



DEVELOPMENT REVIEW

Property address or Location 1600 N. Lawnwood Circle, Fort Pierce, FL 34950
 Parcel ID #(s) 2416-504-0211-000-2
 Project description Construction of a 59,362 s.f. AVH Care Facility

Palmerl Design Planning LLC
Property Owner(s)
 2105 Cove Lane
 Street Address
 North Palm Beach FL 33406
 City State Zip
 561-252-2428
 Phone Number
 rplf500@gmail.com
 Email Address

Same as Owner
Applicant/Representative, Title, Company
 Street Address
 City State Zip
 Phone Number
 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 -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 02 day of December, 2019, by

Richard Paul Palmeri who is personally known to me or has produced
Florida Driver's License as identification.

Brenda Melreles
 Signature of Notary

Brenda Melreles
 Notary Public
 State of Florida
 My Commission Expires **12/22/2020**
 Commission No. **GG 57826**

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



CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Congregate Living Facility	RM	R4
South	Vacant	RM	PD
East	Congregate Living Facility	RM	R4
West	Hospital	INST	C1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R4		2.29	
**Proposed	RM	R4	22.70 Units/AC	2.29	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	Total gallons per day 9600
**Proposed Zoning/FLU	Total gallons per day 9600
**Change in Demand	Total gallons per day 0

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	Total gallons per day 9600
**Proposed Zoning/FLU	Total gallons per day 9600
**Change in Demand	Total gallons per day 9600

C. Parks and Recreation (Residential Classifications Only): (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): 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	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

E. Solid Waste: Residential (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	
**Proposed Zoning/FLU	
*Change in Demand	

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	The proposed development was already anticipated in the Master Stormwater Plan for Longwood Village.
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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		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	216	22.9
**Proposed Zoning/FLU	105	10.4
*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): 59,362 s.f.	
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
ACLF	1	59,362	2.29	8/2020	

- 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



Design Review

Property address or Location 1600 N LAWNWOOD CIRCLE
 Parcel ID #(s) 2416-504-0211-000-2
 Project Description CONSTRUCTION OF A 59,362 S.F. AUI CARE FACILITY

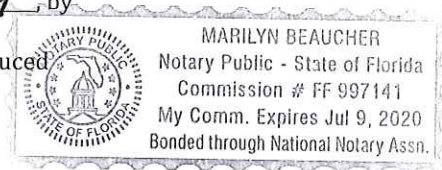
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Richard Palmieri
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 17th day of Sept., 20 19, by
Richard Palmieri who is personally known to me or has produced
 as identification.



Marilyn Beaucher
 Signature of Notary

(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
 Intake Planner _____
 Planner Assigned _____
 Approved _____ Date _____
 Comments _____

Intake Date Stamp

Property Identification

Site Address: 1600 N LAWNWOOD CIR
Sec/Town/Range: 16/35S/40E
Map ID: 24/16N
Zoning: Medium Den

Parcel ID: 2416-504-0211-000-2
Account #: 25701
Use Type: 0000
Jurisdiction: Fort Pierce

Ownership

Palmeri-Design Planning LLC
2105 Cove Ln
North Palm Beach, FL 33408

Legal Description

LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: BEG AT SW COR OF 16 FT ALLEY RUNNING E AND W THRU BLK 31, TH S 89 24 07 E ALG S LI SD ALLEY 435 FT, TH S 00 13 23 W 190 FT, TH S 69 46L 37 E 21.28 FT, TH S 00 13 23 W 58.45 FT TO N R/W LI OF LAWNWOOD CIR AND TO CURVE CONCAVE SLY, R OF 1249.24 FT, TH WLY ALG ARC 465.95 FT TO E R/W LI OF S 19TH ST (CANAL), TH N 01 25 00 E ALG E R/W LI 196.70 FT TO POB AND S 8 FT OF VAC ALLEY ADJ ON N (2.21 AC) (OR 3844-1279)



Current Values

Just/Market Value:	\$286,500
Assessed Value:	\$286,500
Exemptions:	\$0
Taxable Value:	\$286,500

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.21
Land Size (SF):	96,306

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: [Download PDF](#)



AMERICAN VETERAN HOMES

Designed by Veterans for Veterans, First Responders & Patriots

Richard Palmeri - USMC – Founder
rpf1500@gmail.com 561.252.2428

A NATIONAL PROGRAM FOR VETERAN / PATRIOT HOUSING

CONFIDENTIAL DOCUMENT

All copyrights apply

DIRECTORS - ADVISORS – PARTNERS

Richard Palmeri, founder USMC / Architect, Nth Palm Bch.
Jason Larson - Seal Team 2 - Combat Medic, NYC
Metrolina N.C. Joe Jackson, Harry Tsumas, Ben Cassarino
Maureen DeAngles-Attorney, Med-Enterprises,
Palm Beach, Dr. Seth Spector, Head of Hospital VA, Miami – U of M Hospital,
Miami Todd Gates, Naples FI.
Patricia Gable – Palm Springs / Portland
Foundation Counsel – David Halpen, Cummings & Lockwood PB – Naples,
Hafer CPA, Nicole Johnson Palm Bch, Naples.

AREA MEDICAL VILLAGE OF LAWNWOOD



AVH 96 Bed Alf / Memory / PTSD facility 1600 Lawnwood Circle.

Predicted stabilized value approx. 24 million^[SEP] - 16 months with reservations during construction.

Mission Statement

Our Code is one of Integrity, Courage, and Creativity in the work we do & how we conduct ourselves. There are literally thousands of American Veterans and First Responders all across America who need affordable alternate Care Solutions to those offered by the VA.

Our Country loses approximately 40 Veterans everyday through incompetence and lack of care^[SEP]. This year is no exception with more deaths reported from unclean and mismanaged conditions in VA Hospitals.

AVH knows first hand that we need to get our Veterans out of hospital and into non – infectious environments

Florida has 1.7mm Veterans - and 4 million First Responders; this makes Florida the third most populous Veteran Retirement State. Of the 1.7mm almost 1.2mm are over the age of 60. Healthcare REITS are among the best performing real estate investments.

Every 66 seconds in the US someone contracts Alzheimer's - this means we have to be ready for our percentage of Vets and others that need help. Being ill, old and or infirmed changes the structure of families everyday^[SEP]. We need to be there to ASSIST.

Memory Care, Interim Hospital Care, PTSD, Alcohol and Drug Recovery, as well as independent affordable apartments with Telemed.

Neighborhood Care Developments

Our Team has over 35 years experience in Architecture, Engineering, Development and, Management of Hospitals, Clinics and Care Facilities.

AVH seeks Government, Pvt. Capital and Development Associates- Nationally to assist us in carrying out our mission. AVH is planning to develop – Independent Housing and Care Facilities with delivered medical services.

AVH will also be looking at logical urban and rural building conversions around the State and Country that fit our financial and delivery criteria near VA and Regional Hospitals. We will also be looking at sites on Military Reservations around the Country as well as conversion of underperforming Hotels and Motels.

AVH Units and Augmented Services

The typical AVH Care facility will be approximately 90 – 160 bed facilities with full bath & micro kitchens 320-400 SF. Our facilities are designed with Unit-Pods that allow for easy imperceptible auto lock-off and or

segregation based on specific use. AVH facilities have complete market flexibility. We have group and or alternate dining in a minimum of 5 separate neighborhoods and in room. We have designed a number of deliverable med-services as well as social activities that appeal to a wide range of tastes. We understand our Veterans because we are Veterans. These attributes make us a better more diversified investment with architecture that can respond to a broader changing market need. Today's families are looking long and had before they commit to senior care. Market radiuses have expanded to 70 miles or 140mile circles to find better pricing and amenities for their senior family members.

AVH Population Forecast:

While AVH Facilities are primarily for Veterans, we believe that our guests will mirror that of the general population - 15 -20% veterans, 15% spouses of Veterans and first responders, 30% first Responders, 30% or more patriots who want to be with other patriots. Veteran Resources for payment are much the same as others. Patient Advocate allowance 1800, pensions 200 – 3000, standard insurance, medicare, Medicaid, VA reimbursement for special services, Veterans Choice for services. State and Federal voucher supplements. (www.benefits.va.gov) (www.explore.va.gov)

National Need

The number of US citizens ages 65 and older is projected to more than double from 46 million today to over 98 million by 2060, and the 65-and-older age group's share of the total population will rise to nearly 24 percent from 15 percent. We still need to service our WWII Veterans who number more than 600,000.

The US Department of Health and Human Services (HHS) estimates that nearly 70 percent of people who reach the age of 65 will ultimately need some form of long-term care.

By 2033, the population 65 and older would outnumber people younger than 18 in the U.S. The population of people 65 and older in 2060 is expected to be 98.2 million. People in this age group would comprise nearly one in four U.S. residents at that time.

Seniors housing demand is expected to rise to 3.2 million units by 2040, which is 1.8 million units higher than 2015 levels. 3.2 million

The occupancy rate for assisted living properties and independent living properties averaged 88.3% and 91.3%, respectively in 2016. Baby Boomers 30 million represent more than 70% of U.S. financial assets and over half of all discretionary spending.

AVH FOUNDATION

AVH Foundation –The foundation is primed to begin fund raising in Florida and across the country. AVH has formed a 501-C 3 non – profit with Cummings and Lockwood, Nth Palm Bch. FL. Our purpose is to purchase land for AVH facility development, help Vets who need assistance with rent, care expenses, and invest in medical technologies like Telemed that helps the continuum of care. The facts are that our government and the VA are doing a bad job regarding Senior - care, therefore we need to be extremely proactive in order to solve problems today not tomorrow. We are also looking at the formation of a future **REIT**.

This means a combination of philanthropy and investment capital to build, convert and manage.

AVH is planning on developing – PUDs Including; Apartment style as well as Group Home solutions with delivered medical services including: elective meals, Telemed, Meds delivery, Drug Interaction and Review all with specialized communications software that drives all needs and entertainment.

Telemed MMD

Telemedicine is the use of medical information exchanged from one site to another via electronic communications to improve patients' health status and often save lives. Closely associated with telemedicine is the term "telehealth," which is often used to encompass a broader definition of remote healthcare that does not always involve clinical services. Videoconferencing, transmission of still images, e-health including patient portals, remote monitoring of vital signs, continuing medical education and nursing call centers are all considered part of telemedicine & telehealth. Dr. Seth Spector a board advisor is currently head of VA hospital – Miami & Miami U. Cancer Miami. Jason Larson another board advisor is a former Navy Seal Medic who believes our Telemed system – mobilmedidata.com needs to be implemented across all Services especially in the field for Special Ops.

Property Description

American Veteran Homes ALF is a state of the art, 96 bed assisted living and memory care community, catering to senior veterans, first responders, patriots and their spouses, as well as the senior population at large. The property is centrally located in the City of Fort Pierce, Florida. The Lawnwood area or neighborhood is a mature medical – centric enclave 3 blocks from the Lawnwood Regional Hospital. The property is Engineered and Council approved for 96 beds under Florida ALF – Memory – Life Style Recovery. The property is on and off site improved with Sewer. Electric and water are at the curb. The property has been undergone an assessment and letter appraisal (see attached)

Stabilized value by comparable sales 24 million dollars

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(www.benefits.va.gov) (www.explore.va.gov)

AMERICAN VETERAN HOMES ROLL OUT ACROSS AMERICA

There are literally thousands of American Vets around the country who need affordable assisted care as well as standard or independent housing.

Current Project List / this is fluid based on P&Z and on-going negotiations

Ft. Pierce- 100 Beds / Myrtle Bch SC 160 In Process / Coral Gables PUD mixed use Med. / West Palm Bch. 4 acres 120 Bed with Clinic / Riviera Bch. 120 mixed use / St. Augustine, FL 126 mixed use / Horton Development, Daytona 96 bed / Miami 220 Bed Vertical JV Housing Trust Group / Vero Bch, 126 with 250 apartments and Clinic.

Housing America's Heroes

One of the most pressing challenges our country faces today is ensuring all veterans have access to safe, decent, affordable care based housing.

The program generated at least 35 permanent jobs. A minimum of 30 contracts for goods and services will be available to vendors. Mia, on behalf of the owner, licensed the facility and assisted all veterans in getting admitted to the Aid and Attendance program. Mia leased up the facility in record time (8 months). Once opened, Mia managed the day-to-day operations of the facility. There are office spaces in the facility that will be leased to a healthcare professional and a home health agency. A detailed budget was developed and contracts established with vendors.

Marketing and Fill Up Process

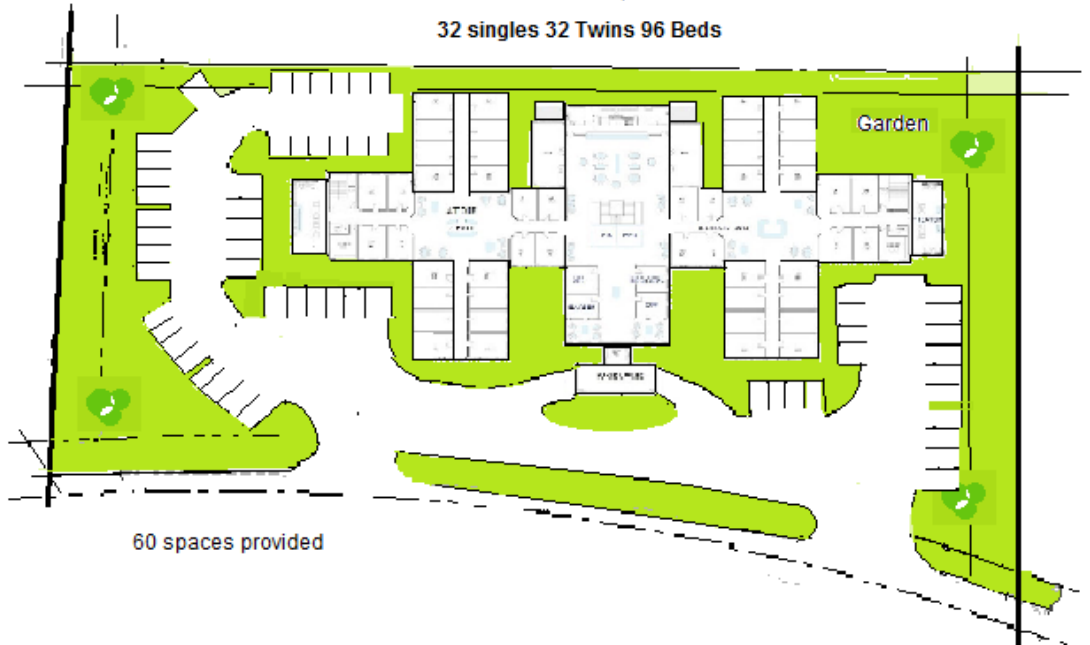
AVH will use its considerable contacts at VA and through or Political Contacts to enlist help from all area Va. Hospitals to make referrals to our ALFs. Dr. Seth Spector of Miami is one leader in this regard. All VA Hospitals will be notified our AVH area facilities and we will make Patient advocates and other aware of AVH Not only in Ft. Pierce but Nationally. While we focus on Veterans and First Responders, and well as all Patriots we are open to all. This gives us a well - rounded population in all facilities. AVH does direct mail and area in hospital marketing and telephone contracts to Veteran and Responders. (see our direct marketing programs) Aid and Attendance through the VA allows for 24,000 per yr. and cost allowance of approx. 12-14000 per Year

96 Bed - License on site uses: ALF, Memory, TYPICAL RENDERING

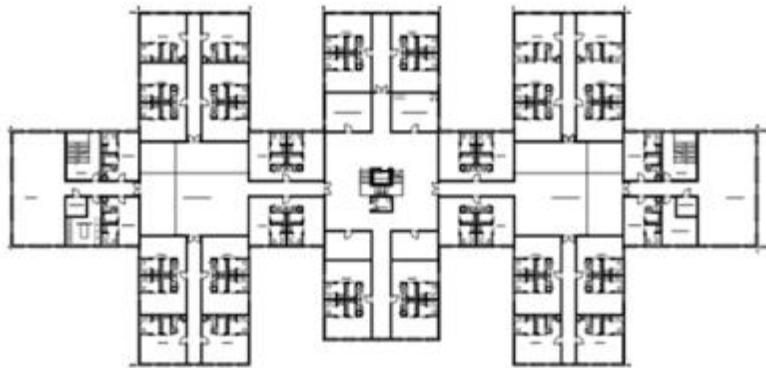
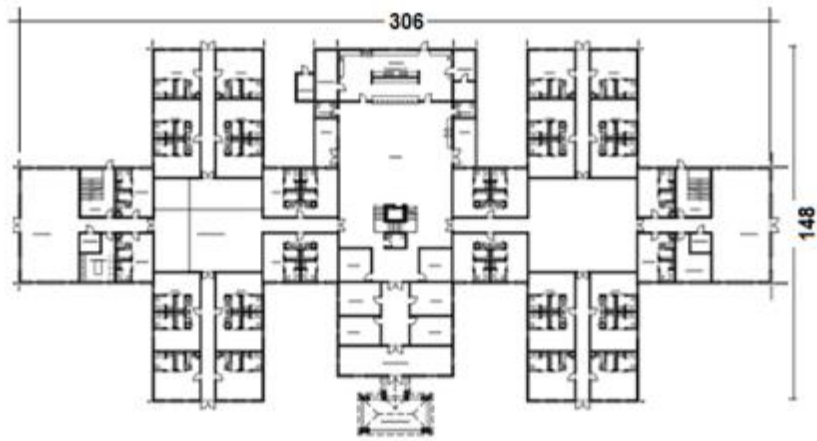
Operations

AVH OPERATIONS – MANAGEMENT & DEVELOPMENT PARTNERS TO BE DETERMINED As AVH projects come online we will determine who our Development and or management partners will be. AVH has an internal Management Company that works with Area or local Management companies. Developing in California is different than developing in Florida. In every major city AVH intends to partner with seasoned developers who have the skills, capital and reputation to partner with our National Effort.

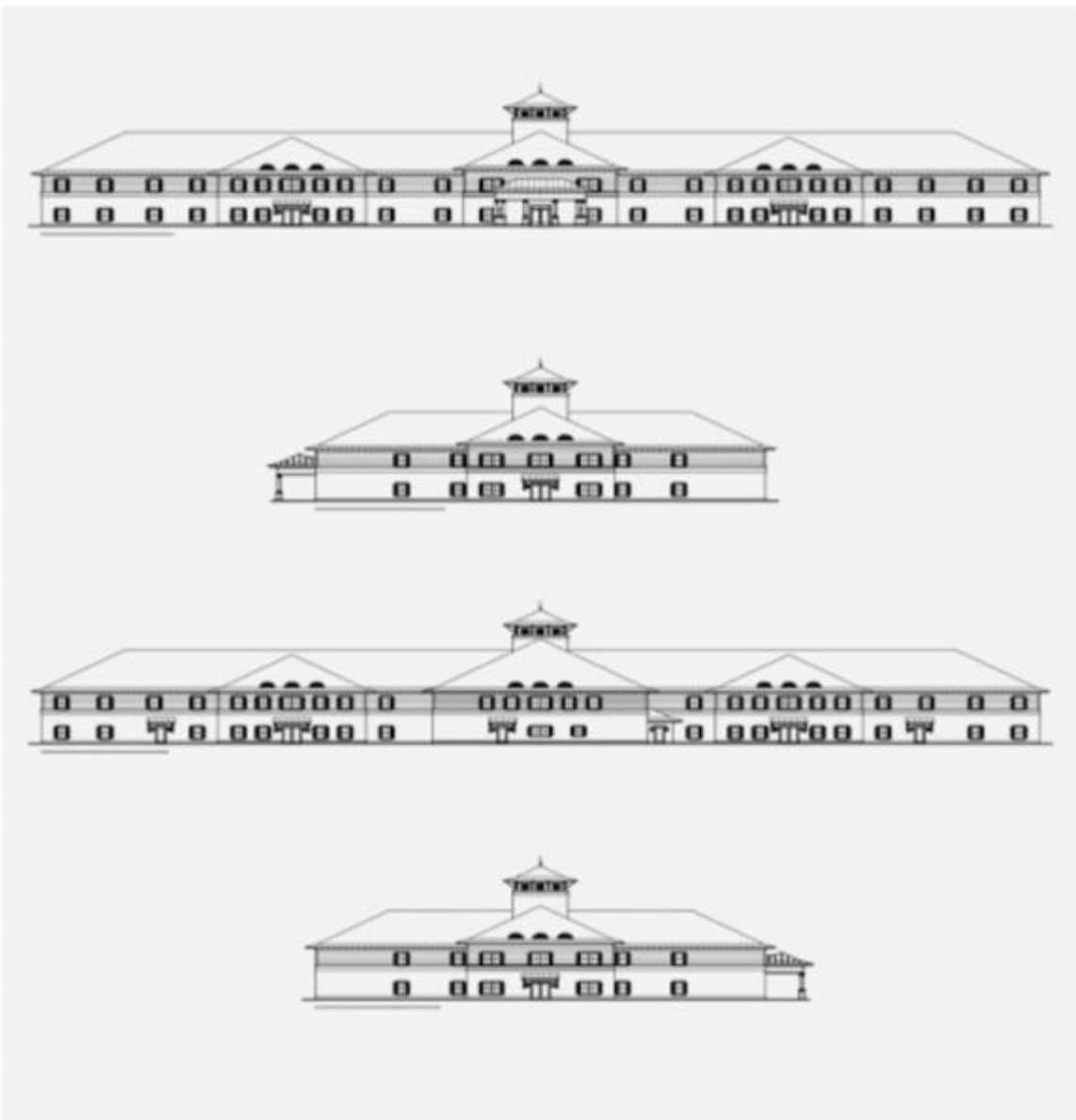
AMERICAN VETERAN HOMES
1600 Lawnwood Circle, FT. Pierce FL.
32 singles 32 Twins 96 Beds



30000 SF per fl. / bldg. gross SF 2 stories = 60000^[SEP] Low ratio unit to common space –
Hi Flex – Space diversified use.



Note windows added in common or neighborhood spaces



FLOOR PLAN

Fort Pierce Florida 96 Bed Alf –Memory Facility



Units		Beds
28	■ TWIN SUITE	56
8	■ SINGLE STUDIO	8
16	■ SINGLE / DOUBLE SUITES	32
52		96

FLOOR PLANS WITH GRAPHIC ANALYSIS

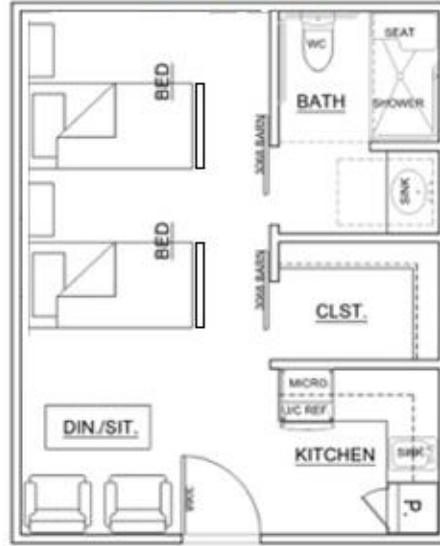
The schematic above shows the units / units types and occupancy. Single – Double suites are currently slated for all double-bunk. Schematic shows the versatility of PODS tm. AVH uses PODS for diversified population segregation according to State Law and Occupational License Requirements. PODs provide lock-Off potentials adjacent to 4 neighborhoods both vertical and horizontal

SINGLE



SINGLE UNIT
SCALE 1/4" = 1'-0"

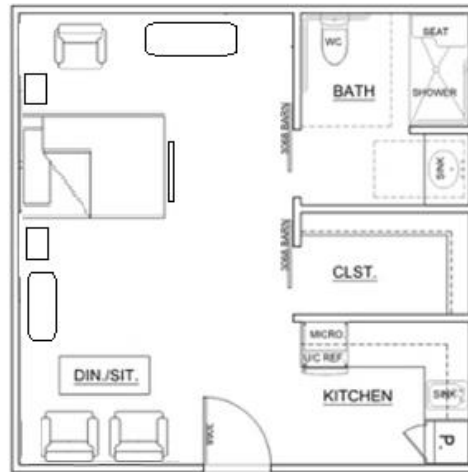
DOUBLE



SINGLE UNIT
SCALE 1/4" = 1'-0"

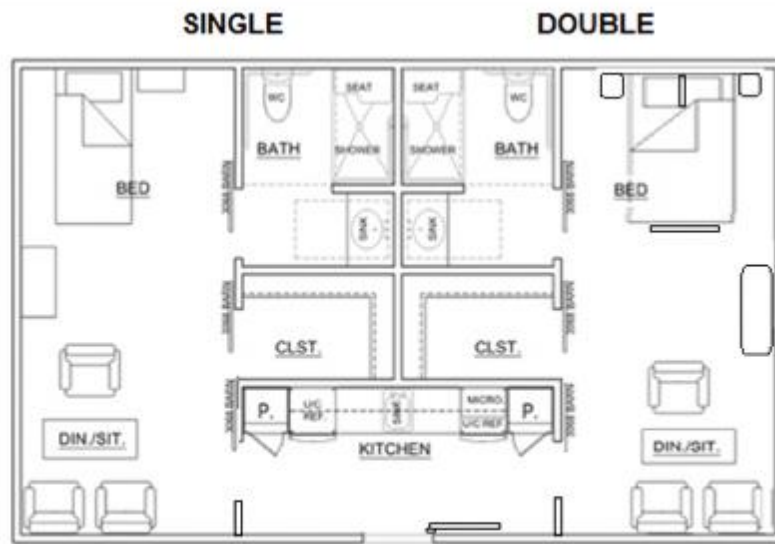


SUITE UNIT
SCALE 1/4" = 1'-0"

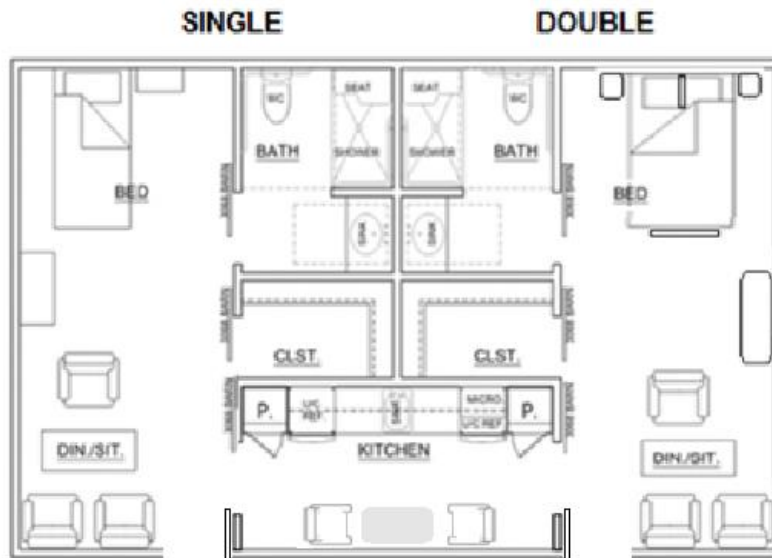


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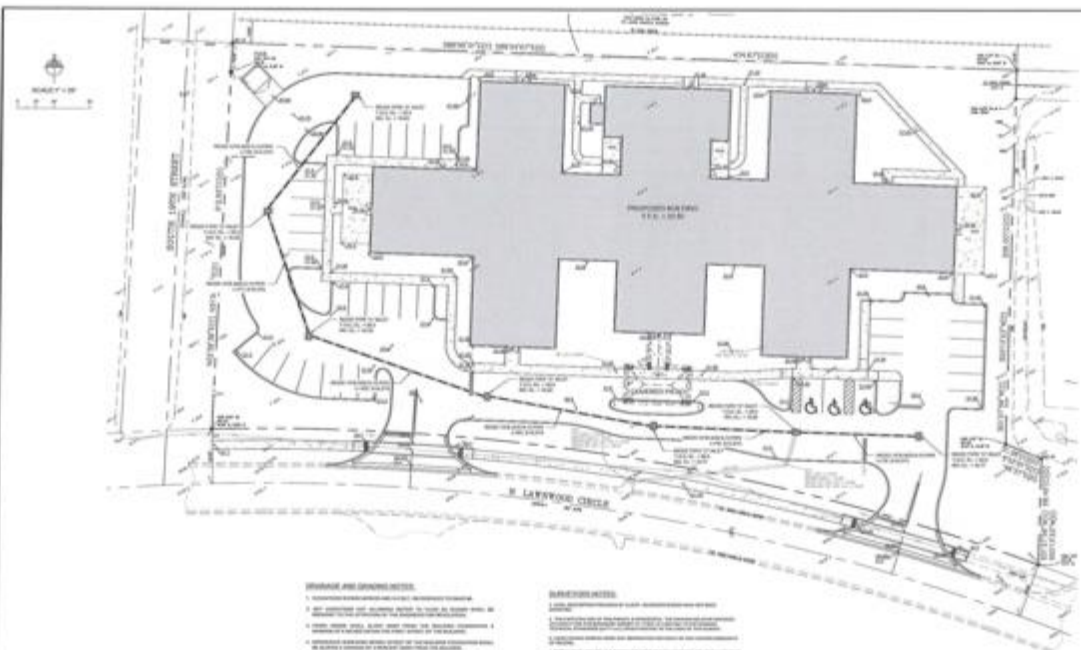
ALL COPYRIGHTS APPLY



TWIN UNIT
SCALE 1/4" = 1'-0"



ALTERNATE 2 Dr.
allows better access for emergencies and services



FILE: 13-000001 - Plans - 10/20/11 - 100 - 10/20/11 - 100 - 10/20/11 - 100



REVISIONS

NO.	DATE	DESCRIPTION
1	10/20/11	ISSUED FOR PERMITS
2	10/20/11	ISSUED FOR PERMITS
3	10/20/11	ISSUED FOR PERMITS
4	10/20/11	ISSUED FOR PERMITS
5	10/20/11	ISSUED FOR PERMITS
6	10/20/11	ISSUED FOR PERMITS
7	10/20/11	ISSUED FOR PERMITS
8	10/20/11	ISSUED FOR PERMITS
9	10/20/11	ISSUED FOR PERMITS
10	10/20/11	ISSUED FOR PERMITS

GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE (FBC) AND THE FLORIDA RESIDENTIAL CODE (FRC).
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA MECHANICAL CODE (FMC) AND THE FLORIDA PLUMBING CODE (FPC).
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA ELECTRICAL CODE (FEC) AND THE FLORIDA GAS CODE (FGC).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA PAINTING AND FINISHES CODE (FPFC) AND THE FLORIDA ROOFING CODE (FRC).
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA LANDSCAPE ARCHITECTURE CODE (FLAC) AND THE FLORIDA SIGNAGE CODE (FSC).
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA ENVIRONMENTAL CODE (FEC) AND THE FLORIDA WASTE MANAGEMENT CODE (FWMC).
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA HISTORIC PRESERVATION CODE (FHPC) AND THE FLORIDA ANTI-CORROSION CODE (FACC).
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA ACCESSIBILITY CODE (FAC) AND THE FLORIDA SAFETY CODE (FSC).
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA ENERGY CODE (FEC) AND THE FLORIDA SUSTAINABLE DESIGN CODE (FSDC).

PERMITS

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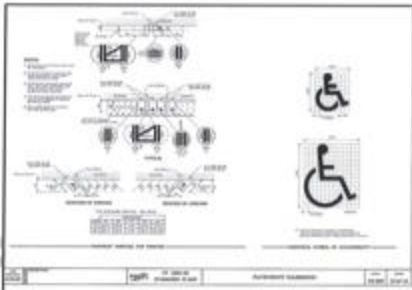
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6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA ENVIRONMENTAL CODE (FEC) AND THE FLORIDA WASTE MANAGEMENT CODE (FWMC).
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA HISTORIC PRESERVATION CODE (FHPC) AND THE FLORIDA ANTI-CORROSION CODE (FACC).
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA ACCESSIBILITY CODE (FAC) AND THE FLORIDA SAFETY CODE (FSC).
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA ENERGY CODE (FEC) AND THE FLORIDA SUSTAINABLE DESIGN CODE (FSDC).

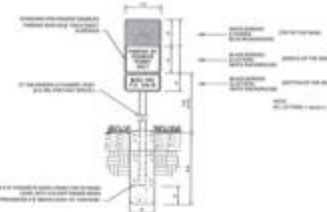
Mills, Short & Associates
1000 W. US Highway 1
Fort Pierce, Florida 34949
Tel: 888-234-7272
Fax: 888-234-7273
www.mills-short.com

DATE	10/20/11
SCALE	AS SHOWN
PROJECT	AMERICAN VETERAN HOMES, FT. PIERCE
NO.	100
REV.	10/20/11

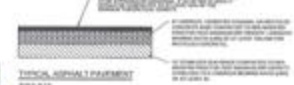
AMERICAN VETERAN HOMES, FT. PIERCE
1000 W. US HIGHWAY 1, FT. PIERCE, FLORIDA 34949
PROJECT NUMBER: 100
DATE: 10/20/11
C-3



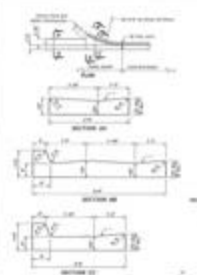
TYPICAL SINGLE ACCESSIBLE CARROLL STALL



TYPICAL ACCESSIBLE SHOWER STALL



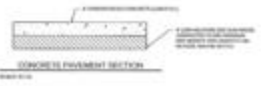
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CONCRETE CURB



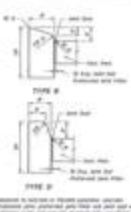
WALL STOP REINFORCED CONCRETE



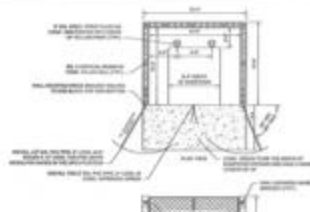
CONCRETE PAVEMENT SECTION



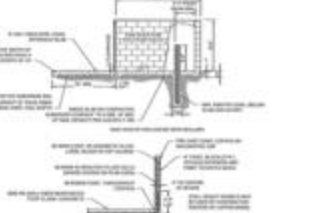
CONCRETE SIDEWALK DETAIL



CONCRETE CURB



RAMPED ENCLOSURE DETAIL



RAMPED ENCLOSURE SECTION

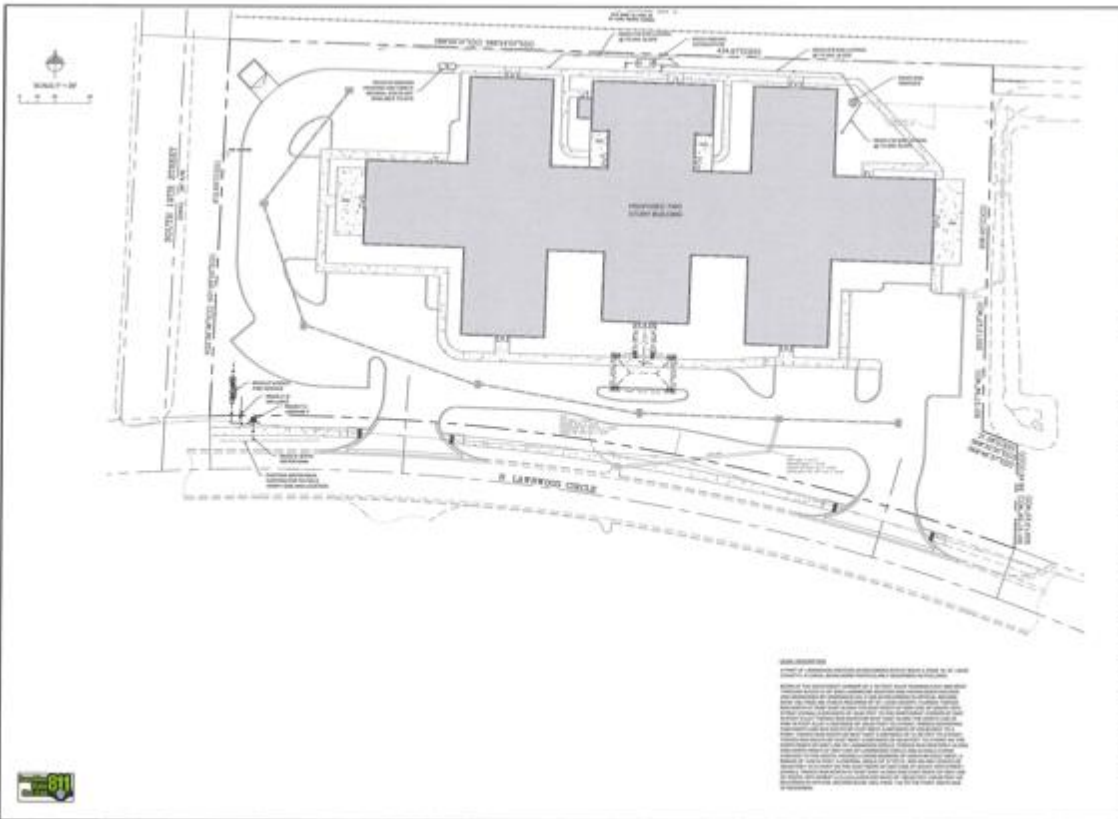


TYPICAL RAMP DETAIL

Mills, Short & Associates
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www.mills-short.com

DATE	10/20/11
SCALE	AS SHOWN
PROJECT	AMERICAN VETERAN HOMES, FT. PIERCE
NO.	100
REV.	10/20/11

AMERICAN VETERAN HOMES, FT. PIERCE
1000 W. US HIGHWAY 1, FT. PIERCE, FLORIDA 34949
PROJECT NUMBER: 100
DATE: 10/20/11
C-4

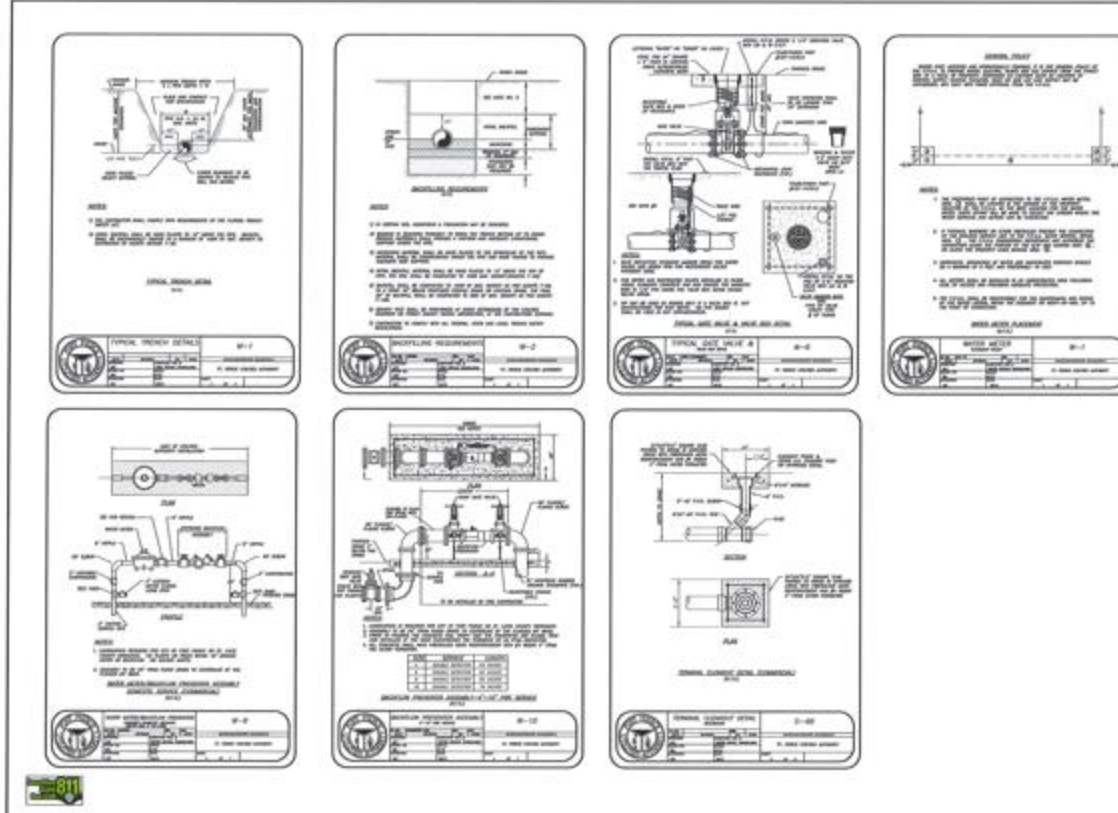


NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPING AND PLANTINGS.
 6. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
 7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TRAFFIC PATTERNS.
 8. THE CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING AND SIGNAGE.
 9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES.
 10. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.

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 FT. PIERCE, FLORIDA 34948
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 PHONE: (888) 888-8888
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C-5



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C-6

Mills, Short & Associates

CIVIL & STRUCTURAL ENGINEERING | ENVIRONMENTAL

CERTIFICATION OF AUTHORIZATION 30698

January 31, 2020

Vennis Gilmore
City of Fort Pierce – Planning Department
100 N. US Highway 1
Fort Pierce, FL 34950

Subject: Site Plan & Design Review – Veteran’s ALF – 1600 N. Lawnwood Circle

Dear Mr. Gilmore:

Please find ten (10) sets of revised site construction drawings enclosed for your review. In addition, please find responses to Conditional Use comments included in the TRC comment letter:

PLANNING DEPARTMENT

The following are comments from the Planning Department’s review of the applications for Site Plan and Design Review in the R-4, Medium Density Zone

1. Provide a sidewalk linkage and/or crosswalk striping to the refuse collection area and a separate pedestrian gated entrance for employee access.
Please see revised dumpster enclosure details included in resubmittal package.
2. Per City Code Section 22-62. – Sidewalks. (d)(1) Sidewalks and sidewalk linkages shall be installed in public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.
Please see sidewalks added to site plan.
3. Provide color elevations.
Please see color elevations enclosed.
4. Change the parking calculation on the Site Plan page C-2 to 56 ALF units and 28 required spaces.
Parking calculations have been updated.
5. Place the location of the dumpster enclosure in the same location on all plans.
All plans have been updated to be consistent.
6. Submit a Landscape Bond prior to Certificate of Occupancy.
Acknowledged.

Main Office

700 22nd Place, Suite 2C
Vero Beach, Florida 32960
772.226.7282

Additional Locations

100 Federal Highway, Suite B
Lake Park, Florida 33403

4690 Lipscomb Street, Suite 6A
Palm Bay, Florida 32905

ENGINEERING DEPT.

1. At the time of submittal for Site Work Permit, provide a certified boundary and topographic survey of the site within 1-year in accordance with the City of Fort Pierce Code of Ordinances Section 17-27(a)(7). The survey shall be prepared and sealed by a Florida Registered Land Surveyor to show property lines and existing physical features with pertinent elevations to include the site's 100-year flood elevation as per the Federal Flood Insurance Rate Maps.
Acknowledged. Certified boundary will be submitted per City requirements at Site Work Permit submittal.
2. The Grading, Paving, and Drainage Plans have been conceptually reviewed and will be subjected to a more in-depth review at time of submittal for the Site Work Permit.
Acknowledged.
3. Revise the plans to identify ADA detectable warning mats located within the public right-of-way as being concrete brick dome pavers with brick red color.
ADA Mats have been added.
4. Provide a note on the plans that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.
Note has been added.

UTILITIES -ELECTRIC & GAS ENGINEERING DEPT.

Below are comments reference to FPUA electric and gas service availability and requirements:

1. Electric service is available from N. Lawnwood Circle (South side of property). Please provide electric load information (amps, voltage, 1-phase or 3-Phase) for the new service(s) and Auto-CAD drawings. Customer will be responsible for all conduits (primary and secondary), transformer pad and secondary conductors.
Acknowledged.
2. Natural gas service is available from the NE corner of the property. Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service). For more information and incentive available, please contact Billy Dupre.
Acknowledged. Requested information will be provided at time of Building Permit submission.
3. FPUA will require a utility easement for all proposed FPUA facilities within the site.
Acknowledged.

BUREAU OF FIRE PREVENTION

The Following Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>
Please find form enclosed.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
Payment will be made under a separate cover.
3. Please provide an electronic copy of the Site Plan (pdf format).
Please find electronic copy of site plan on enclosed CD.
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
Acknowledged.
5. Fire hydrants (shall be) are provided for buildings other than detached one-and two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.
Acknowledged. A new fire hydrant has been installed at the front of the project.
6. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".
7. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.
8. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
9. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
10. Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17, at Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.

SURVEY -ENGINEERING DEPT.

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes.

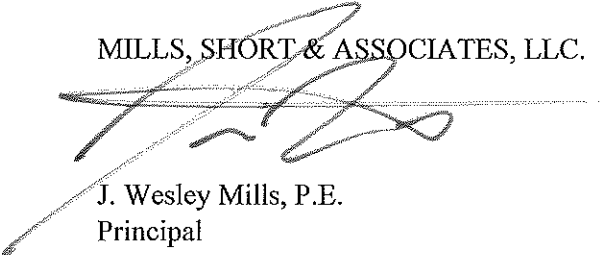
SURVEY:

1. Please add the Right of Way for North Lawnwood Circle to the survey.
Right-of-way has been added.
2. Please add the acreage to the survey.
Acreage has been added.
3. Please include Horizontal accuracy statement per Ch.5-J 17.051 (2) (b).
Horizontal accuracy statement has been added.
4. Please provide basis for calculated bearings in number 3 of the Notes.
Please see notes 3 & 4.

Should you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,

MILLS, SHORT & ASSOCIATES, LLC.

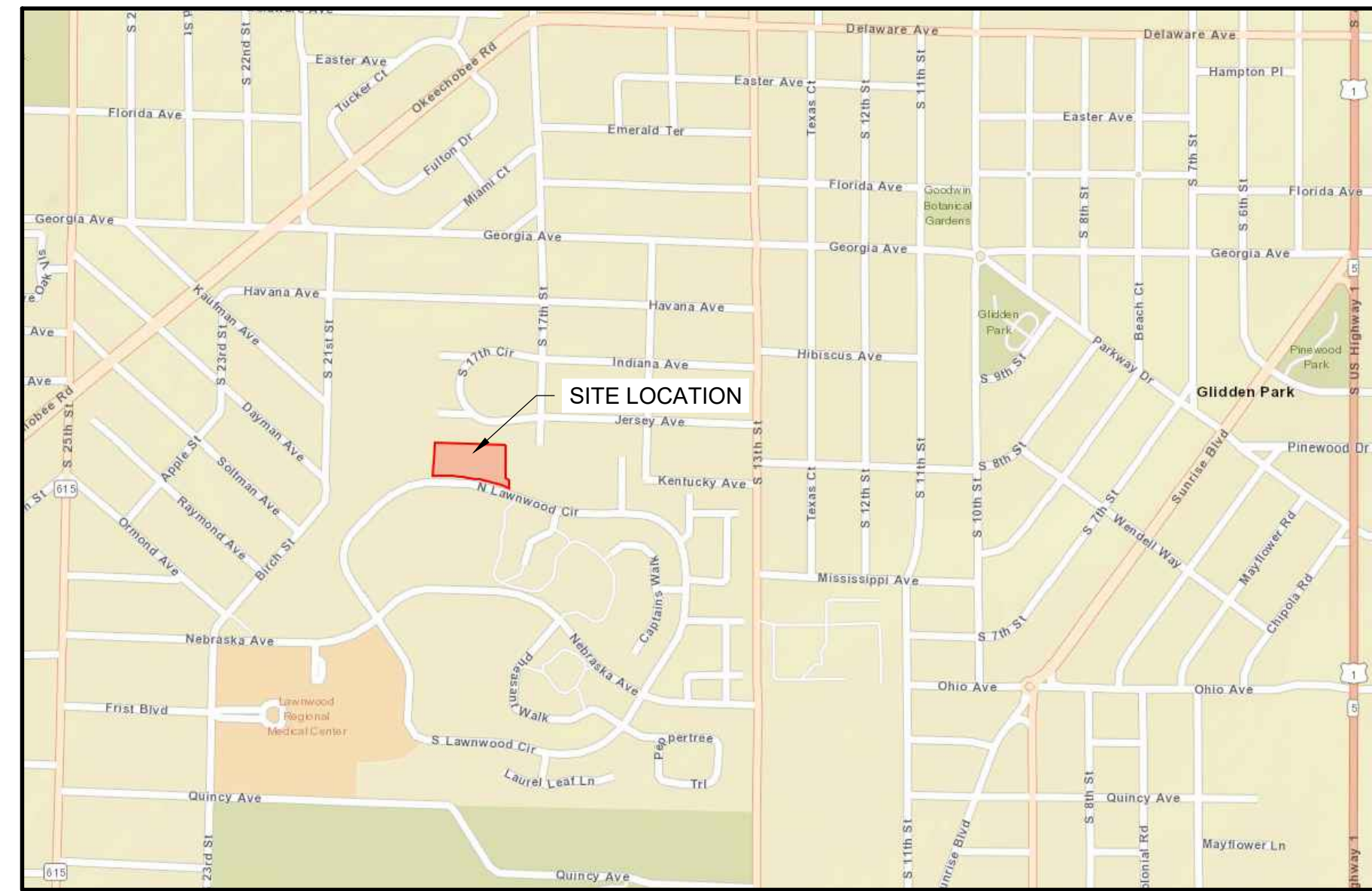


J. Wesley Mills, P.E.
Principal

MAJOR SITE PLAN / CONDITIONAL USE AMERICAN VETERAN HOMES, Ft. PIERCE

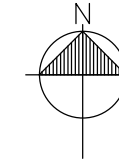
SHEET INDEX:

- G-1 TITLE SHEET
- G-2 GENERAL NOTES
- C-1 EXISTING CONDITIONS / DEMOLITION PLAN
- C-2 SITE PLAN
- C-3 PAVING, GRADING AND DRAINAGE PLAN
- C-4 PAVING AND DRAINAGE DETAILS
- C-5 UTILITY PLAN
- C-6 UTILITY DETAILS
- C-7 STORMWATER POLLUTION PREVENTION PLAN
- C-8 STORMWATER POLLUTION PREVENTION DETAILS



SITE LOCATION MAP

SCALE: N.T.S



1600 N. LAWNWOOD CIRCLE
FORT PIERCE, FLORIDA 34950

SAINT LUCIE COUNTY, FLORIDA
AUGUST 2019

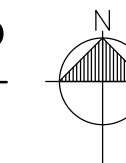
OWNER/APPLICANT

PALMERI-DESIGN PLANNING, LLC
2105 COVE LANE
NORTH PALM BEACH, FLORIDA 33408



VICINITY LOCATION MAP

SCALE: N.T.S



ENGINEER

Mills, Short & Associates

700 22ND PLACE, STE. 2C/2D
VERO BEACH, FLORIDA 32960
PHONE: 772.226.7282

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A. #: 30699

100 S. 2nd Street, Unit 209
Fort Pierce, Florida 34950
4820 Linscomb Street NE, Suite 2
Palm Bay, Florida 32905

SEAL

ISSUE DATE COMMENTS

AMERICAN VETERAN HOMES, Ft. PIERCE
1600 N. LAWNWOOD CIR, FT PIERCE, FLORIDA 34950

THIS SHEET TITLE SHEET

DRAWN BY

CHECKED BY JWM

APPROVED BY JWM

SCALE: N/A

PROJ. NO. 17-1900
DATE 08.20.19
SHEET NO.

G-1



GENERAL NOTES:

- 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE CITY OF FORT. PIERCE, ST. LUCIE COUNTY AND FDOT.
2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH THE CITY OF FORT. PIERCE, ST. LUCIE COUNTY SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, INDEX 17346.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED WITH QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
5. THE CONTRACTOR SHALL NOTIFY THE CITY OF FORT PIERCE PUBLIC WORKS DIVISION AND MILLS, SHORT & ASSOCIATES AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN AN FDOT R/W PERMIT PRIOR TO COMMENCING WORK WITHIN INDIAN RIVER COUNTY RIGHT-OF-WAYS.
6. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
9. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
10. CONTRACTOR SHALL SUPPLY DENSITY TEST TO ENGINEER ON ALL SUB-GRADE AND BASE. TEST SHALL BE PREPARED PER AASHTO T-180 METHOD.
11. SLOPE GRADES FROM ELEVATIONS SHOWN TO THE EXISTING GRADE AT PROPERTY LINE.
12. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTIONS.
13. ANY EXISTING FLOW WELLS SHALL BE PLUGGED AS PART OF SITE DEVELOPMENT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
15. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

PAVING AND DRAINAGE NOTES:

- 1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
3. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
4. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
5. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF THOSE SPECIFIED IN THE CONSTRUCTION DOCUMENTS. HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY THE CITY OF FORT PIERCE AND MILLS, SHORT & ASSOCIATES PRIOR TO CONSTRUCTION.
6. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
7. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
8. SEE TABLE 2.0 ON SHEET G-3 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION, RIGID PAVEMENT, AND FLEXIBLE PAVEMENT.
9. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT INDEX 205, SHEETS 1-6.
10. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT INDEX 205.
11. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT INDEX 280.
12. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
14. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.
15. THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), REQUIRES ALL PROPERTY OWNERS TO PERFORM A STORMWATER SYSTEM INSPECTION TO ASSURE THE PONDS, INLETS, AND PIPES ON SITE ARE BEING WELL-MAINTAINED (E.G., PROPERLY MOWED AND CLEAR OF DEBRIS), THE INTENT IS TO GUARANTEE THAT CONTAMINATED RAIN RUN-OFF FROM THE PROPERTY WILL NOT ADVERSELY AFFECT THE SURROUNDING AREA.
16. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
17. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
18. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
19. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
20. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
21. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
22. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT.
23. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
24. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
25. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACTOR DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS AS NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
26. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
27. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
29. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORMWATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.



AS-BUILT NOTES:

- 1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL, INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING REGULATION SHALL BE CLEARLY SHOWN.
E. LOCATION OF ALL INLETS AND MANHOLES, HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLY THREE PERMANENT POINTS.
F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
G. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
H. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA.
I. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
J. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING, FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
2. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

CLEARANCES:

- 1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL UTILITY IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH F.D.E.P. AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL STORM WATER SYSTEM IMPROVEMENTS AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

DEMOLITION NOTES:

- 1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

FORT PIERCE UTILITIES AUTHORITY WATER DISTRIBUTION NOTES

- 1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO ANWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO ANWA C-901 OR C-906, STANDARD CODE DESIGNATION PE340R, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY (DB) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE, SHALL CONFORM TO ANS/AWWA C151/A21.1 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THIN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANS/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED.
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNEDY KEN-SEAL, AMERICAN OR APPROVED EQUAL VALVES SHALL CONFORM TO ANWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT, IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ANWA C-851 FOR DISINFECTION.

Table with 2 columns: WATER DISTRIBUTION and G-1 NOTES. Includes revision table and drawing details for FT. PIERCE UTILITIES AUTHORITY.

FORT PIERCE UTILITIES AUTHORITY WATER DISTRIBUTION NOTES CONTINUED

- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THIN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATERS" MARKED ON TAPE PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO ANWA C-600. - 2 HR MINIMUM TEST
L= SD(P) / 2
148,000
L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI
23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st JOINT OF NEW LINE. END OF MAIN SHOULD BE TURNED UP AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED, WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE, WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

Table with 2 columns: WATER DISTRIBUTION and G-1 NOTES. Includes revision table and drawing details for FT. PIERCE UTILITIES AUTHORITY.

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

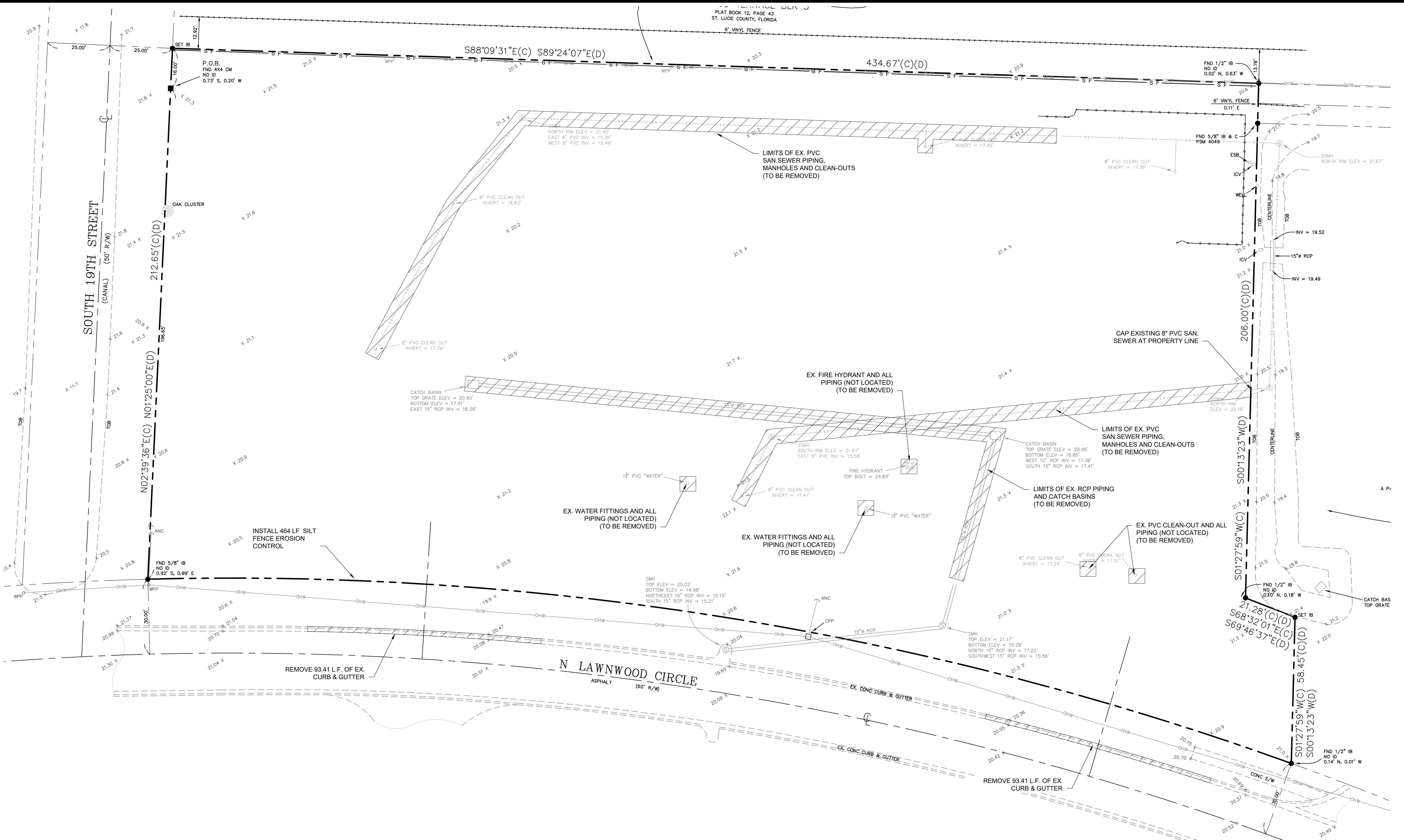
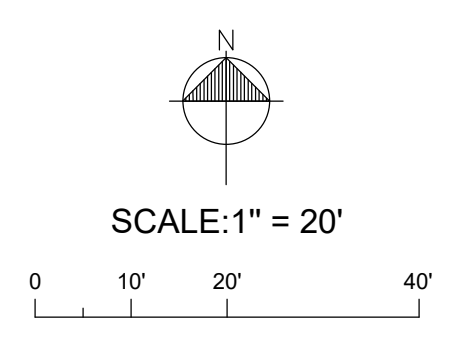
- 1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.
WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE PROVIDED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.
ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWER, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-10, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-10, F.A.C.
WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
A MINIMUM 3-FOOT, AND PREFERABLY 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM-TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
A MINIMUM 6-FOOT, AND PREFERABLY 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.
WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN., ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

Table with 2 columns: WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS and G-2 CONSTRUCTION NOTES. Includes revision table and drawing details for FT. PIERCE UTILITIES AUTHORITY.

Table with 2 columns: STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT and G-3 WATER/SEWER CONFLICT. Includes revision table and drawing details for FT. PIERCE UTILITIES AUTHORITY.

FILE: S:\CADD\FT Pierce ALF\Civil17-1900 General Notes - Civil.dwg

Project information block including: AMERICAN VETERAN HOMES, Ft. PIERCE 1600 N. LAWNWOOD CIR, FT. PIERCE, FLORIDA 34950; PROJECT NO. 17-1900; DATE 08.20.19; SHEET NO. G-2; Mills, Short & Associates logo and contact info; and a table for COMMENTS, DATE, ISSUE.



SURVEYORS LEGEND:

AC	ACRE	EOP	EDGE OF PAVEMENT	N & TT	NAIL & TIN TAB	PRO	PRORATED
A/C	AIR CONDITIONER	EOW	EDGE OF WATER	N & W	NAIL & WASHER	R	RADIUS
ALUM	ALUMINUM	EM	ELECTRIC METER	NAVD	NORTH AMERICAN VERTICAL DATUM	RRS	RAILROAD SPIKE
ANC	ANCHOR	ESB	ELECTRIC SERVICE BOX	NGVD	NATIONAL GEODETIC VERTICAL DATUM	RNG	RANGE
APPROX	APPROXIMATE	ELEV	ELEVATION	NO ID	NO IDENTIFICATION	RLS	REGISTERED LAND SURVEYOR
AVE	AVENUE	ENCL	ENCLOSURE	NTS	NOT TO SCALE	RCP	REINFORCED CONCRETE PIPE
BRG	BEARING	X 17.00	EXISTING ELEVATION	NAD	NORTH AMERICAN DATUM	R/W	RIGHT OF WAY
BLK	BLOCK	FT	FEET	ORB	OFFICIAL RECORD BOOK	O/S	OFFSET
BLVD	BOULEVARD	F	FIELD MEASUREMENT	O/S	OFFSET	SSMH	SANITARY SEWER MANHOLE
BLDG	BUILDING	FNC	FENCE	OHW	OVERHEAD WIRE	SMH	SEWER MANHOLE
BM	BENCHMARK	FFE	FINISHED FLOOR ELEVATION	PAGE	PAGE	SECT	SECTION
CATV	CABLE TELEVISION BOX	FH	FIRE HYDRANT	SET I.B.	SET 5/8" IRON BAR & CAP #4049	SET MAG	SET MAG NAIL & WASHER #4049
C	CALCULATED	FPL	FLORIDA POWER & LIGHT	PK & TT	PARKER-KALON NAIL & TIN TAB	S/T	SEPTIC TANK
CB	CATCH BASIN	FND	FOUND	PK & W	PARKER-KALON NAIL & WASHER	S/W	SIDEWALK
CA	CENTRAL ANGLE	GOVT	GOVERNMENT	PVMT	PAVEMENT	SBT	SOUTHERN BELL TELEPHONE BOX
CLF	CHAINLINK FENCE	ICV	IRRIGATION CONTROL VALVE	PRM	PERMANENT REFERENCE MONUMENT	S/D	SQUARE FEET
CHD	CHORD	I & E	INGRESS & EGRESS EASEMENT	PB	PLATBOOK	S/T	TANGENT
CONC	CONCRETE	INV	INVERT	PCC	POINT OF COMPOUND CURVATURE	TOB	TOP OF BANK
CBS	CONC. BLOCK STRUCTURE	IB	IRON BAR	PC	POINT OF CURVATURE	TOE	TOE OF SLOPE
CM	CONCRETE MONUMENT	IP	IRON PIPE	PI	POINT OF INTERSECTION	TWP	TOWNSHIP
CNR	COULD NOT READ	IB & C	IRON BAR & CAP	PB	POINT OF BEGINNING	TRANS	TRANSFORMER
CNP	CONCRETE POWER POLE	IP & C	IRON PIPE & CAP	PCC	POINT OF COMMENCEMENT	TYP	TYPICAL
COR	CORNER	L	LANDSCAPE EASEMENT	POE	POINT OF ENCROACHMENT	UDE	UTILITY & DRAINAGE EASEMENT
COV	COVERED	LE	LANDSCAPE EASEMENT	PT	POINT OF TANGENCY	UE	UTILITY EASEMENT
CMP	CORRUGATED METAL PIPE	LP	LICENSED BUSINESS NUMBER	PL	POWER POLE	U/G	UNDERGROUND
CVG	CONCRETE VALLEY GUTTER	LB	LIGHT POLE	PLS	PRIVATE UTILITY EASEMENT	UM	UTILITY METER
D	DEED	M & W	MAG NAIL & WASHER	PL	PROFESSIONAL LAND SURVEYOR	VV	VALVE
D/F	DRAINFIELD	MAG	MAG NAIL	PLU	PROFESSIONAL LAND SURVEYOR	WPP	WOOD POWER POLE
DE	DRAINAGE EASEMENT	ME	MAINTENANCE EASEMENT	R	PROPERTY LINE	Ø	DIAMETER
DF	DRAINAGE FLOW	MH	MANHOLE	PROP	PROPOSED		
ESMT	EASEMENT	MHWL	MEAN HIGH WATER LINE				
EOC	EDGE OF CONCRETE	MF	METAL FENCE				

LEGAL DESCRIPTION

A PART OF LAWNWOOD ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 16, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF A 16-FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION AND HAVING BEEN VACATED AND ABANDONED BY ORDINANCE NO. E-358 AS RECORDED IN OFFICIAL RECORD BOOK 150, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 01°25'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL) A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF SAID 16-FOOT ALLEY; THENCE RUN SOUTH 89°24'07" EAST ALONG THE NORTH LINE OF SAID 16-FOOT ALLEY A DISTANCE OF 434.67 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°13'23" WEST A DISTANCE OF 206.00 FEET TO A POINT; THENCE RUN SOUTH 69°46'37" EAST A DISTANCE OF 21.28 FEET TO A POINT; THENCE RUN SOUTH 00°13'23" WEST A DISTANCE OF 58.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE; THENCE RUN WESTERLY SAID NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE AND ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING OF NORTH 82°05'23" WEST, A RADIUS OF 1249.24 FEET, A CENTRAL ANGLE OF 21°22'14", AND AN ARC LENGTH OF 465.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL); THENCE RUN NORTH 01°25'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET A CALCULATED DISTANCE OF 196.65 FEET (196.60 FEET AS RECORDED IN OFFICIAL RECORD BOOK 1053, PAGE 115) TO THE POINT AND PLACE OF BEGINNING.

SURVEYORS NOTES:

1. Survey of description as furnished by Client.
2. Lands shown hereon were not abstracted for easements and/or rights-of-way of record.
3. All bearings are referenced to the West line of subject property, deeded as N01°25'00"E, calculated as N02°39'36"E, all others relative thereto.
4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on bench mark VIR 3-04.
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 12111C01871, dated 02/16/2012, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
7. Underground foundations & utilities not located unless shown.

FILE: S:\CADD\PL Pierce ALFCivil\17-1900 EX COND.dwg



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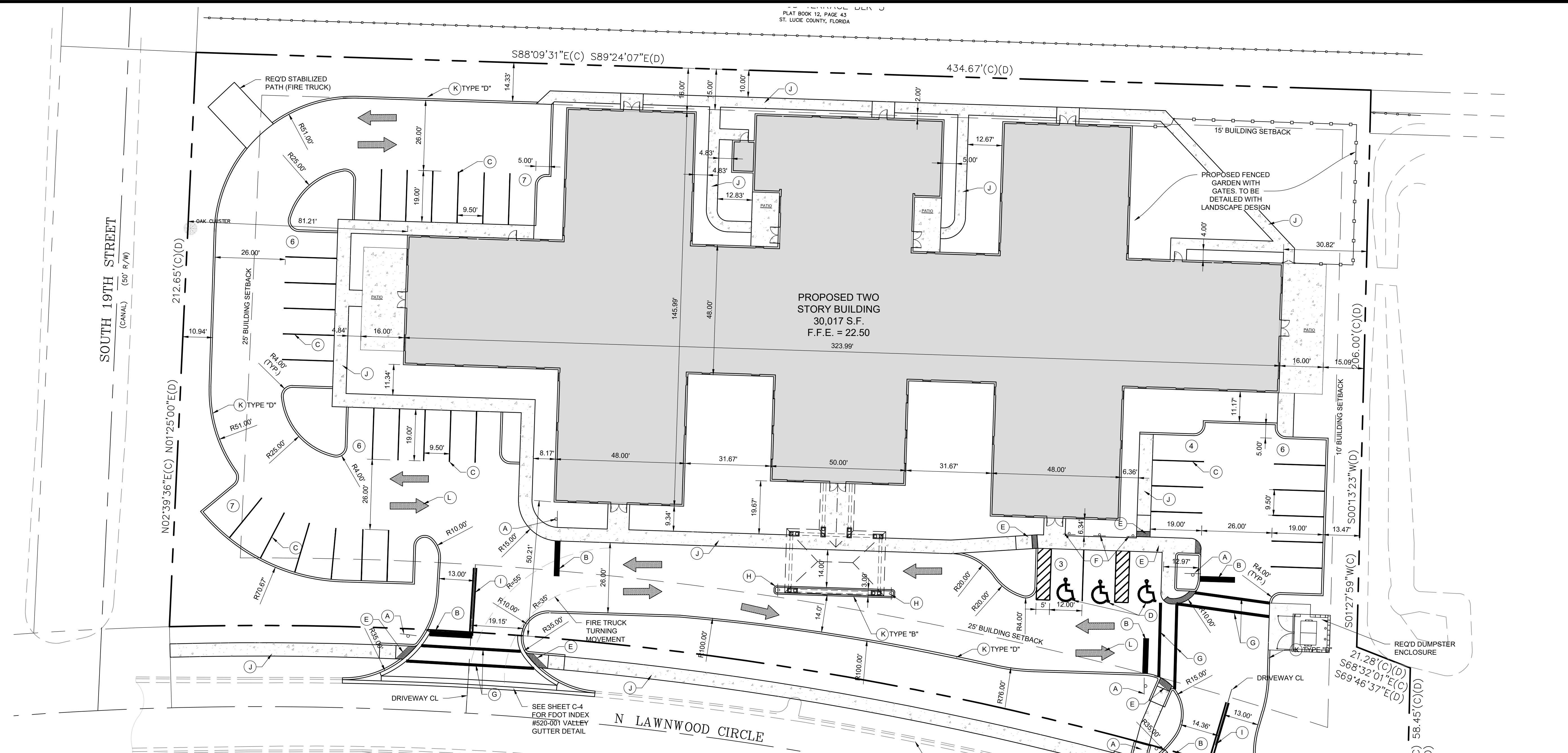
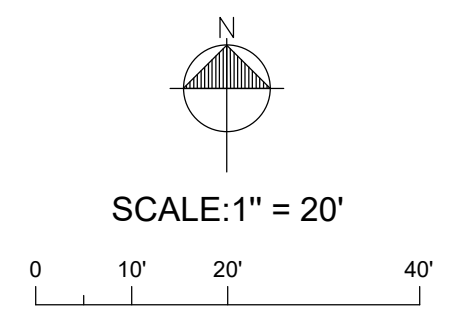
AMERICAN VETERAN HOMES, Ft. PIERCE
 1600 N. LAWNWOOD CIR, FT. PIERCE, FLORIDA 34950

STORMWATER POLLUTION PREVENTION PLAN

THIS SHEET: 17-1900
 DATE: 08.20.19
 SHEET NO. C-1

CHECKED BY: JWM
 APPROVED BY: JWM
 SCALE: SEE SHEET

ISSUE DATE COMMENTS



PROJECT DATA:

SITE ADDRESS:
1600 N. LAWNWOOD CIR
FT PIERCE, FLORIDA 34950

OWNER:
PALMERI-DESIGN PLANNING, INC
2105 COVE LANE
NORTH PALM BEACH, FL 33408

ENGINEER:
MILLS, SHORT & ASSOCIATES, LLC.
700 22ND PLACE, STE 2C/2D
VERO BEACH, FLORIDA 32960
772.226.7282

SURVEYOR:
STEPHEN J. BROWN, INC.
619 EAST 6TH STREET
STEWART, FLORIDA 34944
772.288.7176

PARCEL I.D.:
2416-504-0211-000-2

ZONING:
R4 - MEDIUM DENSITY RESIDENTIAL

FUTURE LAND USE:
R4 - MEDIUM DENSITY RESIDENTIAL

PROPOSED BUILDING USE:
ASSISTED LIVING FACILITY

FLOOD ZONE:

THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS INDICATED ON THE F.E.M.A. MAP NO 12111C01871, DATED 02/16/2012, LOCATES THE PARCEL IN ZONE X, BASE FLOOD ELEVATION N/A FEET; SUBJECT TO ANY SCALING AND INTERPOLATION FACTORS ASSOCIATED WITH MAPPING OF THIS ACCURACY. THIS DATA IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE(S) SHOULD BE VERIFIED BY A DETERMINATION AGENCY.

SITE DATA:

TOTAL SITE AREA: 99,788 S.F. 2.29 AC.

	REQUIRED:	PROPOSED:
BUILDING HEIGHT:	45'	±30'
OPEN SPACE:	25%	34%

SETBACKS:	25'	50.21'
FRONT (S):	25'	81.21'
FRONT (W):	10'	30.82'
REAR (N):	15'	16.00'

FINISHED FLOOR ELEVATION: 22.50'
UTILITIES: PROVIDED BY FORT PIERCE UTILITY AUTHORITY
DRAINAGE:
PHASES OF CONSTRUCTION: 0

OPEN SPACE CALCULATIONS: (MIN 25%)

EXISTING CONDITIONS: VACANT

PROPOSED CONDITIONS: BUILDING COVERAGE: 40% MAX
PROPOSED BUILDING: 30,017 S.F. (30%)

PAVEMENT COVERAGE:
PROPOSED PAVEMENT/CURBS/W/PORCHES 35,363 S.F. (35%)

TOTAL IMPERVIOUS AREA: 65,380 S.F. (66%)
TOTAL OPEN SPACE: 34,408 S.F. (34%)

PARKING CALCULATION:

56 UNIT ASSISTED LIVING FACILITY:
0.5 SPACES PER UNIT
0.5 x 56 = 28 SPACES REQUIRED
39 SPACES PROVIDED

OR

96 BED ADULT CONGREGATE LIVING FACILITY:
ONE SPACE PER EVERY 3 BEDS
96/3 = 32 SPACES REQUIRED
39 SPACES PROVIDED

NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTION 17 AND 22.
- ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- PROPOSED TIMETABLE FOR CONSTRUCTION: "ALL BUILDING PERMITS SHALL BE OBTAINED AND ALL CONSTRUCTION COMPLETED WITHIN TIME FRAME CONSISTENT WITH CITY OF FORT PIERCE ORDINANCES."
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LAYOUT DIMENSIONS IN THE FIELD. REPORT ALL DISCREPANCIES IMMEDIATELY TO THE ENGINEER OF RECORD FOR DECISION BEFORE CONSTRUCTION.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER OF RECORD FOR DECISION.
- NEW EARTHWORK SHALL BLEND SMOOTHLY INTO EXISTING GRADE.
- ALL PAVED AREAS MUST PITCH TO DRAIN AT MIN. OF 1/8" PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCURE SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONTINUING WORK.
- CONTRACTOR SHALL PROVIDE IRRIGATION TO, AND DRAINAGE FROM ALL PLANTERS.
- REMOVE ALL ROAD BASE, SHELLROCK, MARL, CORAL ROCK, AND RUBBLE 30" MIN. BELOW FINISH GRADE FROM ALL NEW PLANTING AREAS AND TREE PITS. BACKFILL WITH SUITABLE SOIL AS APPROVED BY THE ENGINEER OF RECORD. MAINTAIN EXISTING GRADE AT EXISTING TREES

PROJECT LEGEND:

- (A) REQ'D 30" R1-1, HI-INTENSITY STOP SIGN.
- (B) REQ'D 24" W SOLID WHITE THERMOPLASTIC STOP BAR.
- (C) REQ'D 6" WHITE PAINTED STRIPE.
- (D) REQ'D THERMOPLASTIC HANDICAP SYMBOL PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
- (E) REQ'D H.C. ACCESS RAMP MAX. SLOPE 1:12. FDOT INDEX #522-002, CURRENT DESIGN STANDARDS. CONCRETE BRICK DOME PAVERS WITH BRICK RED COLOR.
- (F) REQ'D H.C. PARKING SIGN.
- (G) REQ'D 6" W CROSS WALK, (2) 12" W WHITE THERMOPLASTIC LINES PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
- (H) REQ'D R4-7a "KEEP RIGHT" SIGN.
- (I) REQ'D 25 LF DBL. 6" YELLOW THERMOPLASTIC STRIPE PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
- (J) REQ'D 5' CONCRETE SIDEWALK PER FDOT INDEX #522-001, CURRENT DESIGN STANDARDS.
- (K) REQ'D CURD PER FDOT INDEX #520-001, CURRENT DESIGN STANDARDS.
- (L) REQ'D PAVEMENT MARKINGS PER PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.

DRAINAGE NOTES:

- MATCH ALL EXISTING GRADES ALONG PROPERTY LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE SITE DRAINAGE AWAY FROM ALL STRUCTURES INCLUDING BUT NOT LIMITED TO PLANTERS, COURTYARD PLANTING AREAS, HARDSCAPE SURFACES AND ARCHITECTURAL ELEMENTS.
- CONTRACTOR SHALL PROVIDE DRAINAGE FROM ALL PLANTERS.

LEGAL DESCRIPTION

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FILE: S:\CADD\PIE Pierce ALP\0117-19000 SITE PLAN.dwg

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SEAL

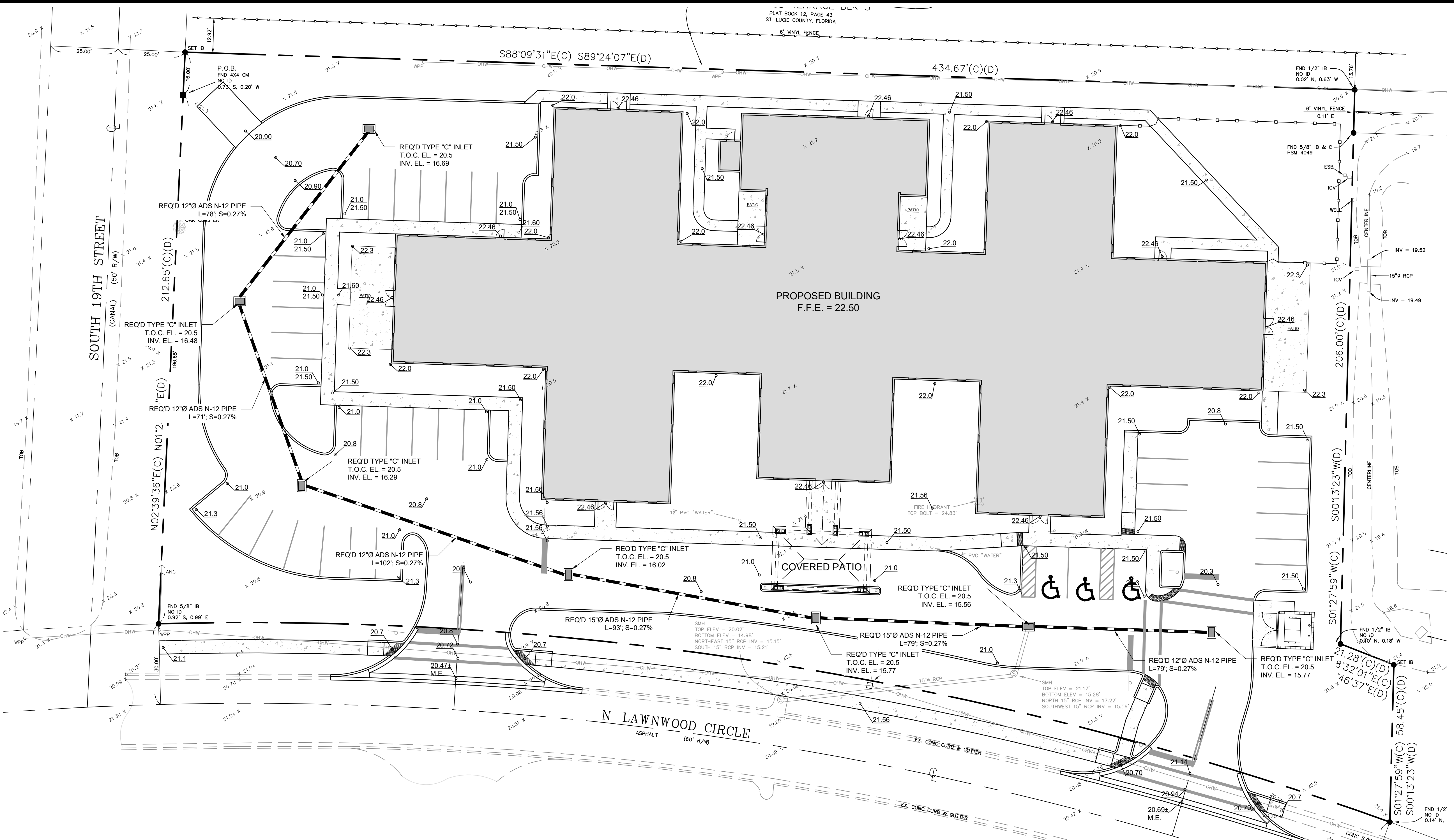
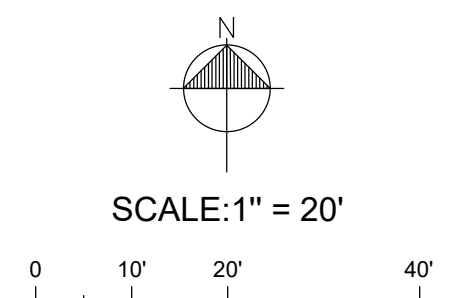
ISSUE	DATE	COMMENTS

AMERICAN VETERAN HOMES, Ft. PIERCE
1600 N. LAWNWOOD CIR, FT PIERCE, FLORIDA 34950

THIS SHEET: **SITE PLAN**
SCALE: 1"=20'
APPROVED BY: JWM
CHECKED BY: JWM
DRAWN BY: JWM

PROJ. NO. 17-1900
DATE 08.20.19
SHEET NO.

C-2



DRAINAGE AND GRADING NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD 88.
- ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- FINISH GRADE SHALL SLOPE AWAY FROM THE BUILDING FOUNDATION A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF THE BUILDING.
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
- CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED FLOOR PLAN.
- THE STORM WATER DRAINAGE DESIGN IS INTENDED TO CONTAIN ALL SITE STORM WATER RUNOFF AND DISCHARGE INTO AN APPROVED STORM WATER SYSTEM. CONTRACTOR SHALL NOTIFY ENGINEER, SHOULD THE ADJACENT PROPERTY GRADES VARY FROM THOSE SHOWN ON THE PLAN AND CHANGE THE INTENT OF STORM WATER DESIGN.

GRADING LEGEND

- EXISTING GRADE
- PROPOSED STORM INLET
- PROPOSED SPOT ELEVATION
- PROPOSED EDGE OF PAVEMENT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED DRAINAGE PATTERN
- PROPOSED STORM DRAIN PIPE

STORMWATER POLLUTION AND EROSION CONTROL NOTES:

- ALL SITE CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE LAND DEVELOPMENT ORDINANCE FOR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL.
- SILT FENCING SHALL BE INSTALLED AROUND THE PERIMETER OF DISTURBED AREAS.
- ALL AREAS OUTSIDE OF SILT FENCING SHALL REMAIN UNDISTURBED.
- CONTRACTOR SHALL MAINTAIN SILT FENCING UNTIL ALL DISTURBED AREA ARE SODDED.
- CONTRACTOR SHALL FULLY SOD RETENTION AREA IMMEDIATELY AFTER CONSTRUCTING.
- ALL DISTURBED AREA SHALL BE SODDED PRIOR TO PROJECT COMPLETION.

SURVEYORS NOTES:

- LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
- THE EXPECTED USE OF THIS PARCEL IS RESIDENTIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET IN THE MINIMUM TECHNICAL STANDARDS (S17 F.A.C.) WHICH WAS MET IN THE CASE OF THIS SURVEY.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
- SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.
- ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12061C0237H, HAVING AN EFFECTIVE DATE OF DECEMBER 4, 2012, THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.
- THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPLES AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
- ELEVATIONS SHOWN ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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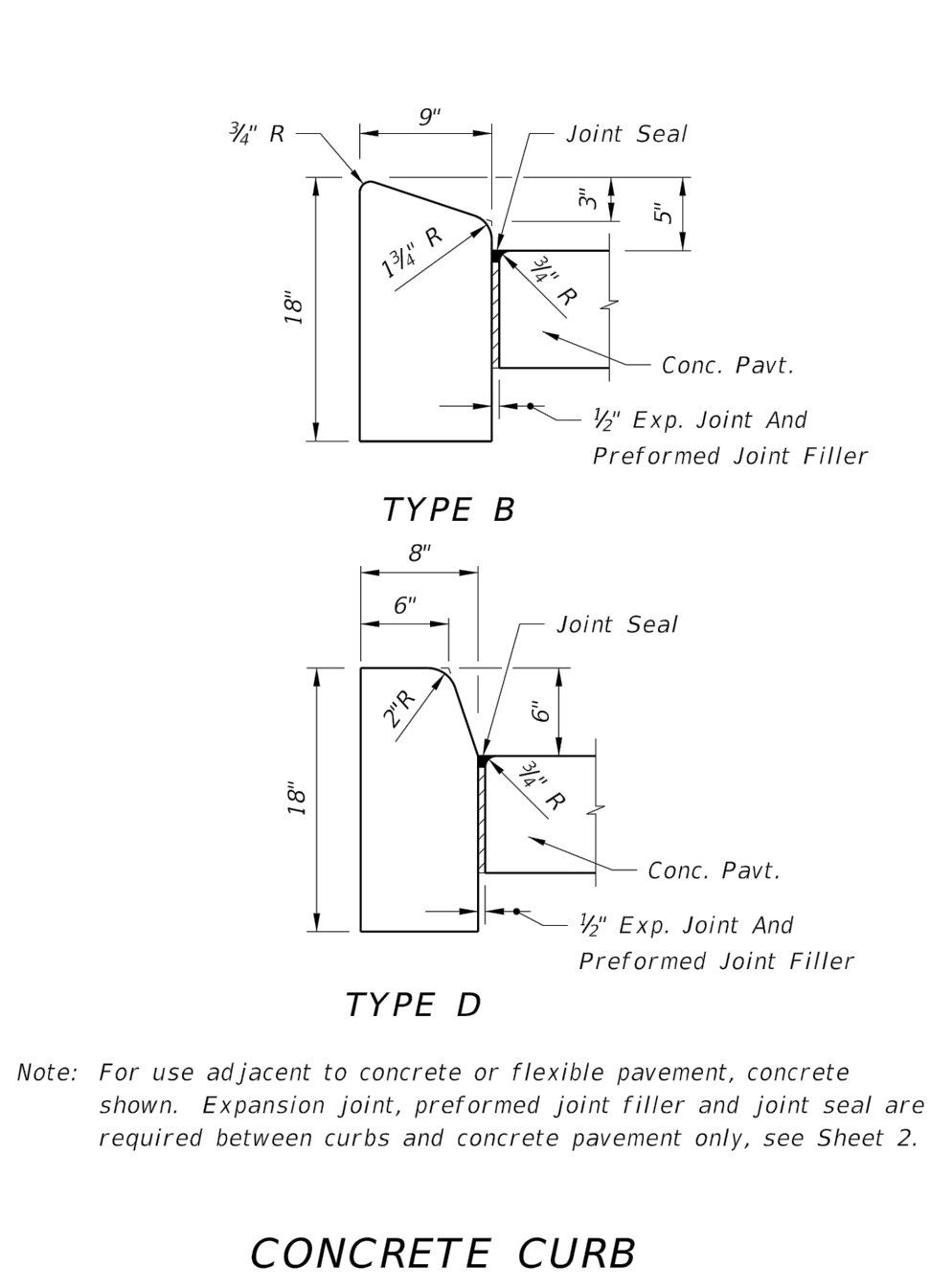
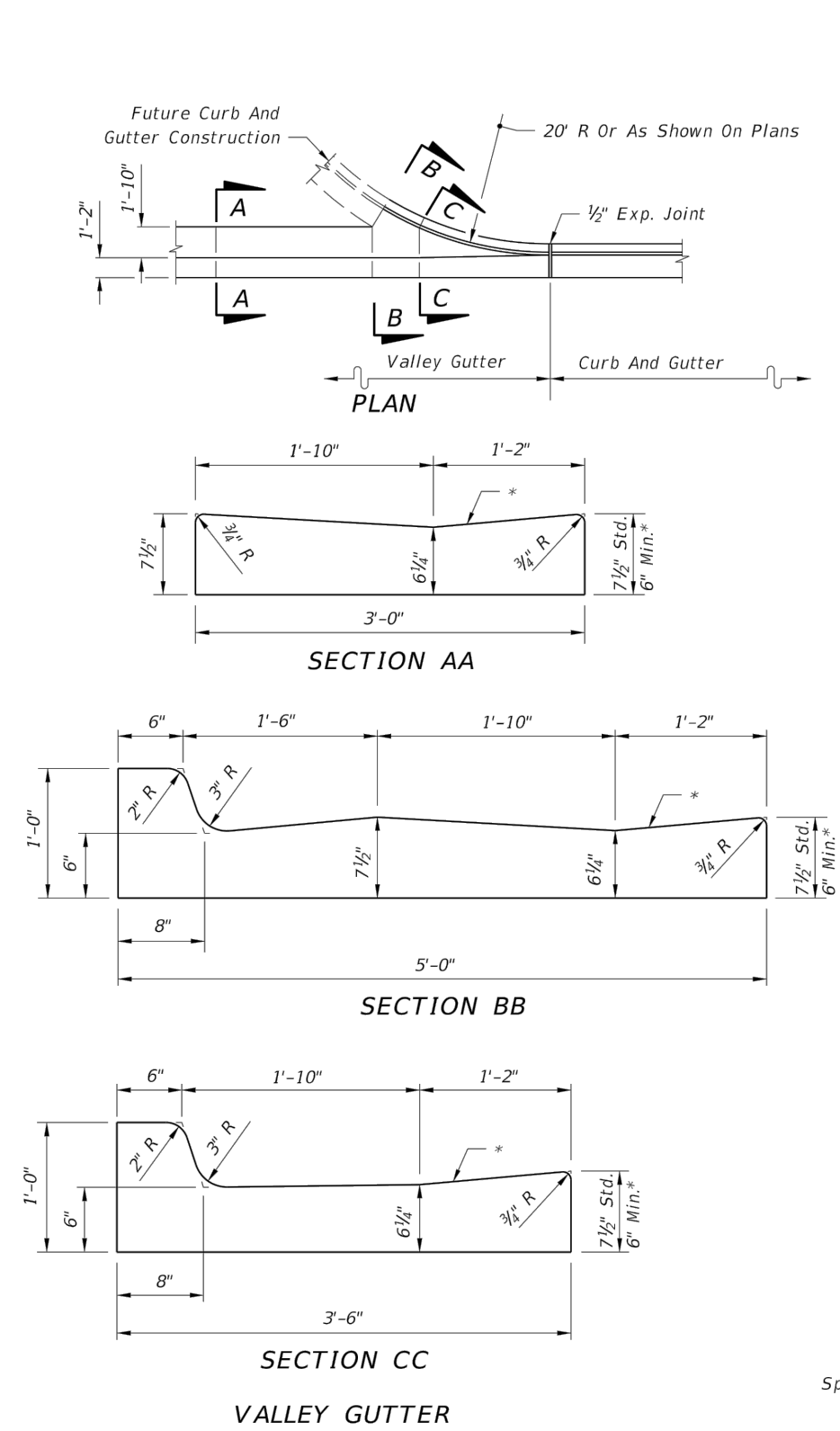
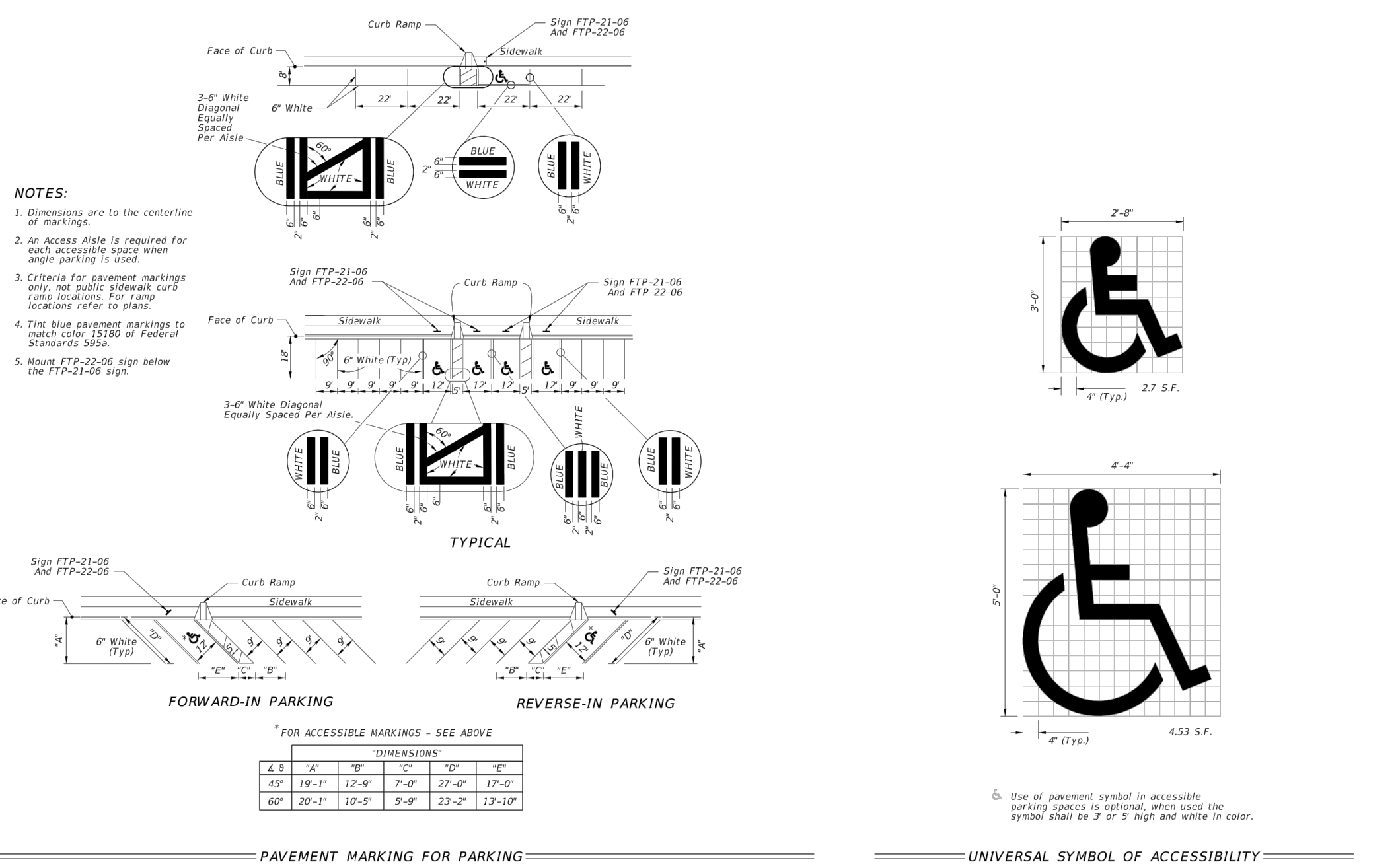
SEAL

ISSUE	DATE	COMMENTS

AMERICAN VETERAN HOMES, Ft. PIERCE
 1600 N. LAWNWOOD CIR. FT. PIERCE, FLORIDA 34950

THIS SHEET: PAVING, GRADING AND DRAINAGE PLAN
 DRAWN BY: JWM
 CHECKED BY: JWM
 APPROVED BY: JWM
 SCALE: 1"=20'

PROJ. NO.	17-1900
DATE	08.20.19
SHEET NO.	C-3



Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 2.

* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 0", unless otherwise shown on plans.

Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.

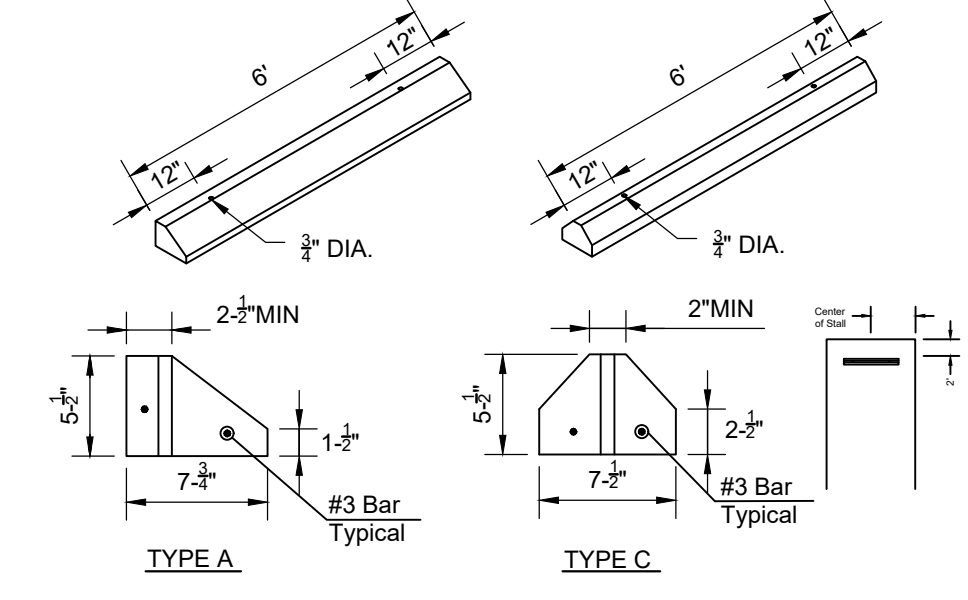
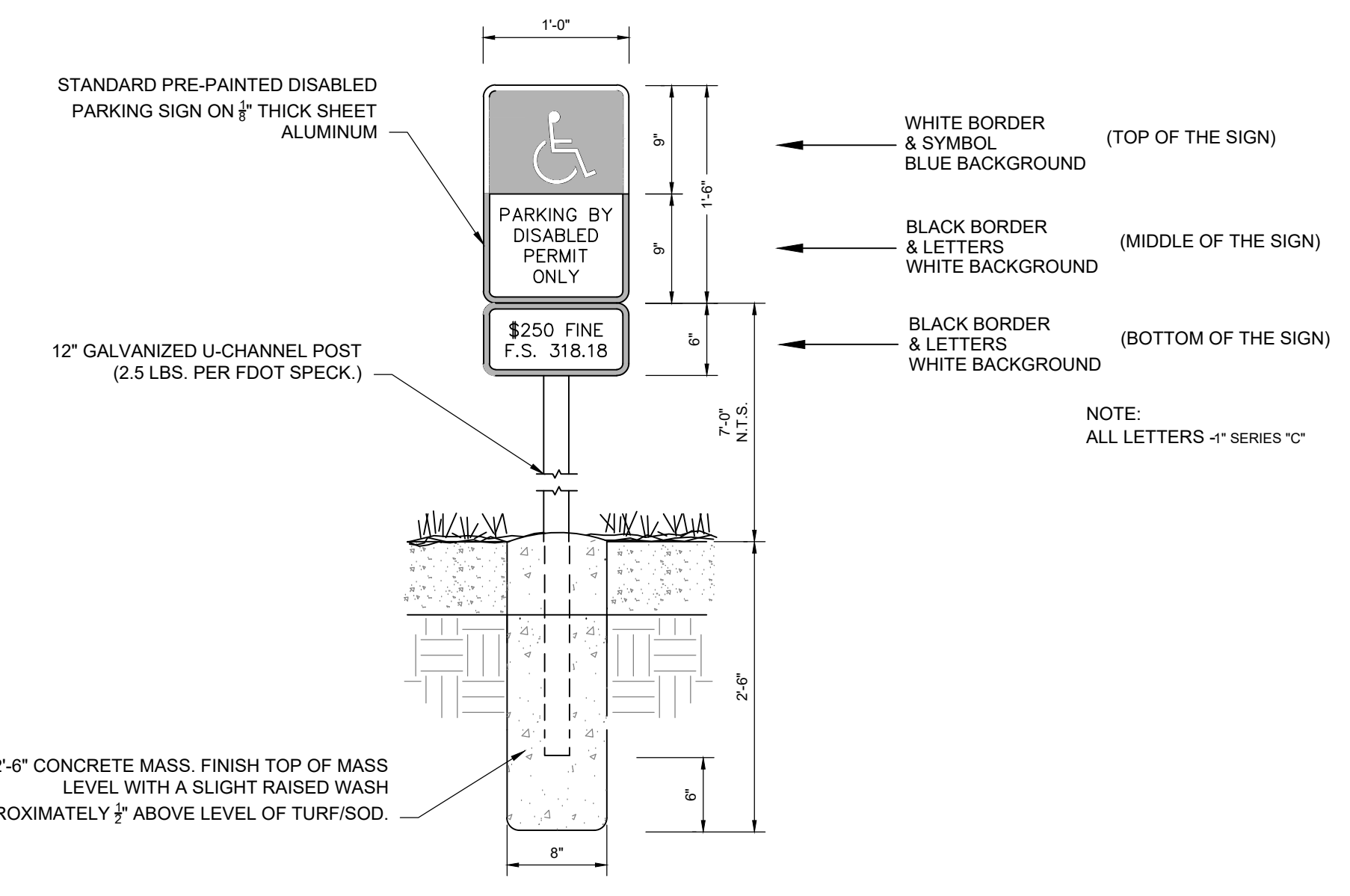
For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see Sheet 2.

FDOT INDEX #520-001 (FY 2019-2020 STANDARD PLANS)

SCALE: N.T.S.

TYPICAL SINGLE ACCESSIBLE PARKING STALL

SCALE: N.T.S.

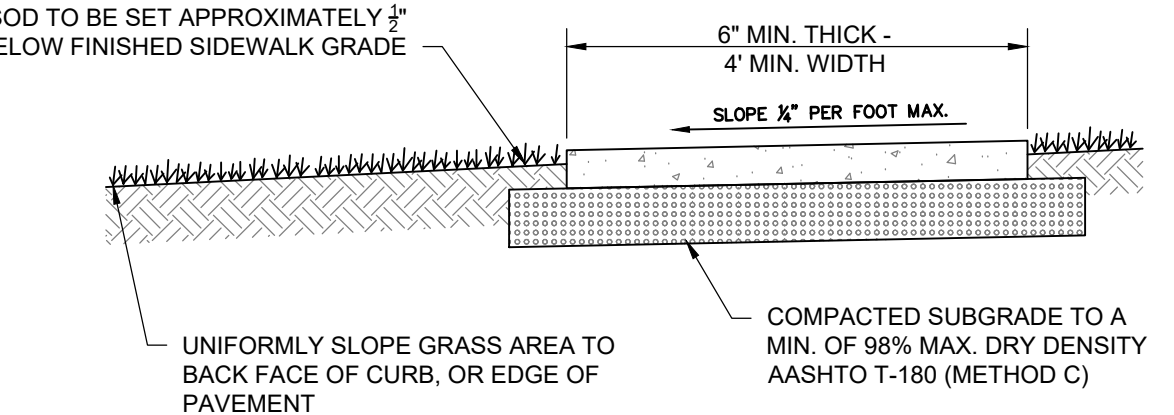
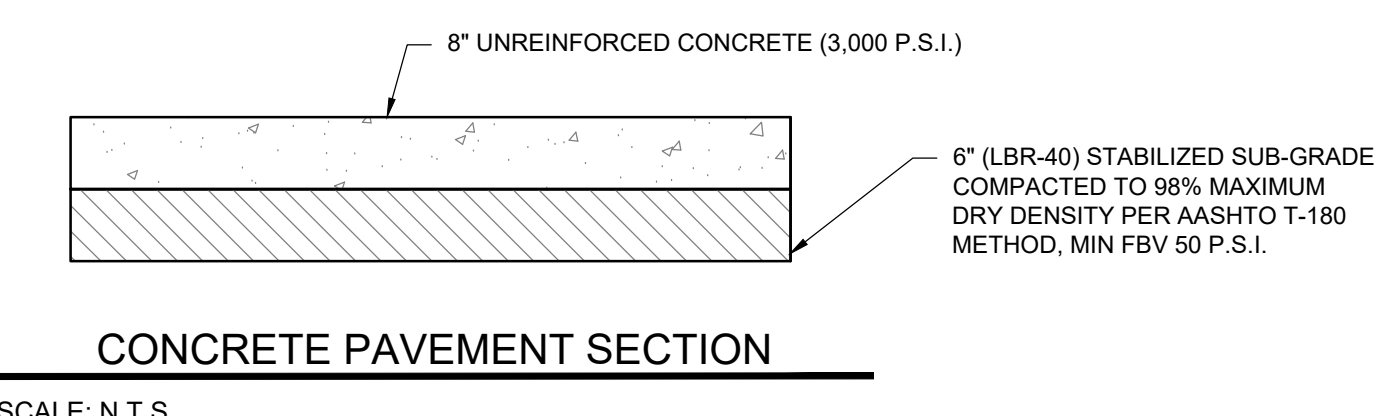


NOTES:

- WHEEL STOPS TO BE PLACED 2' BACK, AS SHOWN ABOVE, CENTERED IN THE PARKING STALL.
- WHEEL STOPS CAN BE PAINTED IN A CONTRASTING COLOR SUCH AS GRAY, YELLOW OR BLACK. BLUE SHALL BE USED FOR HANDICAP PARKING STALLS.
- CONCRETE TO BE 3,000 PSI, WITH FIBER MESH REINFORCING.

WHEEL STOPS REINFORCED CONCRETE

SCALE: N.T.S.

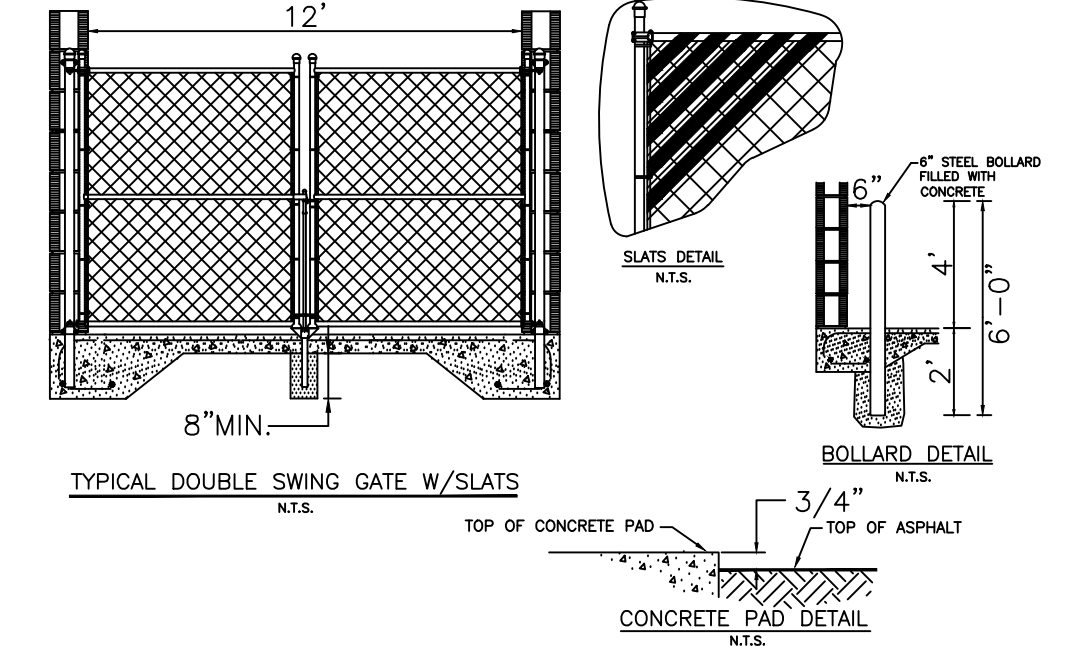
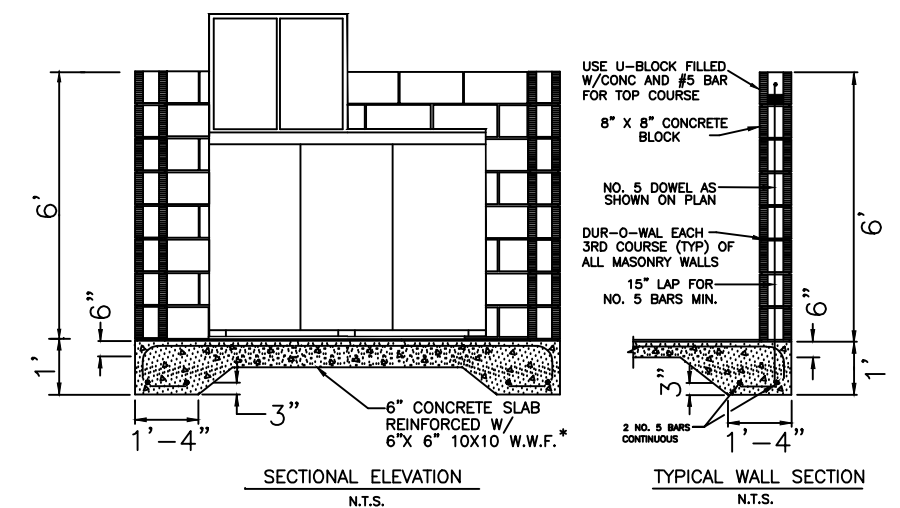
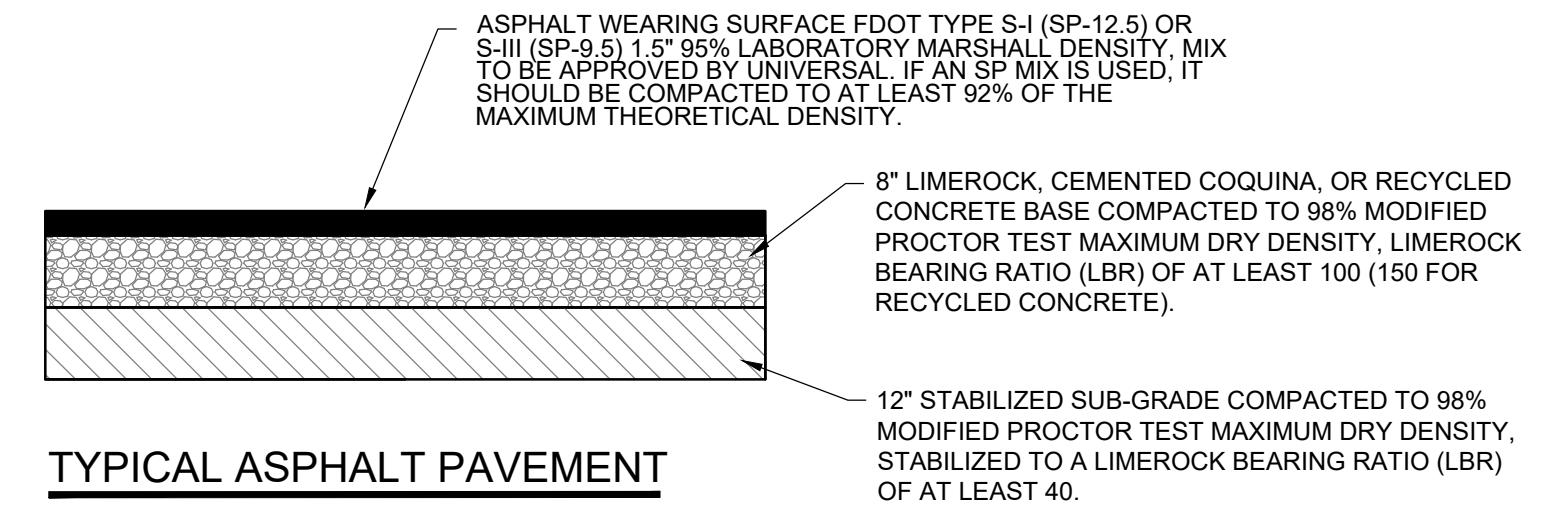


NOTES:

- SIDEWALK IN DRIVEWAY TO BE A MIN. OF 6" THICK CONCRETE WITH FIBROUS CONCRETE REINFORCEMENT
- GRADES FOR SAWCUTTING, REMOVING EXISTING SIDEWALK, AND CONSTRUCTING A NEW SIDEWALK SHALL BE ESTABLISHED BY THE PUBLIC WORKS DEPARTMENT OR THE ENGINEER OF RECORD.
- IN SOME AREAS SAWCUTTING OF CONTRACTION JOINTS MAY BE SUBSTITUTED UPON APPROVAL BY THE PUBLIC WORKS DEPARTMENT.

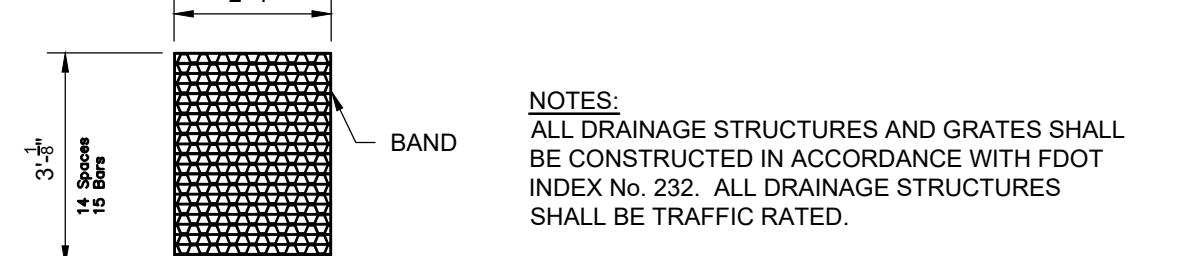
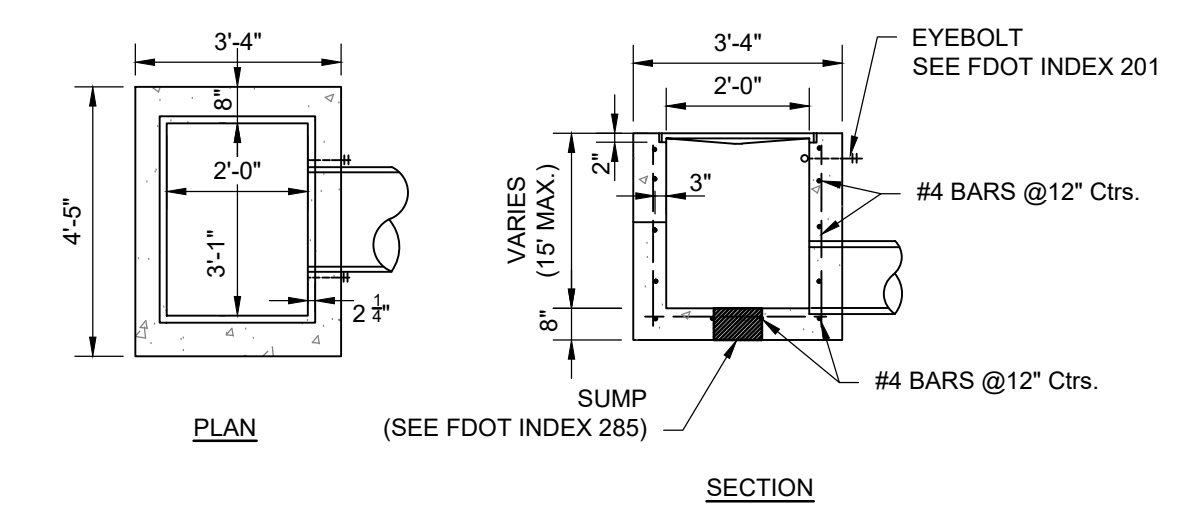
TYPICAL ACCESSIBLE SIGN DETAIL

SCALE: N.T.S.



DUMPSTER ENCLOSURE DETAIL

SCALE: N.T.S.



TYPE 'C' INLET DETAIL

SCALE: N.T.S.

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Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

AMERICAN VETERAN HOMES, Ft. PIERCE

1600 N. LAWNWOOD CIR, FT PIERCE, FLORIDA 34950

THIS SHEET: PAVING, GRADING AND DRAINAGE DETAILS

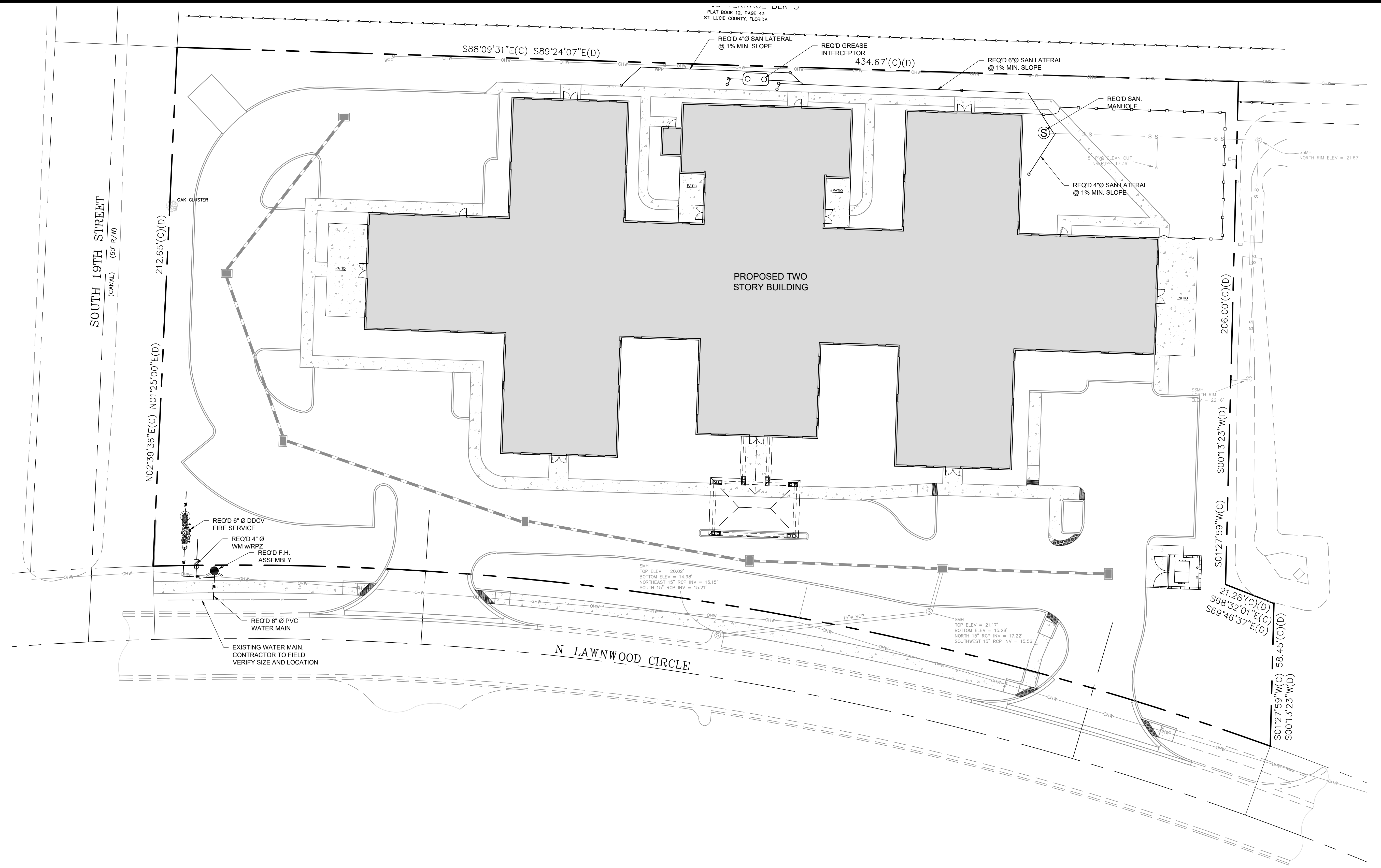
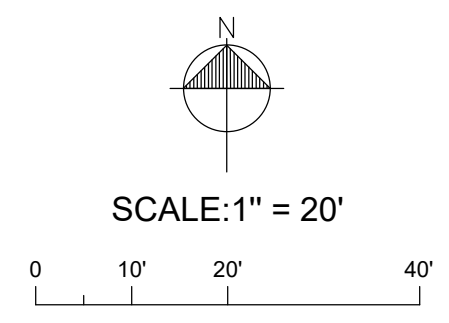
SCALE: SEE PLAN

APPROVED BY: JWM

CHECKED BY: JWM

DRAWN BY: SCS

PROJ. NO.	17-1900
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FILE: S:\CADD\Flt. Pierce ALFCivil\17-1900 UTILITY PLAN.dwg



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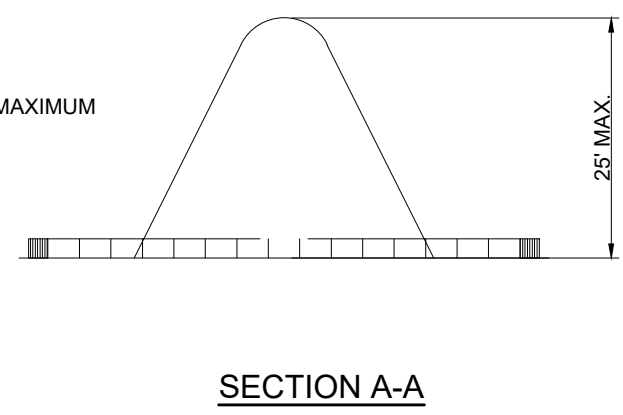
THIS SHEET: **UTILITY PLAN**
 DRAWN BY: JWM
 CHECKED BY: JWM
 APPROVED BY: JWM
 SCALE: 1"=20'

PROJ. NO.	17-1900
DATE	08.20.19
SHEET NO.	C-5

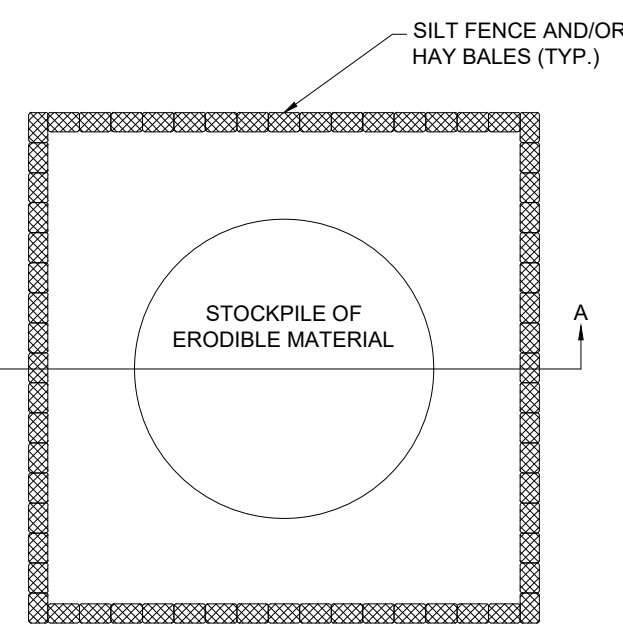
EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.
19. DEWATERING ACTIVITIES:
 - A - DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
 - B - CONTRACTOR MUST HAVE A TRANSFERABLE SURVIVOR CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DEWATERING".
 - C - NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.
 - D - NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.

NOTE: ALL STOCKPILES SHALL BE A MAXIMUM OF 25' HIGH.



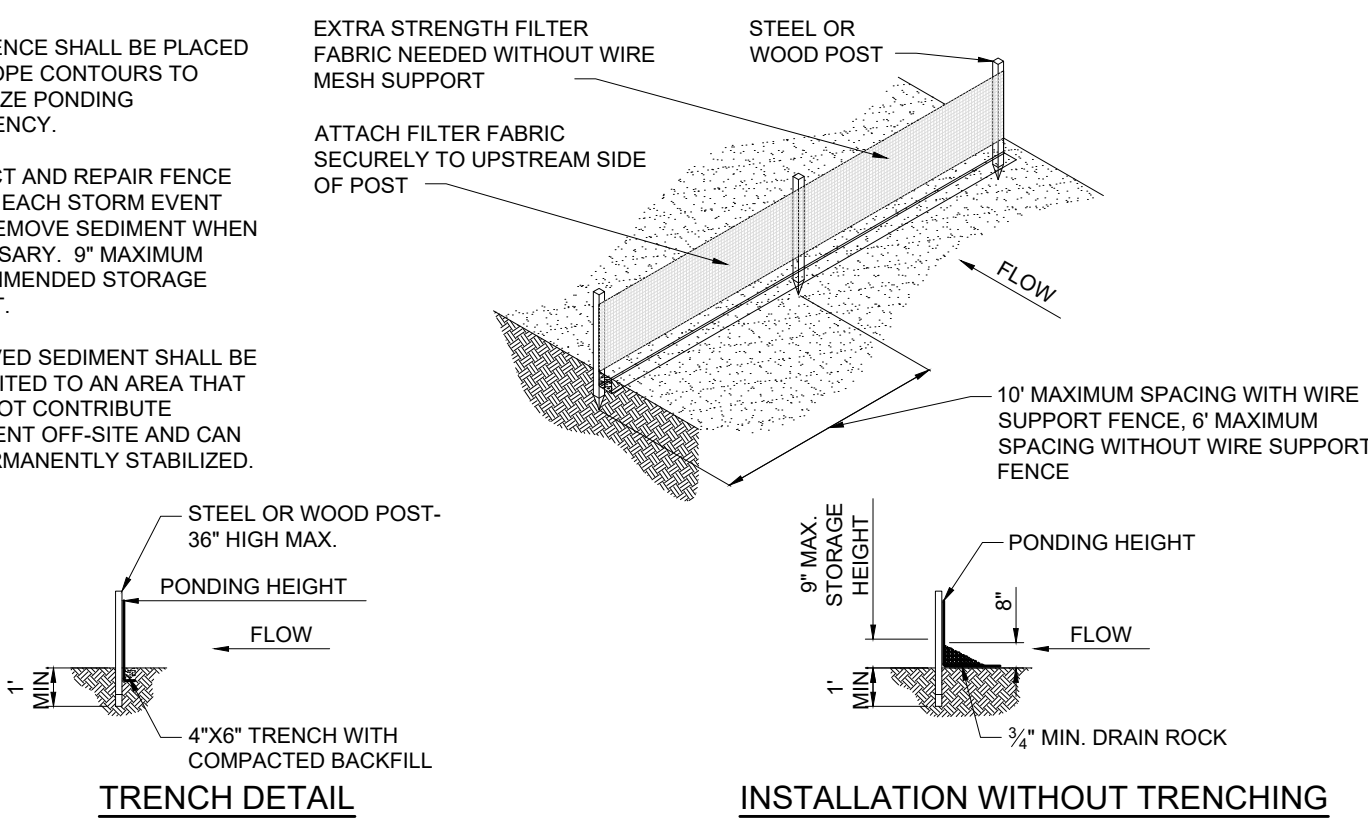
SECTION A-A



SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.

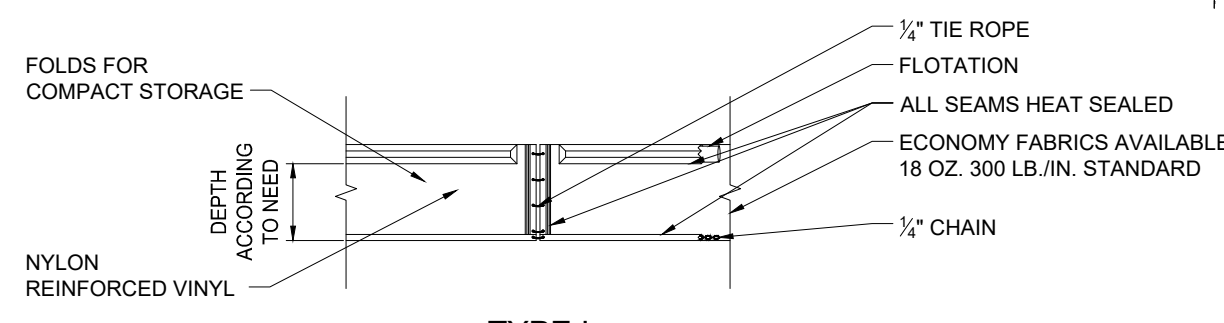
NOTE: FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

- NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
 3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



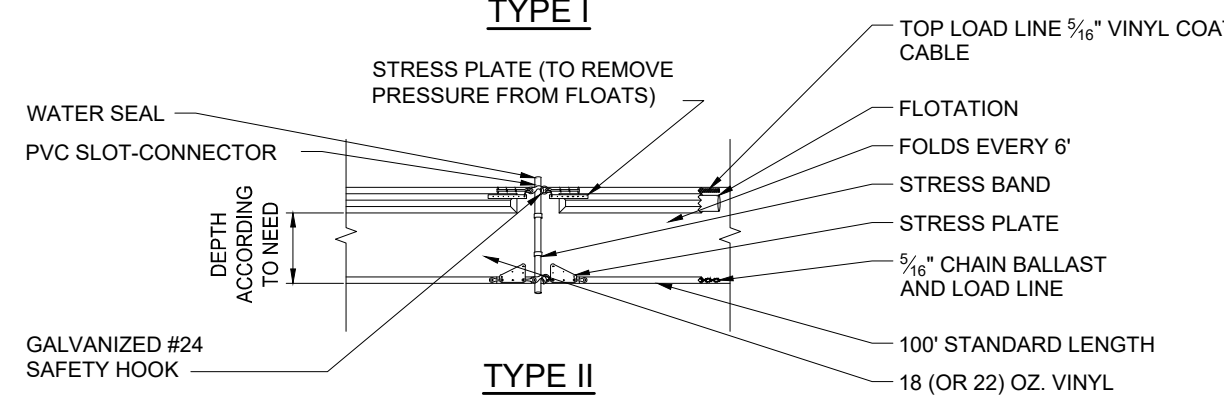
**INSTALLATION WITHOUT TRENCHING
TYPE IV SILT FENCE-N.T.S.**

TYPE I. DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS. LAKES, PONDS, SMALL STREAMS, MARSHES, FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6'X6'X4')



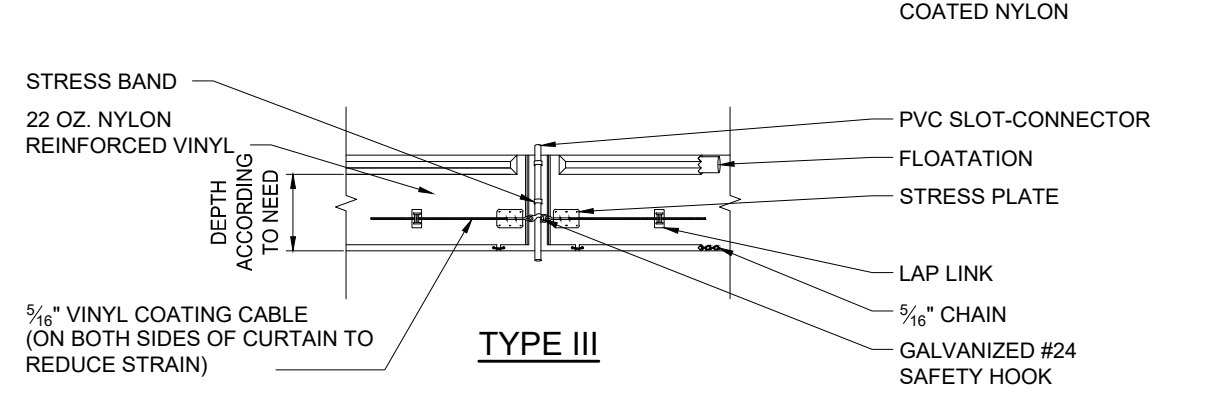
TYPE I

TYPE 2. DOT FOR HEAVY CURRENT WATERS (UP TO FIVE FEET PER SECOND); DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8'X8'X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.

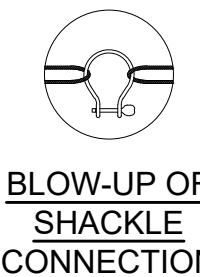


TYPE II

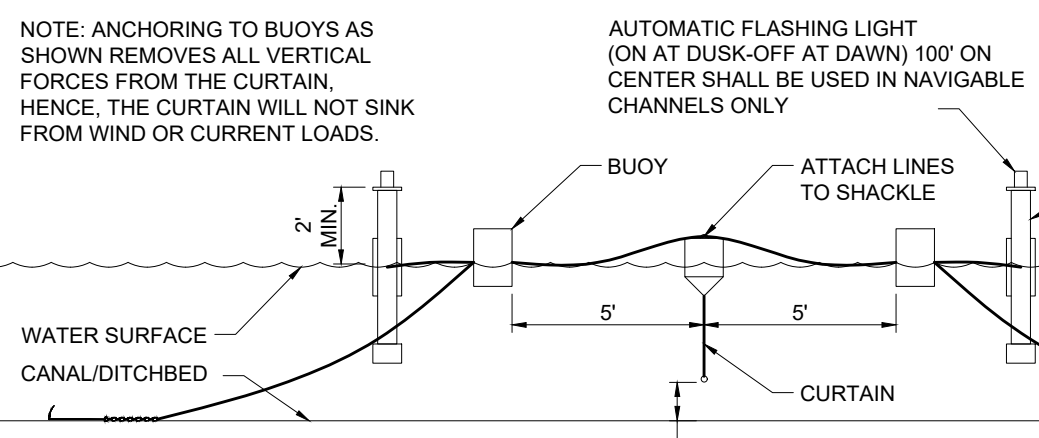
TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.



TYPE III

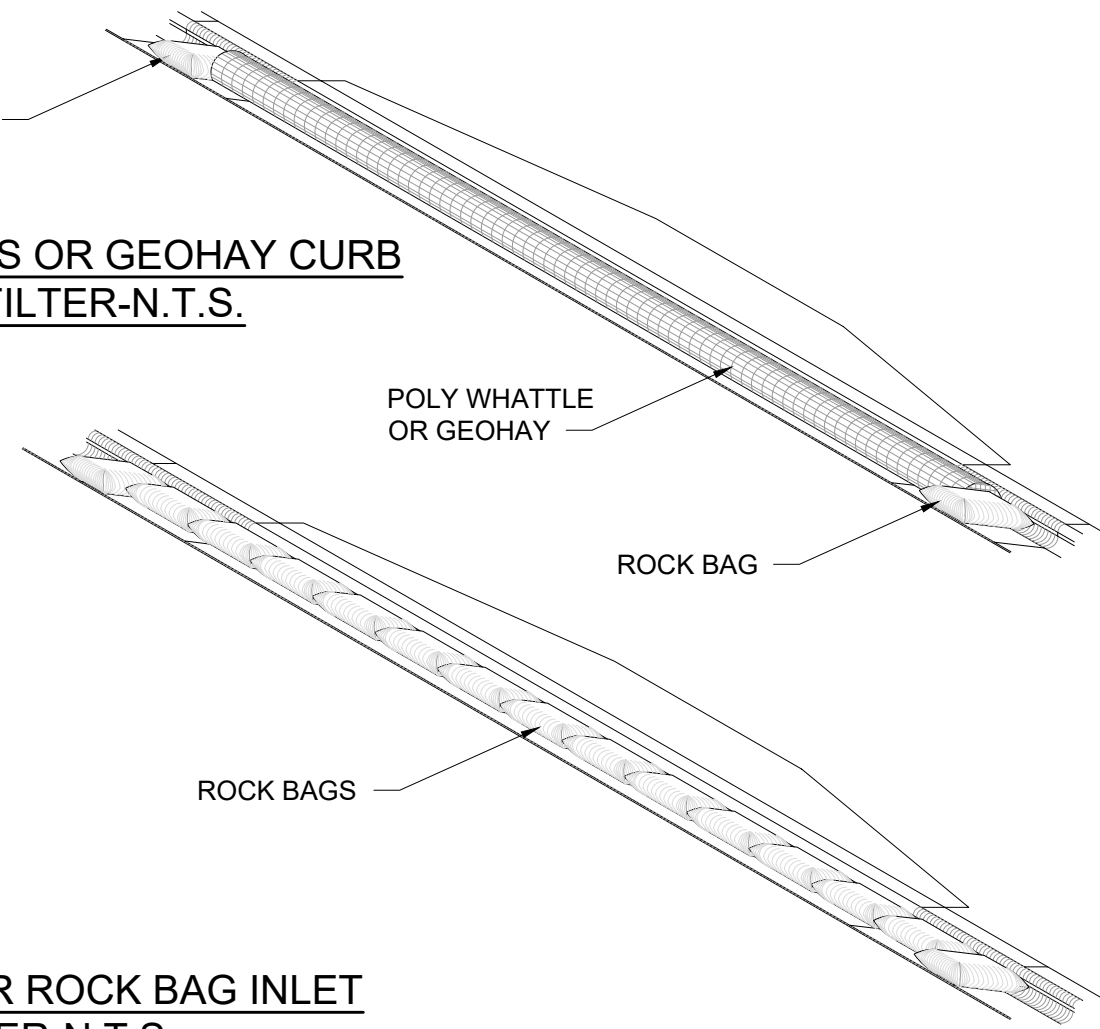


BLOW-UP OF SHACKLE CONNECTION



ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.

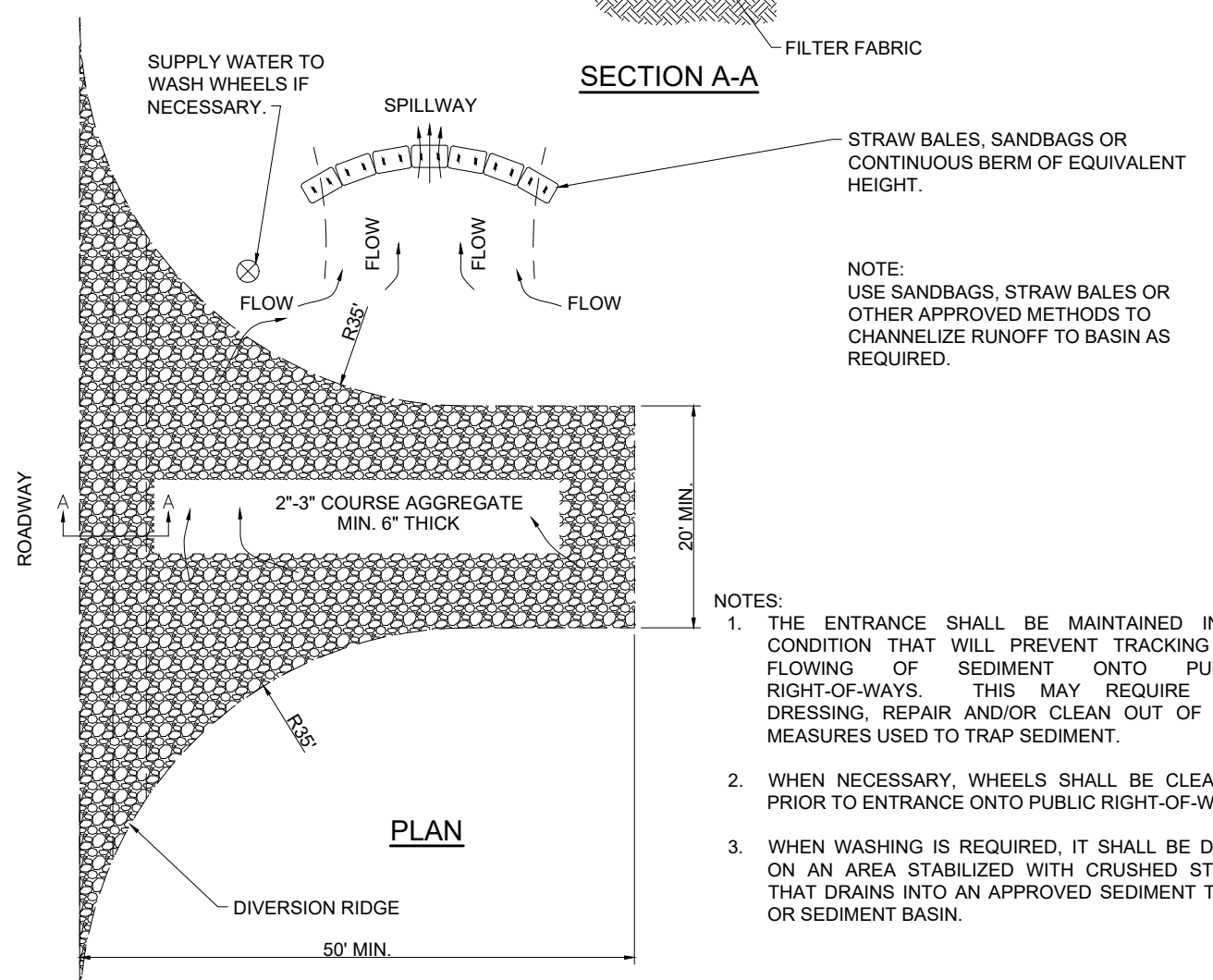
POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.



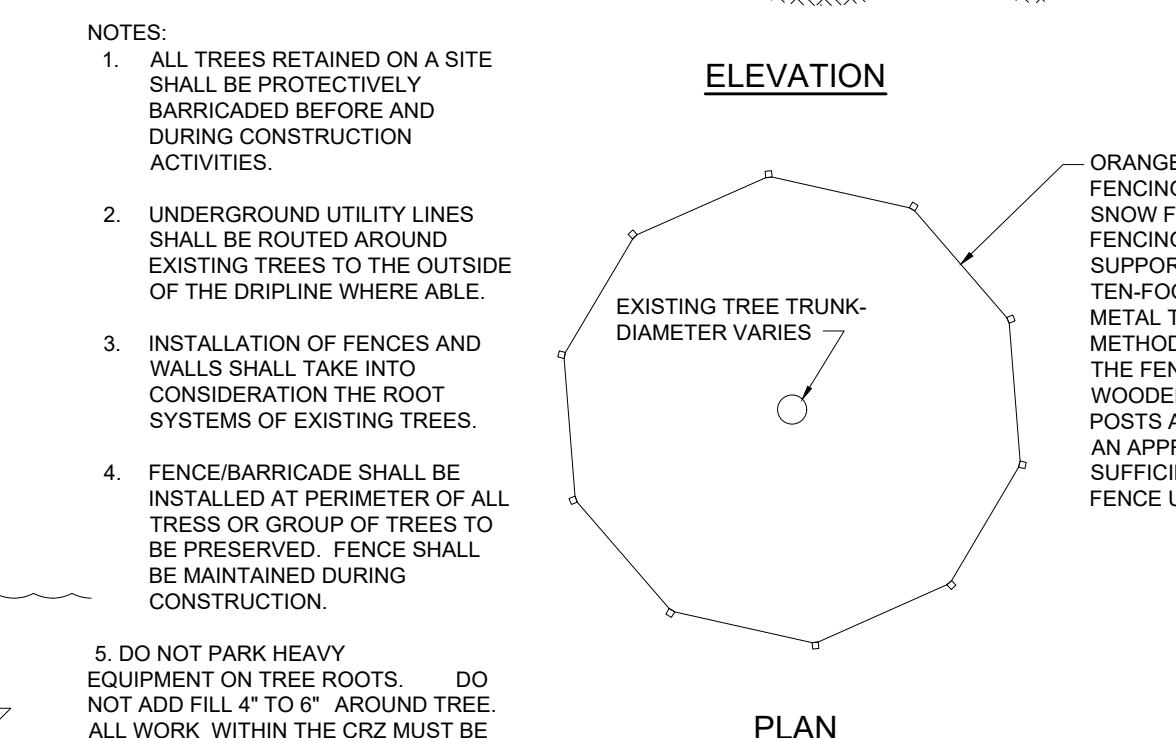
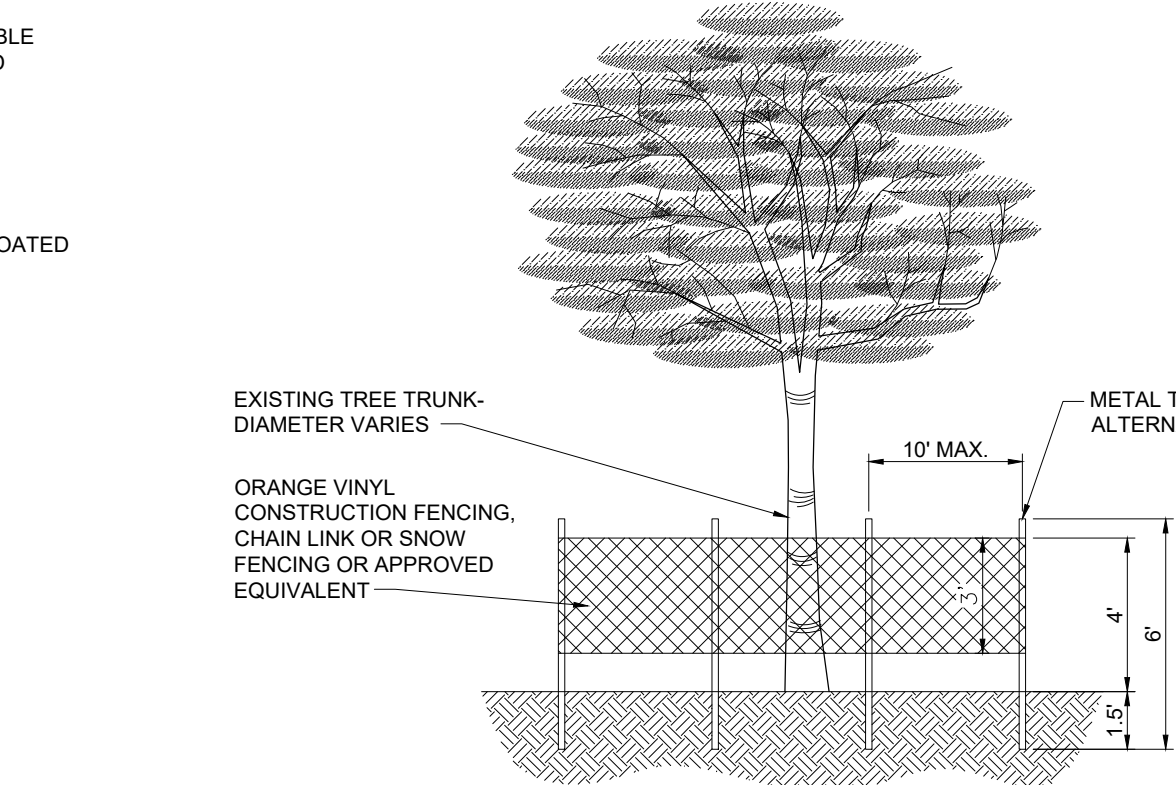
SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS.
MULLIN BURST	ASTM D-3786	8000 P.S.I.
TRAPZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	80%
APPROXIMATE OPENING SIZE	ASTM D-4791	40 US. SIEVE
FLOW RATE	ASTM D-4491	40 GAL. MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.95 SEC. -1
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	130 LBS.
MULLIN BURST	ASTM D-3786	4200 P.S.I.
TRAPZOID TEAR	ASTM D-4533	45 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPROXIMATE OPENING SIZE	ASTM D-4751	20 US. SIEVE
FLOW RATE	ASTM D-4491	200 GAL. MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC. -1

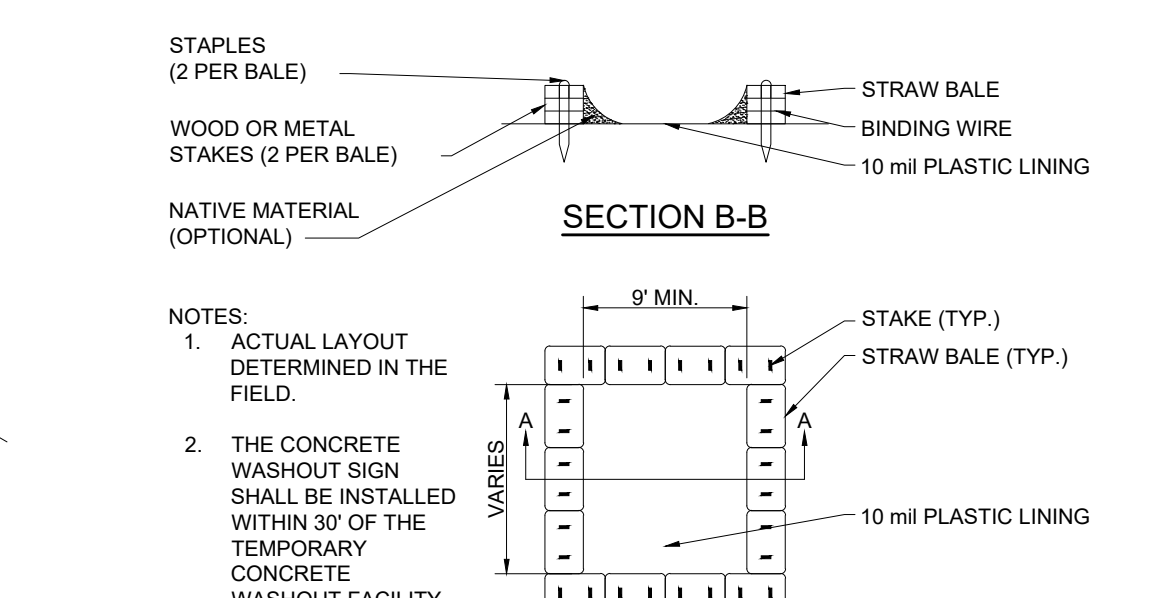
DIVERSION RIDGE REQUIRED WHERE GRADE EXCEEDS 2%
2% OR GREATER



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.

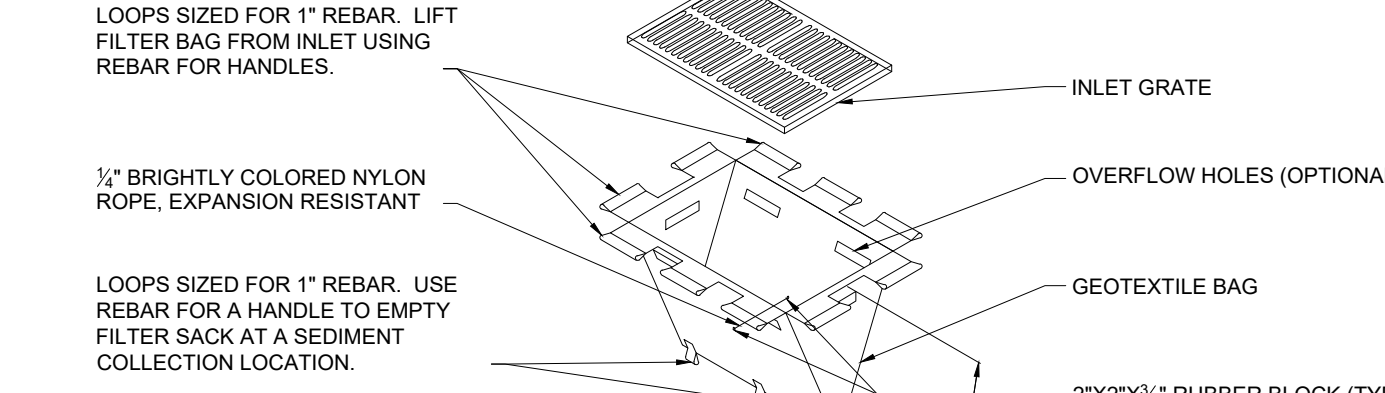


PROTECTIVE FENCING FOR TREES-N.T.S.

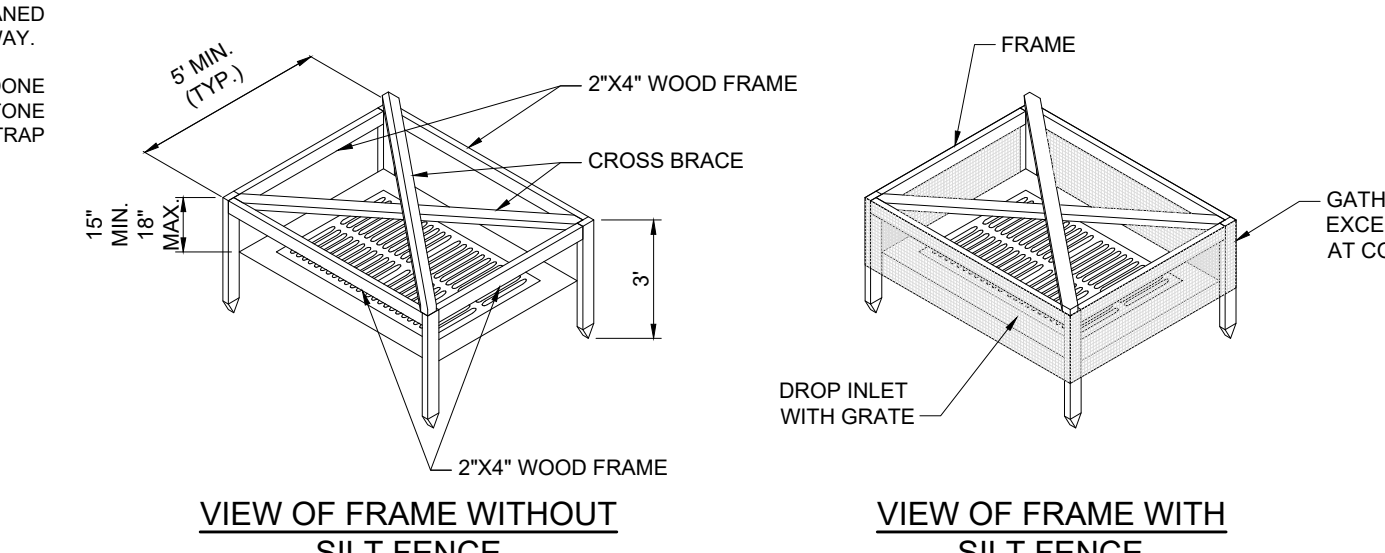


CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.

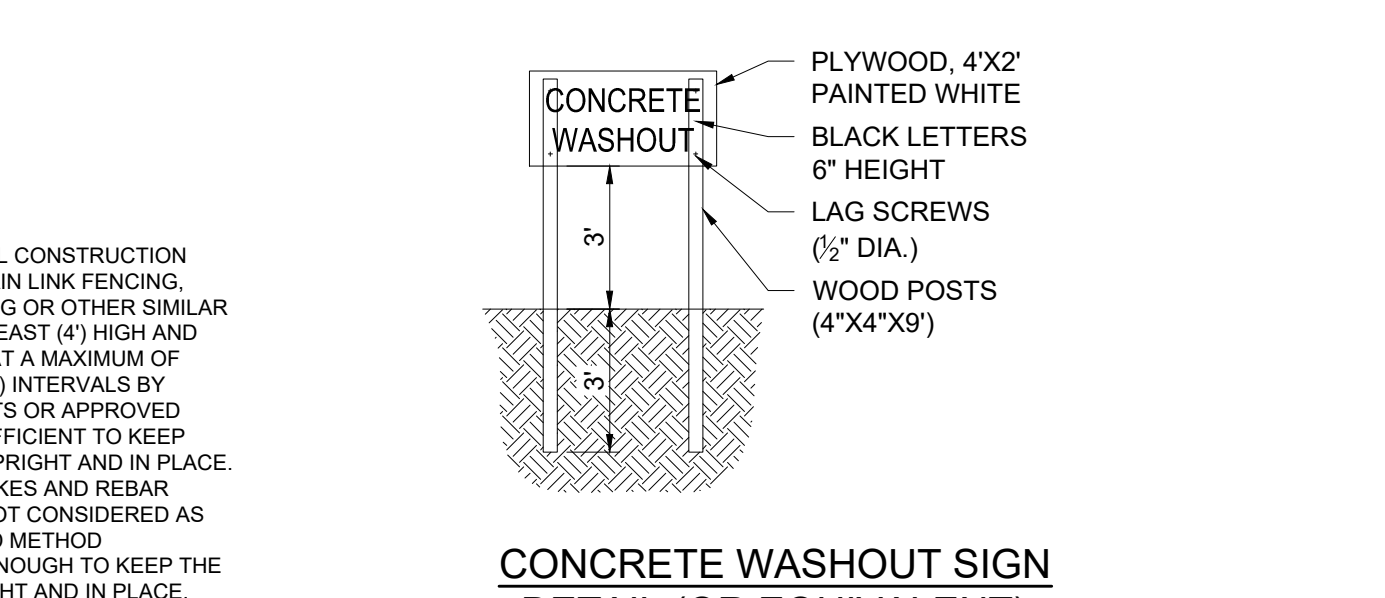


FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS-N.T.S.

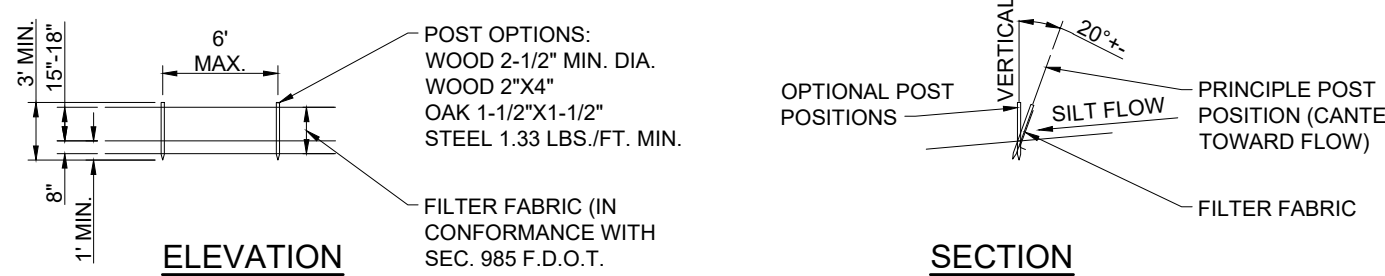


VIEW OF FRAME WITH SILT FENCE

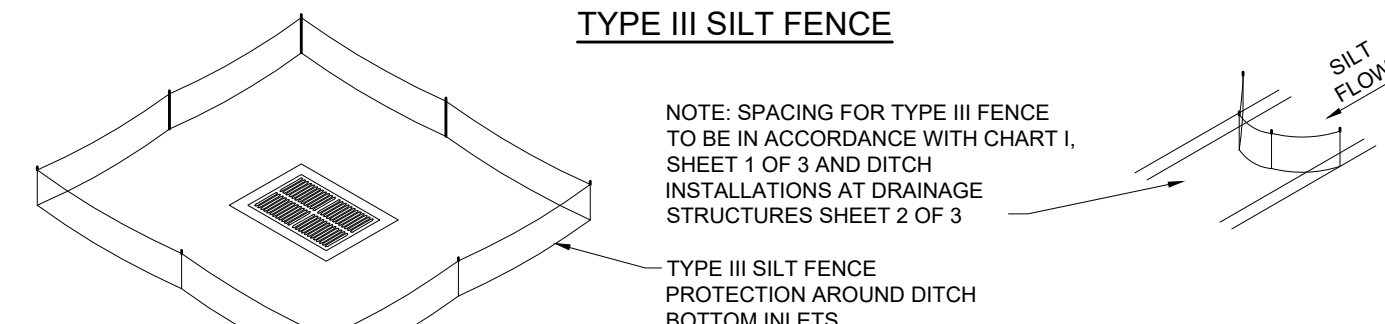
SILT FENCE INLET PROTECTION-N.T.S.



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



TYPE III SILT FENCE



SILT FENCE APPLICATIONS-N.T.S.

SECTION B-B

PLAN TYPE "ABOVE GRADE" WITH STRAW BALES

CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.

Mills, Short & Associates
 WEBSITE: www.MillsShortAssociates.com
 PHONE: 772.226.7282
 C.A. #: 30699
 100 S. 2nd Street, Unit 209
 Fort Pierce, Florida 34950
 700 22nd Place, Suite 2C2D
 Vero Beach, Florida 32960

AMERICAN VETERAN HOMES, Ft. PIERCE
 1600 N. LAWNWOOD CIR, FT. PIERCE, FLORIDA 34950

STORMWATER POLLUTION PREVENTION DETAILS

CHECKED BY: JWM
 APPROVED BY: JWM
 SCALE: N/A

ISSUE	DATE	COMMENTS

PROJ. NO. 17-1900
 DATE 08.20.19
 SHEET NO. C-8





Primary Building Color - Polar White
Trim - Almond

Roof - Galvalume Metal

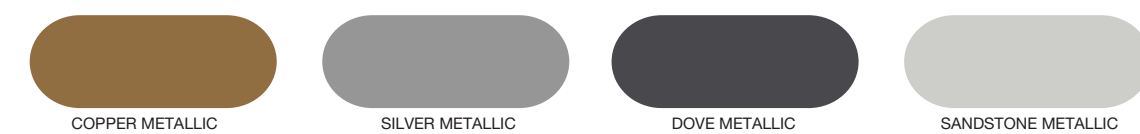
SIGNATURE® 300 Standard Colors
KYNAR 500® / HYLAR 5000®



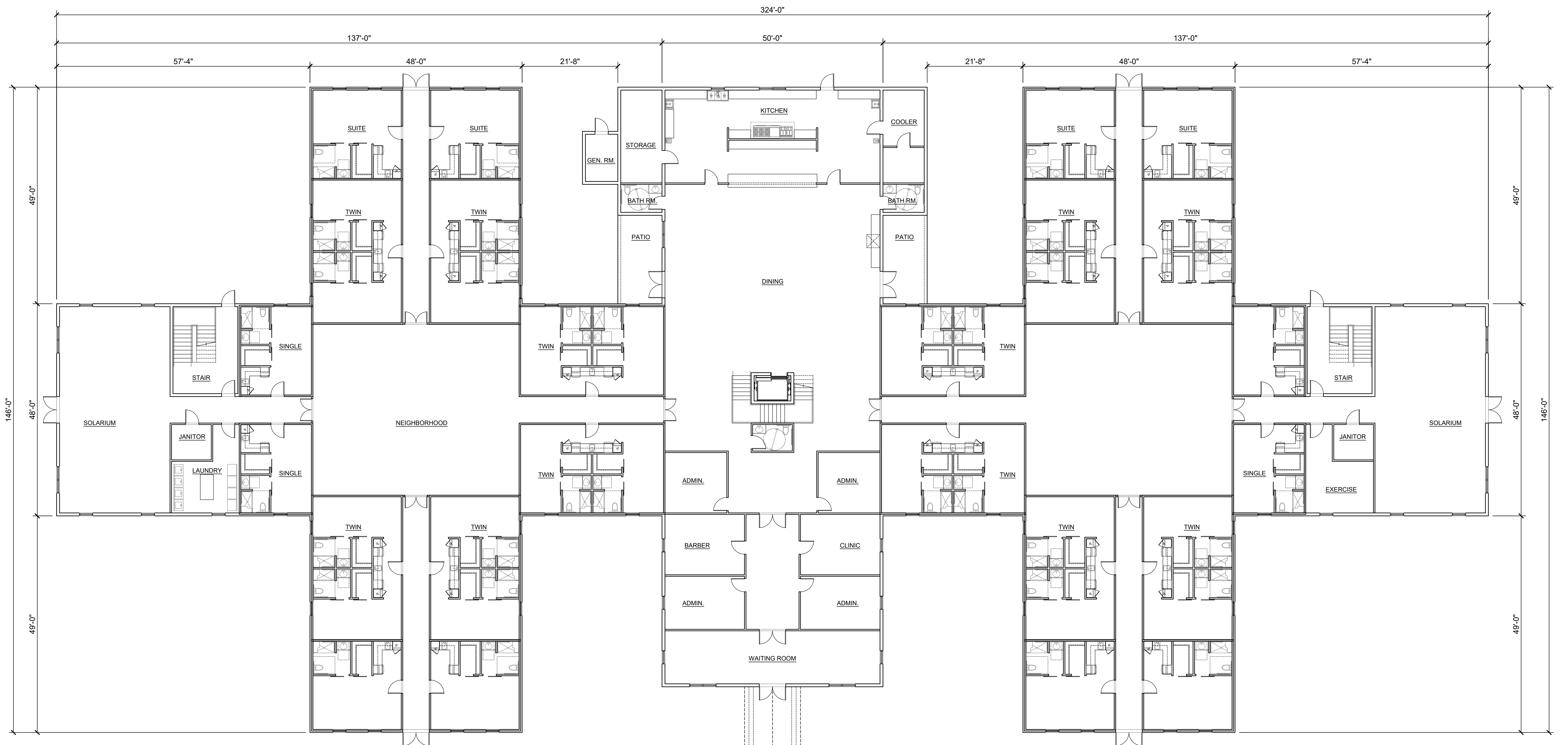
SIGNATURE® 200 Standard Colors
SILICONIZED PESTER
Paint 4116 is a Straight Polyester



SIGNATURE® 300 Metallic
KYNAR 500® / HYLAR 5000®



• For the most current information available, visit our Web Site at www.mbc.com
 • See product selection chart for gauge and color availability.
 • All products available in smooth or embossed finish.
 • Heavier gauges, narrower widths, striations and embossing minimize "oil canning."
 • A 20-year limited paint warranty available for all colors upon written request (outside the Continental United States, please inquire).
 • Final color selection should be made from actual color chips.
 • Signature® is a registered trademark of MBCI. KYNAR 500® is a registered trademark of ELF Atochem. HYLAR 5000® is a registered trademark of Ausimont.



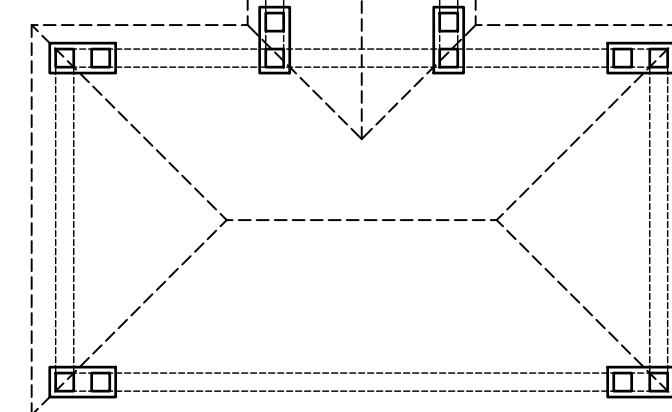
UNIT (BED) TABULATION:

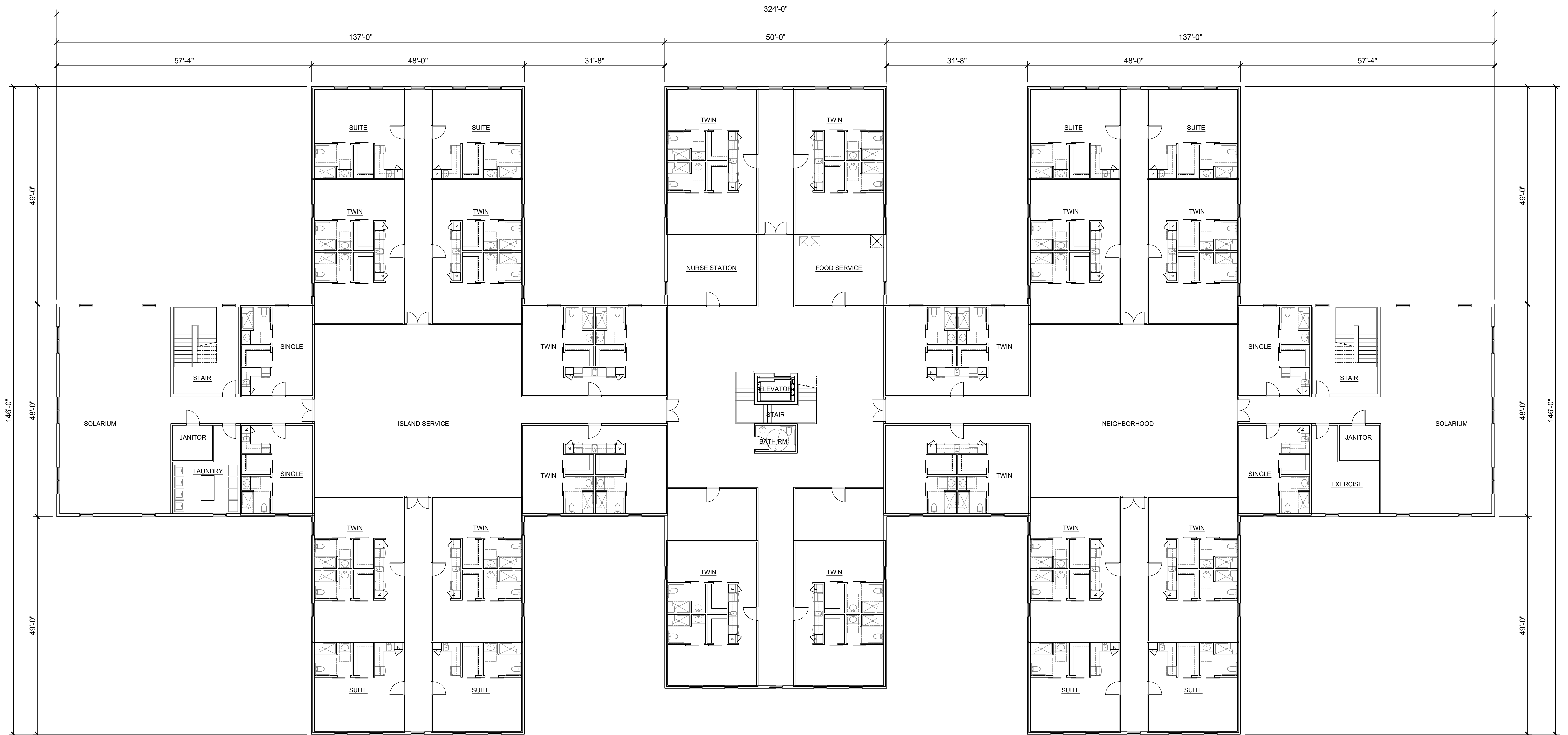
SINGLE STUDIOS (SINGLE OCCUPANCY)	- 8 (4 PER FLOOR)	8
SINGLE OR DOUBLE OCCUPANCY SUITES	- 16 (8 PER FLOOR)	32
TWIN SUITES (SINGLE OCCUPANCY)	- 16 (1ST FLR.) 16 (1ST FLR.)	56
TOTAL BEDS		96

BUILDING AREA:

FIRST FLOOR	- 30,019 S.F.
SECOND FLOOR	- 29,343 S.F.
TOTAL BUILDING AREA =	59,362 S.F.

CONCEPTUAL FIRST FLOOR PLAN
NOT TO SCALE





UNIT (BED) TABULATION:

SINGLE STUDIOS (SINGLE OCCUPANCY)	- 8 (4 PER FLOOR)	8
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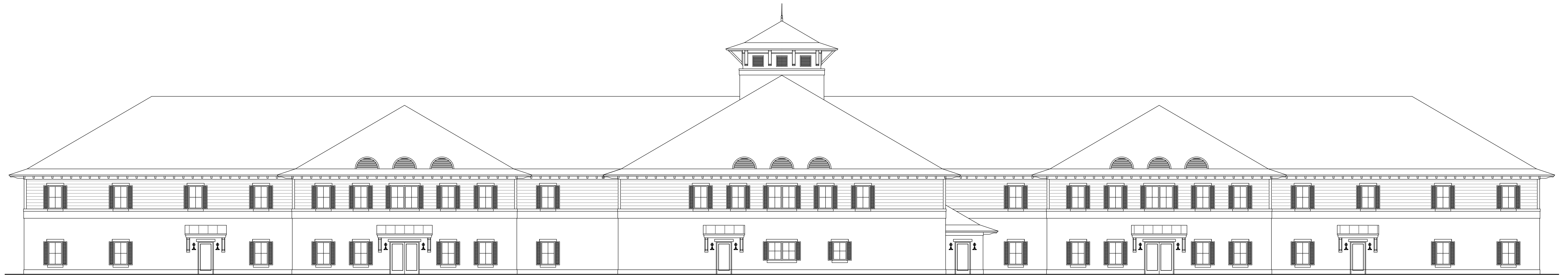
CONCEPTUAL SECOND FLOOR PLAN
NOT TO SCALE



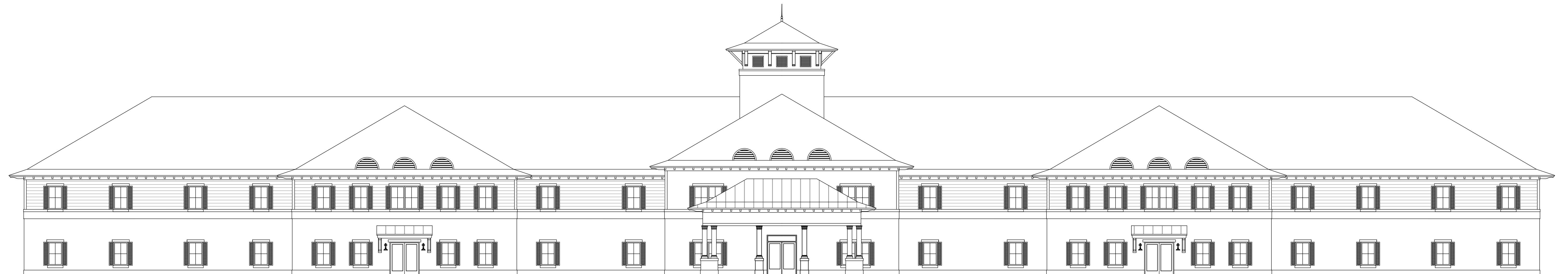
CONCEPTUAL RIGHT ELEVATION



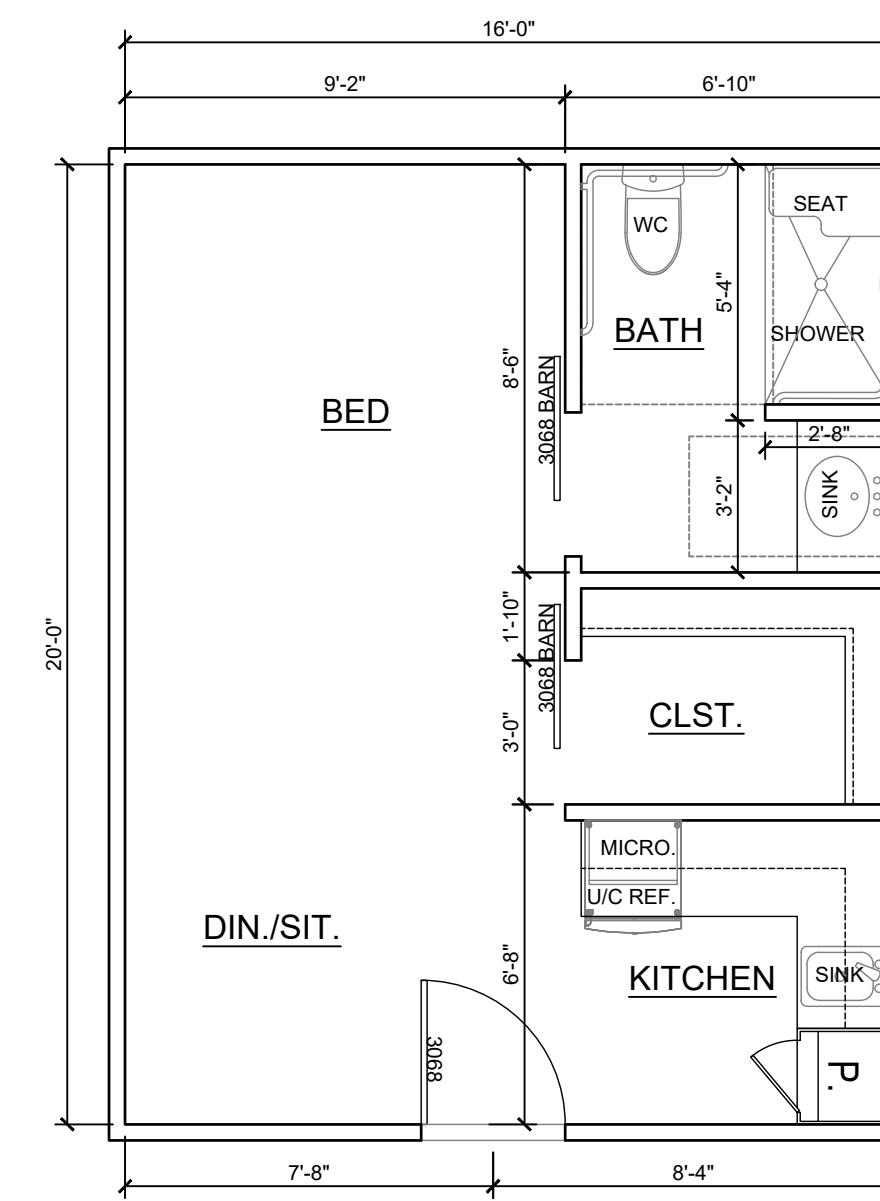
CONCEPTUAL LEFT ELEVATION



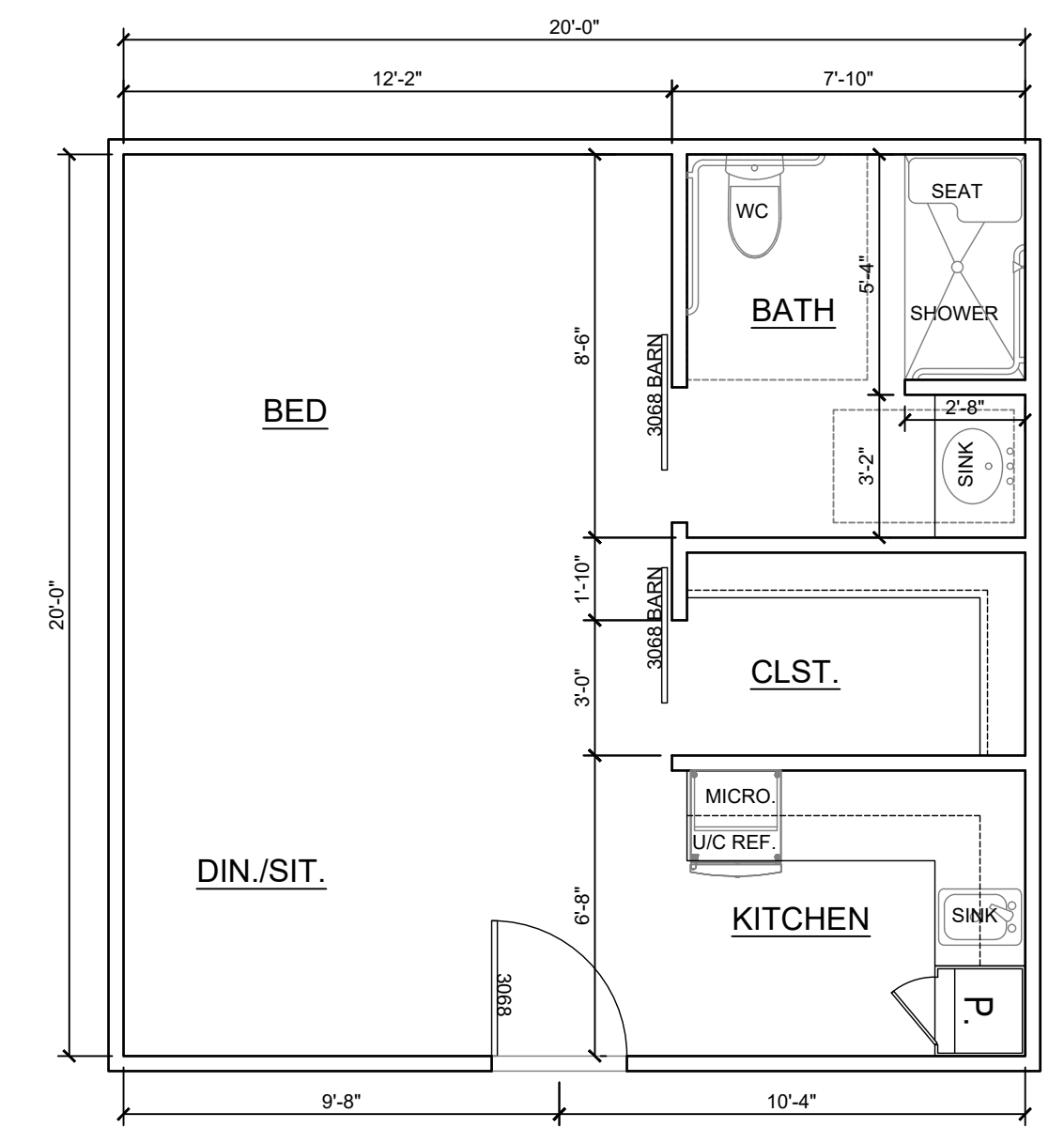
CONCEPTUAL REAR ELEVATION



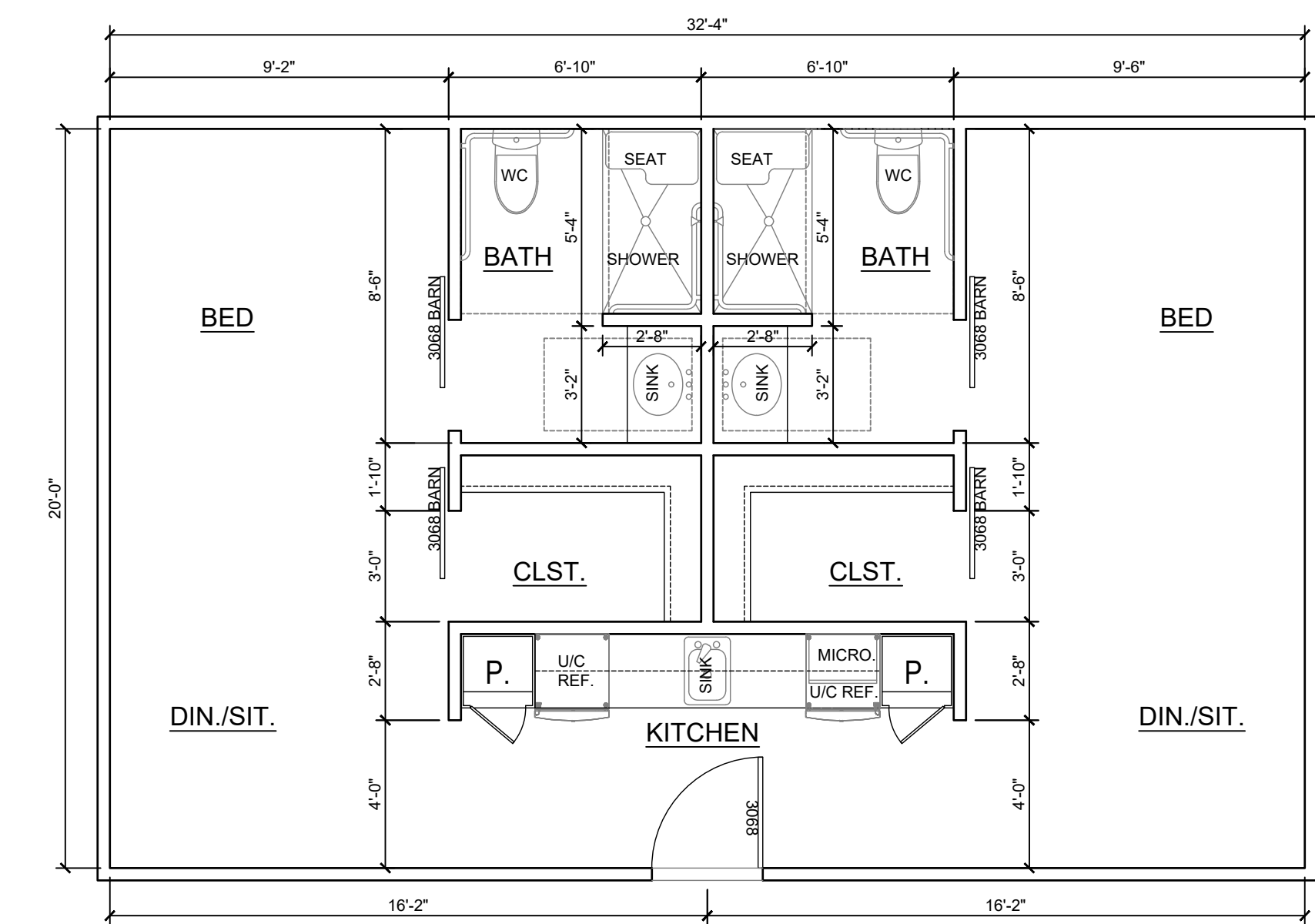
CONCEPTUAL FRONT ELEVATION



SINGLE UNIT
344 S.F.



SUITE UNIT
427 S.F.



TWIN UNIT
671 S.F.

Location Map



Legal Description

A PART OF LAWNWOOD ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 16, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF A 16-FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION AND HAVING BEEN VACATED AND ABANDONED BY ORDINANCE NO. E-358 AS RECORDED IN OFFICIAL RECORD BOOK 150, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 01°25'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL) A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF SAID 16-FOOT ALLEY; THENCE RUN SOUTH 89°24'07" EAST ALONG THE NORTH LINE OF SAID 16-FOOT ALLEY A DISTANCE OF 434.67 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°13'23" WEST A DISTANCE OF 206.00 FEET TO A POINT; THENCE RUN SOUTH 89°48'37" EAST A DISTANCE OF 21.28 FEET TO A POINT; THENCE RUN SOUTH 00°13'23" WEST A DISTANCE OF 58.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE AND ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING OF NORTH 82°05'23" WEST, A RADIUS OF 1249.24 FEET, A CENTRAL ANGLE OF 21°22'14", AND AN ARC LENGTH OF 465.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL); THENCE RUN NORTH 01°25'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET A CALCULATED DISTANCE OF 196.65 FEET (196.60 FEET AS RECORDED IN OFFICIAL RECORD BOOK 1053, PAGE 115) TO THE POINT AND PLACE OF BEGINNING.

Mitigation Table

LAUREL OAK TREES TO REMAIN (INCHES)	30
-------------------------------------	----

Existing Plant Symbol Key



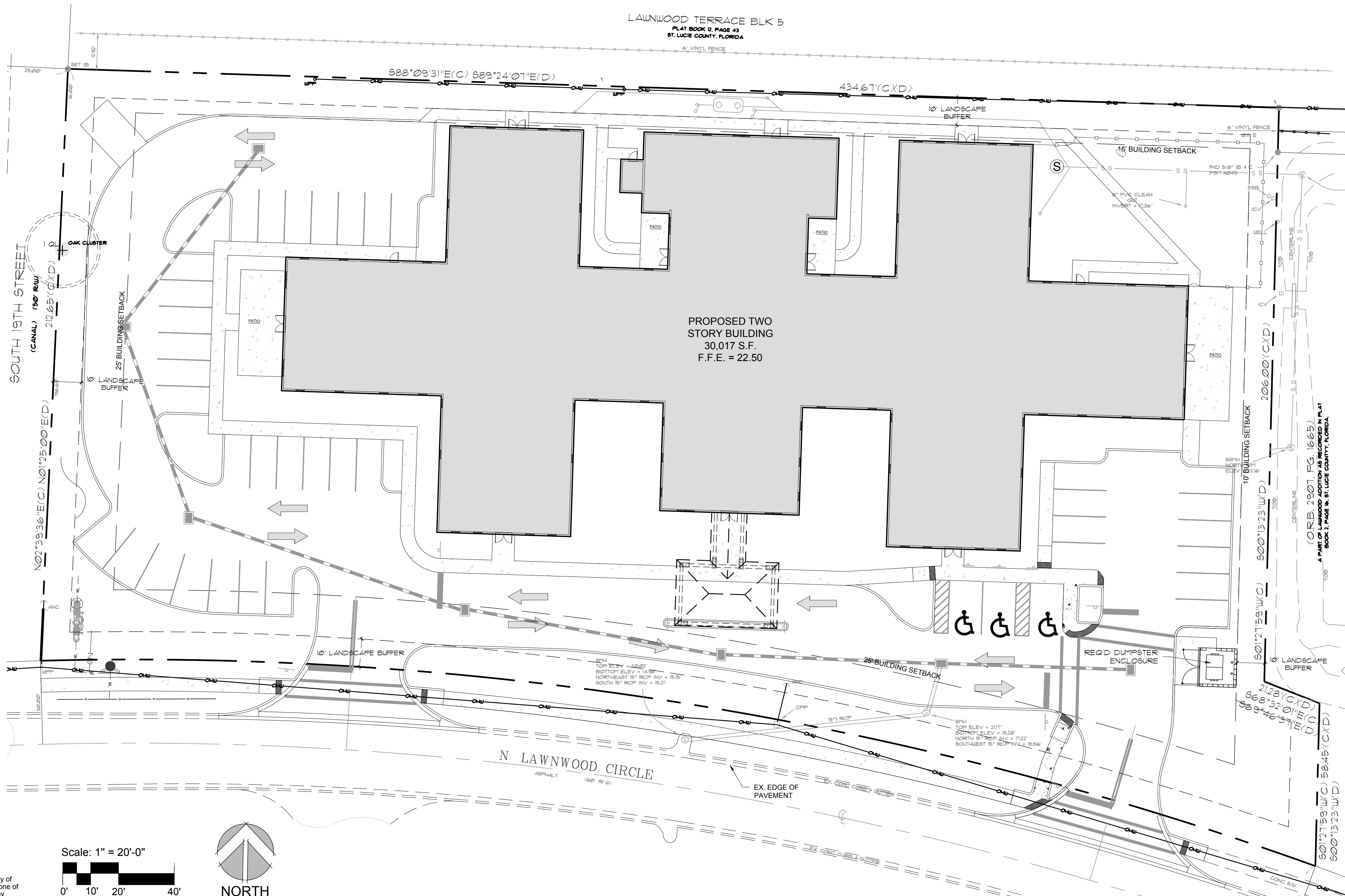
Existing Tree Key

QL = Quercus laurifolia / Laurel Oak

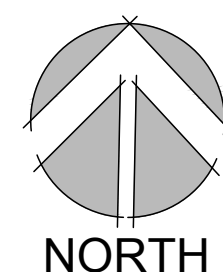
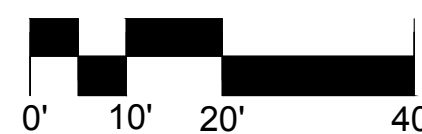
Existing Tree Chart

NO.	SYM.	SPECIES	SPECIFICATION	STATUS
1	QL	Quercus laurifolia	30"	REMAIN

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Scale: 1" = 20'-0"



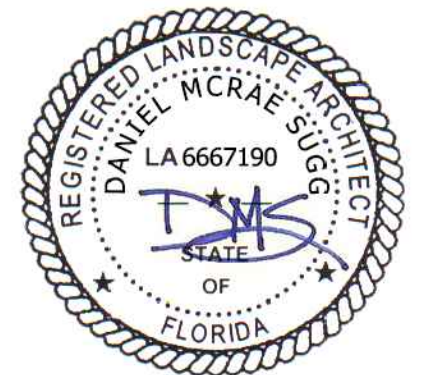
McCARTY & ASSOCIATES

LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

American Veteran Homes
1600 N. Lawnwood Circle
Fort Pierce, Florida
Tree Management Plan



Drawn By _____ DMS
Checked By _____ MM
Scale 1" = 20'-0"
Drawing Date 11/1/19
1/30/20

L-1

Location Map



Legal Description

A PART OF LAWNWOOD ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 16, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF A 16-FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION AND HAVING BEEN VACATED AND ABANDONED BY ORDINANCE NO. E-358 AS RECORDED IN OFFICIAL RECORD BOOK 150, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 01°25'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL) A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF SAID 16-FOOT ALLEY; THENCE RUN SOUTH 89°24'07" EAST ALONG THE NORTH LINE OF SAID 16-FOOT ALLEY A DISTANCE OF 434.67 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°13'23" WEST A DISTANCE OF 206.00 FEET TO A POINT; THENCE RUN SOUTH 69°48'37" EAST A DISTANCE OF 21.28 FEET TO A POINT; THENCE RUN SOUTH 00°13'23" WEST A DISTANCE OF 58.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE AND ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING OF NORTH 82°05'23" WEST, A RADIUS OF 1249.24 FEET, A CENTRAL ANGLE OF 21°22'14", AND AN ARC LENGTH OF 485.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL); THENCE RUN NORTH 01°25'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL) A CALCULATED DISTANCE OF 196.65 FEET (196.60 FEET AS RECORDED IN OFFICIAL RECORD BOOK 1053, PAGE 115) TO THE POINT AND PLACE OF BEGINNING.

Site Data

PARCEL NUMBER	2416-504-0211-000-2
TOTAL PARCEL AREA	99,788 SF / 2.29 AC.
ZONING	R4- MEDIUM DENSITY RESIDENTIAL
FUTURE LAND USE	R4- MEDIUM DENSITY RESIDENTIAL
CURRENT USE	VACANT
PROPOSED USE	ASSISTED LIVING FACILITY

Landscape Data

NORTH PROPERTY LINE	REQ.	PROV.	4,120 SF
1 TREE / 200 SF OF LANDSCAPE STRIP AREA + 36" HEDGE	21	21 PLANTED TREES	
EAST PROPERTY LINE	REQ.	PROV.	2,729 SF
1 TREE / 200 SF OF LANDSCAPE STRIP AREA + 36" HEDGE	14	14 (13 PLANTED TREES + 3 PALMS CREDITED 3:1)	
SOUTH PROPERTY LINE	REQ.	PROV.	3,940 SF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA + 36" HEDGE	13	13 (7 PLANTED TREES + 18 PALMS CREDITED 3:1)	
WEST PROPERTY LINE	REQ.	PROV.	2,130 SF
1 TREE / 200 SF OF LANDSCAPE STRIP AREA + 36" HEDGE	11	11 (8 PLANTED TREES + 1 TREE CREDIT + 6 PALMS CREDITED 3:1)	
VUA LANDSCAPING	REQ.	PROV.	
LANDSCAPE AREA (1 SF PER 15 SF OF TOTAL VUA AREA 27,611 SF / 15)	1,841	1,888	
TREES (1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA)	18	18 (11 PLANTED TREES + 21 PALMS CREDITED 3:1)	

Existing Plant Symbol Key

+ EXISTING TREE TO REMAIN

Existing Tree Key

QL = Quercus laurifolia / Laurel Oak

Existing Tree Chart

NO.	SYM.	SPECIES	SPECIFICATION	STATUS
1	QL	Quercus laurifolia	30"	REMAIN

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
PALMS					
PEA1^	8	Ptychosperma elegans	Alexander Palm	12" OA, single trunk, FF	AS
PEA3^	5	Ptychosperma elegans	Alexander Palm	12" OA, triple trunk, FF	AS
PHS^	2	Phoenix sylvesteris	Sylvester Palm	12" CT, FF, fancy cut trunk, matching	AS
SP^	48	Sabal palmetto	Sabal Palm	10', 12', 16' CT, stagger heights	AS
TR^	7	Thrinax radiata	Florida Thatch Palm	7' OA, multi, matching	AS
TREES					
AR^	15	Acer rubrum	Red Maple	12'x 5', 2.5" CAL. min.	AS
CES^	14	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12'x 5', 2.5" CAL. min.	AS
GAS	6	Gardenia jasminodes 'Standard'	Gardenia Standard	5'x 3', matching	AS
HRS^	1	Hibiscus rosa-sinensis 'Seminole Pink' standard	Hibiscus Standard	5'x 3', matching	AS
IC^	24	Ilex cassine	Dahoon Holly	12'x 5', 2.5" CAL. min.	AS
PU^	2	Pandanus utilis	Screwpine	10'x 10', specimen, 8 head min.	AS
QU^	9	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
AO^	6	Akantarea odorata	Odorata Bromelad	26"x 26", full	A.S.
AZV^	104	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	7g, 24"x 30"	30" OC
BOA	170	Begonia odorata 'Alba'	White Angel Begonia	3g, 18"x 18"	24" OC
CC^	33	Chamaedorea cataractarum	Cat Palm	4'x 4', full	AS
CI^	153	Chrysobalanus icaco	Native Green Cocoplum	36"x 20", full	36" OC
CVM^	38	Codiaeum variegatum 'Mango'	Mango Croton	7g, 30"x 24"	30" OC
EL^	340	Erodia littoralis	Golden Beach Creeper	3g, 12"x 14"	18" OC
LM^	523	Liriope muscari 'Super Blue'	Liriope	3g, 18"x 18"	24" OC

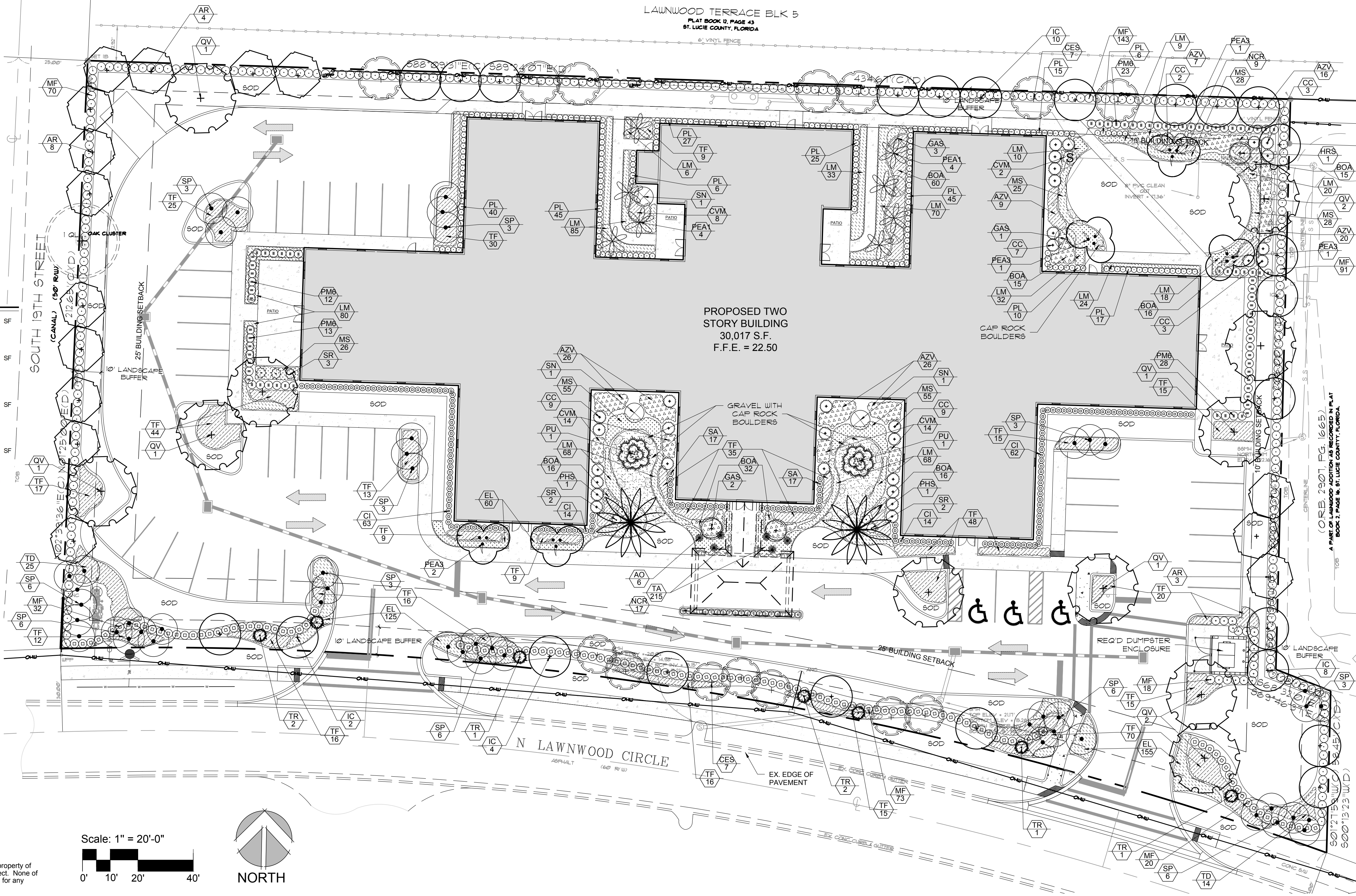
MF^	447	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC
MS^	217	Microsorium scolopendrium	Wart Fern	1g, 12"x 18"	18" OC
NCR^	26	Neomarica caerulea regia	Giant Apostle's Iris	3g, 30"x 24"	30" OC
PL^	236	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 24"x 24"	30" OC
PM6	76	Podocarpus macrophyllus 'Mak'	Podocarpus	6'x 2.5'	30" OC
SA^	34	Schefflera arboricola	Green Dwarf Schefflera	3g, 24"x 24"	30" OC
SN^	3	Strelitzia nicolai	White Bird of Paradise	10' OA, full	A.S.
SR^	7	Strelitzia reginae	Orange Bird of Paradise	7g, 36"x 30"	A.S.
TA	215	Trachelospermum asiaticum	Asiatic Jasmine Minima	1g, 6"x 12", full pots	12" OC
TD^	39	Tripsacum dactyloides	Dwarf Fakahatchee Grass	3g, 36"x 30"	36" OC
TF^	449	Tripsacum floridana	Fakahatchee Grass	3g, 30"x 24"	30" OC

^ DENOTES FLORIDA NATIVE PLANT MATERIAL
 ^ DENOTES MODERATELY DROUGHT TOLERANT SPECIES
 ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2015 EDITION

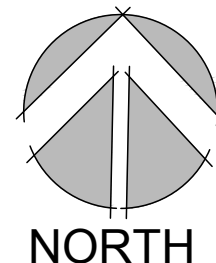
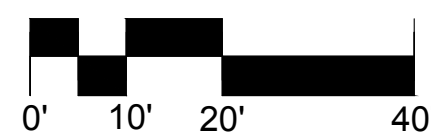
Misc.
 SOD - ST. AUGUSTINE PALMETTO
 CAP ROCK BOULDERS AVG. SIZE 3"x4" 19
 BROWN RIVER GRAVEL WITH WEED FABRIC (EST. SF) 820 SF

Landscape Notes

- Plant and landscape materials shall conform to the standards for Florida No. 1, as given in the Grades and Standards for Nursery Plants, Parts I & II, as prepared by the Florida Dept. of Agriculture and Consumer Services.
- A 3" thick layer of organic non-cypress mulch shall be applied to all landscape and planting areas.
- All exotic vegetation to be removed from development area.
- An automatic irrigation system shall be installed that is capable of providing 100% coverage to all landscape and planting areas and have an automatic moisture sensor.
- Irrigation source to be existing well. Irrigation plans shall be provided prior to issuance of building permit.
- Existing trees that are to remain shall be barricaded according to St Lucie County Ordinances.
- This plan has been designed to meet with 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 mature height, conflict with overhead power lines. Large trees [height at maturity of more than thirty (30) feet] shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium height tree [height at maturity between twenty (20) and thirty (30) feet] shall be offset at least twenty (20) feet and small trees [height at maturity of less than (20) feet] require no offset.
- No tree, shrubs, hedges or vines shall be planted within five (5) feet of any 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 front length plus two (2) feet from power lines.
- In the event that existing trees have been credited toward code required trees and the existing remaining vegetation doesn't satisfy the code additional trees shall be installed to meet the intent of the SLC general landscape requirements.



Scale: 1" = 20'-0"



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McCARTY & ASSOCIATES

LAND PLANNING
 AND DESIGN

STUART • FT. PIERCE

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 www.McCartyLandPlanning.com
 Mlk@McCartyLandPlanning.com

American Veteran Homes
 1600 N. Lawnwood Circle
 Fort Pierce, Florida
Landscape Plan



Drawn By DMS
 Checked By MM
 Scale 1" = 20'-0"
 Drawing Date 11/1/19
 1/30/20

L-2

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts 1 & 11, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "Y" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head. Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizers shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

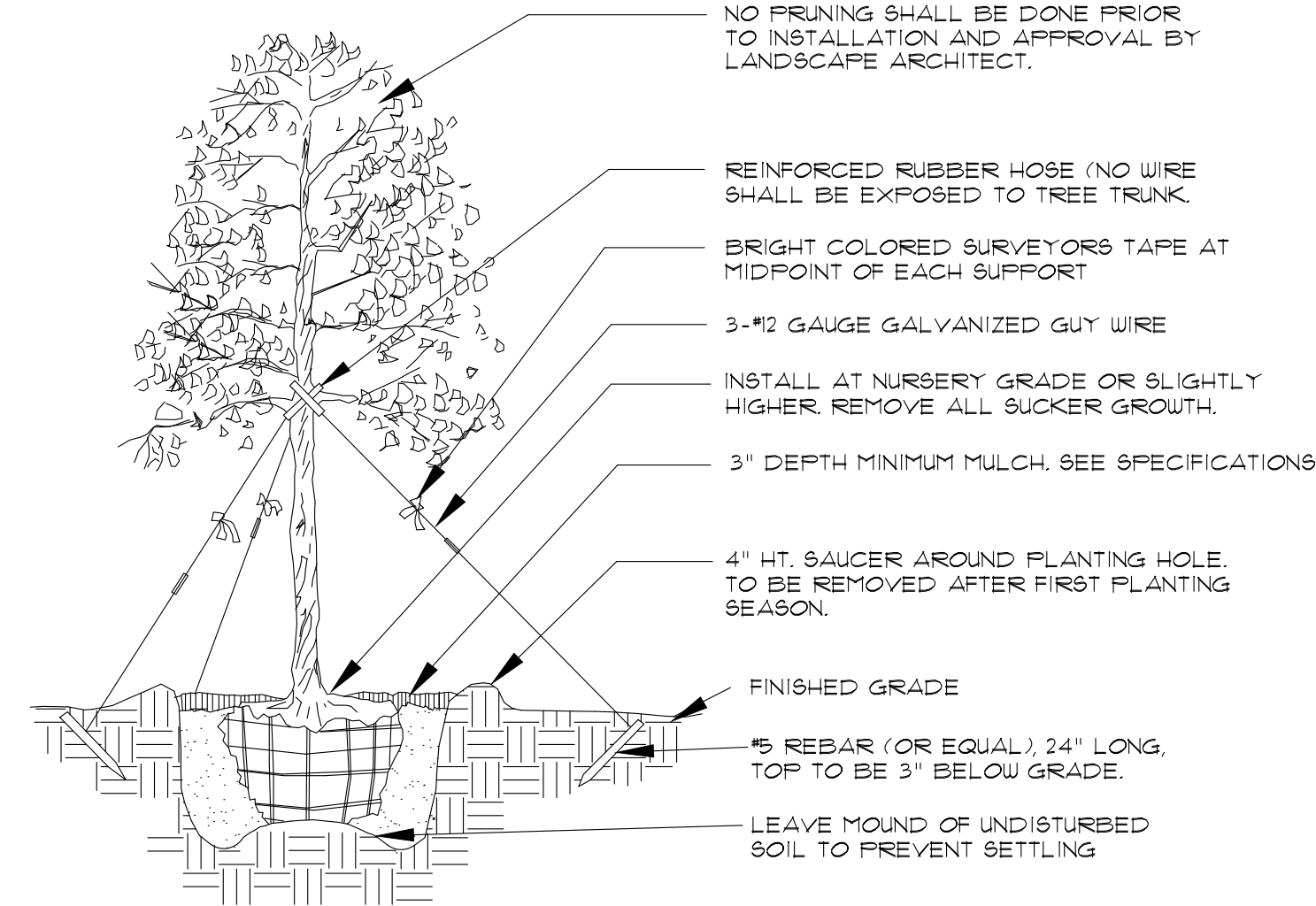
SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes

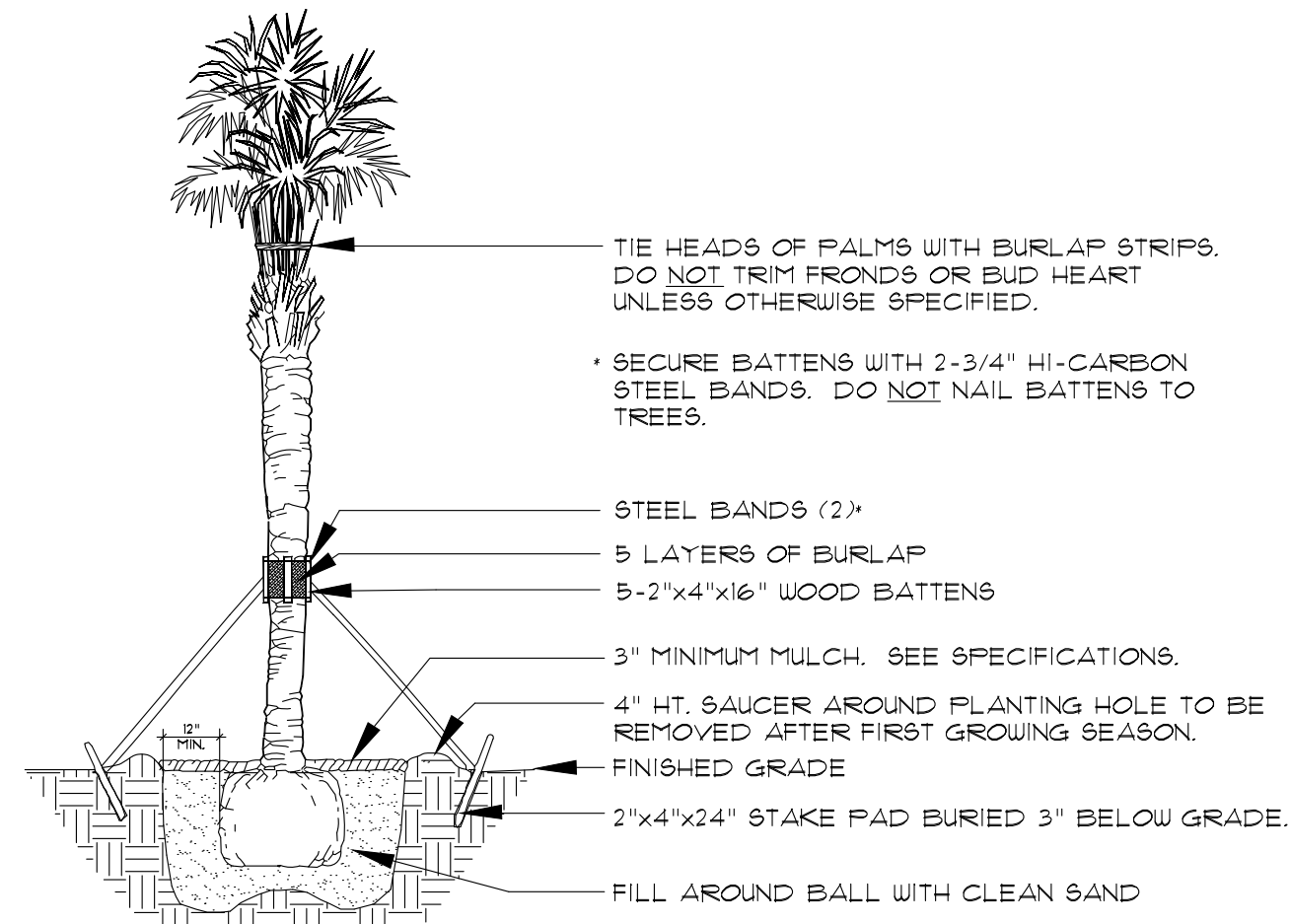
- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.
- Maintain positive drainage away from structures.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



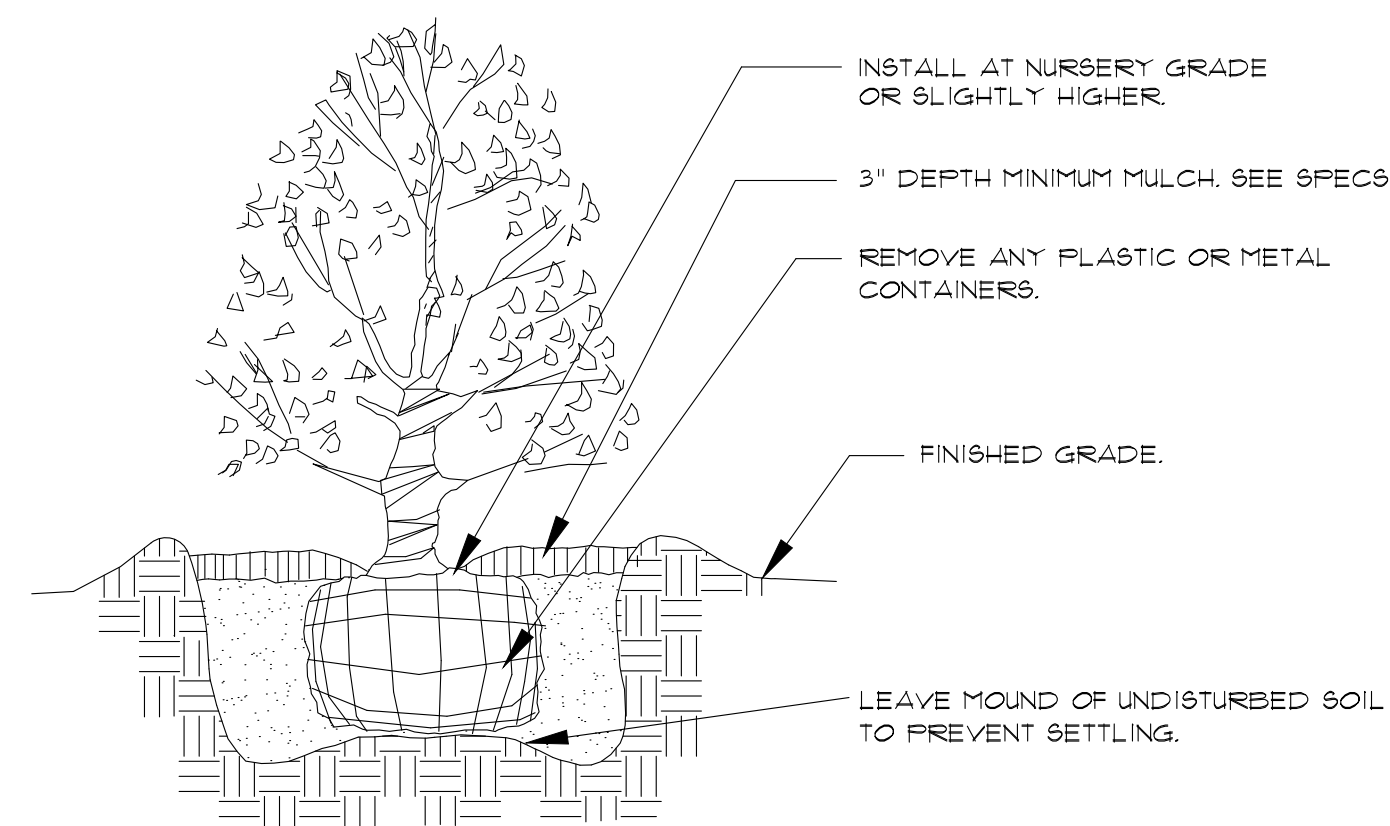
Tree Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

- APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



Shrub Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
PALMS					
PEA1^	8	Ptychosperma elegans	Alexander Palm	12' OA, single trunk, FF	AS
PEA3^	5	Ptychosperma elegans	Alexander Palm	12' OA, triple trunk, FF	AS
PHS^	2	Phoenix sylvestris	Sylvester Palm	12' CT, FF, fancy cut trunk, matching	AS
SP^	48	Sabal palmetto	Sabal Palm	10', 12', 16' CT, stagger heights	AS
TR^	7	Thrinax radata	Florida Thatch Palm	7' OA, multi, matching	AS
TREES					
AR^	15	Acer nigrum	Red Maple	12'x 5', 2.5" CAL. min.	AS
CES^	14	Conocarpus erectus 'Sericeus'	Silver Buttonwood	12'x 5', 2.5" CAL. min.	AS
GAS	6	Gardenia jasminoides 'Standard'	Gardenia Standard	5'x 3', matching	AS
HRS^	1	Hibiscus rose-sinensis 'Seminoe Pink' standard	Hibiscus Standard	5'x 3', matching	AS
IC^	24	Ilex cassine	Dahoon Holly	12'x 5', 2.5" CAL. min.	AS
PU^	2	Pandanus utilis	Screwpine	10'x 10', specimen, 8 head min.	AS
QV^	9	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
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AZV^	104	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	7g, 24"x 30"	30" OC
BOA	170	Begonia odorata 'Aba'	White Angel Begonia	3g, 18"x 18"	24" OC
CC^	33	Chamaedorea cataractarum	Cat Palm	4'x 4', full	AS
CI^	153	Chrysobalanus icaco	Native Green Cocoplum	36"x 20", full	36" OC
CVM^	38	Codiaeum variegatum 'Mango'	Mango Croton	7g, 30"x 24"	30" OC
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LM^	523	Liriope muscari 'Super Blue'	Liriope	3g, 18"x 18"	24" OC
MF^	447	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC
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PL^	236	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 24"x 24"	30" OC
PM6	76	Podocarpus macrophyllus 'Maki'	Podocarpus	6'x 2.5'	30" OC
SA^	34	Schefflera arboricola	Green Dwarf Schefflera	3g, 24"x 24"	30" OC
SN^	3	Streptozia nicotii	White Bird of Paradise	10' OA, full	A.S.
SR^	7	Streptozia reginae	Orange Bird of Paradise	7g, 36"x 30"	A.S.
TA	215	Trachelospermum asiaticum	Asatic Jasmine Minima	1g, 6'x 12", full pots	12" OC
TD^	39	Tripsacum dactyloides	Fakahatchee Grass	3g, 36"x 30"	36" OC
TF^	449	Tripsacum floridanum	Dwarf Fakahatchee Grass	3g, 30"x 24"	30" OC
*DENOTES FLORIDA NATIVE PLANT MATERIAL					
*DENOTES MODERATELY DROUGHT TOLERANT SPECIES					
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2015 EDITION					
Misc.					
SOD - ST. AUGUSTINE PALMETTO					
CAP ROCK BOULDERS AVG. SIZE 3'x4'				19	
BROWN RIVER GRAVEL WITH WEED FABRIC (EST. SF)				820 SF	



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AND DESIGN

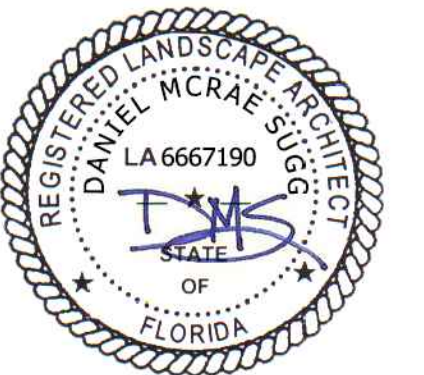
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772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

American Veteran Homes

1600 N. Lawnwood Circle
Fort Pierce, Florida

Landscape Details



Drawn By _____ DMS
Checked By _____ MM
Scale _____
Drawing Date _____ 11/1/19
_____ 1/30/20

L-3

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Location Map



Legal Description

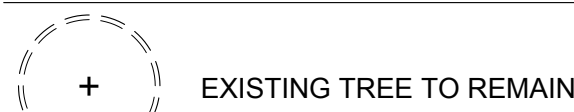
A PART OF LAWNWOOD ADDITION AS RECORDED IN PLAT BOOK 2, PAGE 16, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF A 16-FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION AND HAVING BEEN VACATED AND ABANDONED BY ORDINANCE NO. E-358 AS RECORDED IN OFFICIAL RECORD BOOK 150, PAGE 394, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 01°25'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL) A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF SAID 16-FOOT ALLEY; THENCE RUN SOUTH 89°24'07" EAST ALONG THE NORTH LINE OF SAID 16-FOOT ALLEY A DISTANCE OF 434.67 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°13'23" WEST A DISTANCE OF 206.00 FEET TO A POINT; THENCE RUN SOUTH 69°46'37" EAST A DISTANCE OF 21.28 FEET TO A POINT; THENCE RUN SOUTH 00°13'23" WEST A DISTANCE OF 58.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE AND ALONG A CURVE CONCAVE TO THE SOUTH, HAVING A CHORD BEARING OF NORTH 82°05'23" WEST, A RADIUS OF 1249.24 FEET, A CENTRAL ANGLE OF 21°22'14", AND AN ARC LENGTH OF 465.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET (CANAL); THENCE RUN NORTH 01°25'00" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH 19TH STREET A CALCULATED DISTANCE OF 196.65 FEET (196.60 FEET AS RECORDED IN OFFICIAL RECORD BOOK 1053, PAGE 115) TO THE POINT AND PLACE OF BEGINNING.

Site Data

PARCEL NUMBER	2416-504-0211-000-2
TOTAL PARCEL AREA	99,788 SF / 2.29 AC.
ZONING	R4- MEDIUM DENSITY RESIDENTIAL
FUTURE LAND USE	R4- MEDIUM DENSITY RESIDENTIAL
CURRENT USE	VACANT
PROPOSED USE	ASSISTED LIVING FACILITY

Existing Plant Symbol Key



Existing Tree Key

QL = Quercus laurifolia / Laurel Oak

Existing Tree Chart

NO.	SYM.	SPECIES	SPECIFICATION	STATUS
1	QL	Quercus laurifolia	30"	REMAIN

General Irrigation Notes

- Irrigation backflow device to be installed as per local code requirements.
- Irrigation system shall comply with all local codes and industry standards.
- Rain Gauge/Moisture sensor to be installed as per local code requirements.
- Irrigation Contractor to verify final location of irrigation controller with General Contractor.
- If irrigation water is to be supplied by well, final/ existing location of well and required equipment to be verified by Irrigation Contractor and General Contractor.
- Irrigation Contractor shall be responsible for all zoning and valve locations.
- Mainline location is approximate and maybe adjusted as necessary.
- Automatic irrigation system to provide head-to-head coverage and 100% overlap.
- All watering times shall comply to all local code requirements.
- Irrigation Contractor to adjust all heads to not over spray onto hardscape or any structure.
- Irrigation Plan is designed to be a guideline for the design of the irrigation system layout, adjustments may be necessary to achieve coverage goals in the field.
- POC to be determined.
- Backflow to meet all county codes.

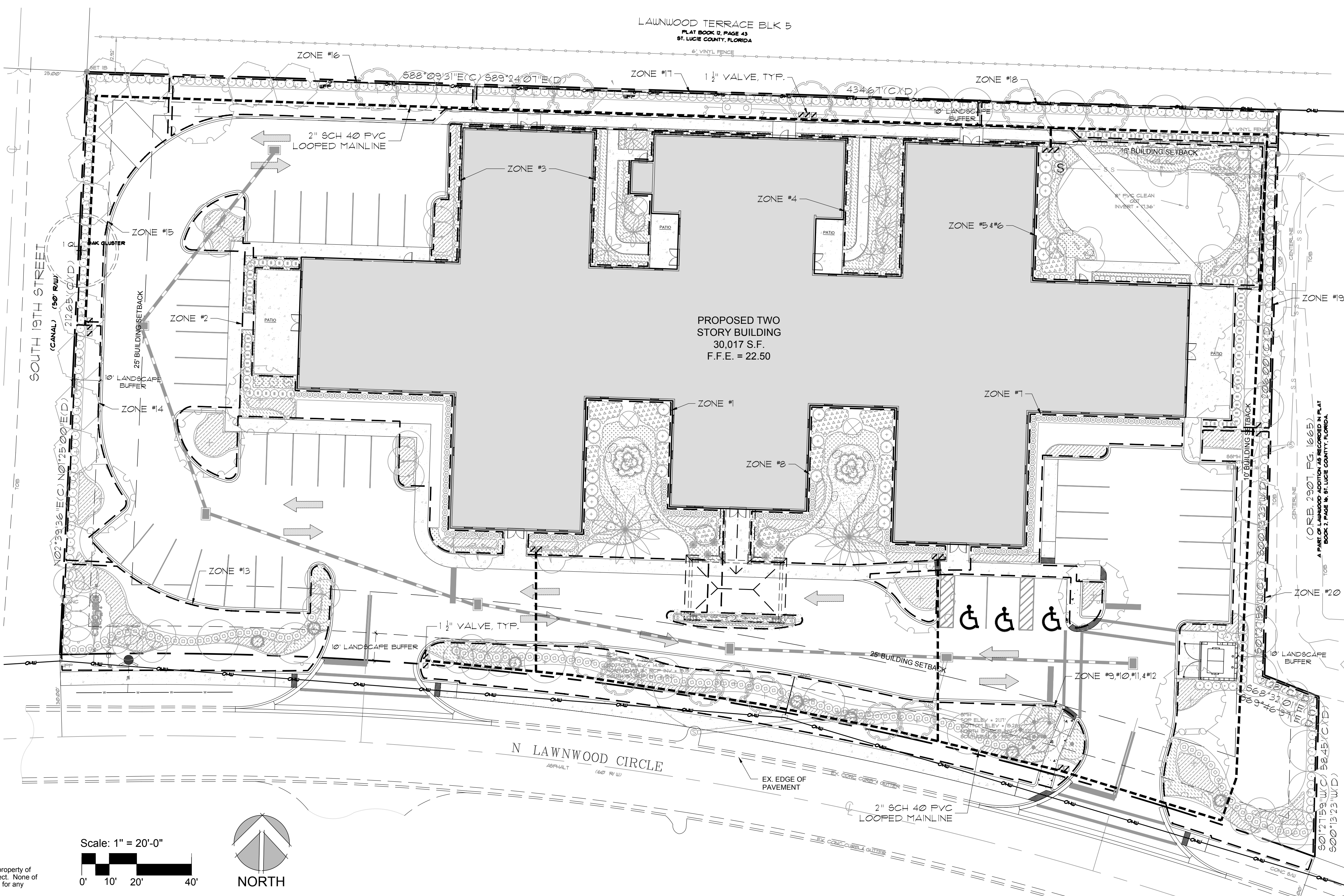
*Install flood bubbler at base of all new palms and / or trees.

Pipe Sizes

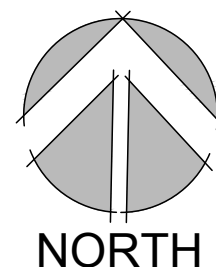
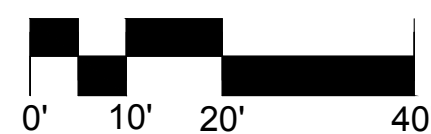
- 2" SCH 40 MAINLINE
- 1 1/2" PVC ZONE LINES

Irrigation Components

- PUMP - 2 HP 40-60 GPM
- VALVE - 1 1/2" RAINBIRD
- CONTROLLER - RAINBIRD (ESP-ME)



Scale: 1" = 20'-0"



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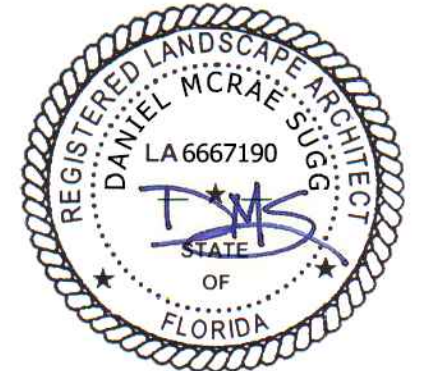
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www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

American Veteran Homes
1600 N. Lawnwood Circle
Fort Pierce, Florida
Irrigation Plan



Drawn By _____ DMS
Checked By _____ MM
Scale _____ 1" = 20'-0"
Drawing Date _____ 11/6/19
_____ 1/30/20

Ir-1



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

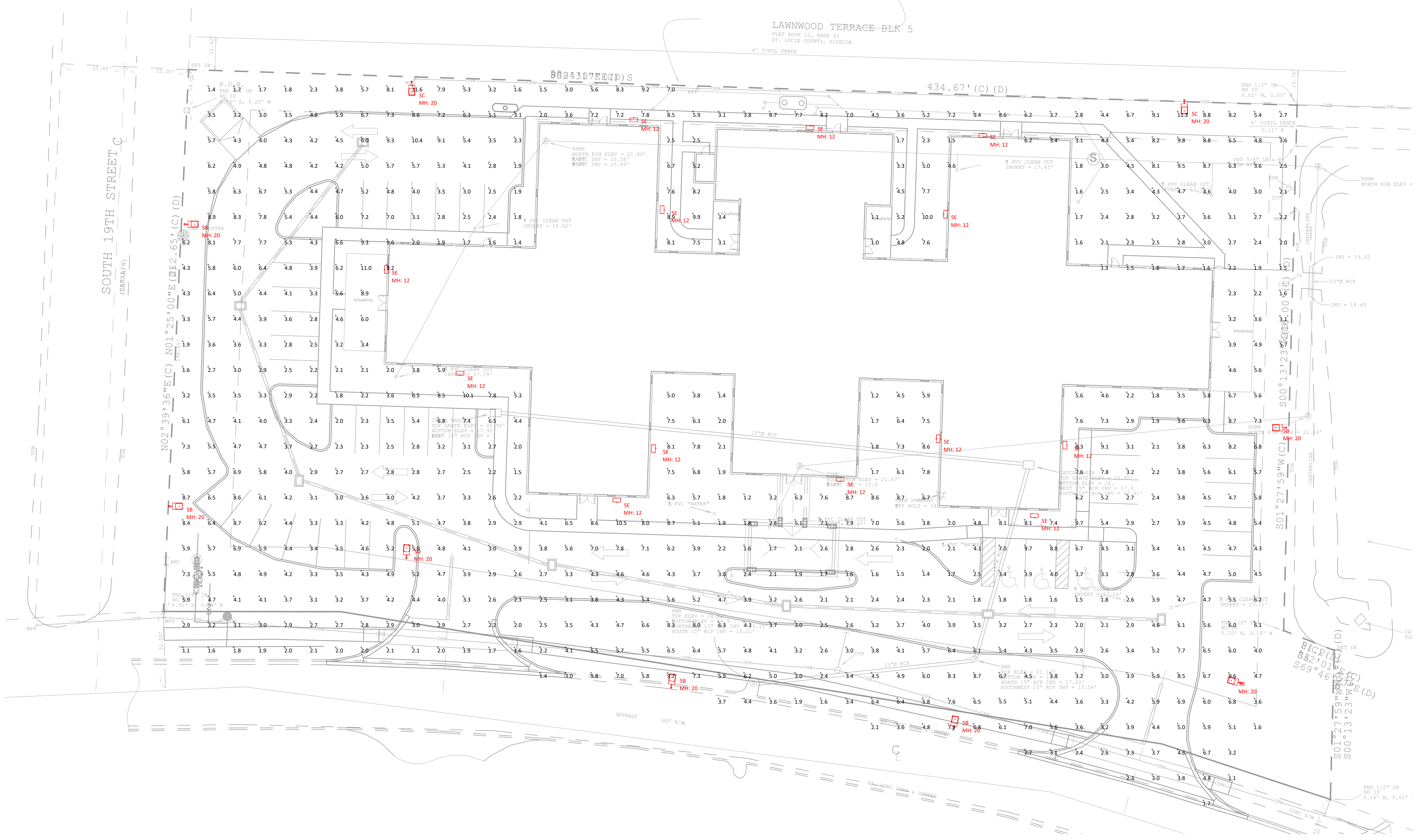
NOTES:

No.	1	PHOTOMETRIC STUDY	11/08/19
		Revision/Issue	Date

LIGHTING DYNAMICS, INC.
 7835 West Commercial Blvd.
 Tamarac, FL 33351
 (954) 944-0286
www.lightingdynamics.com

Project Name and Address
AMERICAN VETERANS HOMES AFL
 Site - Normal Mode
 Fort Pierce, FL
 FILE P:\PROJECTS\2019\NOVEMBER
 CLIENT DWL ARCHITECTS

Project AMERICAN VETERANS Sheet **L1**
 Date 11/08/19
 Scale NOT TO SCALE DRAWN BY K. MAILLOUX



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	6	SB	SINGLE	35233	0.900	333	333
	2	SC	SINGLE	35694	0.900	333	333
	1	SD	SINGLE	37369	0.900	333	333
	13	SE	SINGLE	12710	0.900	113	113

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	4.50	11.6	1.0	4.50	11.60

AMERICAN VETERAN HOMES LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	MOUNTING	DIMMING (If Req)	REMARKS
SB	SITE LED LUMINAIRE	MCGRAW EDISON	GLNA-AF-06-LED-E1-T4W-FINISH-QM / MA1036-XX	120-277	LED	333	NEW 20' POLE	0-10V	NOTES: 3, 7
SC	SITE LED LUMINAIRE	MCGRAW EDISON	GLNA-AF-06-LED-E1-T4FT-FINISH-QM / MA1036-XX	120-277	LED	333	NEW 20' POLE	0-10V	NOTES: 3, 7
SD	SITE LED LUMINAIRE	MCGRAW EDISON	GLNA-AF-06-LED-E1-5WQ-FINISH-QM / MA1036-XX	120-277	LED	333	NEW 20' POLE	0-10V	NOTES: 3, 7
SE	WALL PACK	MCGRAW EDISON	GWC-AF-02-LED-E1-T3	120-277	LED	113	NEW 20' POLE	0-10V	NOTES: 3, 7
POLE	DIRECT BURIAL 20' ALUMINUM POLE	VALMONT	1908-30505TE-P2-FINISH	N/A	N/A	N/A	20' POLE	N/A	NOTE 3

FIXTURE SCHEDULE NOTES

NOTE 1: LENGTHS PER DRAWINGS, NOTE 2: CONFIRM CCT, NOTE 3: ADVISE FINISH COLOR, NOTE 4: ADVISE CRI, NOTE 5: CONFIRM TRIM TYPE, NOTE 6: CONFIRM DIMMING LEVEL, NOTE 7: CONFIRM MOUNTING HARDWARE

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT KYLE MAILLOUX @ LIGHTING DYNAMICS (954) 405-7046; KMAILLOUX@LIGHTINGDYNAMICS.COM

Mills, Short & Associates

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CERTIFICATION OF AUTHORIZATION 30698

December 27, 2019

RE: American Veteran Homes - Traffic Statement

Site Address: 1600 N. Lawnwood Circle, Ft. Pierce Florida

Parcel ID: 2416-504-0211-000-2

Please find the following site information relative to the anticipated traffic demand for the proposed project.

Project Use: Congregate Care Facility

ITE Classification: Congregate Care Facility

Code: 253

Building Square footage: 59,362 s.f.; 52 Units

Average Daily Traffic: 2.02 trips per Dwelling Unit = **105.04 trips per day**

PM Peak Hour: 0.20 trips per Dwelling Unit = **10.4 trips per Peak PM Hour**

Trip Generation Rates from ITE 10th Edition

J. Wesley Mills, P.E.

Florida Registration No. 74145

Mills, Short & Associates

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