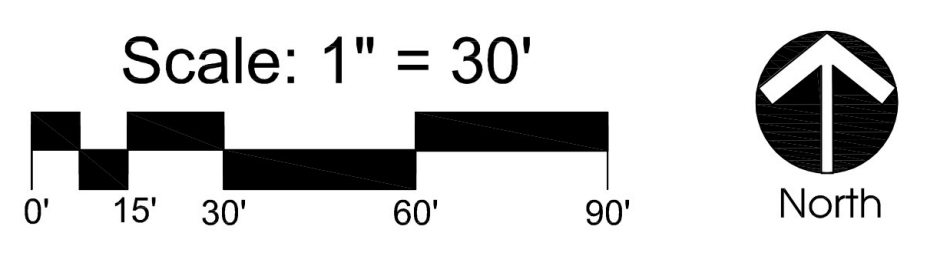
U.S. Highway No. 1
(120' Right of Way)



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Job No.	16024
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Checked By	MH
Approved By	MH
Submittal Dates	03-20-18
Revision Dates	XXXXXX



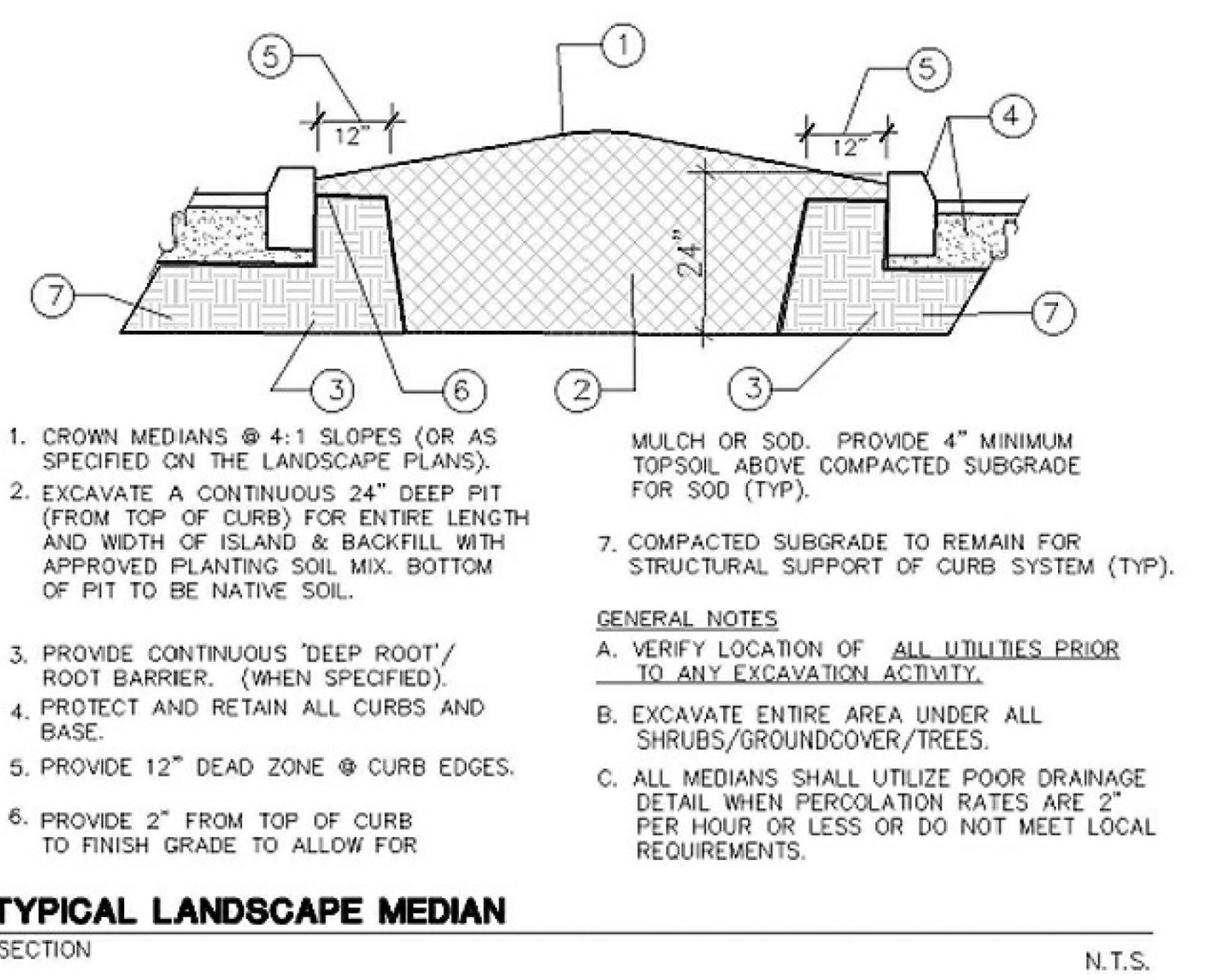
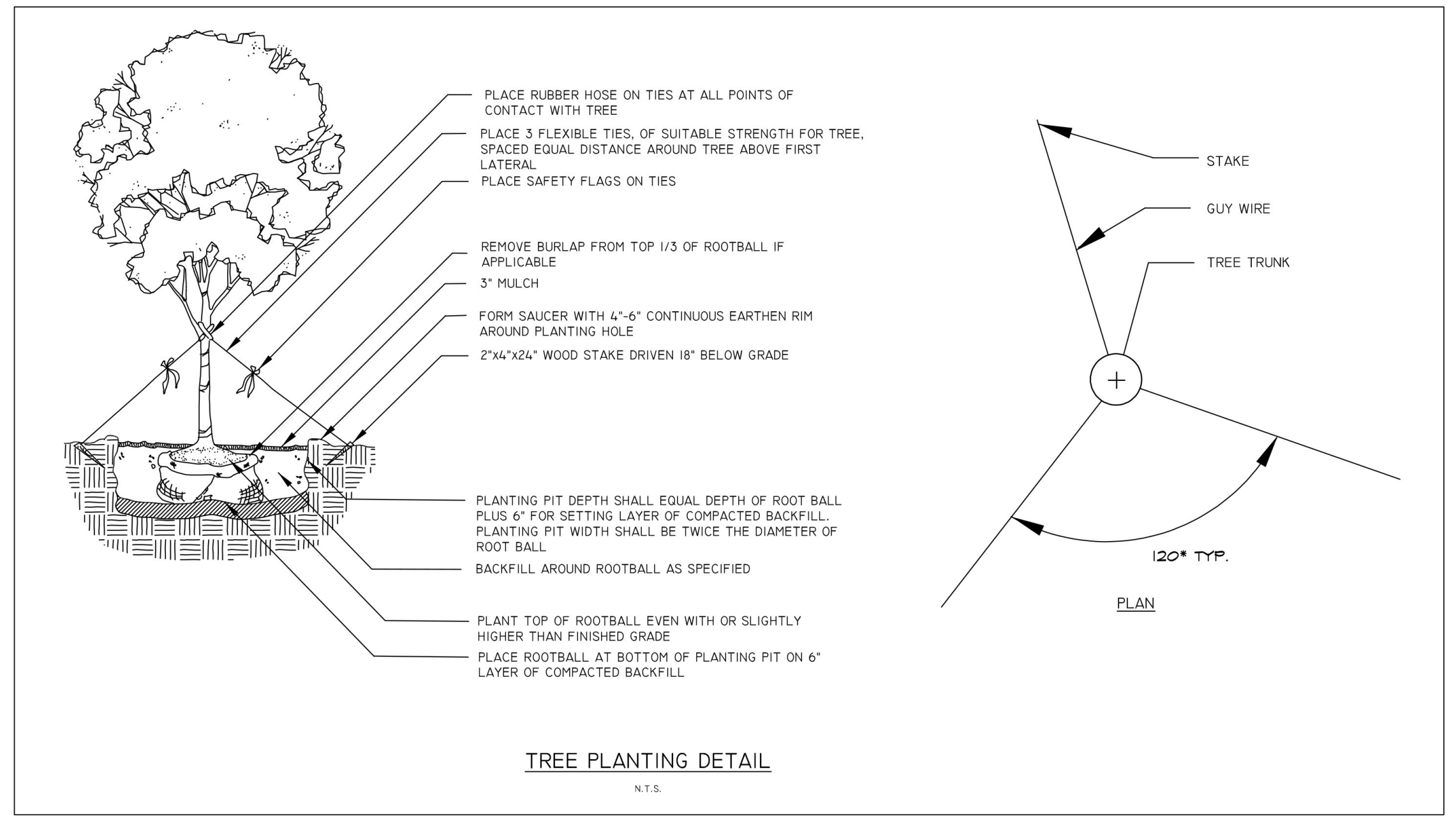
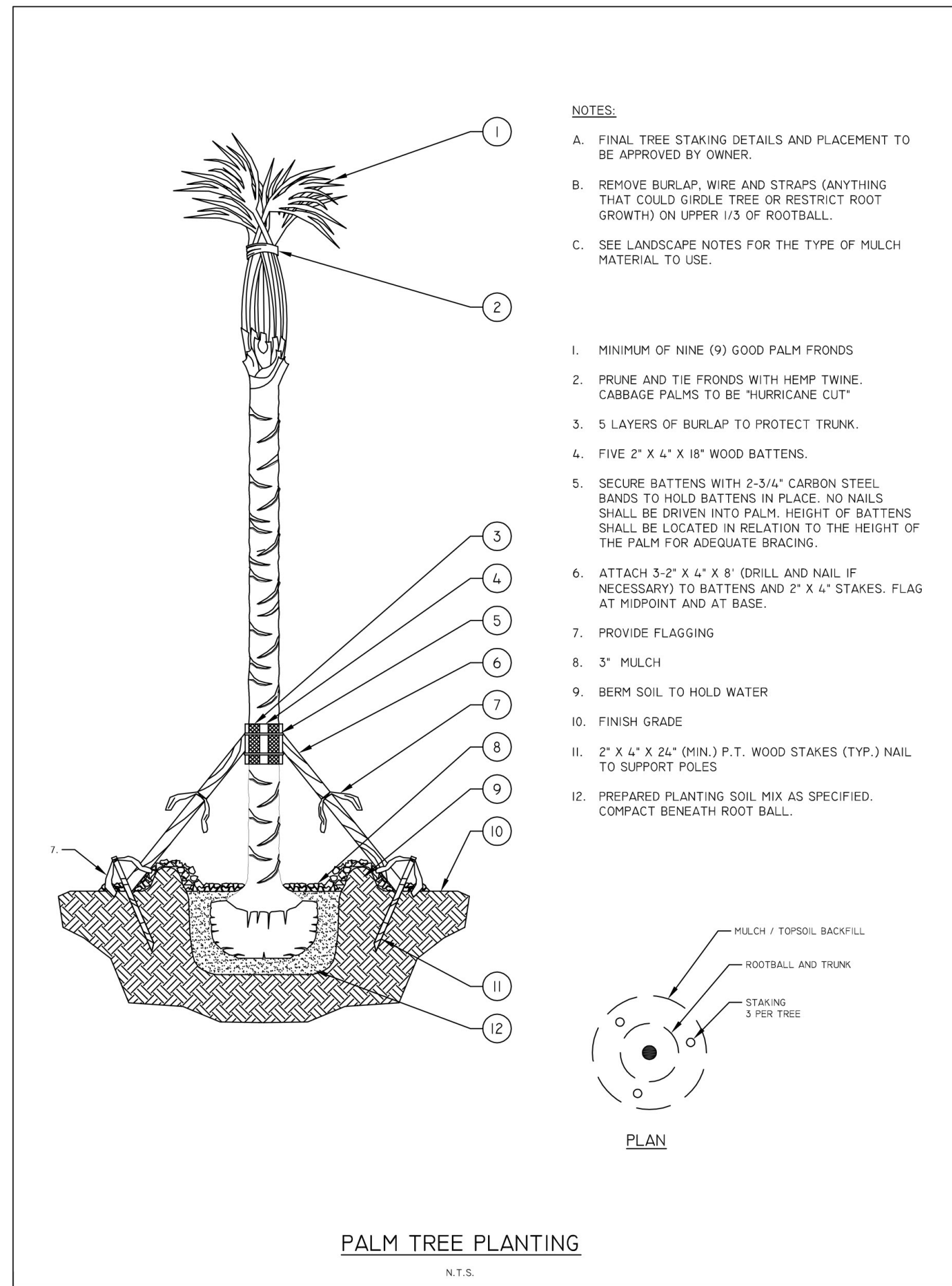
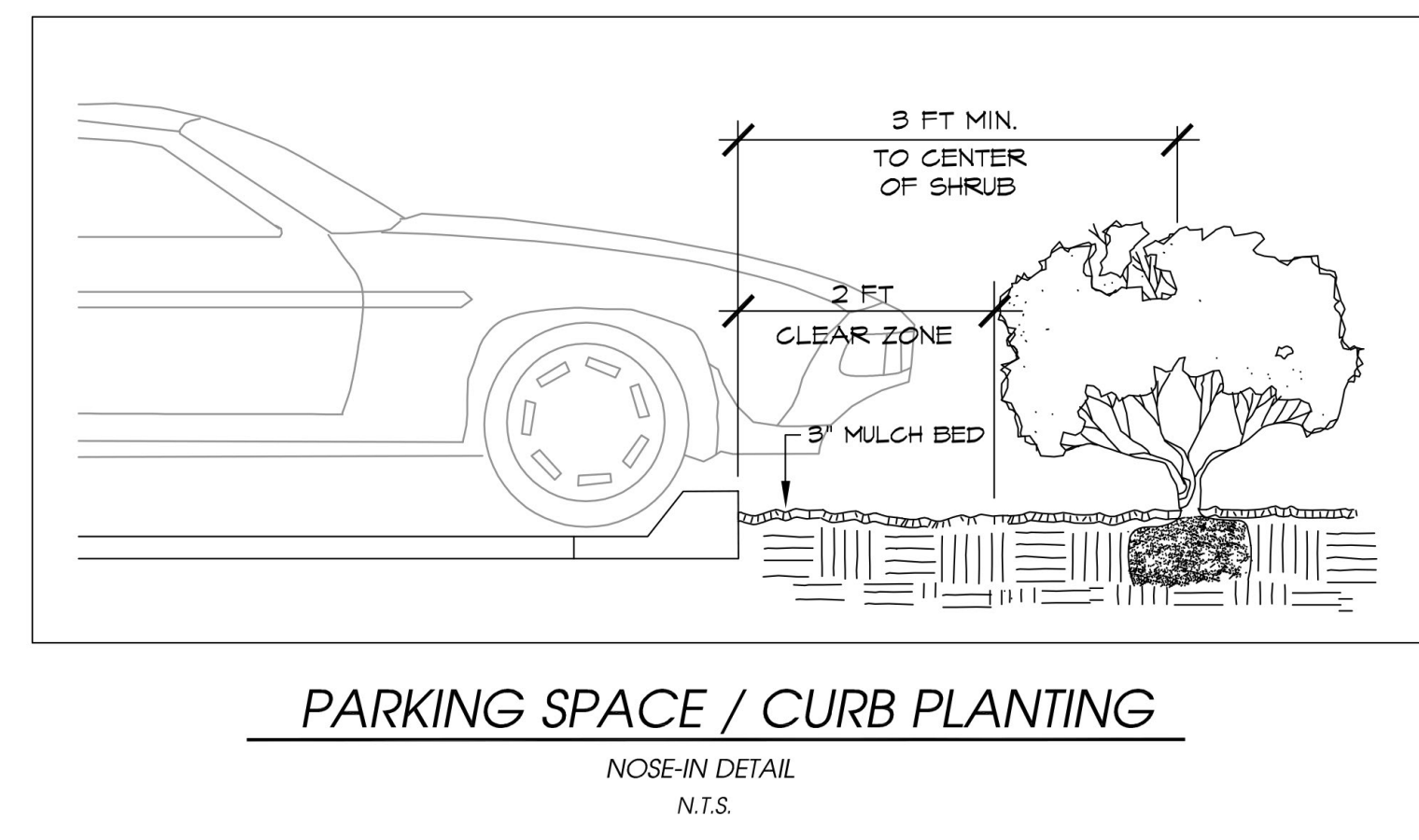
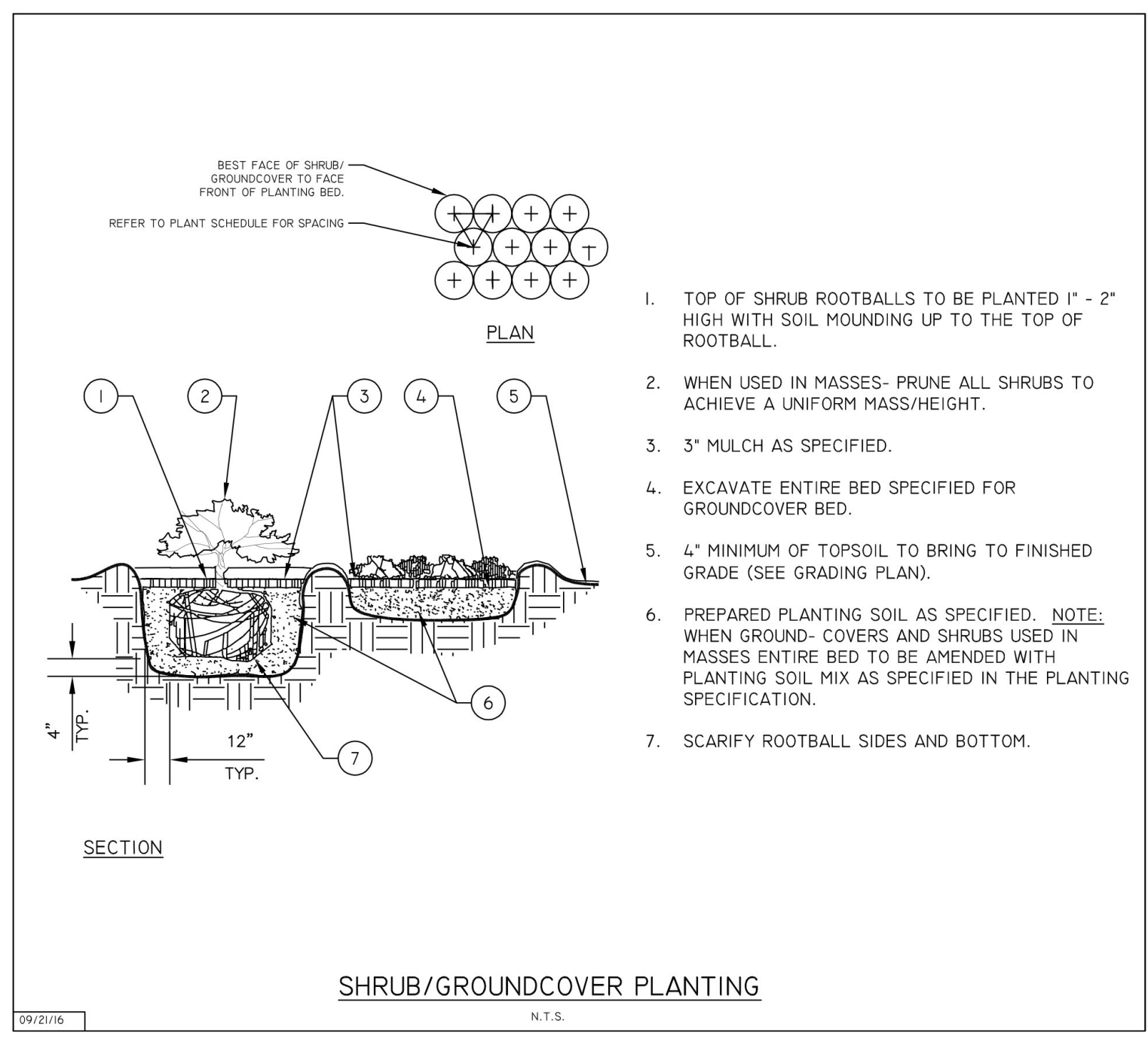
LP-3

SHRUB SCHEDULE						
SHRUB HEDGE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	DETAILS	NATIVE	SPACING
BM	358	Buxus microphylla japonica / Japanese Boxwood *Requested Low Hedge along US-1	3 gal	*Full	No	24" o.c.
CR	513	Chrysobalanus icaco "Red Tip" / Red Tip Cocoplum	3 gal	24" Ht. Min.	Yes	36" o.c.
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MC	QTY	BOTANICAL NAME / COMMON NAME	SIZE	DETAILS	NATIVE	SPACING
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* Requested Low Hedge along U.S.-1 for Staff Approval

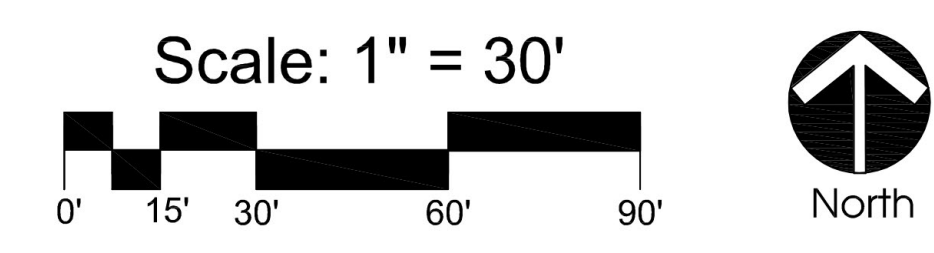
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* Requested Palm Tree Ratios for Staff Approval



Landscape Notes

- Plant materials 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.
- 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.
- Planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be generally indigenous to the locale, free of debris, roots, clay, stones, plants or other foreign materials. The planting soil shall extend to an appropriate depth so as to eliminate any hindrance to planting operations or detriment to good plant growth. Compliance with these soil requirements shall be verified as part of the final inspection.
- 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.
- All landscaping 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 adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.
- 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
- To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views.
- 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
- 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.
- Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris.
- Vegetation required 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.
- 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.
- No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit at a mature height conflict with overhead power lines.
- Removal, trimming, pruning or alteration of any tree or vegetation in an existing utility easement or public right-of-way, provided such work is done by or under the control of the operating utility company and said company has received all necessary licenses or permits to provide utility service within the easement
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place". For existing or proposed utilities, no tree shall be planted where it could, at maturity height conflict with overhead power lines.
 - Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
 - Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
 - No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.
 - Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.



Florida

BEV SMITH TOYOTA
City of Fort Pierce
Landscape Specifications

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Job No. 16029
Drawn By TT
Checked By MH
Approved By MH
Submittal Dates 03-20-18
Revision Dates xxxxxx

LP-4

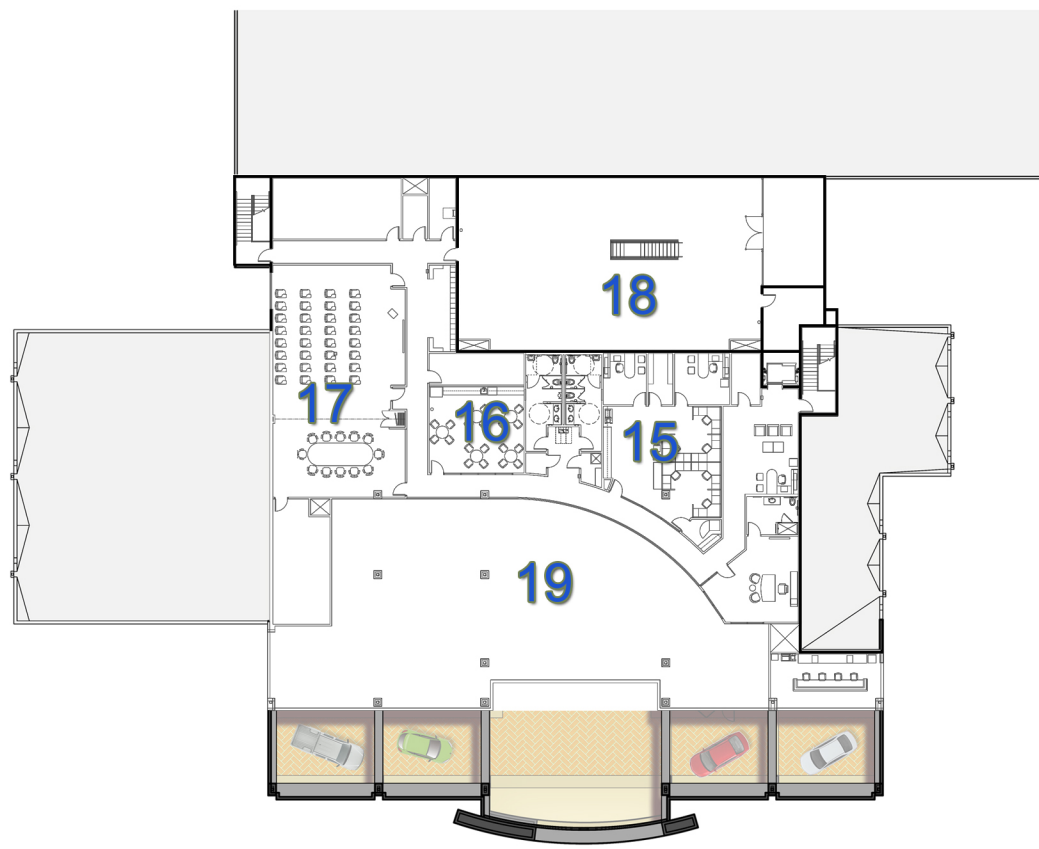


1ST FLOOR

COVERED DISPLAY	3,088 SF
SHOWROOM & OFFICES	14,181 SF (AC)
NEW CAR DELIVERY	1,115 SF (AC)
PARTS DEPT.	3,302 SF (AC)
SERVICE DEPT.	16,175 SF (AC)
SERVICE RECEPTION	4,294 SF (AC)
EXPRESS LUBE	1,594 SF
DETAIL BAYS	2,758 SF
CAR WASH BAY	789 SF
OIL STORAGE/COMPRESSOR	407 SF
TOTAL:	47,703 SF
(34,773 SF - AC/AIR CONDITIONED)	

2ND FLOOR

OFFICE	8,492 SF (AC)
PARTS DEPT.	3,626 SF (AC)
TOTAL:	12,118 SF
TOTAL AIR CONDITIONED SQ. FOOTAGE 46,891 SF	
GRAND TOTAL SQ. FOOTAGE 59,821 SF	

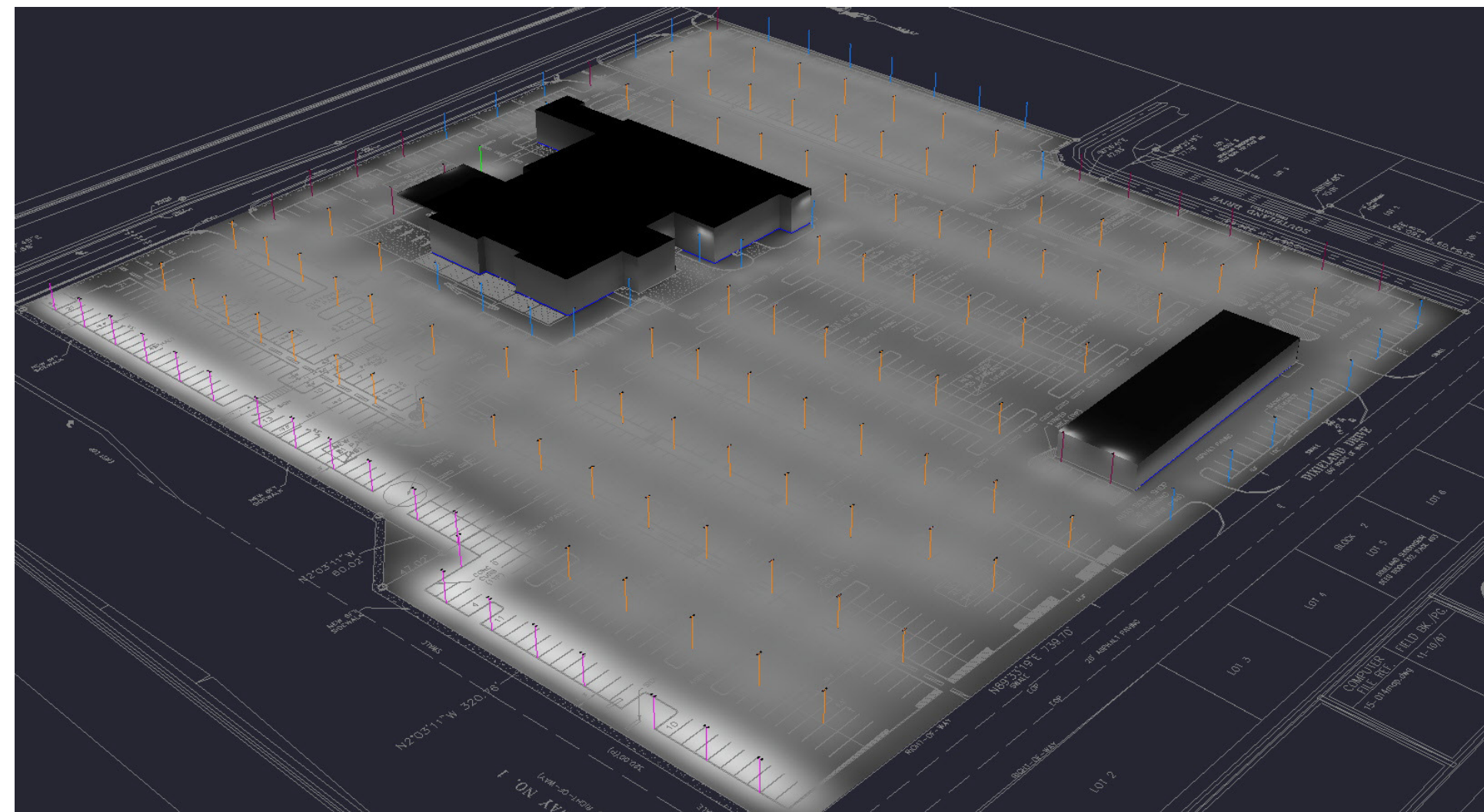
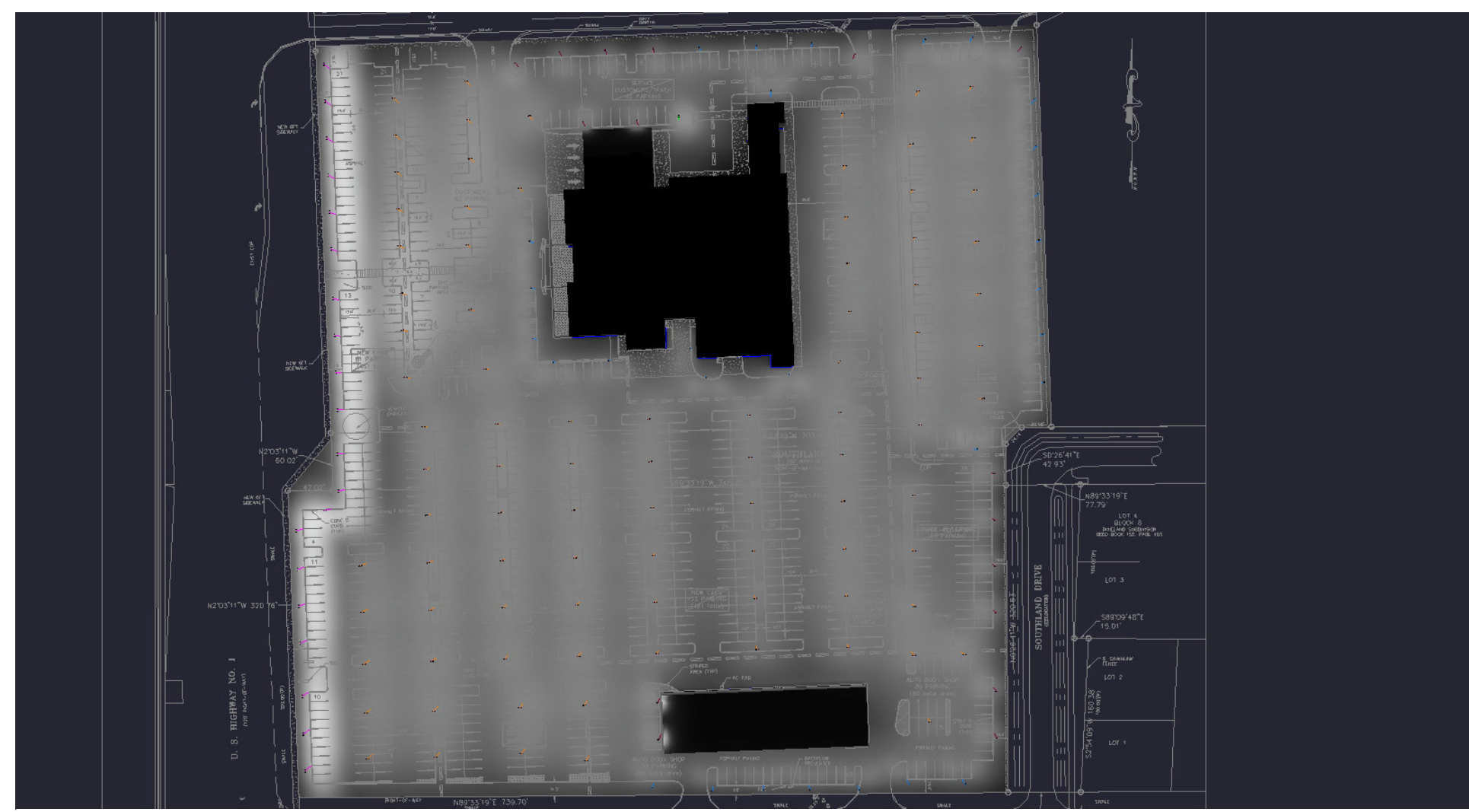


2nd Floor Plan



1st Floor Plan





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALC POINTS	Illuminance	Fc	22.43	94.6	0.6	37.38	157.67
AUTO BODY SHOP PARKING	Illuminance	Fc	19.69	28.5	15.2	1.30	1.88
CUSTOMER PARKING	Illuminance	Fc	28.83	50.6	12.3	2.34	4.11
DISPLAY PAD	Illuminance	Fc	64.48	73.7	57.3	1.13	1.29
EMPLOYEE PARKING	Illuminance	Fc	24.78	31.8	16.3	1.52	1.95
FRONT ROW DISPLAY	Illuminance	Fc	79.27	88.1	67.8	1.17	1.30
NEW CAR PARKING	Illuminance	Fc	20.50	28.7	8.5	2.41	3.38
SERVICE CENTER PARKING	Illuminance	Fc	23.59	29.3	17.5	1.35	1.67
SERVICE CUSTOMER PARKING	Illuminance	Fc	20.28	26.5	13.3	1.52	1.99
TRADE-IN LEASE PARKING	Illuminance	Fc	18.33	27.7	13.9	1.32	1.99
USED CAR PARKING	Illuminance	Fc	22.78	29.5	13.9	1.64	2.12

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	BUG Rating	Lum. Watts
	20	A	ROTATED OPTICS	N.A.	0.950	VISIONAIRE VLX-1-T4A-192LC-7-5K-VOLT-D180° RO @ 24' MTG. HT.	B4-U0-G3	421
	29	B	SINGLE	N.A.	0.950	VISIONAIRE VLX-1-T3-192LC-7-5K-VOLT-SINGLE @ 24' MTG. HT.	B4-U0-G5	421
	16	C	SINGLE	N.A.	0.950	VISIONAIRE VLX-1-T4-192LC-7-5K-VOLT-SINGLE @ 24' MTG. HT.	B4-U0-G5	421
	1	2C	2 @ 90 DEGREES	N.A.	0.950	VISIONAIRE VLX-1-T4-192LC-7-5K-VOLT-D90° @ 24' MTG. HT.	B4-U0-G5	421
	94	2D	2 @ 180 DEGREES	N.A.	0.950	VISIONAIRE VLX-1-T5W-192LC-7-5K-VOLT-D180° @ 24' MTG. HT.	B5-U0-G5	421

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DRAWING NUMBER : **KY112017DS-BEV SMITH TOYOTA-01**
 LAYOUT DESIGNER : **KY**
 DESIGNER EMAIL : **kyeung@visionairelighting.com**
 PROJECT DATE : **11/20/17**
 REVISION DATE : **-**
 REP : **DARREN SCHARRINGHAUSEN**
 NOTE/S : **-**

www.visionairelighting.com
 Phone: (310) 512-6480 Fax: (310) 512-6486
 19645 Rancho Way-Rancho Dominguez, CA. 90220
 POINT-BY-POINT CALCULATION
 Illuminance at Grade (Footcandles), unless otherwise specified.

