



DEVELOPMENT REVIEW

Property address or Location 2706 Sunrise Blvd. Fort Pierce, FL. 34982
 Parcel ID #(s) 2421-513-0014-000-5
 Project description New Preschool Building

Oveda Darrisaw
 Property Owner(s)
2706 Sunrise Blvd
 Street Address
Fort Pierce, FL. 34982
 City State Zip
772-465-3151
 Phone Number
Oveda L Taylor
 Email Address

Paul Jacquin & Sons, Inc.
 Applicant/Representative, Title, Company
7348 Commercial Circle
 Street Address
Fort Pierce FL. 34951
 City State Zip
772-465-2475
 Phone Number
michael.jacquin@pjsi.com
 Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Property Owner(s) Signature(s)

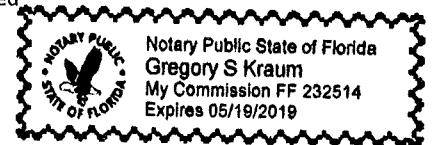
STATE OF FLORIDA -- ST. LUCIE COUNTY

The foregoing instrument was acknowledged before me this 28 day of August, 2018, by

Oveda Taylor who is personally known to me or has produced
[Signature] as identification.

Signature of Notary

(seal)



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp



DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type	
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Conditional Use with New Const.
<input type="checkbox"/> Conceptual Development Plan	<input type="checkbox"/> Major Amendment
	<input type="checkbox"/> Minor Amendment

Site Information:

2334

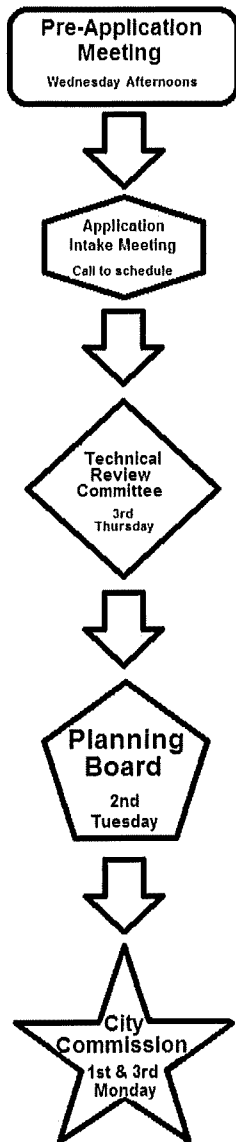
Non-Residential: Proposed Sq. Ft.: 3049

Residential: Proposed Units: _____

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

Application Outlook

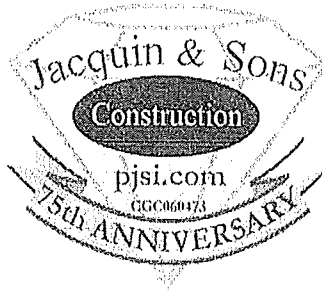


Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

Established
1940



Commercial
Industrial
Residential

Sunrise Country Preschool
Proposed New Classroom Building

DESIGN INTENT

The goal of the project is to provide additional educational classroom space to the existing day care / preschool. Open space to the north of the additional building was identified as sufficient to construct an additional single-story building, proposed 2,300 square feet. The two buildings will be connected via a covered concrete breezeway.

Exterior Architectural design intent was not to match the existing building, but to show an updated version of Florida Cracker Style. This was done by incorporating a roof line of primarily hips with a front entry gable roof. Colonial muttons on all windows and glass doors and hand textured stucco further add to this style. The more "residential" elements allow the new building to better blend in with the predominantly residential neighborhood.

Site design was heavily influenced by available space. Due to the existing building on the site, new elements had to be fit in within the site. Careful attention was made to the parking lot, which had to be designed around an existing 41" Laurel Oak tree. Open space requirement was incorporated into the design of the tree area to preserve this valuable tree.

FPUA power poles and lines will have to be diverted to make room for the site development.

Design Intent:

Careful consideration and thought have been given to the design presented herein, regarding orientation, access, landscaping, building design and budget.

Criteria as follows:

The majority of the architectural details selected for the Pre-School do exist on the nearby buildings. Articulation of the building façade is achieved by the use of dimensional raised stucco banding around windows and doors, for lap siding to dead end to. Other design elements include multi-pitch roof to help contribute to Old Florida Style Architecture. The building exterior colors will match the existing facility.

The building is a single story design with a Old Florida story design with basic architectural details and architectural dimensional fiberglass shingle roofing making it compatible with the existing near by structures.

This Document Prepared By and Return to:
Sam T. Steger
STEGER & STEGER, P.A.
603 SW CLEVELAND AVENUE
STUART, FL 34994

Parcel ID Number: 2421-513-0014-000/5

Warranty Deed

This Indenture, Made this day of June, 2006 A.D., Between
REBECCA YOUNG HOLLAND f/k/a Rebecca A. Young-Sapp, a single woman

of the County of Montgomery, State of Pennsylvania, grantor, and
OVEDA L. LANE, a single woman

whose address is: 2902 Oleander Boulevard, Fort Pierce, FL 34982

of the County of St. Lucie, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of St. Lucie State of Florida to wit:

Lots 1, 2 and 3, Block 2, MARAVILLA PARK, according to the Plat
thereof, as recorded in Plat Book 5, page 13, of the Public Records
of St. Lucie County, Florida; together with the West 7.5 feet of
vacated alley adjacent to Block 2, MISIK'S RESUB OF PART OF MARAVILLA
PARK, as recorded in Plat Book 9, page 60, of the Public Records of
St. Lucie County, Florida, as set forth in Ordinance No. E-358,
recorded in Official Records Book 150, page 394, of the Public
Records of St. Lucie County, Florida.

SUBJECT to restrictions, reservations and easements of record, if
any, and taxes subsequent to December 31, 2005.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:

STJ
Printed Name: Sam T. Steger
Witness

Rebecca Young Holland (Seal)
REBECCA YOUNG HOLLAND f/k/a
A. Young-Sapp
P.O. Address: 755 Danbury Drive, Blue Bell, PA 19422

Debra E. Walbridge
Printed Name: Debra E. Walbridge
Witness

The foregoing instrument was acknowledged before me this 22 day of June, 2006 by
REBECCA YOUNG HOLLAND f/k/a Rebecca A. Young-Sapp, a single woman
she is personally known to me or she has produced her driver's license as identification.

 Sam T. Steger
My Commission DD293077
Expires March 12, 2008

STJ
Printed Name: Sam T. Steger
Notary Public
My Commission Expires:

Prepared by and return to:
Sam T. Steger, Esq.
Steger & Steger, P.A.
603 SW Cleveland Avenue,
Stuart, FL 34994
772-287-8888
Will Call No.:

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Quit Claim Deed

This Quit Claim Deed made this 14th day of July, 2011, between **OVEDA LOUISE TAYLOR**, a single woman, whose post office address is 2902 Oleander Blvd., Ft. Pierce, FL 34982, grantor, and **O.C.D. KIDS, INC.**, a Florida corporation, whose post office address is 2706 Sunrise Blvd., Ft. Pierce, FL 34982, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **St. Lucie County, Florida** to-wit:

Lots 1, 2 and 3, Block 2, MARAVILLA PARK, according to the map or plat thereof as recorded in Plat Book 5, page 13, public records of St. Lucie county, Florida, Together with the West 7.5 feet of vacated alley adjacent to Block 2, **MISIK'S RESUB OF PART OF MARAVILLA PARK**, as recorded in Plat Book 9, page 60, of the public records of St. Lucie County, Florida, as set forth in Ordinance No. E-358, as recorded in OR Book 150, page 394, of the public records of St. Lucie County, Florida.

Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Prepared by and return to:
Sam T. Steger, Esq.
Steger & Steger, P.A.
603 SW Cleveland Avenue,
Stuart, FL 34994
772-287-8888
Will Call No.:

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 14th day of July, 2011, between REBECCA HOLLAND, f/k/a REBECCA A. YOUNG-SAPP, a married woman, and OVEDA LOUISE TAYLOR, f/k/a OVEDA L. DARRISAW, f/k/a OVEDA L. LANE, a single woman, individually and d/b/a SUNRISE COUNTRY PRE-SCHOOL, whose post office address is 2902 Oleander Blvd., Ft. Pierce, FL 34982, grantor, and O.C.D. KIDS, INC., a Florida corporation, whose post office address is 2706 Sunrise Blvd., Ft. Pierce, FL 34982, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in St. Lucie County, Florida to-wit:

Lots 1, 2 and 3, Block 2, MARAVILLA PARK, according to the map or plat thereof as recorded in Plat Book 5, page 13, public records of St. Lucie county, Florida, Together with the West 7.5 feet of vacated alley adjacent to Block 2, MISIK'S RESUB OF PART OF MARAVILLA PARK, as recorded in Plat Book 9, page 60, of the public records of St. Lucie County, Florida, as set forth in Ordinance No. E-358, as recorded in OR Book 150, page 394, of the public records of St. Lucie County, Florida.

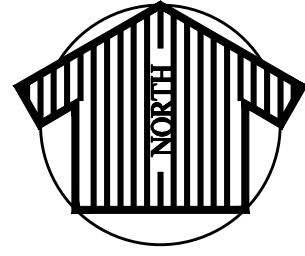
Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.



ZONING: R2
 EX. LAND USE: SF/RESIDENTIAL
 FUTURE LAND USE: RL/LOW DENSITY RESIDENTIAL

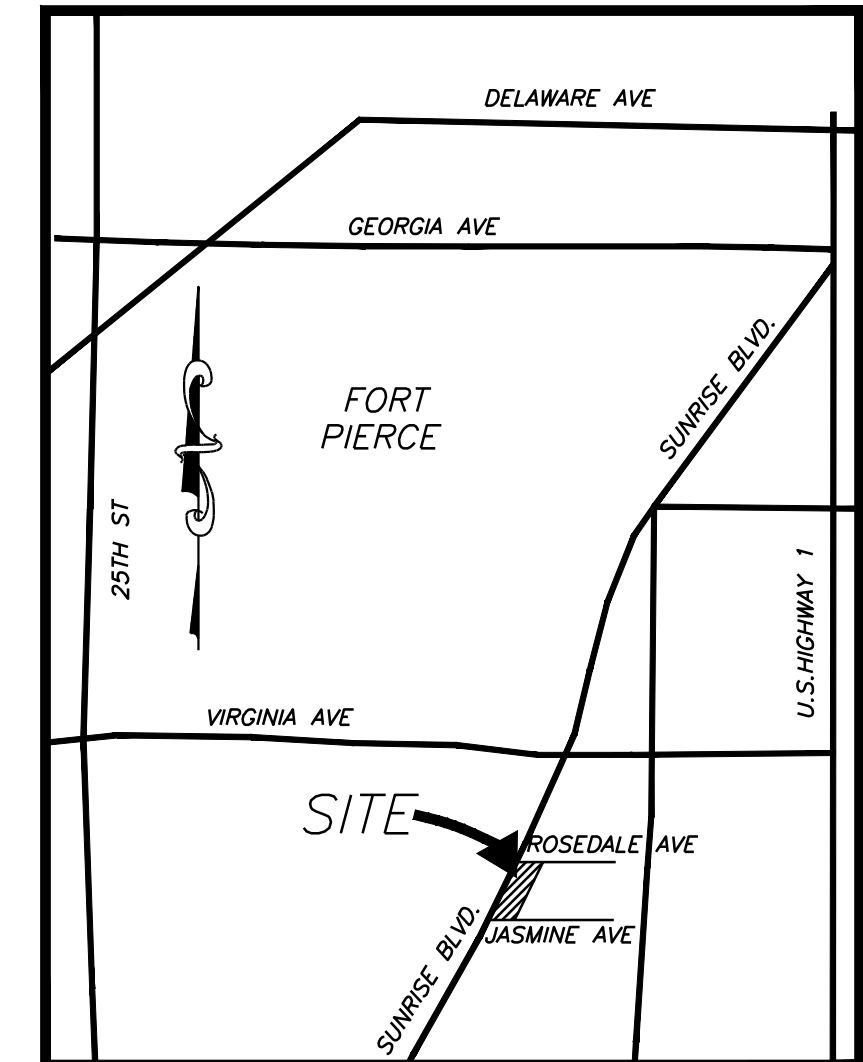
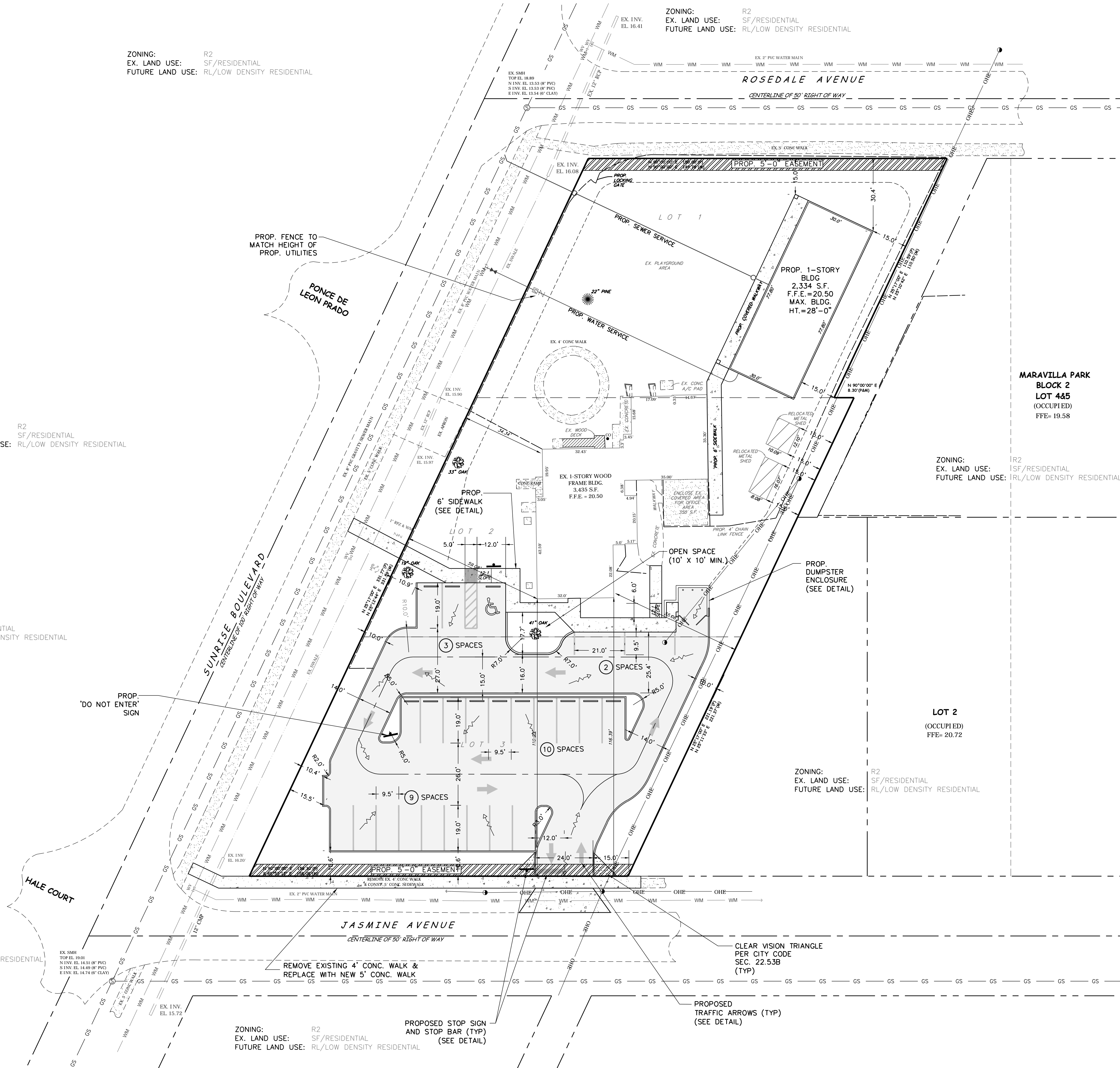
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 EX. LAND USE: SF/RESIDENTIAL
 FUTURE LAND USE: RL/LOW DENSITY RESIDENTIAL



LOCATION MAP N.T.S.
 S21 : T35S : R40E

LEGAL DESCRIPTION:
 LOTS 1, 2 AND 3, BLOCK 2 MARAVILLA PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; TOGETHER WITH THE WEST 7.5 FEET OF VACATED ALLEY ADJACENT TO BLOCK 2, MISIK'S RESUB OF PART OF MARAVILLA PARK, AS RECORDED IN PLAT BOOK 9, PAGE 60, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SET FORTH IN ORDINANCE NO. E-358, RECORDED IN OFFICIAL RECORD BOOK 150, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

OWNER:
 OCD KIDS INC
 2706 SUNRISE BLVD
 FORT PIERCE, FL 34982

ENGINEER & SURVEYOR:
 VELCON ENGINEERING & SURVEYING, LLC.
 702 SW PORT ST. LUCIE BOULEVARD
 PORT ST. LUCIE, FL
 (772) 879-0477

LANDSCAPE ARCHITECT:
 WILLIAM FLINT
 2310 COUNTRY CLUB LANE
 STUART, FL
 (772) 220-0424

PROPERTY CLASSIFICATIONS:
 LAND USE: PRIVATE PRESCHOOL
 ZONING: R2
 FUTURE LAND USE: RL/LOW-DENSITY RESIDENTIAL

SITE DATA:

PARCEL SIZE	46,659 S.F.	1.07 ACRES	100.00%
EXISTING BUILDING AREA	3,785 S.F.	0.087 ACRES	8.11%
EXISTING WALK AREA	579 S.F.	0.013 ACRES	1.24%
PROPOSED BUILDING AREA	2,334 S.F.	0.054 ACRES	5.00%
PROPOSED PAVT. / WALKS	14,433 S.F.	0.331 ACRES	30.93%
TOTAL IMPERVIOUS	21,131 S.F.	0.485 ACRES	45.29%
PERVIOUS AREA (OPEN)	25,528 S.F.	0.586 ACRES	54.71%

PARKING CALCULATIONS:
 PARKING REQUIRED @ 2 SPACES/PER CLASSROOM
 = 2 SPACES X 12 CLASSROOMS = 24 SPACES REQUIRED
 PARKING PROVIDED = 24 SPACES (INCLUDING 1 HANDICAPPED SPACE)
 PARKING PROVIDED = 24 SPACES (INCLUDING 1 HANDICAPPED SPACE)

GENERAL NOTES:
 1. ALL SITE LIGHTING TO COMPLY WITH CITY CODE SECTION 22.58(8). LIGHTING PLAN TO BE PROVIDED AT TIME OF FINAL SUBMISSION.
 2. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 17 AND 18 OF THE FORT PIERCE CODE OF ORDINANCES AND THE "STANDARD SPECIFICATIONS" ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973.
UTILITIES NOTES:
 1. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF THE FORT PIERCE UTILITIES AUTHORITY.
 2. ALL UTILITY LOCATIONS ARE FROM AS-BUILT DRAWINGS AND SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

BUILDING REQUIREMENTS:
 BUILDING SETBACK REQUIREMENTS = FRONT 25', REAR 15', SIDE 15'
TYPICAL PARKING SPACE:
 9.5' x 19'

DEVELOPMENT SCHEDULE:
 START 90 DAYS FROM FINAL APPROVAL
 COMPLETE 1 YEAR FROM START DATE

SEAL
 ENGINEER'S APPROVAL
 M. RANDALL RODGERS
 P.E. No. 68212
 DATE

VELCON ENGINEERING & SURVEYING LLC
 702 SW PORT ST. LUCIE BLVD.
 PORT ST. LUCIE, FL 34983
 PHONE: (772) 879-0477
 FPEP C.O.A. # 5222



REVISIONS

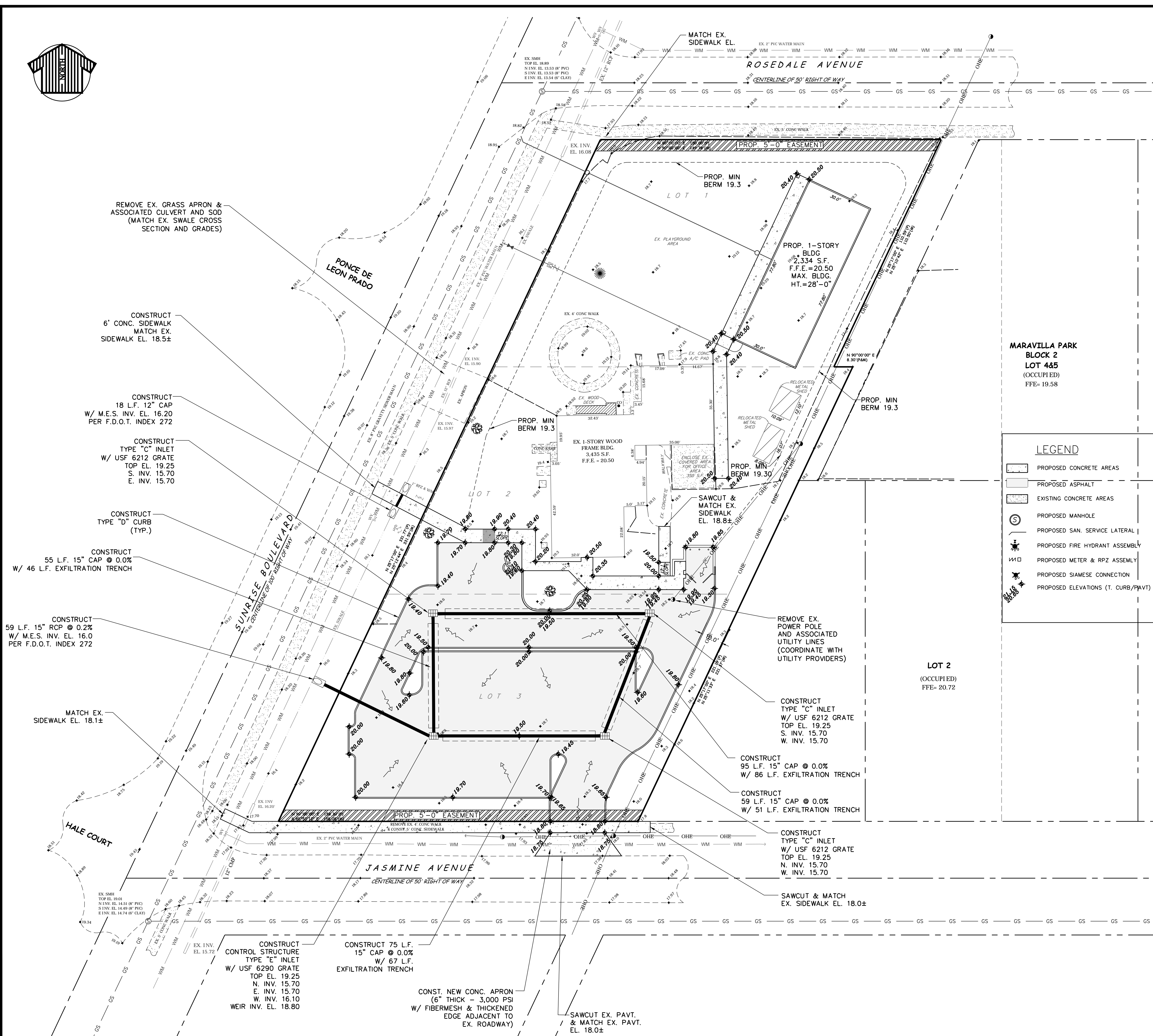
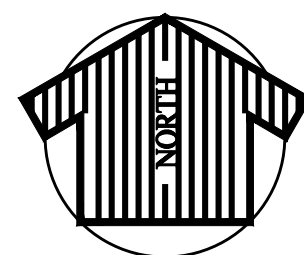
NO.	DATE	DESCRIPTION

SITE PLAN

**SUNRISE PRESCHOOL
 2706 SUNRISE BLVD
 CITY OF FORT PIERCE, FL**

SCALE: 1"=20'
 DATE: 08/13/18
 DRAWN BY: JRP
 CHECKED BY: RR
 DATE: 08-13-2018

SHEET NO.:
 OF: 17
 JOB No.:
 18-102BENG



GENERAL NOTES:

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ABOVE-GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES AGAINST THE CONSTRUCTION OPERATION THAT MAY CAUSE DAMAGE TO SAID FACILITIES.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER.
- 3) THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTION AND/OR TEST.
- 4) THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
- 5) WHERE ENCOUNTERED UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AND AREA DETERMINED BY THE ENGINEER AND BACKFILLED WITH CLEAN GRANULAR SAND OR SELECT MATERIAL APPROVED BY THE ENGINEER. BACKFILLING SHALL BE IN LAYERS NOT GREATER THAN 8" THICKNESS AND COMPACTED TO 98 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180.
- 6) ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND SHALL MEET WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.
- 7) THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.
- 8) ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED.
- 9) ALL REINFORCING STEEL SHALL CONFORM TO ASTM-A615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI OR OTHERWISE NOTED.
- 10) THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIAL DURING AFORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 11) THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF PLANS, SPECIFICATIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- 12) CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
- 13) ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
- 14) NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
- 15) SWALE AREAS IN THE CITY RIGHT-OF-WAY SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND/OR RECEIVE SOLID SOD.
- 16) STREET OR HIGHWAY RESTORATION TO BE DONE AS PER LOCAL OR STATE AGENCY HAVING JURISDICTION.
- 17) THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
- 18) TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND THE REQUIREMENTS OF THE STATE AND LOCAL AGENCY HAVING JURISDICTION.

DRAINAGE NOTES:

- 1) ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED BASED ON THE BEST INFORMATION AVAILABLE. IT IS POSSIBLE, HOWEVER, THAT CERTAIN UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ACTUAL LOCATIONS PRIOR TO ANY CONSTRUCTION.
- 2) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS, LATEST EDITION.
- 3) ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE COUNTY SURVEYOR WITHOUT DELAY BY TELEPHONE.
- 4) MAINTENANCE OF TRAFFIC WILL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AND THE FOOT "ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITIONS.
- 5) THERE SHALL BE ONE (1) COMPACTION TEST PER 500 FEET, OR PORTION THEREOF, OF ROADWAY.
- 6) COMPACTION REQUIREMENTS FOR PIPE BEDS SHALL BE 90% OF MAXIMUM DRY DENSITY.
- 7) UPON COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED FOR FINAL INSPECTION.
- 8) TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
- 9) UNSUITABLE MATERIALS SHALL BE REMOVED FROM CONSTRUCTION AREAS AND BACKFILLED WITH SUITABLE MATERIALS.
- 10) CONSTRUCTION SHALL INCLUDE REPLACING WITH MATCHING METALS, DRIVEWAYS, WALKS, MAILBOXES, CURBS AND LANDSCAPING THAT ARE DAMAGED OR REMOVED DUE TO CONSTRUCTION. THIS WORK SHALL BE COORDINATED WITH PROPERTY OWNERS.
- 11) ALL STORM SEWER LINES AND INLETS SHALL BE CLEANED OF DEBRIS AND ERODED MATERIALS AT LAST STAGES OF CONSTRUCTION.
- 12) ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED, SHOULD BE BROUGHT TO THE ATTENTION OF THE CITY OF FORT PIERCE AND THE DESIGN ENGINEER.
- 13) THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING TREES SHOWN TO REMAIN. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.
- 14) ALL DELINEATED WETLAND AREAS SHALL BE STAKED AND FENCED WITH TYPE IV SILT FENCING PRIOR TO CONSTRUCTION. FENCING SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETED.
- 15) IF ANY TREES MARKED TO BE REMOVED CAN BE SAVED, THE CONTRACTOR SHALL SAVE SAID TREES. SHOULD ADDITIONAL TREES NEED TO BE REMOVED, THE CONTRACTOR SHALL FIRST NOTIFY THE OWNER AND THE ENGINEER FOR APPROVAL.
- 16) MITERED END SECTIONS SPECIFIED ON THE PLANS SHALL BE IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 272.
- 17) IF EXCAVATED MATERIALS ARE ACCEPTABLE, STOCKPILE EXCESS FOR USE IN LANDSCAPER BERMS.
- 18) UNSUITABLE CLEARED MATERIAL SHALL BE REMOVED FROM SITE AND HAULED TO AN APPROVED SITE. AS AN ALTERNATIVE, BURNING ON SITE WILL BE ALLOWED WITH PROPER PERMITS. LOCATION OF BURN SITE SHALL BE APPROVED BY OWNER.
- 19) ALL ROOFTOP RUNOFF AND DOWNSPOUTS ARE DIRECTED TO THE FRONT OR REAR OF THE BUILDING.
- 20) BOUNDARY INFORMATION PREPARED BY LANDTEC SURVEYING INVOICE NO. 01-58144. TOPOGRAPHIC INFORMATION PREPARED BY VELCON GROUP, INC. JOB NO. 16-004. ALL ELEVATIONS PER BENCHMARKS REFERENCED ON SPECIAL PURPOSE SURVEY.
- 21) ALL SWALES & BERMS SHALL RECEIVE SOD TREATMENTS.
- 22) ALL CATCH BASINS INSTALLED ARE PER F.D.O.T. INDEX 201.

LEGEND

- PROPOSED CONCRETE AREAS
- PROPOSED ASPHALT
- EXISTING CONCRETE AREAS
- PROPOSED MANHOLE
- PROPOSED SAN. SERVICE LATERAL
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED METER & RPZ ASSEMBLY
- PROPOSED SIAMESE CONNECTION
- PROPOSED ELEVATIONS (T. CURB/PAVT)

SEAL
ENGINEER'S APPROVAL
M. RANDALL RODGERS
P.E. No. 66212
DATE

VELCON ENGINEERING & SURVEYING LLC
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34983
PHONE: (772) 879-0477
FPEP C.O.A. # 5222



NO.	REVISIONS	DATE

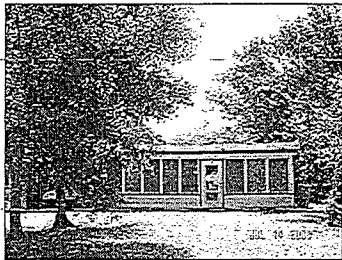
PAVING, GRADING & DRAINAGE PLAN & NOTES

SUNRISE PRESCHOOL
2706 SUNRISE BLVD
CITY OF FORT PIERCE, FL

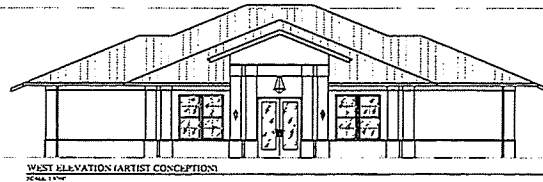
SCALE: 1"=20'
DATE: 08/13/18
DRAWN BY: JRP
CHECKED BY: JRP
DATE: 08-13-18
SHEET No.: **37**
JOB No.: 18-102BENG



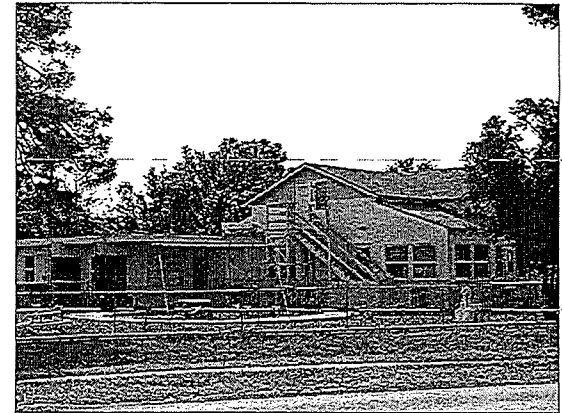
Sunrise Country Preschool
Proposed New Building on existing site
Proposed Elevations and surrounding elevations



2616 Sunrise Blvd.



Proposed New Building



2706 Sunrise Blvd.
Existing building on site

*All elevations shown are west facing

Sunrise Preschool Addition – Traffic Impact Study Executive Summary

Project Description

- Location: ½ mile south of Virginia Avenue on Sunrise Boulevard (Jasmine Avenue & Sunrise Boulevard)
- Size: 3,049 SF additional building & 3,484 SF existing building
- Major Area on Influence Boundaries: Sunrise Boulevard, Edwards Road, South 25th Street, Oleander Boulevard, Virginia Avenue, and US Highway No. 1
- Significant Roads: Sunrise Boulevard and Edwards Road
- Significant Intersections: Sunrise Boulevard & Edwards Road, Sunrise Boulevard & Virginia Avenue

Project Traffic

- Trip Generation: "ITE Manual - Code 565" 3,049 SF
 - ADT = 181 Vehicles/day
 - AM Peak Hour = 28 Vehicles/peak hour
 - PM Peak Hour = 28 Vehicles/peak hour
- AM Peak Hour Directional % (ingress/egress): 53% entering (15 vph)/47% exiting (13 vph).
- PM Peak Hour Directional % (ingress/egress): 47% entering (13 vph)/53% exiting (15 vph).
- Traffic Count Factors Applied: 0.5% annual growth to 2017 forecast year.
- Internal Capture: none
- Pass-by Capture: 25% (new trips = 75%)

Findings

- The traffic impact of the Sunrise Preschool addition will have a minimal effect on the levels of service within the project impact area.
- This report shows that there are no changes in the Level of Service of the roadway network as a result of the proposed project.
- This report shows that there are no changes in the Level of Service of the intersections as a result of the proposed project.
- The following roadway links experience a LOS of E in both the Pre-Development and Post-Development Condition:
 - US Highway 1 – North of Virginia Ave

The proposed project contributes less than 1% on the above mentioned roadway links. As such the project impact on this intersection is de minimis.

- The following intersections experience a LOS of E in both the Pre-Development and Post-Development Condition:
 - 25th Street and Virginia Ave
 - US Highway 1 and Edwards Road

The proposed project contributes less than 1% on the above mentioned roadway intersections. As such the project impact on this intersection is de minimis.



**CITY OF FORT PIERCE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

*COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING*

CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	SF/Residential	RL/Low Density Residential	R2
South	SF/Residential	RL/Low Density Residential	R2
East	SF/Residential	RL/Low Density Residential	R2
West	SF/Residential	RL/Low Density Residential	R2

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL/Low Density Residential	R2	3484	1.06	X
**Proposed	RL/Low Density Residential	R2	3049	1.06	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	435 Total gallons per day
**Proposed Zoning/FLU	381 Total gallons per day
**Change in Demand	816 Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	348 Total gallons per day
**Proposed Zoning/FLU	304 Total gallons per day
**Change in Demand	652 Total gallons per day

C. Parks and Recreation (Residential Classifications Only): N/A (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): N/A Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
Demand		
**Proposed Zoning/FLU	Enrollment	
Demand		
**Change in Demand		

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning/FLU	2 yards
**Proposed Zoning/FLU	2 yards
*Change in Demand	4 yards

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year - 1 day storm event)

Impact	No Change
---------------	-----------

III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity See Traffic Impact Study		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
**Proposed Zoning/FLU		
*Change in Demand	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Daycare Classroom Building	N/A	6533	1.06	Oct 2011	Oct 2012

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No

- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

See Traffic Impact Study

ITE Institute of Transportation Engineers
Trip Generation Data Form (Part 1)

Land Use/Building Type:		ITE Land Use Code:	
Source:		Day of the Week:	Year:
Name of Development:		Month:	
City:		Metropolitan Area:	
State/Province:		Zip/Postal Code:	

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

Location Within Area:		Detailed Description of Development:		
<input type="checkbox"/> (1) CBD	<input type="checkbox"/> (3) Suburban (Non-CBD)	<input type="checkbox"/> (5) Rural	(9) Parking Spaces (% occupied): _____ (10) Beds (% occupied): _____ (11) Seats (#) _____ (12) Servicing Positions/Vehicle Fueling Positions _____ (13) Shopping Center % Out-parkings/pavids _____ (14) A.M. Peak Hour Volume of Adjacent Street Traffic _____ (15) P.M. Peak Hour Volume of Adjacent Street Traffic _____ (16) Other _____ (17) Other _____	
<input type="checkbox"/> (2) Urban (Non-CBD)	<input type="checkbox"/> (4) Suburban CBD	<input type="checkbox"/> (6) Freeway Interchange Area (Rural)		
		<input type="checkbox"/> (7) Not Given		
Independent Variables: (include data for as many as possible):		Actual		Estimated
(1) Employees (#)		_____		_____
(2) Persons (#)		_____		_____
(3) Total Units (#) (indicate unit)		_____		_____
(4) Occupied Units (#) (indicate unit)		_____		_____
(5) Gross Floor Area (gross sq. ft.)		_____		_____
(% of development occupied)		_____		_____
(6) Net Rentable Area (sq. ft.)		_____	_____	
(7) Gross Leasable Area (sq. ft.)		_____	_____	
(% of development occupied)		_____	_____	
(8) Total Acres (% developed)		_____	_____	

2. Definitions for several independent variables can be found in the Trip Generation, Second Edition, User's Guide Glossary.
 3. Please provide all pertinent information to describe the subject project, including the presence of bicycle/pedestrian facilities. To report bicycle/pedestrian volumes, please refer to Part 4 of this data form.

Other Data:		Transportation Demand Management (TDM) Information:	
Vehicle Occupancy (#):		At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) underway?	
A.M. _____ P.M. _____ 24-hour % _____		<input type="checkbox"/> No	<input type="checkbox"/> Yes (If yes, please check appropriate box(es), describe the nature of the TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary)
Percent by Transit:		<input type="checkbox"/> (1) Transit Service	<input type="checkbox"/> (5) Employer Support Measures
A.M. % _____ P.M. % _____ 24-hour % _____		<input type="checkbox"/> (2) Carpool Programs	<input type="checkbox"/> (6) Preferential HOV Treatments
Percent by Carpool/Vanpool:		<input type="checkbox"/> (3) Vanpool Programs	<input type="checkbox"/> (7) Transit and Ridesharing Incentives
A.M. % _____ P.M. % _____ 24-hour % _____		<input type="checkbox"/> (4) Bicycle/Pedestrian Facilities and Site Improvements	<input type="checkbox"/> (8) Parking Supply and Pricing Management
Employees by Shift:		<input type="checkbox"/> (9) Tolls and Congestion Pricing	<input type="checkbox"/> (10) Variable Work Hours/Compressed Work Weeks
First Shift: Start Time _____ End Time _____ Employees (#) _____		<input type="checkbox"/> (11) Telecommuting	<input type="checkbox"/> (12) Other _____
Second Shift: Start Time _____ End Time _____ Employees (#) _____			
Third Shift: Start Time _____ End Time _____ Employees (#) _____			
Parking Cost on Site: Hourly _____ Daily _____			

Please Complete Form on Other Side

ite Institute of Transportation Engineers
Trip Generation Data Form (Part 2)

(All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)

	Average Weekday (M-F)			Saturday			Sunday					
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total			
	All	Trucks	All	All	Trucks	All	All	Trucks	All			
24-Hour Volume												
A.M. Peak Hour of Adjacent Street Traffic (7 - 9) Time (ex.: 7:15 - 8:15):												
P.M. Peak Hour of Adjacent Street Traffic (4 - 6) Time:												
A.M. Peak Hour Generator Time:												
P.M. Peak Hour Generator Time:												
Peak Hour Generator Time (Weekend):												

- Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.). Please specify the peak hour.
 - Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
 - Highest hourly volume during the entire day. Please specify the peak hour.
- Please refer to the Trip Generation User's Guide for full definition of terms.

Hourly Driveway Volumes - Average Weekday (M-F)

A.M. Period	Enter		Exit		Total		Mid-Day Period		Enter		Exit		Total		P.M. Period		Enter		Exit		Total		
	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	
6:00-7:00							11:00-12:00																
6:15-7:15							11:15-12:15																
6:30-7:30							11:30-12:30																
6:45-7:45							11:45-12:45																
7:00-8:00							12:00-1:00																
7:15-8:15							12:15-1:15																
7:30-8:30							12:30-1:30																
7:45-8:45							12:45-1:45																
8:00-9:00							1:00-2:00																

Check if Part 3, 4 and/or additional information is attached.

Survey conducted by: Name: _____
 Organization: _____
 Address: _____
 City/State/Zip: _____
 Telephone #: _____
 Fax #: _____
 E-mail: _____

Please return to: Institute of Transportation Engineers
 Technical Projects Division
 1099 14th Street, NW, Suite 300 West
 Washington, DC 20005-3438 USA
 Telephone: +1 202-289-0222
 Fax: +1 202-289-7722
 ITE on the Web: www.ite.org

ITE Institute of Transportation Engineers
Trip Generation Data Form (Part 3)

Name/Organization: _____ City/State: _____

Telephone Number: _____

Detailed Driveway Volumes: Attach this sheet to Parts 1 and 2 if you are providing additional information.

Day of the week: _____ (All = All Vehicles Counted, Including Trucks; Trucks = Heavy Duty Trucks and Buses)

A.M. Period	Enter		Exit		Total		P.M. Period	Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks		All	Trucks	All	Trucks	All	Trucks
12:00-12:15							12:00-12:15						
12:15-12:30							12:15-12:30						
12:30-12:45							12:30-12:45						
12:45-1:00							12:45-1:00						
1:00-1:15							1:00-1:15						
1:15-1:30							1:15-1:30						
1:30-1:45							1:30-1:45						
1:45-2:00							1:45-2:00						
2:00-2:15							2:00-2:15						
2:15-2:30							2:15-2:30						
2:30-2:45							2:30-2:45						
2:45-3:00							2:45-3:00						
3:00-3:15							3:00-3:15						
3:15-3:30							3:15-3:30						
3:30-3:45							3:30-3:45						
3:45-4:00							3:45-4:00						
4:00-4:15							4:00-4:15						
4:15-4:30							4:15-4:30						
4:30-4:45							4:30-4:45						
4:45-5:00							4:45-5:00						
5:00-5:15							5:00-5:15						
5:15-5:30							5:15-5:30						
5:30-5:45							5:30-5:45						
5:45-6:00							5:45-6:00						
6:00-6:15							6:00-6:15						
6:15-6:30							6:15-6:30						
6:30-6:45							6:30-6:45						
6:45-7:00							6:45-7:00						
7:00-7:15							7:00-7:15						
7:15-7:30							7:15-7:30						
7:30-7:45							7:30-7:45						
7:45-8:00							7:45-8:00						
8:00-8:15							8:00-8:15						
8:15-8:30							8:15-8:30						
8:30-8:45							8:30-8:45						
8:45-9:00							8:45-9:00						
9:00-9:15							9:00-9:15						
9:15-9:30							9:15-9:30						
9:30-9:45							9:30-9:45						
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10:00-10:15							10:00-10:15						
10:15-10:30							10:15-10:30						
10:30-10:45							10:30-10:45						
10:45-11:00							10:45-11:00						
11:00-11:15							11:00-11:15						
11:15-11:30							11:15-11:30						
11:30-11:45							11:30-11:45						
11:45-12:00							11:45-12:00						

ITE Institute of Transportation Engineers
Trip Generation Data Form (Part 4)

Summary of Bicycle Volumes

	Average Weekday (M-F)			Saturday			Sunday		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
24-Hour Volume									
A.M. Peak Hour of Adjacent Street Traffic (7 - 9) Time (ex.: 7:15 - 8:15):									
P.M. Peak Hour of Adjacent Street Traffic (4 - 6) Time:									
A.M. Peak Hour Generator* Time:									
P.M. Peak Hour Generator* Time:									
Peak Hour Generator* Time (Weekend):									

* Highest hourly volume between 7 a.m. and 9 a.m. (4 p.m. and 6 p.m.) as defined in Trip Generation Data Form (Part 2). Please specify the peak hour.
 † Highest hourly volume during the a.m. or p.m. period. Please specify the peak hour.
 ‡ Highest hourly volume during the entire day. Please specify the peak hour. Please attach supplemental hourly volumes.
 Please refer to the Trip Generation User's Guide for full definition of terms.

Summary of Pedestrian Volumes

	Average Weekday (M-F)			Saturday			Sunday		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
24-Hour Volume									
A.M. Peak Hour of Adjacent Street Traffic (7 - 9) Time (ex.: 7:15 - 8:15):									
P.M. Peak Hour of Adjacent Street Traffic (4 - 6) Time:									
A.M. Peak Hour Generator* Time:									
P.M. Peak Hour Generator* Time:									
Peak Hour Generator* Time (Weekend):									

Survey conducted by: Name: _____
 Organization: _____
 Address: _____
 City/State/Zip: _____
 Telephone #: _____ Fax #: _____ E-mail: _____

Please return to: Institute of Transportation Engineers
 Technical Projects Division
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