



DEVELOPMENT REVIEW

Property address or Location 5000 Okeechobee Road, Fort Pierce, FL 34947
 Parcel ID #(s) 2419-602-0001-000-7
 Project description Development of an approximately 10,750 SF building (two tenant) with associated parking, drive aisles, landscaping, and stormwater collection.

Prickett Partners, LLLP
 Property Owner(s)
 P.O. Box 1599
 Street Address
 Eustis FL 32727
 City State Zip
352-978-2443
 Phone Number
prpproperties@aol.com
 Email Address

Sara Battles/Kimley-Horn and Associates, Inc.
 Applicant/Representative, Title, Company
 445 24th Street, Suite 200
 Street Address
 Vero Beach FL 32960
 City State Zip
 772-794-4154
 Phone Number
 sara.battles@kimley-horn.com
 Email Address

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

John R Prickett, Jr
 Property Owner(s) Signature(s)

STATE OF FLORIDA Alabama COUNTY Shelby
 The foregoing instrument was acknowledged before me this 7th day of October, 20 19, by
John R. Prickett, Jr who is personally known to me or has produced
Florida Driver's License as identification.

Carol H. Hulse
 Signature of Notary

(seal)



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

TO BE COMPLETED BY STAFF

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

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

Intake Date Stamp



DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

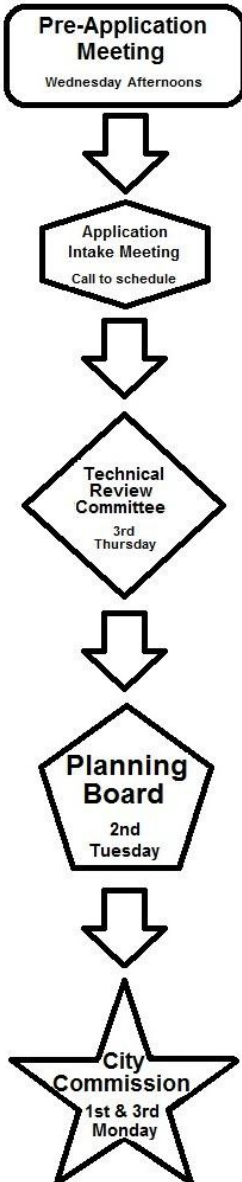
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

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



Design Review

Property address or Location 5000 Okeechobee Road, Fort Pierce, FL 34947
 Parcel ID #(s) 2419-602-0001-000-7
 Project Description Development of an approximately 10,750 SF building (two tenant) with associated parking, drive aisles, landscaping, and stormwater collection.

Prickett Partners, LLLP
 Property Owner(s)
P.O. Box 1599
 Street Address
Eustis FL 32727
 City State Zip
352-978-2443
 Phone Number
prickettproperties@aol.com
 Email Address

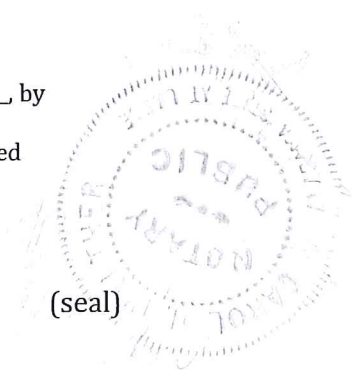
Sara Battles/Kimley-Horn and Associates, Inc.
 Applicant/Representative, Title, Company
445 24th Street, Suite 200
 Street Address
Vero Beach FL 32960
 City State Zip
772-794-4154
 Phone Number
sara.battles@kimley-horn.com
 Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (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.

John R Prickett
 Property Owner(s) Signature(s)

Alabama
 STATE OF FLORIDA -- COUNTY Shelby 7th day of October, 2019, by
John R. Prickett, Jr. who is personally known to me or has produced
Florida Driver's License as identification.

Cauley Walker
 Signature of Notary



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

Design Review Application Checklist

(City Code of Ordinances 22-59)

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					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 1,343.75 (Other)
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 1,075 (Other)
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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 Demand		
**Proposed Zoning/FLU Enrollment Demand		
**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)

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- 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

***Not requesting a change in any of the above**



November 13, 2019

City of Ft Pierce Planning Department
100 N US 1
Fort Pierce, FL 34950
772-467-3000

RE: Scope of Work/Justification Letter
Project Name: Redevelopment of Cowboys

To Ft Pierce Planning Department:

The applicant is proposing to redevelop tract A of the Wal-Mart at Ft Pierce parcel. The applicant intends to demolish the existing structure and build a new 10,750 SF building to replace it. The applicant proposes to maintain existing access to the site from the existing access to the Walmart parking lot and intends to generally maintain the existing parking configuration on the property. The site will increase parking on the site by 4 spaces and will far exceed the minimum required 54 spaces.

The scope of improvements will consist of constructing the building, modifications to associated parking, lighting, water, sewer, and landscaping to serve the new building.

Sincerely,

A handwritten signature in blue ink that reads "Sara Battles".

Sara Battles
Project Manager

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 5000 OKEECHOBEE RD
 Sec/Town/Range: 19/35S/40E
 Map ID: 24/19N
 Zoning: C3

Parcel ID: 2419-602-0001-000-7
 Account #: 140081
 Use Type: 2100
 Jurisdiction: Fort Pierce

Ownership

Prickett Partners LLLP
 PO Box 1599
 Eustis, FL 32727

Legal Description

WAL-MART AT FORT PIERCE TRACT A (1.58 AC) (OR 1737-1120 THRU 1128)

Current Values

Just/Market Value: \$876,800
 Assessed Value: \$868,054
 Exemptions: \$0
 Taxable Value: \$868,054
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 4,964
 Gross Area (SF): 6,332
 Land Size (acres): 1.58
 Land Size (SF): 68,824.8

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 10, 2003	1737 / 1128	XX04	WD	Prickett Partners, LLLP,	\$100
Jun 10, 2003	1737 / 1124	XX04	WD	Prickett Jr,John R (TR)	\$100
Jun 10, 2003	1737 / 1120	XX04	WD	Prickett Jr,John R	\$100
Aug 8, 2001	1444 / 2691	XX01	SP	Wal-Mart Stores East Inc,	\$275,000
Jan 1, 1900					\$0

Building Information (1 of 1)

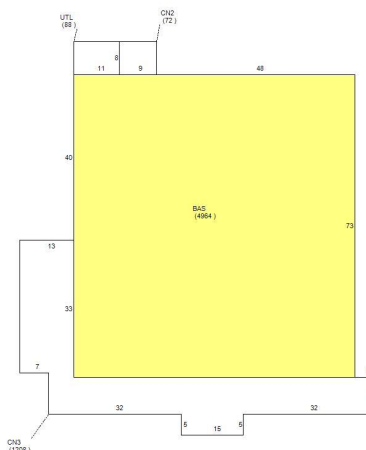
Finished Area: 4,964 SF
 Gross Total Area: 6,332 SF

Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: BarJst/Rigid
Building Type: REST	Year Built: 2002	Frame:
Grade: Y_B	Effective Year: 2002	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	4964	4964	282
CN2	CANOPY	72	0	34
CN3	CANOPY	1208	0	266
UTL	UTILITY ROOM	88	0	38

Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD FEN 4'	1	55	2002
ASP2 LOW	1	39937	2002
CONCRETE LOW	1	1514	2002
CEMENT CURB	1	1681	2002
SINGLE LIGHT	1	5	2002
CHAINLINK 6'	1	61	2002
WOOD FEN 8'	1	20	2002
CBSWall8"Blk	1	50	2014

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$259,500					
Land:	\$617,300					
Just/Market:	\$876,800					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$8,746					
Assessed:	\$868,054					
Exemption(s):	\$0					
Taxable:	\$868,054					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2003	0041	22.5	Fort Pierce Stormwater Charge	\$1,215.00
2014	0054	1.58	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$876,800	\$868,054	\$0	\$868,054
2016	\$876,800	\$789,140	\$0	\$789,140
2015	\$717,400	\$717,400	\$0	\$717,400

Permits

Number	Issue Date	Description	Amount	Fee
F02-240	Mar 26, 2002	Unknown	\$2,400	\$50
F02-0240	Apr 16, 2002	Unknown	\$0	\$50
F02-0240	Jun 19, 2002		\$750,000	\$5,425
FSP2002-4	Aug 27, 2002	Sprinkler System	\$0	\$75
FE2002-46	Oct 31, 2002	Fence	\$1,500	\$100
EXH2002-5	Oct 9, 2002	Alterations/Remodeling	\$2,000	\$75
PV2002-5	Oct 8, 2002	Alterations/Remodeling	\$18,370	\$309
FE2004222	Jan 6, 2005	Fence	\$2,760	\$178
RF20051700	Apr 20, 2005	Roof	\$2,000	\$320
BP09-284	Mar 18, 2009	Alterations/Remodeling	\$4,000	\$285
BP09-332	Mar 25, 2009	Alterations/Remodeling	\$1,500	\$85
BP-092455	Jan 7, 2010	Alterations/Remodeling	\$1,400	\$75
BP09-2426	Dec 31, 2009	Alterations/Remodeling	\$1,200	\$75
BP09-2292	Dec 14, 2009	Alterations/Remodeling	\$2,200	\$75
BP09-2454	Jan 7, 2010	Alterations/Remodeling	\$1,800	\$75
BP11-1214	Jun 28, 2011	Air Conditioning Only	\$5,800	\$162
BP11-1141	Jun 15, 2011	Plumbing	\$2,300	\$155
BP11-1151	Jun 16, 2011	Plumbing	\$600	\$155
BP12-1153	Jun 20, 2012	Air Conditioning Only	\$6,000	\$154
BP14-1242	Jun 26, 2014	Enclosure	\$7,000	\$80
BP14-2149	Aug 11, 2014	Air Conditioning Only	\$6,250	\$155
BP16-1694	Jun 17, 2016	Re Roof Permit	\$36,000	\$0

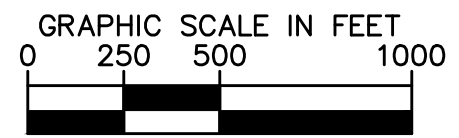
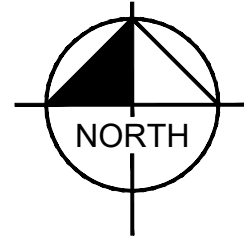
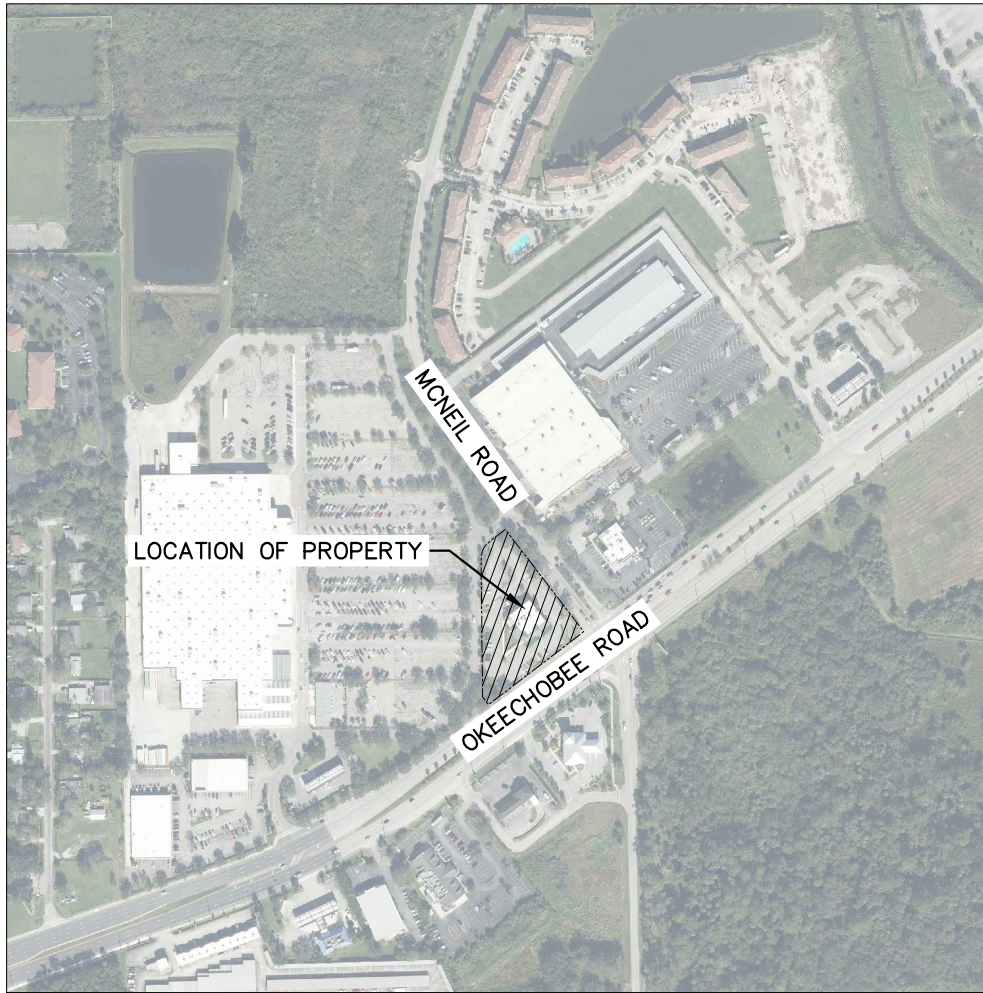
Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.

© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

Plotted By: Gibson, Kevin Sheet Set: Kha Layout: Layout1 November 19, 2019 08:19:00am K:\VRB_LDEV\Applebees Ft Pierce\PERMITTING\APPLICATIONS\City of Fort Pierce\Site Plan\2019-10-XX First Submittal\General Location Map.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM CA 00000696

5000 OKEECHOBEE ROAD
 FORT PIERCE

GENERAL LOCATION MAP

SCALE

1" = 500'

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2223122 OR BOOK 1737 PAGE 1120
Recorded:06/19/03 15:44

Prepared By/Return to:
Lennon E. Bowen, III, Esq.
Bowen & Campione, P.A.
600 Jennings Avenue
Eustis, Florida 32726
File No.: 03-00565

* Doc Assump: \$ 0.00
* Doc Tax : \$ 0.70
* Int Tax : \$ 0.00

Parcel ID #: 2419-602-0001-000/7

Warranty Deed

This Warranty Deed made this 10th day of June, 2003, between John R. Prickett, Jr. ("Grantor"), whose address is P.O. Box 1599, Eustis, FL 32727, and John R. Prickett, Jr., as Trustee of the John R. Prickett, Jr. Family Trust, dated December 19, 2002, as to an undivided 50% interest, and Cynthia C. Prickett, as Trustee of the Cynthia C. Prickett Family Trust, dated December 19, 2002, as to an undivided 50% interest ("Grantee"), whose address is P.O. Box 1599, Eustis, FL 32727.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever the following described land located in the County of Saint Lucie, State of Florida, to-wit:

See Attached Exhibit "A"

This deed hereby confers on the Grantee/Trustee the power and authority to either protect, conserve and to sell, or to lease, or to mortgage, or to encumber, or otherwise to manage and dispose of the real property described herein in accordance with Section 689.071, Florida Statutes. A duly appointed Successor Trustee shall have the same aforementioned powers.

Neither Grantor nor anyone dependent on Grantor resides on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of Grantor within the meaning of Article X of the Florida Constitution.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

OR BOOK 1737 PAGE 1121

**Warranty Deed
Page Two
Prickett to Trust
RJ Gators/Ft. Pierce**

Subject to taxes for the year 2003 and subsequent years and easements, liens, mortgages, and restrictions of record, if any; however, this reference shall not serve to reimpose same.

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

Signed, sealed and delivered
in the presence of:

[Signature]
(First Witness)

[Signature]
John R. Prickett, Jr.

L. E. POWEN JR
(Printed/typed name)

[Signature]
(Second Witness)

CARMEN DOSS
(Printed/typed name)

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 10th day of June, 2003, by John R. Prickett, Jr., who is personally known to me and who did not take an oath.



Carmen Doss
Commission # DD 016408
Expires May 24, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

[Signature]
Notary Public
My Commission Expires:

OR BOOK 1737 PAGE 1122

**Warranty Deed
Page Three
Prickett to Trust
RJ Gators/Ft. Pierce**

Exhibit "A"

Parcel 1:

Tract A, a plat of Wal-Mart at Fort Pierce, according to the plat thereof recorded in Plat Book 36, Page 12, Public Records of St. Lucie County, Florida.

Parcel 2:

A non-exclusive easement for pedestrian and vehicular ingress and egress over and across the following described property as granted by access Easement dated August 18, 2001 and recorded October 16, 2001, in Official Records Book 1444, Page 2698, of the Public Records of St. Lucie County, Florida.

All that certain piece, parcel or tract of land situate, lying and being in Section 19, Township 35 South, Range 40 East of Tallahassee Base Meridian, St. Lucie County, Florida. All of which is more particularly bounded and described as follows, to wit: Commencing for reference at the Southeast corner of Wal-Mart at Fort Pierce as recorded in Plat Book 36, Page 12, Public Records of St. Lucie County, Florida; thence, bearing North 37°30'05" West, along the East line of said Wal-Mart at Fort Pierce, a distance of 335.18 feet to the point and place of beginning of the herein described parcel: thence, leaving said East line, bearing South 52°29'55" West, a distance of 53.24 feet to a point; said point being the beginning of a curve concave Southeasterly, and having a radius of 53.50 feet, radius bears at said point South 37°30'05" East, thence Southerly a distance of 49.61 feet along the arc of said curve through a central angle of 53°07'58", to a point; thence, bearing South 00°38'03" East, a distance of 259.26 feet to a point; thence, bearing South 89°21'57" West, a distance of 6.50 feet to a point; said point being the beginning of a non-tangent curve concave Northwesterly, and having a radius of 207.50 feet, radius bears at said point South 89°21'57" West, thence, Southerly a distance of 325.94 feet along the arc of said curve through a central angle of 90°00'00", to a point; thence, bearing South 89°21'57" West, a distance of 220.94 feet to a point; said point being the beginning of a curve concave Southeasterly, and having a radius of 25.00 feet, radius bears at said point South 00°38'03" East, thence, Southerly a distance of 30.51 feet along the arc of said curve through a central angle of 69°55'25", to a point; said point being the beginning of a curve concave Northwesterly, and having a radius of 140.00 feet, radius bears at said point North 70°33'28" West, thence, Southerly a distance of 67.88 feet along the arc of said curve through a central angle of 27°46'51", to a point; said point being the beginning of a curve concave Southeasterly, and having a radius of 111.11 feet, radius bears at said point South 42°46'37" East, thence, Southerly a distance of 133.69 feet along the arc of said curve through a central angle of 68°56'28", to a point; thence, bearing South 21°43'05" East, a distance of 42.57 feet to a point on the North right of way line of Okeechobee Road (State Road 70) (120' wide right of way); said point being the beginning of a non-tangent curve concave Southerly, and having a radius of 1821.60 feet, radius bears at said point North 25°12'58" West, thence, Northerly along said North right of way line, a distance of 26.38 feet along the arc of said curve through a central angle of 00°49'47", to a point; thence, leaving said North right of way line, bearing North 24°23'12" West, a distance of 43.93 feet to a point;

OR BOOK 1737 PAGE 1123

**Warranty Deed
Page Four
Prickett to Trust
RJ Gators/Ft. Pierce**

Exhibit "A" Continued

said point being the beginning of a non-tangent curve concave Southeasterly, and having a radius of 115.00 feet, radius bears at said point North 65°36'48" East, thence Northerly a distance of 96.81 feet along the arc of said curve through a central angle of 48°13'55", to a point; thence, bearing North 23°50'43" East, a distance of 149.45 feet to a point; thence, bearing North 89°21'57" East, a distance of 275.22 feet to a point; said point being the beginning of a curve concave Northeasterly, and having a radius of 182.50 feet, radius bears at said point North 00°38'03" West, thence, Northerly a distance of 286.67 feet along the arc of said curve through a central angle of 90°00'00", to a point; thence, bearing North 00°38'03" West, a distance of 258.51 feet to a point; said point being the beginning of a curve concave Southeasterly, and having a radius of 84.00 feet, radius bears at said point North 89°21'57", thence, Northerly a distance of 77.90 feet along the arc of said curve through a central angle of 53°07'58", to a point; thence, bearing North 52°29'55" East, a distance of 110.13 feet to a point; thence, bearing South 37°29'33" East, a distance of 60.85 feet to a point; thence, bearing South 47°13'54" East, a distance of 119.36 feet to a point; thence, bearing South 37°35'20" East, a distance of 187.19 feet to a point on the aforementioned North right of way line; thence, bearing South 52°29'55" West, along said North right of way line, a distance of 70.36 feet to a point; thence, leaving said North right of way line, bearing North 36°41'24" West, a distance of 155.76 feet to a point; thence, bearing North 29°57'58" West, a distance of 139.92 feet to a point; said point being the beginning of a curve concave Southwesterly, and having a radius of 38.83 feet, radius bears at said point South 58°09'17" West, thence, Northerly a distance of 52.51 feet along the arc of said curve through a central angle of 77°29'13", to the point of beginning.



January 17, 2020
047568012

Vennis Gilmore & Brandon Creagan (Planner)
City of Fort Pierce Planning & Zoning
100 North US 1
Fort Pierce, FL 34950
772-467-3000

**RE: Cowboys Redevelopment- 5000 Okeechobee Road
TRC No. 19-07000010**

Please accept the following responses to your comments concerning the above referenced project.

Planning & Zoning Comments:

Comment 1) Please provide crosswalk striping to the refuse collection area and a separate pedestrian gated entrance for employee access.

Response 1) *A 5' sidewalk has been provided along McNeil Road from the building to the refuse collection area. Please see Sheet C-100 Site Plan.*

Comment 2) Per City Code Section 22-62. – Sidewalks. (d)(2) Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. Provide a sidewalk linkage or linkages and/or connection striping to the adjacent parking area and adjacent development (Walmart)

Response 2) *A sidewalk linkage to the adjacent parking area and adjacent development has been provided. The sidewalk terminates at the edge of the West property line. Please see Sheet C-100 Site Plan.*

Comment 3) 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. Provide a sidewalk along McNeil Road along with sidewalk connectivity to at the southeast corner and o the adjacent development.

Response 3) *A 5' sidewalk has been provided along McNeil Road as well as connectivity to the existing sidewalk at the southeast corner. Please see Sheet C-100 Site Plan.*

Comment 4) Install two additional stop bars at the north and south corners of the interior landscape isle.

Response 4) *Stop bars have been provided at the north and south corners of the interior landscape isle. Please see Sheet C-100 Site Plan.*

Comment 5) Please consider rearranging our light pole configuration to provide lighting along the requested McNeil Road sidewalk linkage.

Response 5) *Acknowledged.*

Comment 6) Please move the proposed loading zone to a more appropriate and safe location.

Response 6) *The proposed loading zone has been relocated to the eastern side of the site in the interior landscape isle. Please see Sheet C-100 Site Plan.*

Comment 7) Per City Code Section 22-59 Design Review, Elevations (4)(k) Blank walls are discouraged. Walls shall be punctuated with windows, doors, or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape. Add windows, doors, or architectural elements to the southeast elevation blank wall. Add architectural embellishments such as roof overhangs and/or canopies to the windows to eliminate monotony.

Response 7) *Acknowledged. Architectural elements have been added to all elevations. Please see Sheet A301 Exterior Elevations.*

Comment 8) Per City Code Section 15-6. – Regulation (3)(a). Ground signs. Sites that are less than or equal to three (3) acres shall have a maximum height of ten (10) feet in height. The current monument size is listed at a height of 10.5 feet from grade, please reduce to 10 feet.

Response 8) *The proposed monument sign has been revised to be 10' in height. Please see the attached sign detail sheet.*

Engineering Comments:

Comment 1) The submitted boundary and topographic survey was not certified. The applicant shall submit a survey signed and sealed by a Florida Registered Land Surveyor as stipulated by City of Fort Pierce Code of Ordinances Section 17-27. In addition, please provide the curve information for the property boundary situated at the north end of the parcel.

Response 1) *Please see the attached signed and sealed boundary and topographic survey. Curve information has been provided on the property line at the north end of the parcel.*

Comment 2) Provide a note on the site plan that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.

Response 2) *Acknowledged. Please see note (13) on Sheet C-100 Site Plan.*

Comment 3) The building depicted on the site plan references a finished floor elevation of 18.00' yet the finished floor elevation notes specify an elevation of 17.50'; please address the discrepancy.

Response 3) *The correct finished floor elevation is 18.00'. Please see the Finished Floor Elevation notes on Sheet C-100 Site Plan.*

Comment 4) Provide a walk-in access for the proposed dumpster enclosure as per City standards; information may be obtained from the City of Fort Pierce Solid Waste Division.

Response 4) *A pedestrian walk-in access has been provided on the east side of the dumpster enclosure. Please see Sheet C-100 Site Plan.*

Comment 5) Advisory Comment: The provided drainage plans were conceptually reviewed a detailed review will be conducted at the time of Building Permit submittal.

Response 5) *Acknowledged.*

Landscape Comments:

Comment 1) On the east side of the property the contractor proposes saving three existing live Oak Tree's on the plan for a total of 48" of DBH to be applied to the mitigation table. Two of these Oaks are in very bad condition and are not suitable for saving. The two Live Oak trees are underneath a large set of power lines and will not be able to grow to full height.

Response 1) *The two Live Oaks in bad condition are proposed to be removed and the East Property Line is provided with landscape per code requirements. Sliver Buttonwoods (2) are proposed in the area near existing overhead power lines.*

Comment 2) The plan shows five new Live Oaks on the south side at 3" DBH. This side has no overhead power lines and is an ideal place to plant larger Live Oak specimens.

Response 2) *Live Oaks on the south side have been revised to 4" cal to match existing street trees in the adjacent Walmart plaza.*

Should you have any additional questions please do not hesitate to contact me at (772) 794-4079 or kevin.gibson@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Kevin Gibson
Authorized Agent

CODE REVIEW
 CHAPTER 22. ZONING, ARTICLE IV. SUPPLEMENTARY REGULATIONS, Sec. 22-59. DESIGN REVIEW, WINDOWS
 Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than twenty-four (24) inches in residential or office buildings, or higher forty-eight (48) inches from grade or sidewalk in retail buildings.
 Provided: Windows are placed on elevations in accordance to this section. Knee wall height is thirty-six (36) inches.

CODE REVIEW
 CHAPTER 22. ZONING, ARTICLE IV. SUPPLEMENTARY REGULATIONS, Sec. 22-59. DESIGN REVIEW, ELEVATIONS.
 Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.
 Provided: Southeast and Northeast Elevation design is in accordance to this section.

CODE	MATERIAL	MFR	COLOR
1	PREFINISHED METAL COPING	UNA-CLAD	ELECTRIC BLUE
2	EIFS #2	DRYVIT	110 VAN DYKE
3	EIFS #1	DRYVIT	382 TAMALE
4	MODULAR BRICK VENEER THIN SET	PINE HALL BRICK	BROWN'S FERRY
5	STONE VENEER	DUTCH QUALITY	SIENNA DRY STACK
6	PRECAST SILL	STONECAST	LIMESTONE
7	PRE FINISHED METAL COPING	FIRESTONE UNA-CLAD	BONE WHITE
8	PRE-ENG'D AWNING	PER TENANT INSTRUCTION	PANTONE BLUE COLOR 655C OR MP 14112 POLO BLUE
9	PRE-ENG'D METAL CANOPY	MAPES	BRONZE BAKED ENAMEL
10	EIFS #3	DRYVIT	101 SUPER WHITE
11	EIFS #4	DRYVIT	614 SMOKE SIGNAL
12	PAINT	SHERWIN WILLIAMS	TRICORN BLACK SW6258
13	ARCH. PANELS	TBD	TBD
14	SPLIT FACE BLOCK	TBD	TBD

COPYRIGHT STATEMENT
 These documents, their contents, and the ideas, designs, and concepts presented here-in are the property of ELEVEN18 Architecture and are issued only for the specific project noted on these documents. Holders of these documents that have established a mutually agreed contractual relationship with ELEVEN18 Architecture have been granted a limited license to reproduce these documents in relationship to the specific project referenced. All others are subject to US Copyright Law as defined by Title 17 of the United States Code and other regional laws as may apply. Any revisions, reproductions, modifications, or re-use of these documents without the express written consent of ELEVEN18 Architecture is prohibited by law.

6 JAN 2020



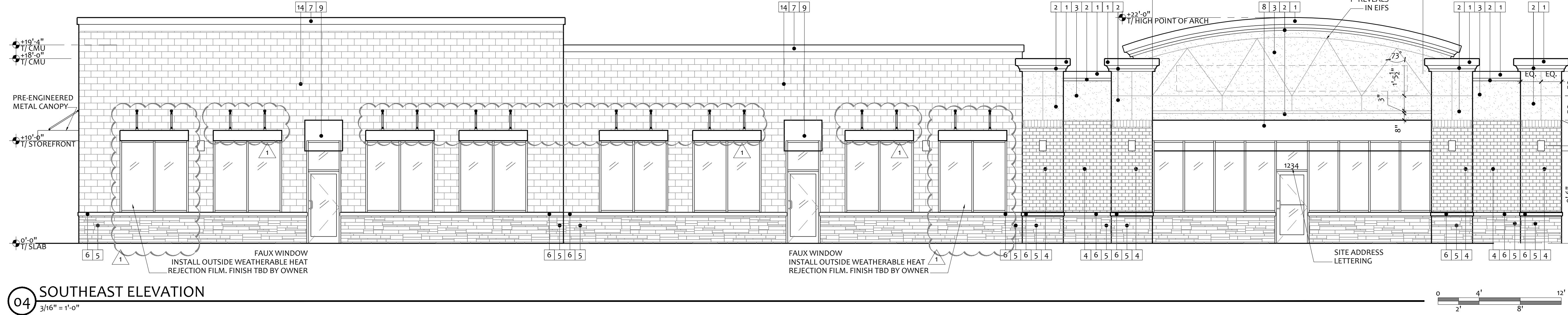
A WOMEN'S BUSINESS ENTERPRISE
 FL License: A2000084
 Mailing Address:
 434 E. Colonial Blvd. #542
 Orlando, FL 32801
 www.eleven18architecture.com
 Physical Address:
 1011 E. Colonial Dr. #307
 Orlando, FL 32803
 407-745-5300
 © Copyright 2019 ELEVEN18 ARCHITECTURE, PLLC
 All Rights Reserved Worldwide

PROJECT NAME:
FORT PIERCE RETAIL
 McNeil Road and Okeechobee Road
 Fort Pierce, FL

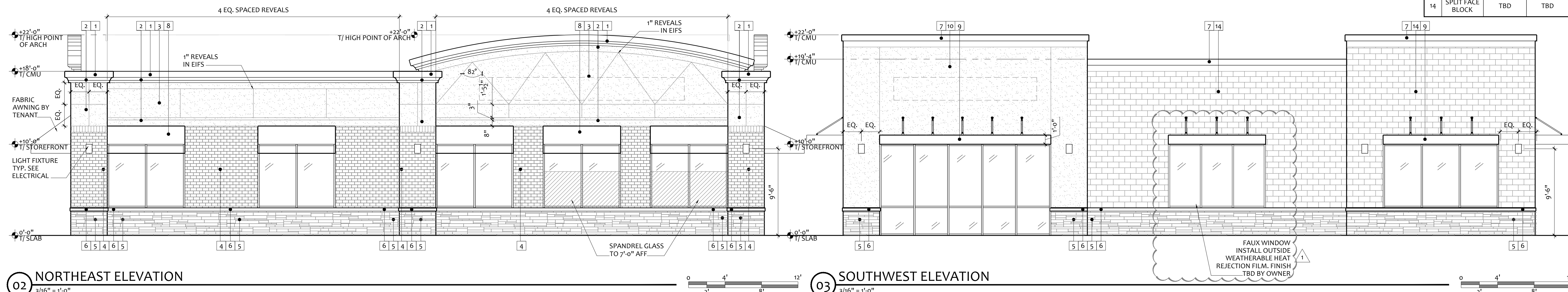
ELEVEN18 PROJECT LEAD:
 Kim McCann
 407-745-5300
 kmcann@eleven18architecture.com
 PROJECT TEAM:
 Maria Lopez
 407-745-5300
 mlopez@eleven18architecture.com

#	DATE	DESC.
1	01.06.20	CITY COMMENTS

A301
 EXTERIOR ELEVATIONS

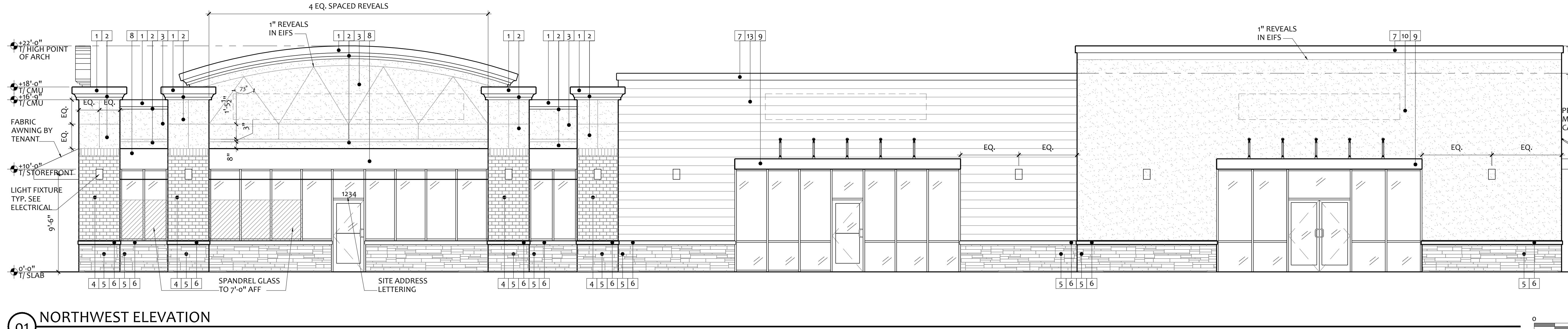


04 SOUTHEAST ELEVATION
 3/16" = 1'-0"



02 NORTHEAST ELEVATION
 3/16" = 1'-0"

03 SOUTHWEST ELEVATION
 3/16" = 1'-0"



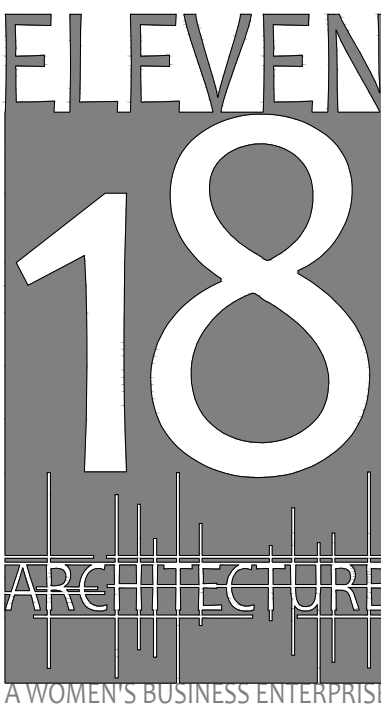
01 NORTHWEST ELEVATION
 3/16" = 1'-0"

ELEVATION NOTES

- REFERENCE SHEET A-001 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
- FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION.
- CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHEET WITH THE DEMOLITION WORK, AND THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
- ALL PRE-MANUFACTURED TRIM, MOULDINGS, CLADDING & COMPONENTS SHALL BE FASTENED & ADHERED TO BUILDING PER MANUFACTURER SPECIFICATIONS TO WITHSTAND DESIGN WIND PRESSURE IDENTIFIED ON STRUCTURAL DRAWINGS.
- ALL EXTERIOR SURFACES TO BE PAINTED IN FIELD OR BE PROVIDED WITH FACTORY OR SHOP APPLIED FINISH AS REQUIRED. ALL COLORS SHALL BE SELECTED BY ARCHITECT, APPROVED BY OWNER.
- AWNING PLACEMENT SHOULD NOT INTERFERE WITH OR LIMIT THE SIZE OF THE STOREFRONT SIGNS. THE LANDLORD SHOULD COORDINATE WITH THE TENANT TO DETERMINE IF GRAPHICS WILL BE APPLIED TO THE GLASS STOREFRONT. FABRICATION AND PROTOTYPICAL DESIGN AND SPECIFICATION TO BE APPROVED BY TENANT.
- SIGNAGE BY TENANT. PROVIDE 1/2" PLYWOOD SUBSTRATE AS REQ'D.

6 JAN 2020

Kimberly Day McCann, AIA
FL REG.#AR0091738



A WOMEN'S BUSINESS ENTERPRISE
FL License: A-26200484
Mailing Address:
434 E. Central Blvd. #542
Orlando, FL 32801
www.eleven18architecture.com
Physical Address:
1011 E. Colonial Dr. #307
Orlando, FL 32803
407-745-5300

PROJECT NAME:
**FORT PIERCE
RETAIL**
Mcneil Road and Okeechobee
Road
Fort Pierce, FL

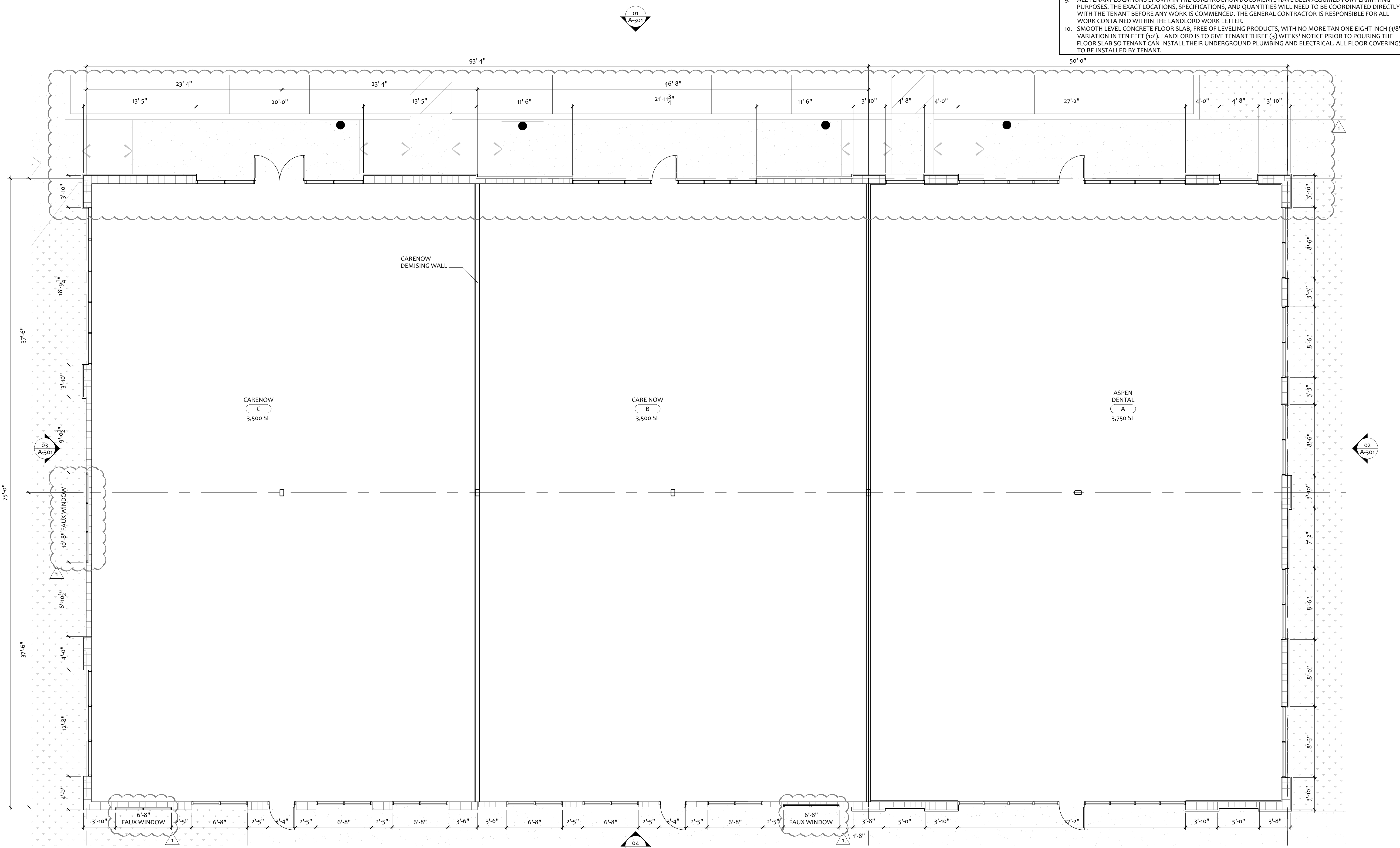
ELEVEN18 PROJECT LEAD:
Kim McCann
407-745-5300
kmcann@eleven18architecture.com
PROJECT TEAM:
Maria Lopez
407-745-5300
mlopez@eleven18architecture.com

REVISIONS		
#	DATE	DESC.
1	01.06.20	CITY COMMENTS

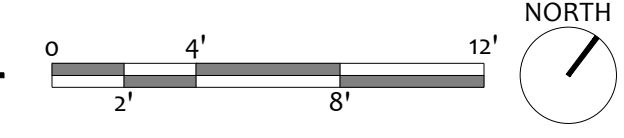
A200
FIRST FLOOR PLAN

FLOOR PLAN NOTES

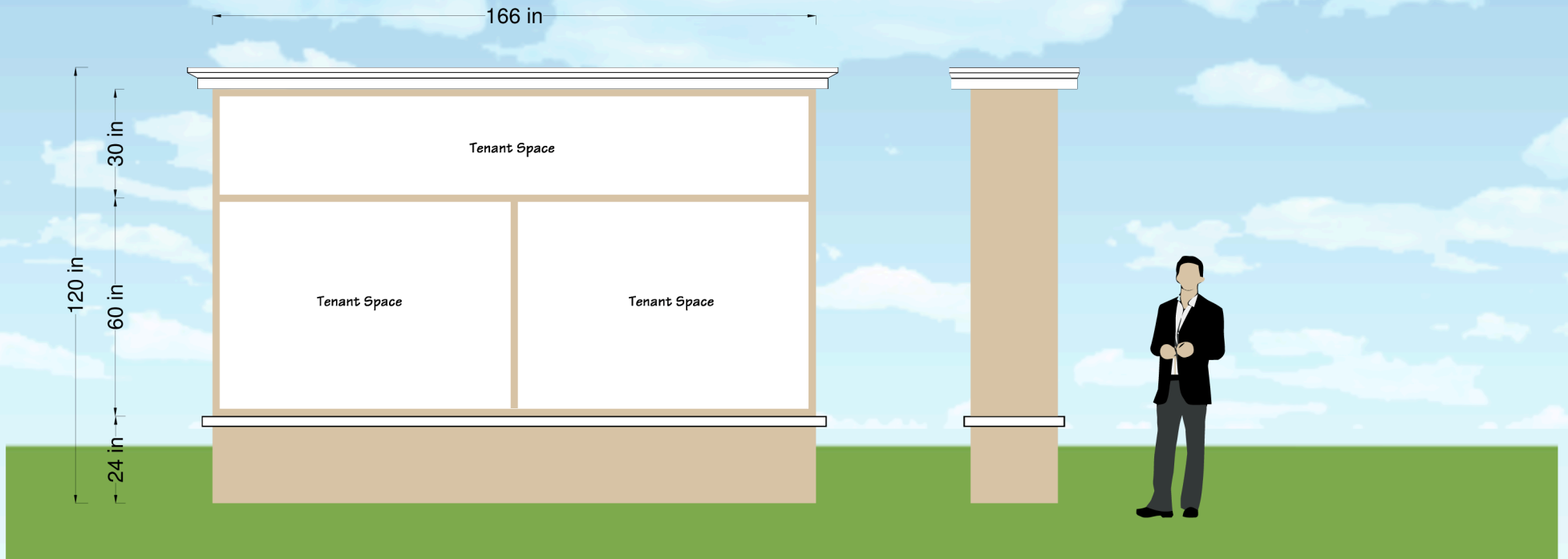
1. REFERENCE SHEET A-001 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
2. FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION.
3. CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SH.T. WITH THE DEMOLITION WORK, AND THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
4. EXISTING CONDITIONS NOT PART OF THIS PERMIT SHOWN LIGHTER.
5. REFERENCE THE A-700 SERIES SHEETS FOR DOOR, GLAZING AND FINISH SCHEDULES.
6. WINDOWS WITHIN 24" OF DOOR SHALL BE SAFETY GLASS. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED FOR IMPACT RESISTANCE.
7. REFER TO ENLARGED PLANS FOR ADDITIONAL INFO. INCLUDING DIMENSIONS, DOOR TAGS, WALL TYPES, GLAZING LAYOUT, AND CONSTRUCTION DETAILS. ENLARGED PLANS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICT BEFORE PROCEEDING.
8. USE MATERIALS IDENTICAL TO EXISTING MATERIALS. FOR EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH EXISTING ADJACENT SURFACES INSOFAR AS POSSIBLE. IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED, USE MATERIALS WHOSE INSTALLED PERFORMANCE WILL EQUAL OR SURPASS THAT OF EXISTING MATERIALS.
9. ALL TENANT LOCATIONS SHOWN IN THE CONSTRUCTION DOCUMENTS HAVE BEEN ASSUMED FOR PERMITTING PURPOSES. THE EXACT LOCATIONS, SPECIFICATIONS, AND QUANTITIES WILL NEED TO BE COORDINATED DIRECTLY WITH THE TENANT BEFORE ANY WORK IS COMMENCED. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK CONTAINED WITHIN THE LANDLORD WORK LETTER.
10. SMOOTH LEVEL CONCRETE FLOOR SLAB, FREE OF LEVELING PRODUCTS, WITH NO MORE TAN ONE-EIGHT INCH (1/8") VARIATION IN TEN FEET (10'), LANDLORD IS TO GIVE TENANT THREE (3) WEEKS' NOTICE PRIOR TO POURING THE FLOOR SLAB SO TENANT CAN INSTALL THEIR UNDERGROUND PLUMBING AND ELECTRICAL. ALL FLOOR COVERINGS TO BE INSTALLED BY TENANT.



01 FLOOR PLAN
3/16" = 1'-0"



Side View



www.JayBerrySigns.com
 (352) 805-4050 • FAX (352) 530-2094
 mail@jayberrysigns.com
 P.O. Drawer 491620 • Leesburg, FL 34748

DRWG.# 0001
 DATE: 10-07-19,
 REV. DATE:
 LOCATION:
 FILE: Frontier Building
 SALES REP.: Jay
 DRAWN BY: Jeremy
 SCALE: NTS
 PAGE#: (1) of (1)

If approved, please print, sign, date and fax or scan and email back to 352-530-2094 • mail@jayberrysigns.com

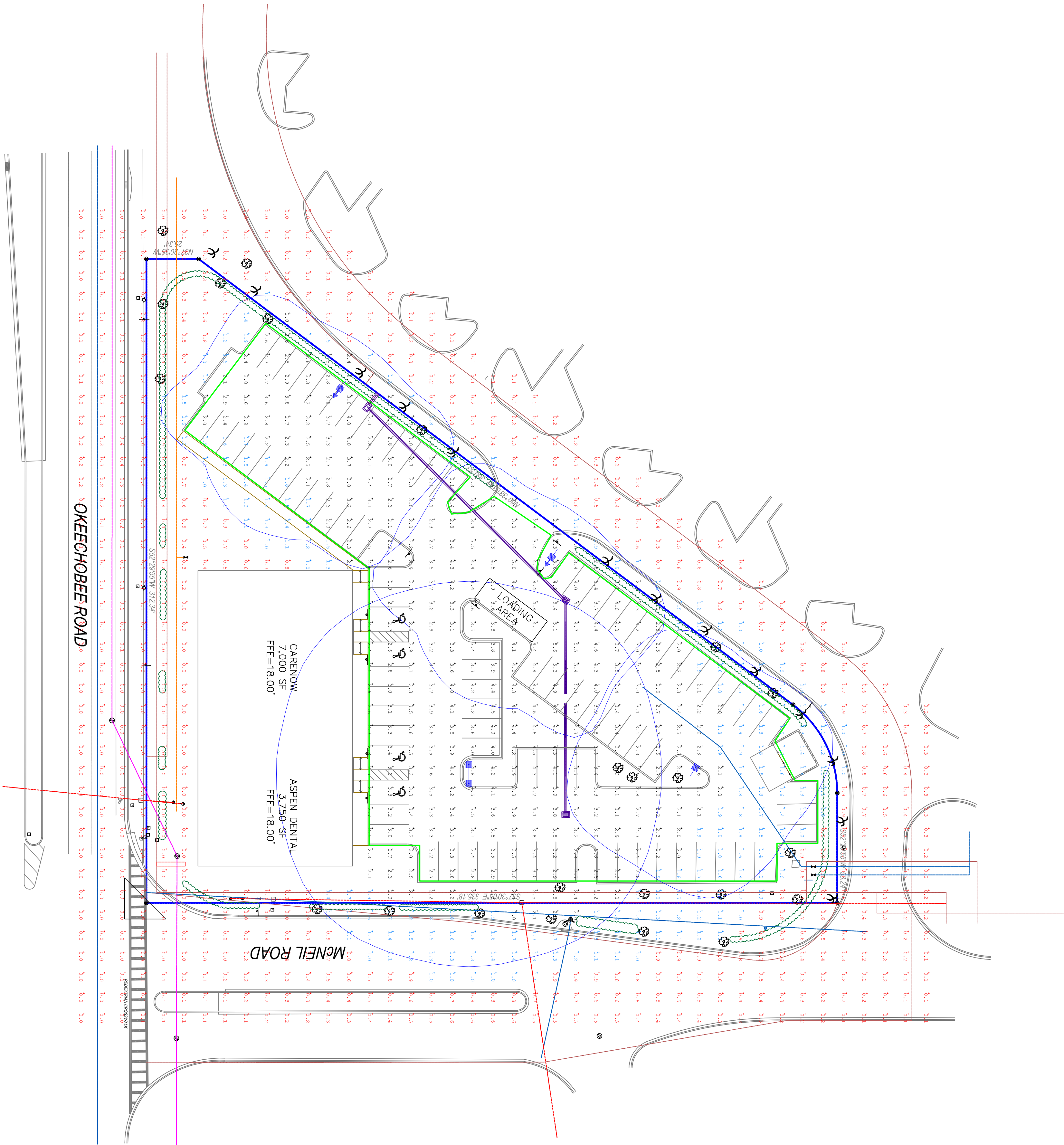
Approved By: _____ Date: _____

Landlord Approval: _____ Date: _____

Notes:

REVISIONS

REV # DATE BY:



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 RATING METHODS 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.

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min	Fc Spot	Fc Spc'd
PERCING SIMONX	3.1	5.6	1.0	3.1	5.6	10	10

Luminaire Schedule

Symbol	Qty	Label	Lumens	LF	Desc:Fixture	Desc:Mount	Dim. Watts
WLS14937	1	A	N.A.	0.980	FLUORESCENT 40W 40" 35" POLE	37' POLE	341
WLS14937	1	B	N.A.	0.980	FLUORESCENT 40W 40" 35" POLE	37' POLE	341
WLS14937	2	C	N.A.	0.980	FLUORESCENT 40W 40" 35" POLE	37' POLE	341

CARE NOW / ASPEN DENTAL
FT PIERCE, FL



1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

WLS- 14937A

DATE - 11/4/19

SCALE: 1"=30'

800-633-8711

PM: MARK

BY: TO

SHEET 1 OF 1

GENERAL CONSTRUCTION NOTES

- 1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. 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.
3. 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 OPERATIONS 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.
4. 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. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

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.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

- 1. 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 FOOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. 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/FHA) 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.
4. 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.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND 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.
10. 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.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED 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 SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. 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.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

WATER AND SEWER UTILITY NOTES

- 1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

- 1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

- 13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

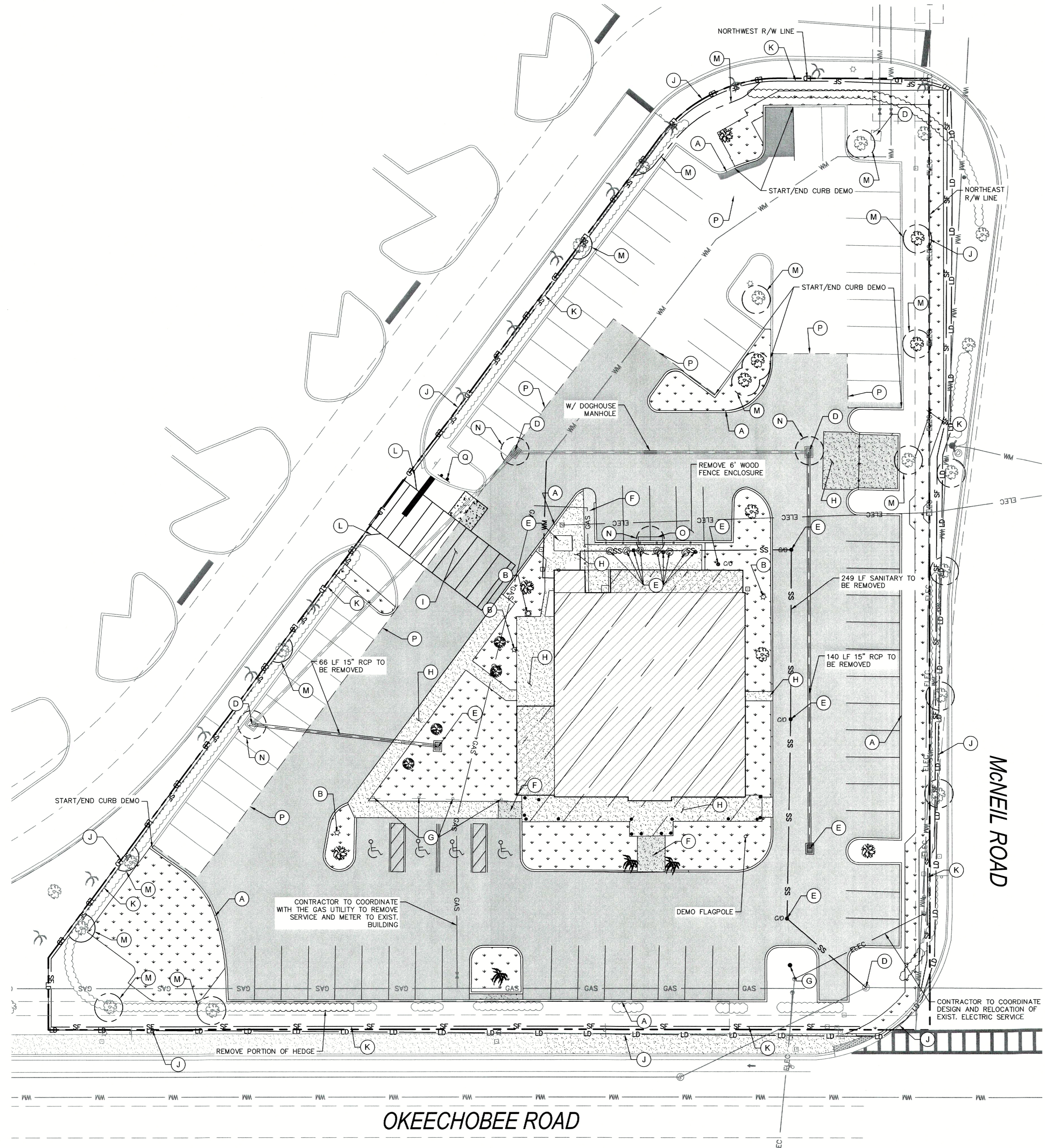
- 1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

CALL 48 HOURS BEFORE YOU DIG 811 IT'S THE LAW! DIAL 811 Know what's below. Call before you dig. SUNSHINE STATE ONE CALL OF FLORIDA, INC.

5000 OKEECHOBEE ROAD PREPARED FOR FRONTIER DEVELOPMENT CITY OF FORT PIERCE FLORIDA KHA PROJECT 047568012 DATE 10/18/19 SCALE AS SHOWN DESIGNED BY KAG DRAWN BY KAG CHECKED BY SGB DATE: JAN 17 2020 Kimley Horn Kimley-Horn and Associates, Inc. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00000696 GENERAL NOTES SHEET NUMBER C-001

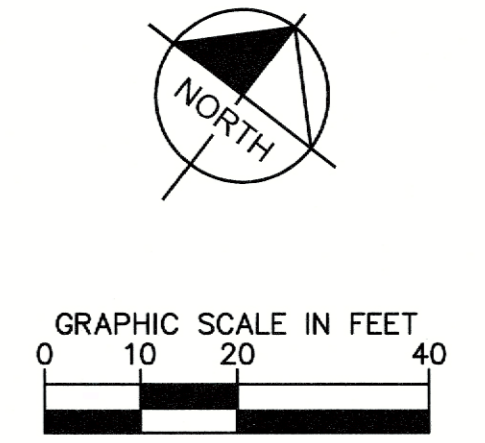
Printed By: Gibson, Kevin, Sheet: 5000_OKEECHOBEE_ROAD, Layout: C-001 GENERAL NOTES, January 16, 2020 02:34:50pm, K:\VRB_DEVELOPERS\5000_OKEECHOBEE\5000_GENERAL_NOTES.dwg, This document, together with the drawings and design information herein, is intended only for the specific project and client for which it was prepared. Release of any information or substitution of any information without written authorization and signature of Kimley-Horn and Associates, Inc. is prohibited.

Plotted By: Gibson, Kevin. Sheet: 5000 OKEECHOBEE ROAD, Layout: C-002 DEMOLITION AND EROSION CONTROL PLAN January 16, 2020 02:34:59pm K:\VRB_LDE\apps\5000_02_34_59pm K:\VRB_LDE\apps\5000_02_34_59pm.dwg
 This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it was prepared. Release of this document without written authorization and signature of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



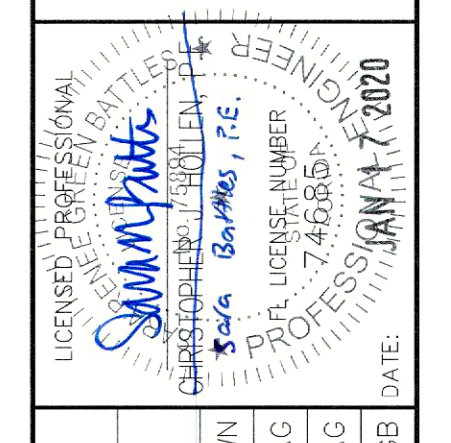
- LEGEND**
- PROPERTY LINE
 - WM --- EXISTING WATER LINE TO BE REMOVED
 - SS --- EXISTING SANITARY LINE TO BE REMOVED
 - GAS --- EXISTING GAS LINE TO BE REMOVED
 - ELEC --- EXISTING ELECTRIC LINE TO BE REMOVED
 - EXISTING STORM DRAIN TO BE REMOVED
 - EXISTING CURB TO BE REMOVED
 - LD --- LIMITS OF DISTURBANCE
 - SF --- SILT FENCE
 - SD --- SILT DIKE
 - SAW CUT LINE
 - TREE PROTECTION
 - INLET PROTECTION
 - PAVEMENT DEMO
 - PERVIOUS AREA DEMO (REFER TO LANDSCAPE PLAN FOR DETAIL IN THIS AREA)
 - SIDEWALK DEMO
 - BUILDING DEMO
 - BUILDING DEMO
 - EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED

- KEYNOTES**
- A DEMO EXISTING CURB
 - B RELOCATE EXISTING LIGHT POLE
 - C DEMO EXISTING STRIPING
 - D EXISTING STRUCTURE TO REMAIN
 - E EXISTING STRUCTURE TO BE REMOVED
 - F DEMO EXISTING ADA RAMP
 - G DEMO EXISTING SIGN AND BASE
 - H DEMO EXISTING CONCRETE SIDEWALK
 - I PROPOSED CONSTRUCTION ENTRANCE WITH CONCRETE WASH OUT (SEE DETAIL ON SHEET C-003)
 - J LIMITS OF DISTURBANCE
 - K SILT FENCE (SEE DETAIL ON SHEET C-003)
 - L SILT DIKE (SEE DETAIL ON SHEET C-003)
 - M TREE PROTECTION (SEE DETAIL ON SHEET C-003)
 - N INLET PROTECTION (SEE DETAIL ON SHEET C-003)
 - O PROPOSED STORM STRUCTURE
 - P SAW CUT EXISTING PAVEMENT LINE
 - Q SWPPP SIGN



No.	REVISIONS	DATE	BY

Kimley-Horn
 © 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM CA 00000696

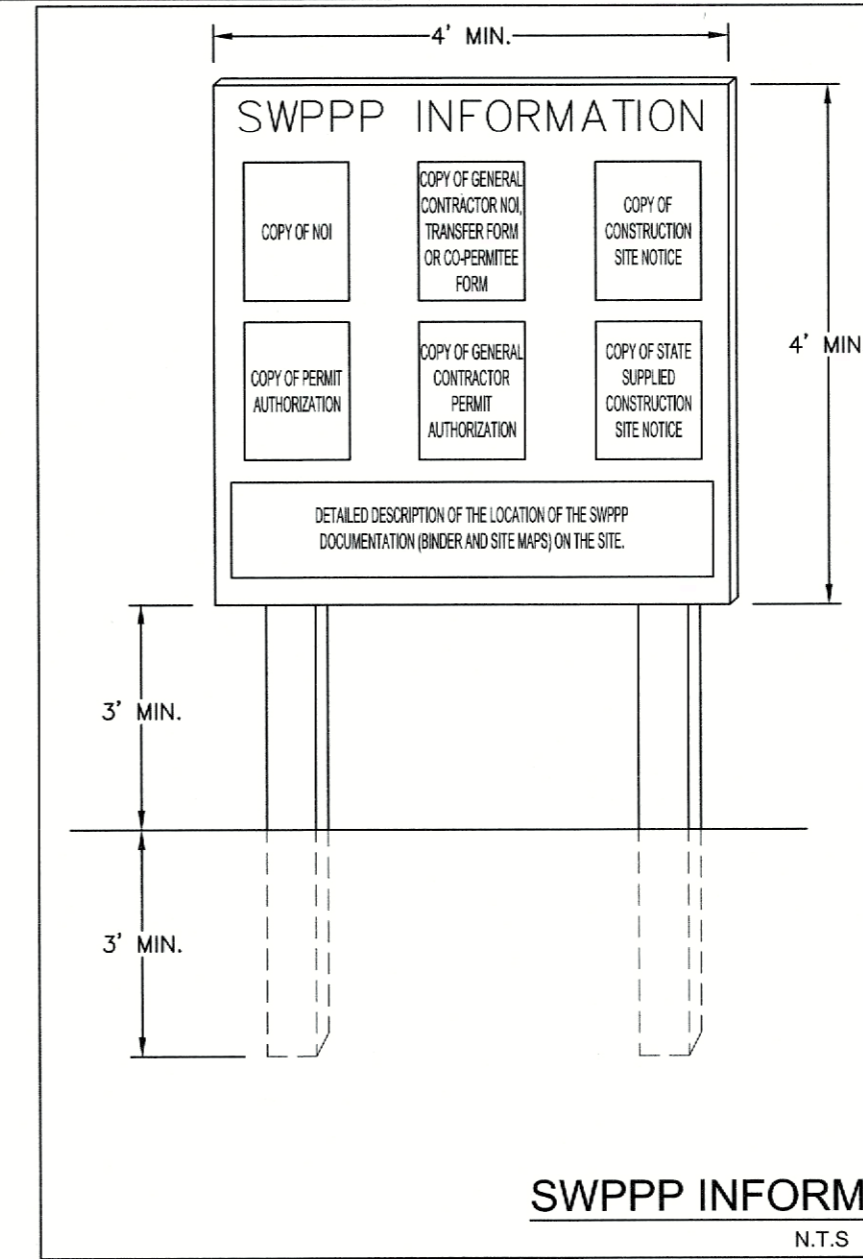
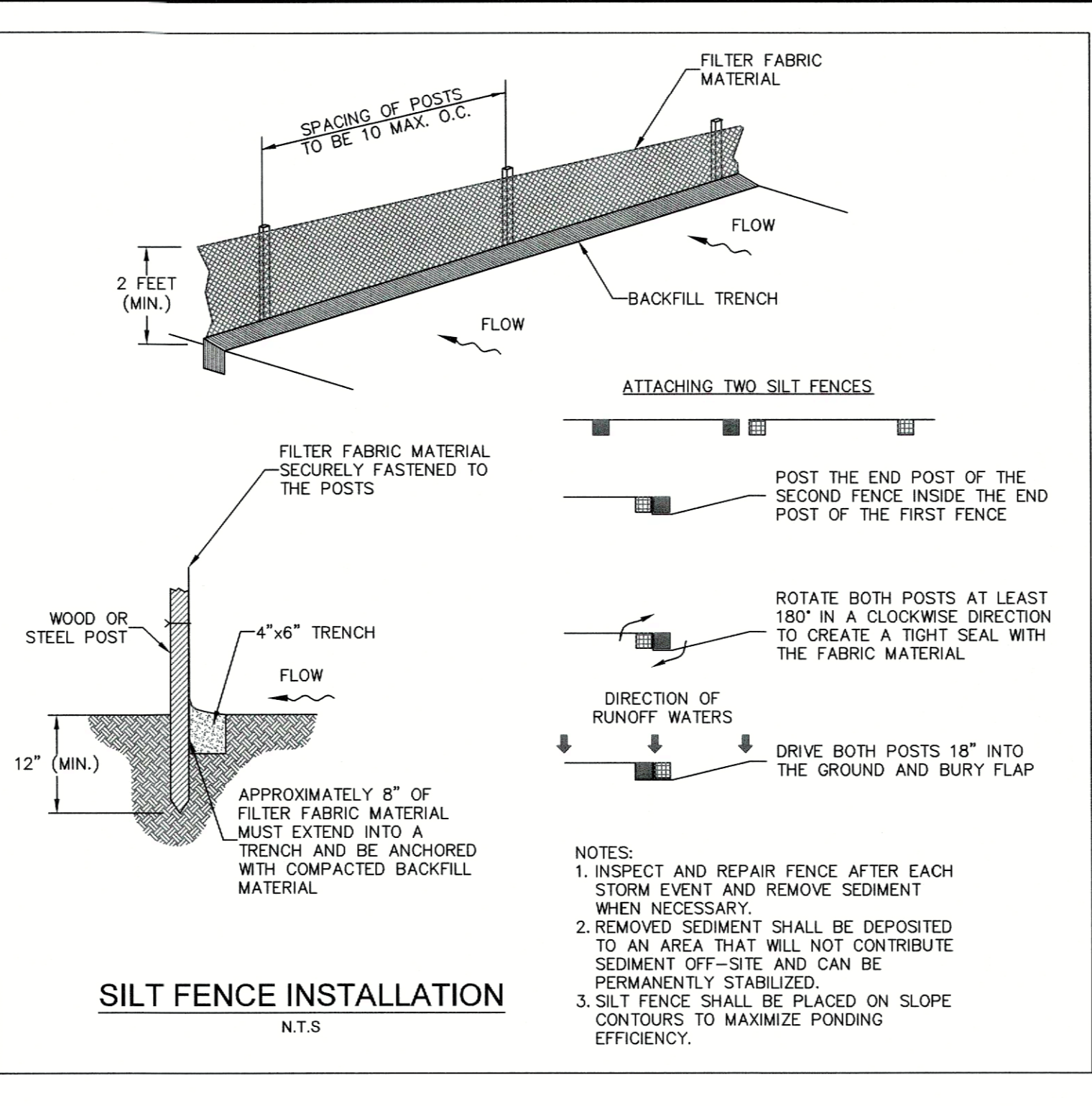
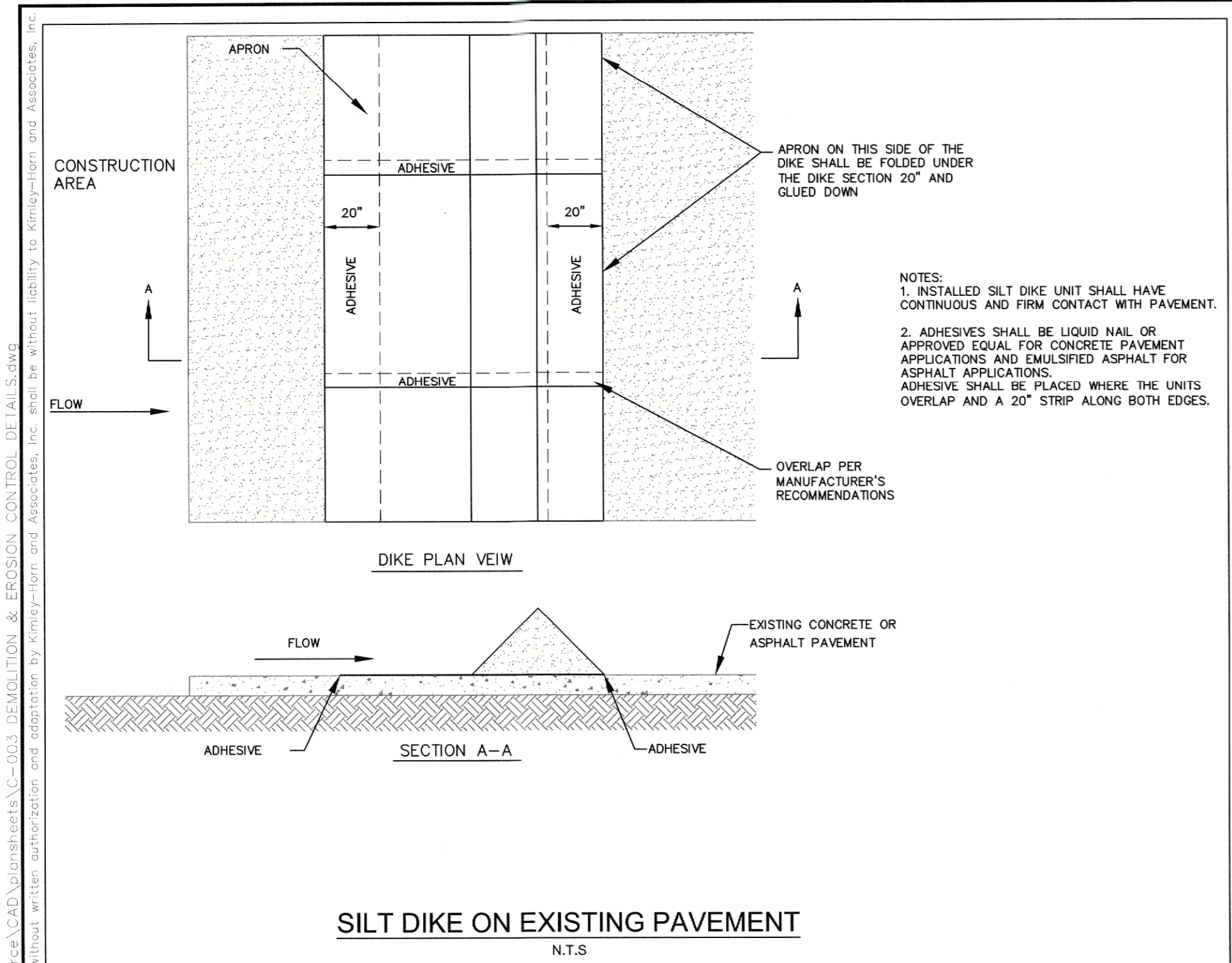


KHA PROJECT: 047568012
 DATE: 10/18/19
 SCALE: AS SHOWN
 DESIGNED BY: KAG
 DRAWN BY: KAG
 CHECKED BY: SGB
 DATE: JAN 7 2020

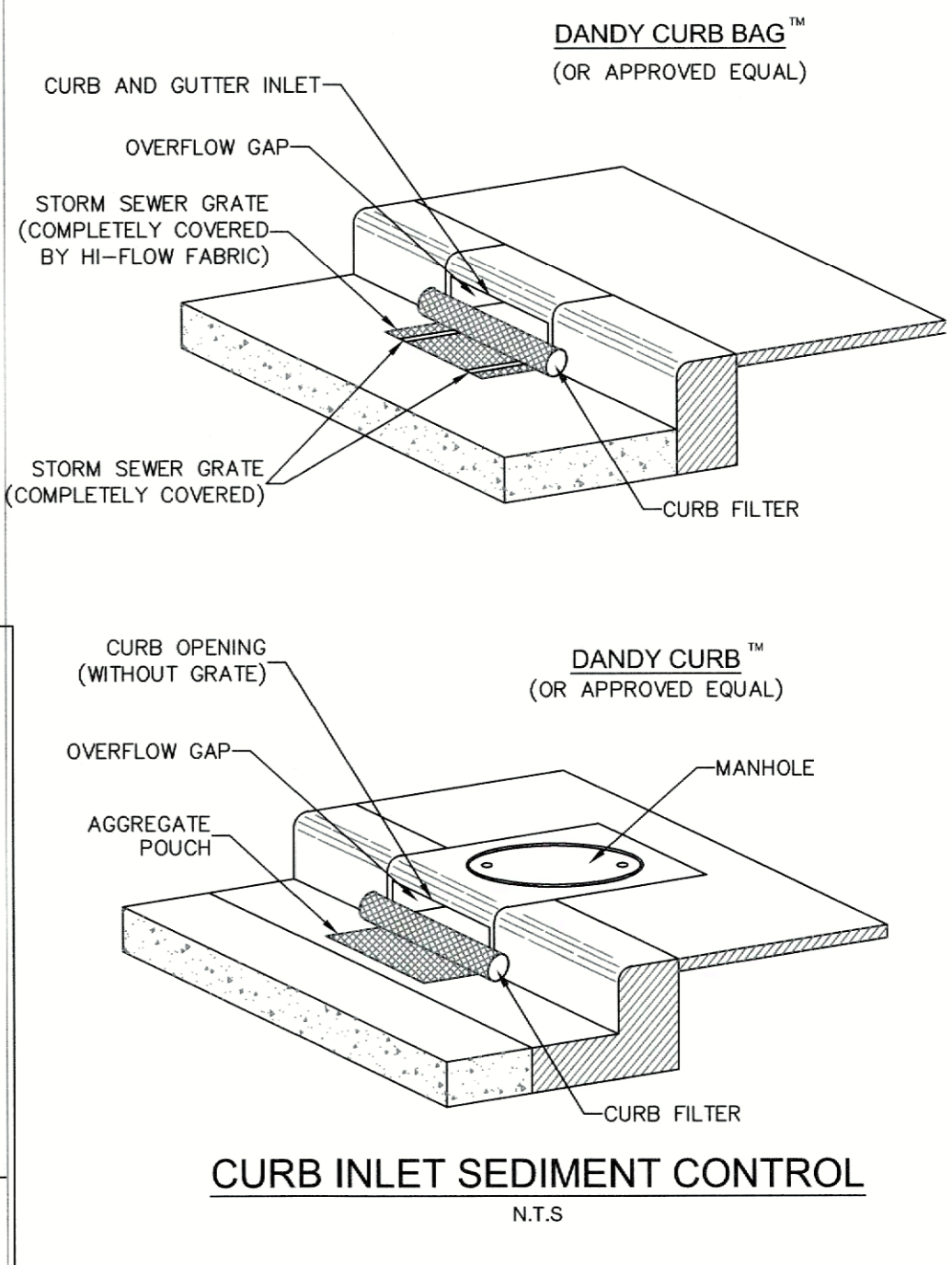
DEMOLITION AND EROSION CONTROL PLAN

5000 OKEECHOBEE ROAD
 PREPARED FOR FRONTIER DEVELOPMENT
 CITY OF FORT PIERCE, FLORIDA
 SHEET NUMBER **C-002**

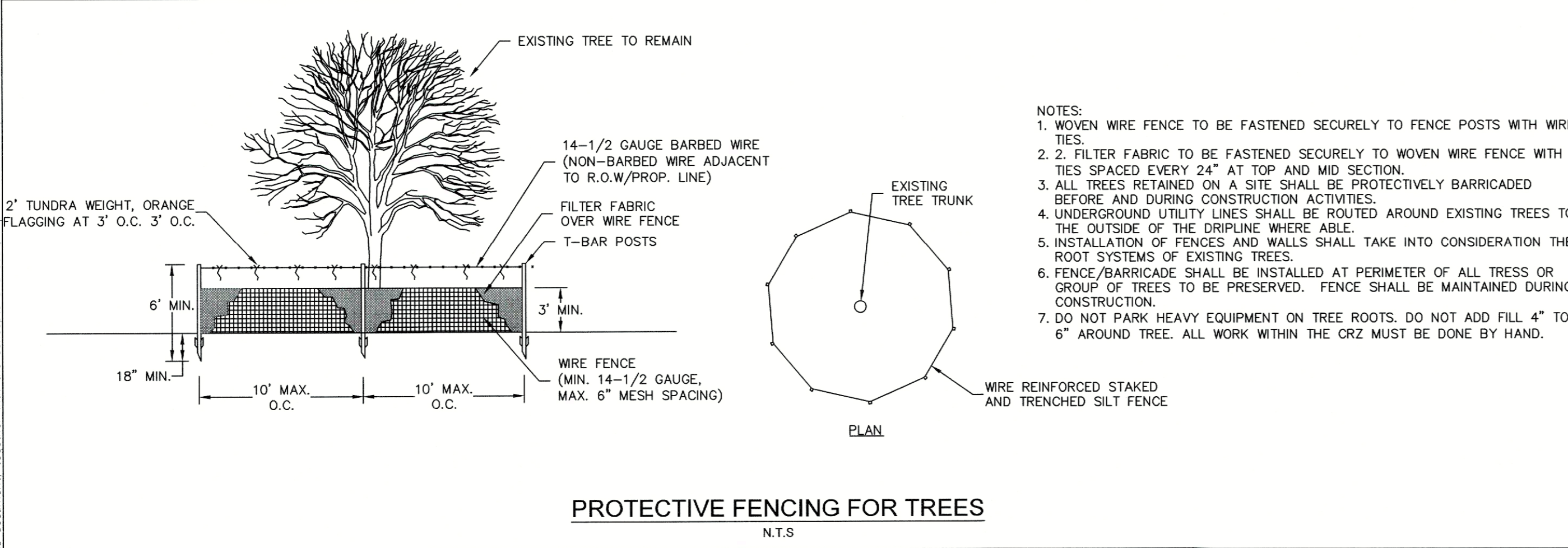
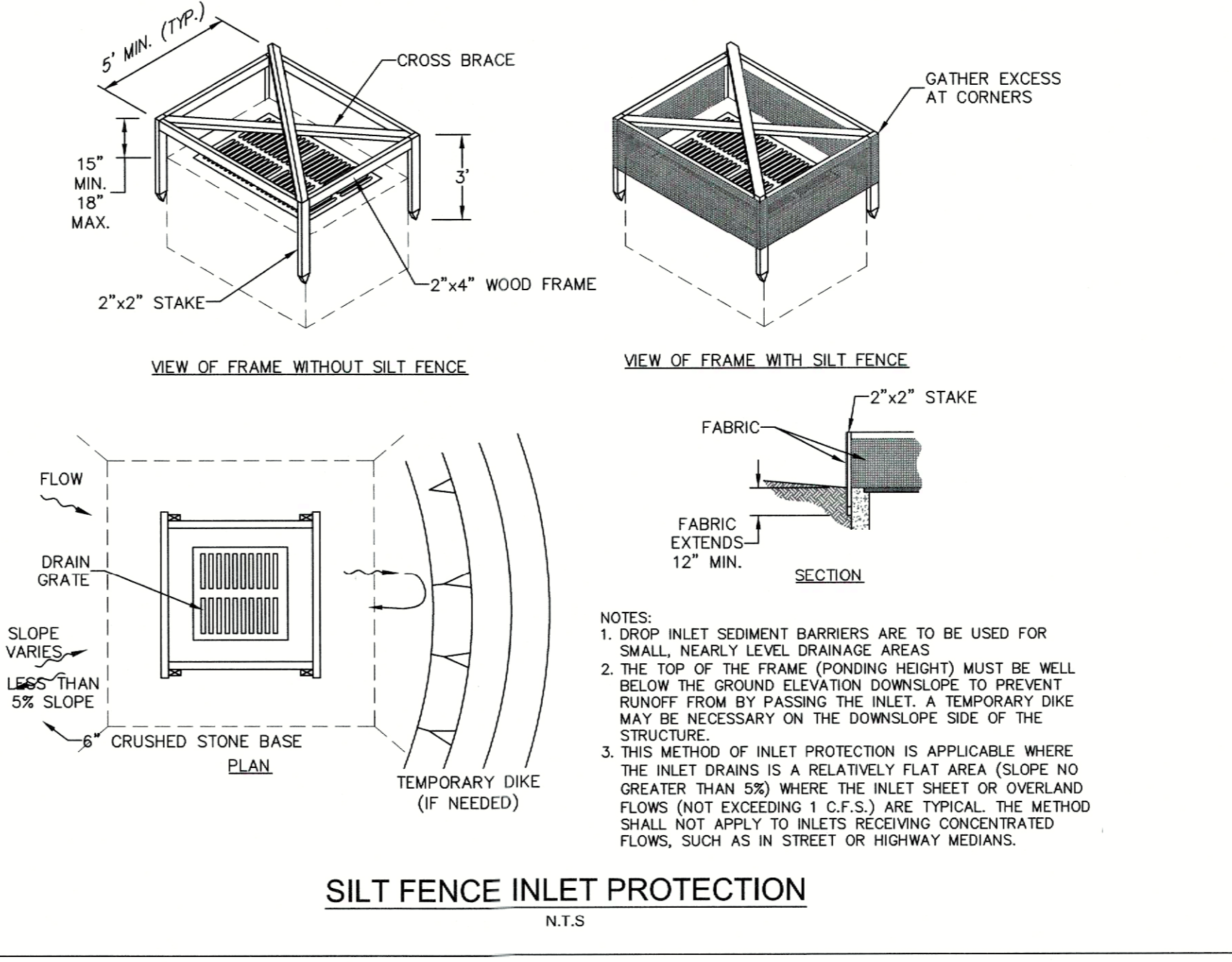
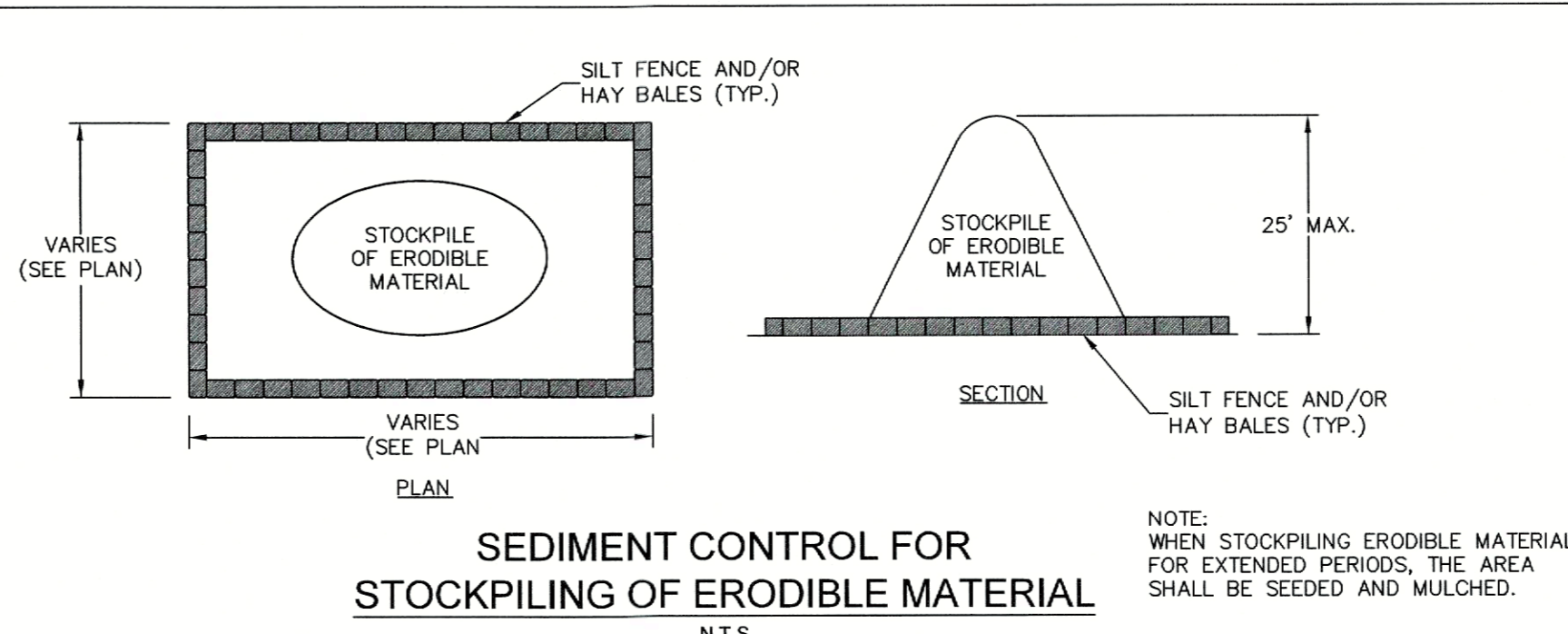
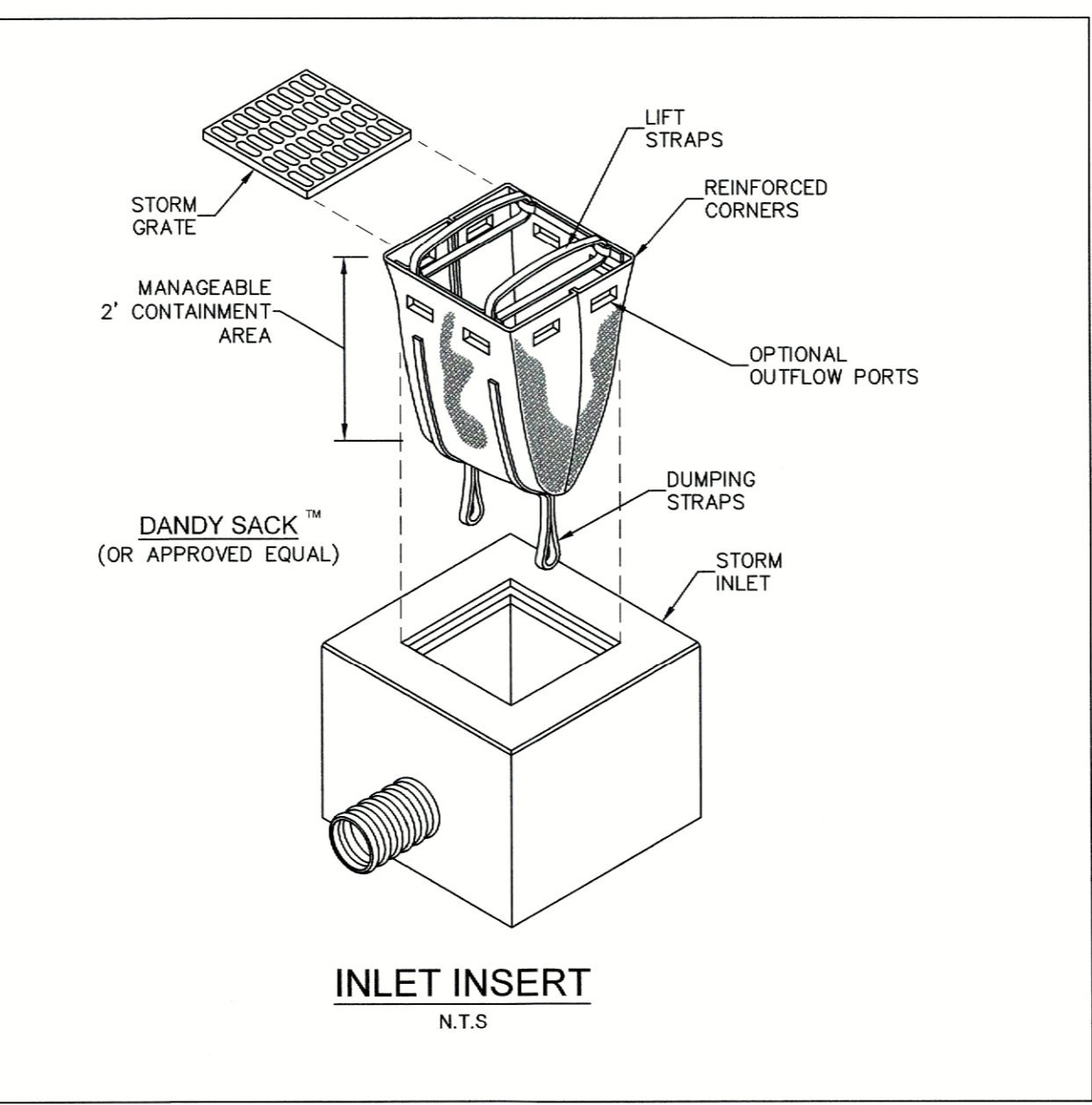
CALL 48 HOURS BEFORE YOU DIG
811
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.



- NOTES:
- "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
 - SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
 - THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/AWAILABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
 - ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
 - CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
 - SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
 - CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.



SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE												
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE												
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												



LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
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
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT 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

- NOTES:
- FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS. NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM.
 - GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
 - AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
 - INSPECT PER REGULATORY REQUIREMENTS.

CALL 48 HOURS BEFORE YOU DIG

811

IT'S THE LAW! Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 0000696

5000 OKEECHOBEE ROAD

DEMOLITION & EROSION CONTROL DETAILS

PREPARED FOR FRONTIER DEVELOPMENT

CITY OF FORT PIERCE, FLORIDA

SHEET NUMBER **C-003**

DATE: 10/18/19

SCALE: AS SHOWN

DESIGNED BY: KAG

DRAWN BY: KAG

CHECKED BY: SGB

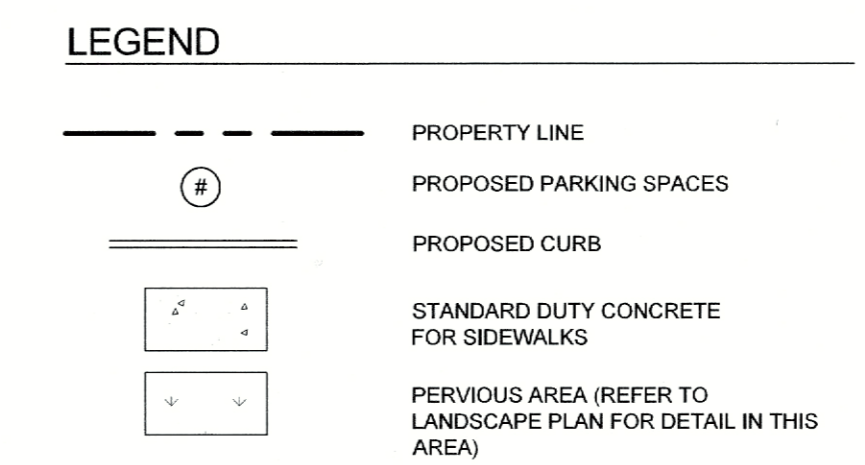
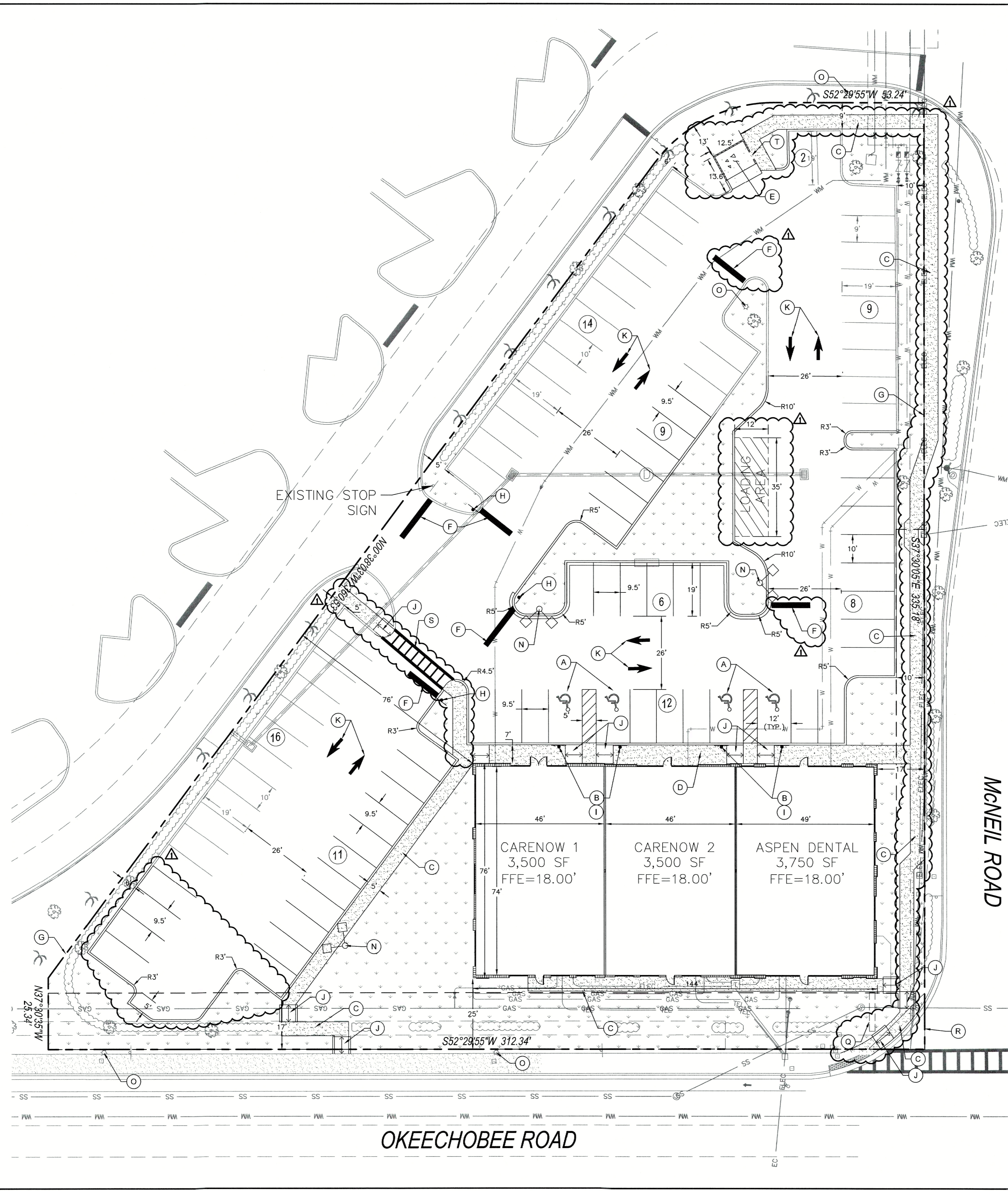
DATE: JAN 17 2020

REVISIONS: No.

DATE: BY:

P:\Projects\5000 Okeechobee Road\5000 Okeechobee Road.dwg, 10/18/19, 10:00 AM, K:\V\B\DEVA\apilabass, It, c:\arcad\cad\caddetails\c-003.dwg, DEMOLITION & EROSION CONTROL DETAILS.dwg
 10/18/19, 10:00 AM, K:\V\B\DEVA\apilabass, It, c:\arcad\cad\caddetails\c-003.dwg, DEMOLITION & EROSION CONTROL DETAILS.dwg
 10/18/19, 10:00 AM, K:\V\B\DEVA\apilabass, It, c:\arcad\cad\caddetails\c-003.dwg, DEMOLITION & EROSION CONTROL DETAILS.dwg

Plotted By: Gibson, Kevin, Sheet: 5000 OKEECHOBEE ROAD, Layout: C-100 SITE PLAN, January 16, 2020, 05:38:01pm, K:\VRB_ID\VA\Projects\11_Pierce_CAD\plan\sheet\C-100_SITE_PLAN.dwg
 This document, together with the contracts and original printed records, is intended only for the specific purpose and area for which it was prepared. No liability is assumed by the author without written authorization and approval by the author.



SITE DATA

LOCATION: SECTION 19, TOWNSHIP 35 S, RANGE 40 E
 LEGAL: TRACT "A" WAL-MART AT FORT PIERCE (PB 36, PG 12)
 ADDRESS: 5000 OKEECHOBEE ROAD, FORT PIERCE, FL 34947
 ZONING: C3, GENERAL COMMERCIAL
 LAND USE: COMMERCIAL
 SITE AREA: 68,592 SF 1.57 AC

BUILDING HEIGHT:	MAXIMUM	PROVIDED
	65'	XX'

LOT COVERAGE:	REQUIRED	PROVIDED
	68,592 SF	100.00%

BUILDING AREA: (60% MAX.)	REQUIRED	PROVIDED
	10,750 SF	15.7%
IMPERVIOUS AREA:	40,328 SF	58.8%
LANDSCAPE AREA:	17,514 SF	25.5%

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT	25'	25'
SIDE	15'	17'
REAR	15'	76'

PARKING SUMMARY

REQUIRED MEDICAL OFFICE PARKING RATIO = 1 SPACE / 200 SF GFA
 REQUIRED DENTAL OFFICE PARKING RATIO = 1 SPACE / 200 SF GFA

TOTAL REQUIRED PARKING = (1 SPACE / 200 SF) * 10,750 SF = 54 SPACES

STANDARD	REQUIRED	EXISTING	PROPOSED
ADA	50	81	83
TOTAL	4	4	4
	54	85	87

LOADING SPACES	REQUIRED	EXISTING	PROPOSED
	1 (12' X 35')	N/A	1 (12' X 35')

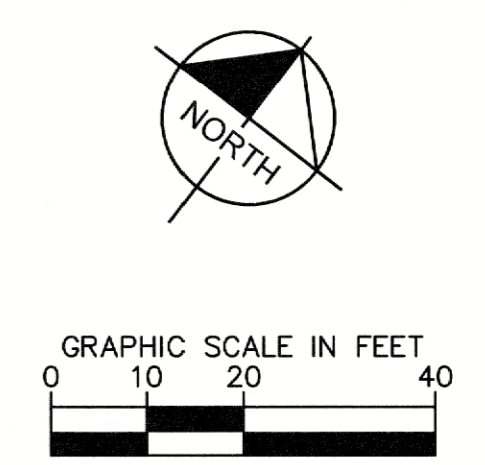
VERTICAL DATUM
 ALL ELEVATIONS SHOWN HEREON HAVE BEEN REFERENCED TO THE NATIONAL AMERICAN VERTICAL DATUM, 1988 (NAVD '88). THE BEARING BASE OF THIS SURVEY IS ALONG THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD AND SOUTHERLY LINE OF TRACT "A", S52°29'55"W, BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, 83/90 ADJUSTMENT.

FINISHED FLOOR ELEVATION
 THE PROPOSED FINISHED FLOOR ELEVATION 18.00' NAVD '88 IS ABOVE THE HIGHEST 100-YEAR BASE FLOOD ELEVATION APPLICABLE TO THE BUILDING SITE AS DETERMINED BY SFWMD'S WATER MANAGEMENT CONSTRUCTION DEVELOPMENT REGULATIONS.

FLOOD ZONE
 THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATED IN FLOOD ZONE X AT THIS TIME AS SCALED FROM F.E.M.A. FIRM NO. 12111C0167J, DATED JULY 03, 2019.

- KEYNOTES**
- (A) ACCESSIBLE PARKING SPACE (TYP.)
 - (B) ACCESSIBLE PENALTY SIGN (TYP.)
 - (C) 5'-0" WIDE SIDEWALK
 - (D) 7'-0" WIDE SIDEWALK
 - (E) WET DUMPSTER (REFER TO ARCH. PLANS) (13' 8" X 12' 6")
 - (F) STOP BAR MARKING (REFER TO DETAIL SHEET)
 - (G) PROPERTY LINE
 - (H) R1-1 STOP SIGN (TYP.)
 - (I) FTP-21-06 ACCESSIBLE PARKING SIGN (TYP. OF 4)
 - (J) ACCESSIBLE RAMP
 - (K) ONSITE TRAFFIC FLOW ARROW
 - (L) FIRE DEPARTMENT CONNECTION SIGN (FDC)
 - (M) FIRE DEPARTMENT STRIPING 'NO PARKING FIRE LANE' PER FIRE CODE
 - (N) PROPOSED LIGHT POLE
 - (O) EXISTING LIGHT POLE
 - (P) FIRE LANE - NO PARKING SIGN (SEE DETAIL SHEET FOR SPACING)
 - (Q) MONUMENT SIGN (REFER TO JAY BERRY SIGNS DETAIL SHEET)
 - (R) 20' X 20' SIGHT DISTANCE TRIANGLE
 - (S) ACCESSIBLE CROSSWALK (REFER TO SHEET C-101 FOR DETAIL)
 - (T) PEDESTRIAN WALK-IN ACCESS

- SITE NOTES**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND FOR THE SITE LIGHTING ELECTRICAL PLAN.
 3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
 7. TOTAL LAND AREA IS 1.57 ± ACRES.
 8. NO WETLANDS ARE PRESENT ON THE PREVIOUSLY DEVELOPED SITE.
 9. MONUMENT SIGN FACES SHALL BE CONSTRUCTED BY OTHERS.
 10. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 11. TYPICAL 90° PARKING STALL DEPTH IS 19' AND TYPICAL PARKING STALL WIDTH IS 9.5' UNLESS OTHERWISE NOTED. EXISTING CONDITIONS MAY ALTER EXACT SIZE OF PARKING STALL DEPTH AND WIDTH.
 12. REFER TO ARCH. PLANS FOR SIGNAGE AND TRAFFIC CONTROL PLAN.
 13. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTION 17 AND 22.



Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM CA 0000696

PROFESSIONAL ENGINEER
 LICENSE NO. 12010
 DATE: 10/18/19
 SCALE: AS SHOWN
 DESIGNED BY: KAG
 DRAWN BY: KAG
 CHECKED BY: SGB

SITE PLAN

5000 OKEECHOBEE ROAD
 PREPARED FOR FRONTIER DEVELOPMENT
 CITY OF FORT PIERCE, FLORIDA

SHEET NUMBER
C-100

DATE: 01/15/20
 BY: KAG

CALL 48 HOURS BEFORE YOU DIG
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SHEET 2 OF 2 - PAVING, GRADING AND DRAINAGE PLAN
 15.2020.03.06.322m
 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24th STREET, SUITE 200, SEASIDE, CA 94063
 TEL: 415.444.4444 FAX: 415.444.4444
 WWW.KIMLEY-HORN.COM
 10/18/19
 10/18/19
 KAG
 KAG
 SCB



PAVING LEGEND

- PROPERTY LINE
- TYPE "D" CURB
- TYPE "F" CURB
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- ACCESSIBLE STALLS TO BE CONSTRUCTED WITH GRADES TO NOT EXCEED 2%. SEE NOTE 18
- PROPOSED LANDSCAPE AREA REFER TO LANDSCAPE PLANS
- EXIST. SIDEWALK
- SECTION OF ASPHALT TO MILL AND OVERLAY 1" AND RESTRIPE

GRADING LEGEND

- 17.64 PROPOSED SPOT GRADE
- 15.76 EXIST. SPOT GRADE
- M.E. MATCH EXIST. GRADE
- HP HIGH POINT
- T.O.C. TOP OF CURB
- 18 PROPOSED CONTOUR
- EXISTING CONTOUR

DRAINAGE LEGEND

- EXIST. STORM PIPE
- PROPOSED STORM PIPE
- EXIST. STORM STRUCTURE
- PROPOSED STORM STRUCTURE
- PROPOSED MANHOLE
- PROPOSED FLOW ARROW
- EXIST. FLOW ARROW

KEYNOTES

- (A) PROPERTY LINE
- (B) SAW CUT EXISTING PAVEMENT LINE
- (C) EXISTING CURB TO REMAIN
- (D) FOOT TYPE D CURB
- (E) FOOT TYPE F CURB
- (F) TIE INTO EXISTING CURB

DRAINAGE STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
A	PROPERTY LINE		
EX-01	CB	15.33	15' ROP INV. 11.4300 18' ROP INV. 11.4300
EX-02	CB	15.85	15' ROP INV. 11.7600 18' ROP INV. 11.7600
EX-03	CB	16.33	15' ROP INV. 12.2400 18' ROP INV. 12.2400
MH-01	MANHOLE	16.80	15' ROP INV. 11.8000 18' ROP INV. 11.8000

PAVING AND GRADING NOTES

- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL MATERIALS AND CONSTRUCTION WITHIN THE FOOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FOOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
- CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND AND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 V OR FLATTER UNLESS OTHERWISE NOTED.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- LANDSCAPE ISLANDS IN PARKING AREA TO BE BERMED 18" ABOVE BACK OF CURB ELEVATION.
- SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- ALL EXISTING GRADES ARE REFERENCED FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED ON 4/08/2018.

DRAINAGE NOTES

- CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR REVIEW PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEX'S 200, 201, 210, 211, 214, 232 & 233 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS TO PROPOSED FINISHED GRADE OF ANY UTILITY STRUCTURE THAT ARE IN AN AREA WHICH THE FINISH GRADE HAS CHANGED.
- ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
- ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
 A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"x24" DIAMETER.
 B. FOR ROP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 230, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL.
 C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
- ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #280. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
- EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES.
- CONTRACTOR TO FLUSH AND VACUUM ENTIRE OUTPARCEL STORM WATER SYSTEM UPON COMPLETION OF PROPOSED WORK.
- ALL GRADES ARE IN NAVD 88.

CALL 48 HOURS BEFORE YOU DIG

811

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»Horn

62019 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24th STREET, SUITE 200, SEASIDE, CA 94063
 TEL: 415.444.4444 FAX: 415.444.4444
 WWW.KIMLEY-HORN.COM CA 00000696

5000 OKEECHOBEE ROAD

PAVING, GRADING, AND DRAINAGE AND DRAINAGE PLAN

PREPARED FOR FRONTIER DEVELOPMENT

CITY OF FORT PIERCE, FLORIDA

SHEET NUMBER **C-200**

NO. DATE REVISIONS

DATE: JAN 11, 2020

CHECKED BY: SCB

DRAWN BY: KAG

DESIGNED BY: KAG

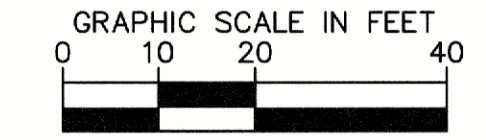
SCALE: AS SHOWN

DATE: 10/18/19

PROJECT: 047566012

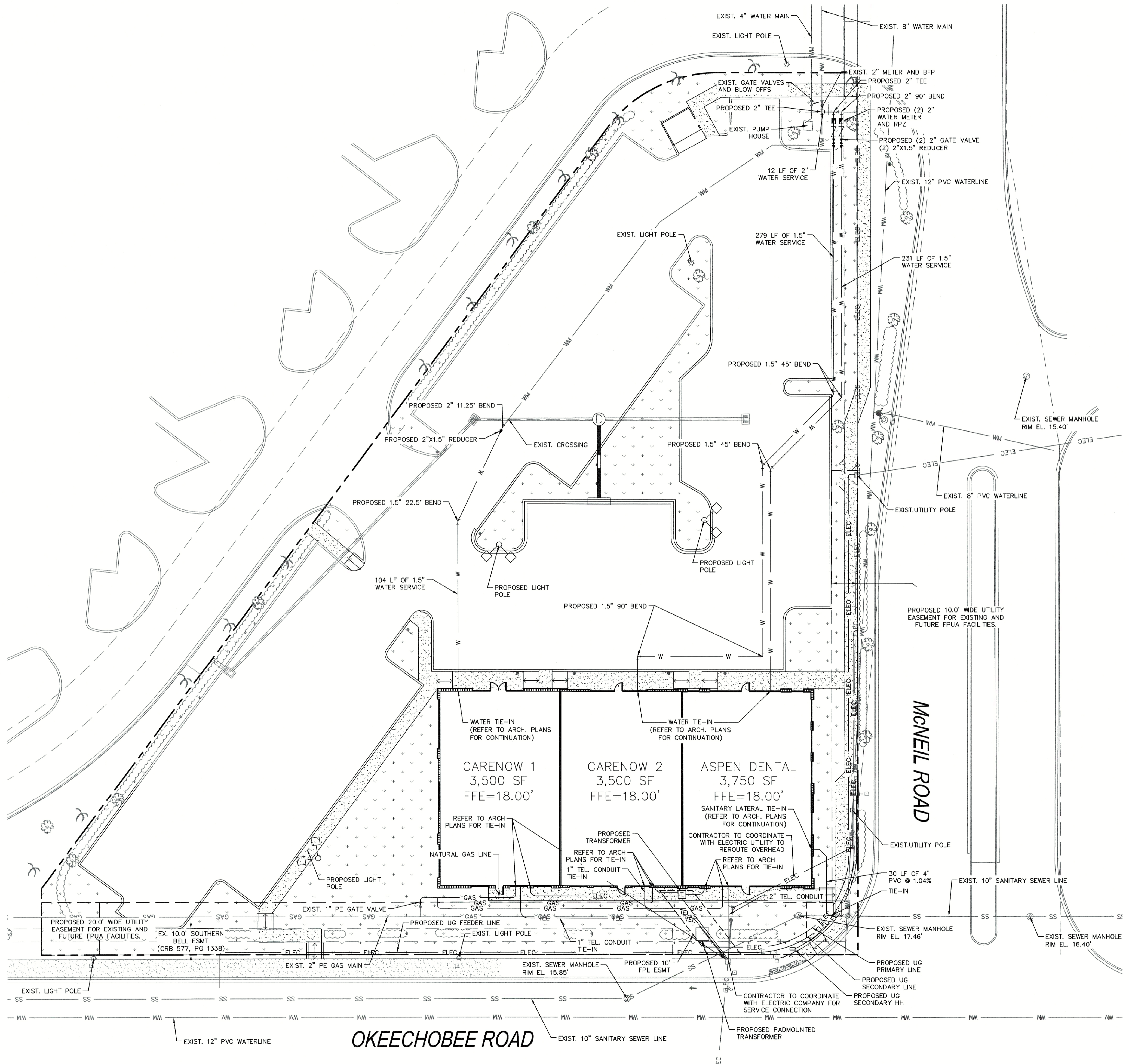
KHA PROJECT: 047566012

PLOTTED BY: G:\Projects\5000 OKEECHOBEE ROAD\Layout\C-300 UTILITY PLAN.dwg, January 16, 2020, 03:00:05pm, A:\WRB\LD\A\Utilities\1 - parcels\DWG\plansheets\C-300 UTILITY PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



UTILITY NOTES

1. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
2. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF SUCH PRIOR TO THE START OF CONSTRUCTION.
3. A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES.
4. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW.
5. FIRE SERVICES TO BE CONSTRUCTED USING DR14 PLASTIC PIPE UNLESS OTHERWISE NOTED.
6. 6" SANITARY LATERALS MUST MAINTAIN A 1.04% MINIMUM SLOPE TO ENSURE PROPER FLOW.
7. GREASE INTERCEPTOR RIMS WITHIN TRAFFIC AREAS TO BE H-20 RATED OR BETTER. TANK SHALL BE A DRIVE OVER TANK WITH A MANHOLE. SEE PLUMBING PLANS FOR DETAIL.
8. CONTRACTOR SHALL ADJUST EXISTING VALVES AND OTHER APPURTENANCES TO FINAL GRADE. ALL SURFACE UTILITIES TO REMAIN SHALL HAVE TRAFFIC-RATED LIDS IN PAVEMENT AREAS.
9. ALL WATER SERVICE CONNECTION SHALL HAVE PROPER BACKFLOWS AND SHALL BE CERTIFIED PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY.
10. PIPE SPECIFICATIONS [C151(GLASS)/C900 (SDR)]
11. PIPE COLOR CODING REQUIREMENT SHALL BE IN CONFORMANCE WITH 62-555.320(21)(b)(3), F.A.C.
12. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM PIPE COVER OF 36 INCHES FOR PVC AND 30 INCHES FOR DIP.
13. ALL WATERMAIN, GRAVITY SEWER MAIN, AND STORM PIPE CROSSINGS SHALL HAVE AT LEAST 18" (MINIMUM) OF VERTICAL SEPARATION WITH OTHER PIPES, CABLES, AND GAS LINES.
14. PERFORM DISINFECTION OF INSTALLED WATER PIPE PER AWWA C651 - 05 OR LATEST REVISION
15. TEST PRESSURE (REF. TO AWWA C600-10) OR LATEST REVISION FOR DIP PIPE AND (REF. TO AWWA C605-13) OR LATEST REVISION FOR PVC PIPE FOLLOWING LEAKAGE FORMULA:
16. WATER PIPES SHALL BE PRESSURE TESTED ACCORDING TO AWWA C600-10 OR LATEST REVISION. THE FORMULA IS AS FOLLOWS: $Q = LD \times \text{SQRT} \text{ OF } P / 148,000$. WHERE Q = QUALITY OF MAKEUP WATER (IN GALLONS PER HOUR), L = LENGTH OF PIPE SECTION BEING TESTED (IN FEET), D = NOMINAL DIAMETER OF THE PIPE (IN INCHES), AND P = AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST (IN POUNDS PER SQUARE INCH GAUGE).



No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM CA 00000696



KHA PROJECT: 047566012
 DATE: 10/18/19
 SCALE: AS SHOWN
 DESIGNED BY: KAG
 DRAWN BY: KAG
 CHECKED BY: SCB

UTILITY PLAN

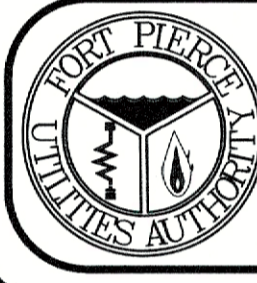
5000 OKEECHOBEE ROAD
 PREPARED FOR
FRONTIER DEVELOPMENT
 CITY OF FORT PIERCE, FLORIDA

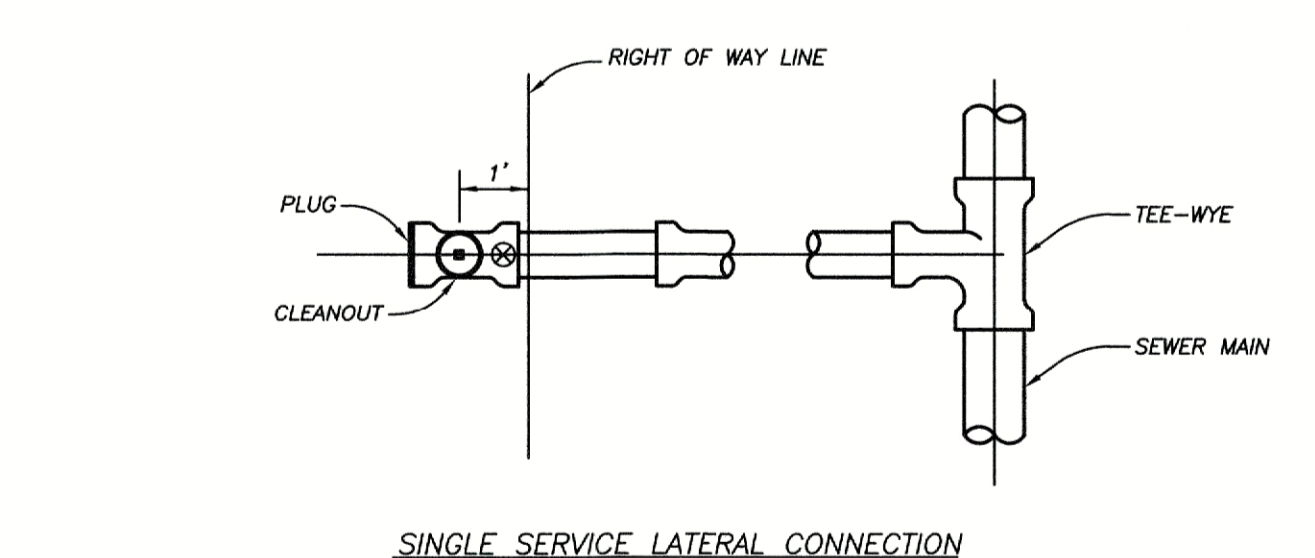
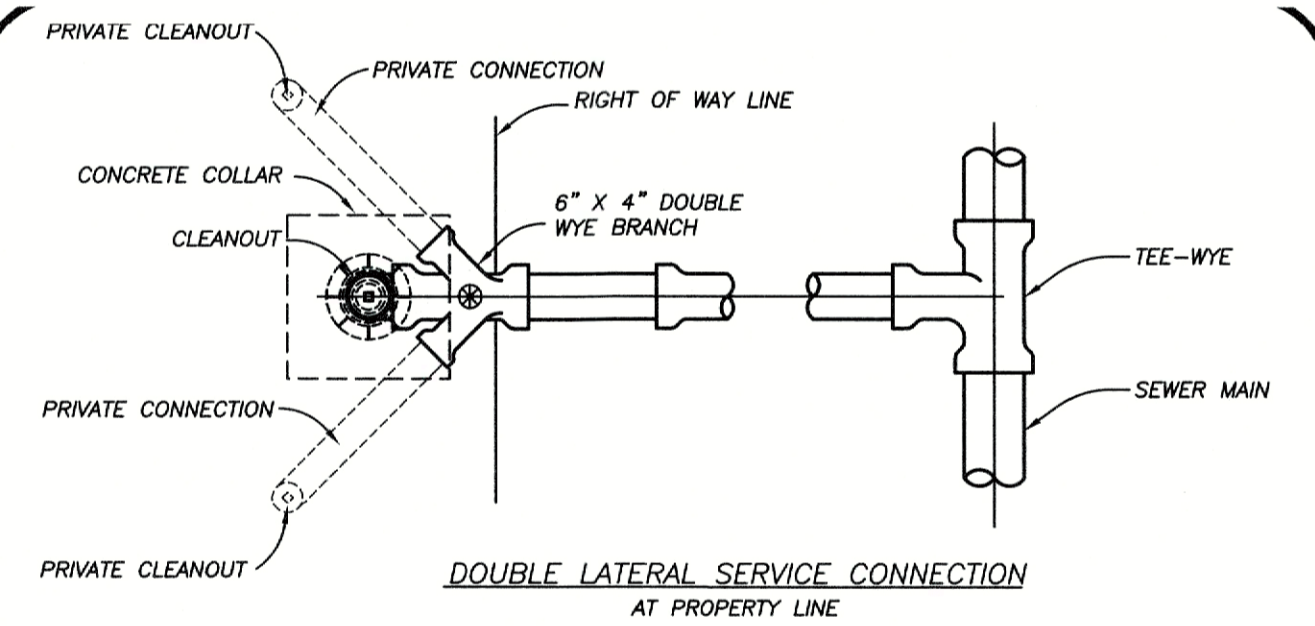
SHEET NUMBER
C-300

CALL 48 HOURS BEFORE YOU DIG
811
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.


FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

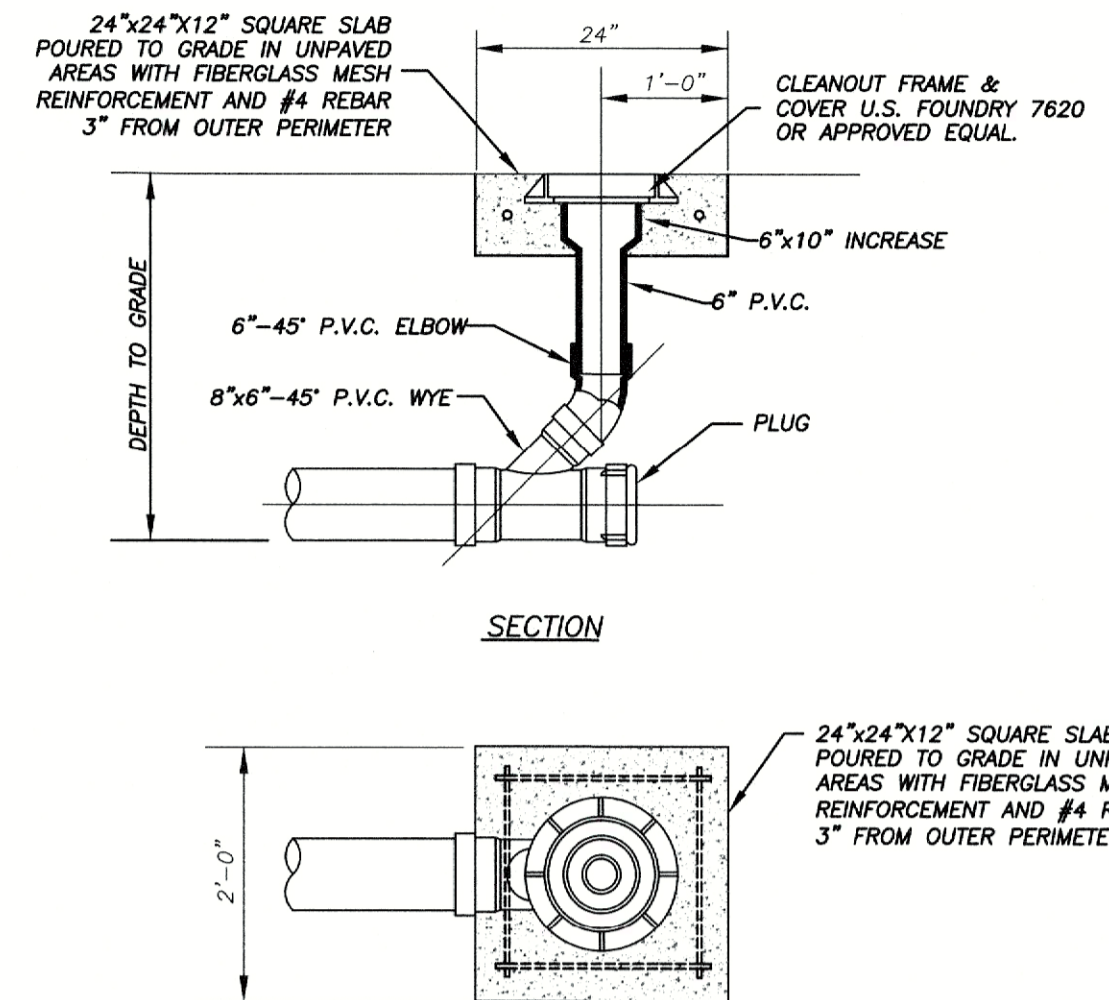
- ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
- GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
- THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
- WASTEWATER 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 ENGINEERING DEPARTMENT. 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.
- A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
- THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
- MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
- WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE 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.
- A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
- TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO ANWA C-900, AND SHALL BE CLASS 150, DR-18.
- WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
- FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
- WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THIN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
- MINIMUM COVER SHALL BE 36 INCHES. PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
- EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
- ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
- THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

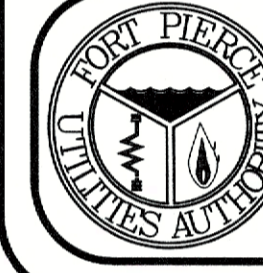
		WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES
DESIGNED BY: J.L.C.	CHECKED BY: J.L.C.	COMPUTER FILE #: SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DATE: 2010	SCALE: N.T.S.	SHEET: 1 OF 1	

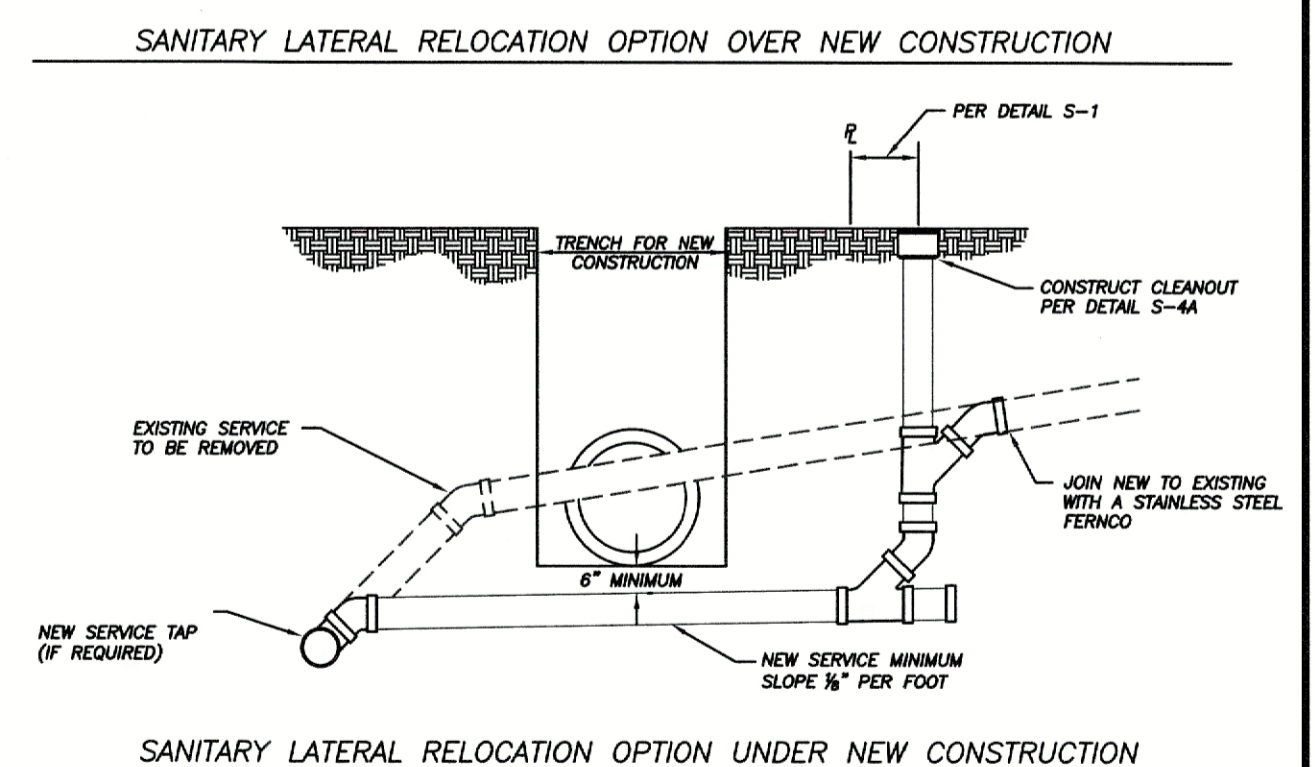
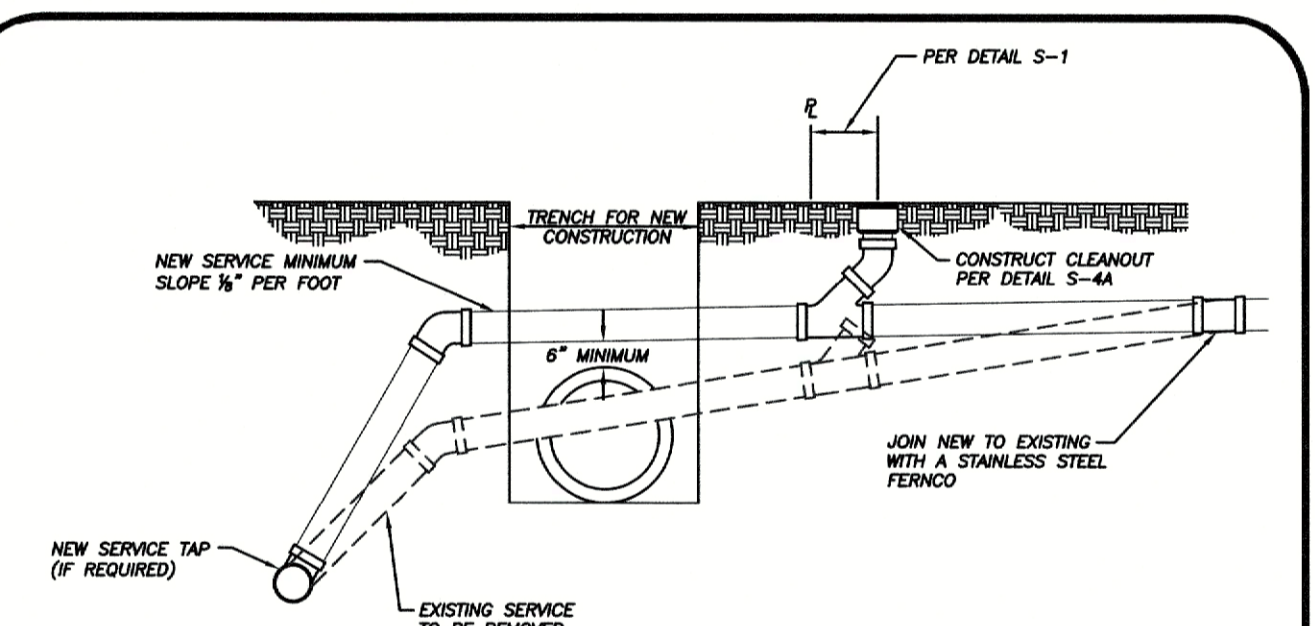


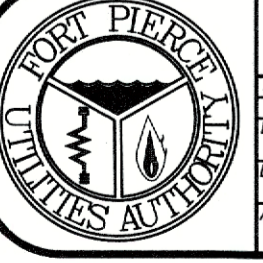
⊗ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
 BALL BY 3M CORP. OR APPROVED EQUAL
 SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

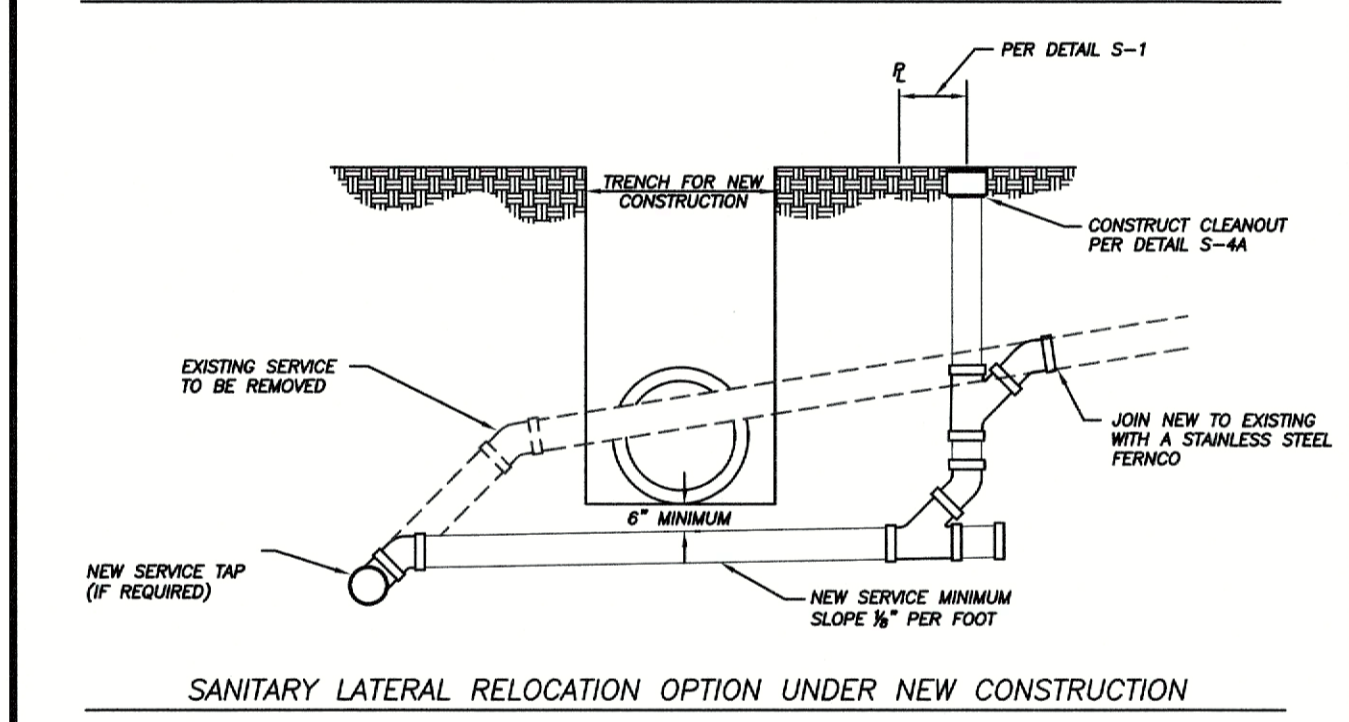
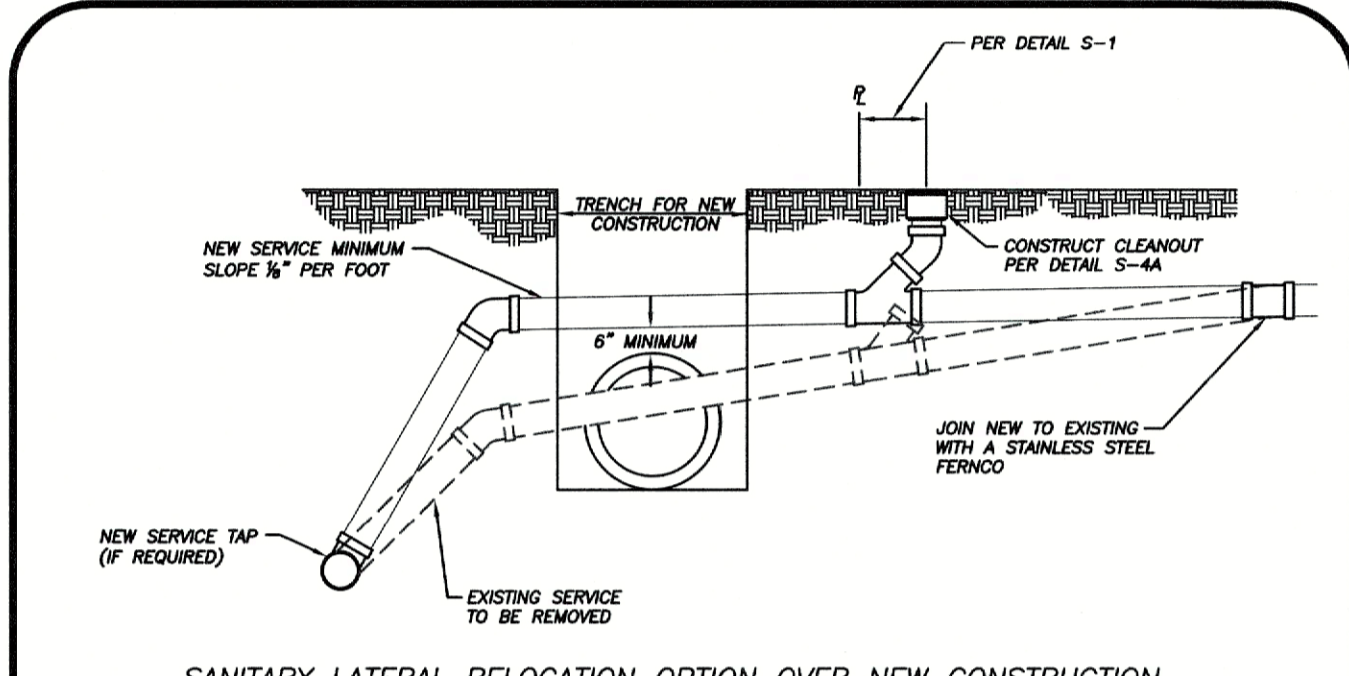
		SERVICE CONNECTION WASTEWATER	S-3
DESIGNED BY: J.L.C.	CHECKED BY: J.L.C.	COMPUTER FILE #: SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DATE: 2010	SCALE: N.T.S.	SHEET: 1 OF 1	



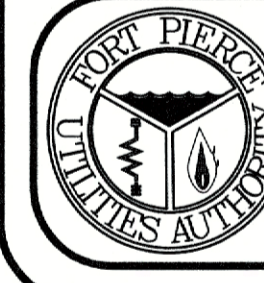
		TERMINAL CLEANOUT DETAIL WASTEWATER	S-4B
DESIGNED BY: J.L.C.	CHECKED BY: J.L.C.	COMPUTER FILE #: SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DATE: 2010	SCALE: N.T.S.	SHEET: 2 OF 3	



		SANITARY SEWER LATERAL ADJUSTMENT FOR NEW CONSTRUCTION	S-17
DESIGNED BY: J.L.C.	CHECKED BY: J.L.C.	COMPUTER FILE #: SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DATE: 2010	SCALE: N.T.S.	SHEET: 1 OF 1	



NOTES:
 1. ALL PIPING SHALL BE SDR-26 WITH SDR-26 FITTINGS.

		SANITARY SEWER LATERAL ADJUSTMENT FOR NEW CONSTRUCTION	S-17
DESIGNED BY: J.L.C.	CHECKED BY: J.L.C.	COMPUTER FILE #: SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DATE: 2010	SCALE: N.T.S.	SHEET: 1 OF 1	

CALL 48 HOURS BEFORE YOU DIG

811

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 WWW.KIMLEY-HORN.COM CA 00006696

PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 74865
 KAG
 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 WWW.KIMLEY-HORN.COM CA 00006696

DATE: 10/18/19
 SCALE: AS SHOWN
 DESIGNED BY: KAG
 DRAWN BY: KAG
 CHECKED BY: SGB
 DATE: JAN 17 2020

UTILITY DETAILS

5000 OKEECHOBEE ROAD
 PREPARED FOR FRONTIER DEVELOPMENT
 CITY OF FORT PIERCE, FLORIDA

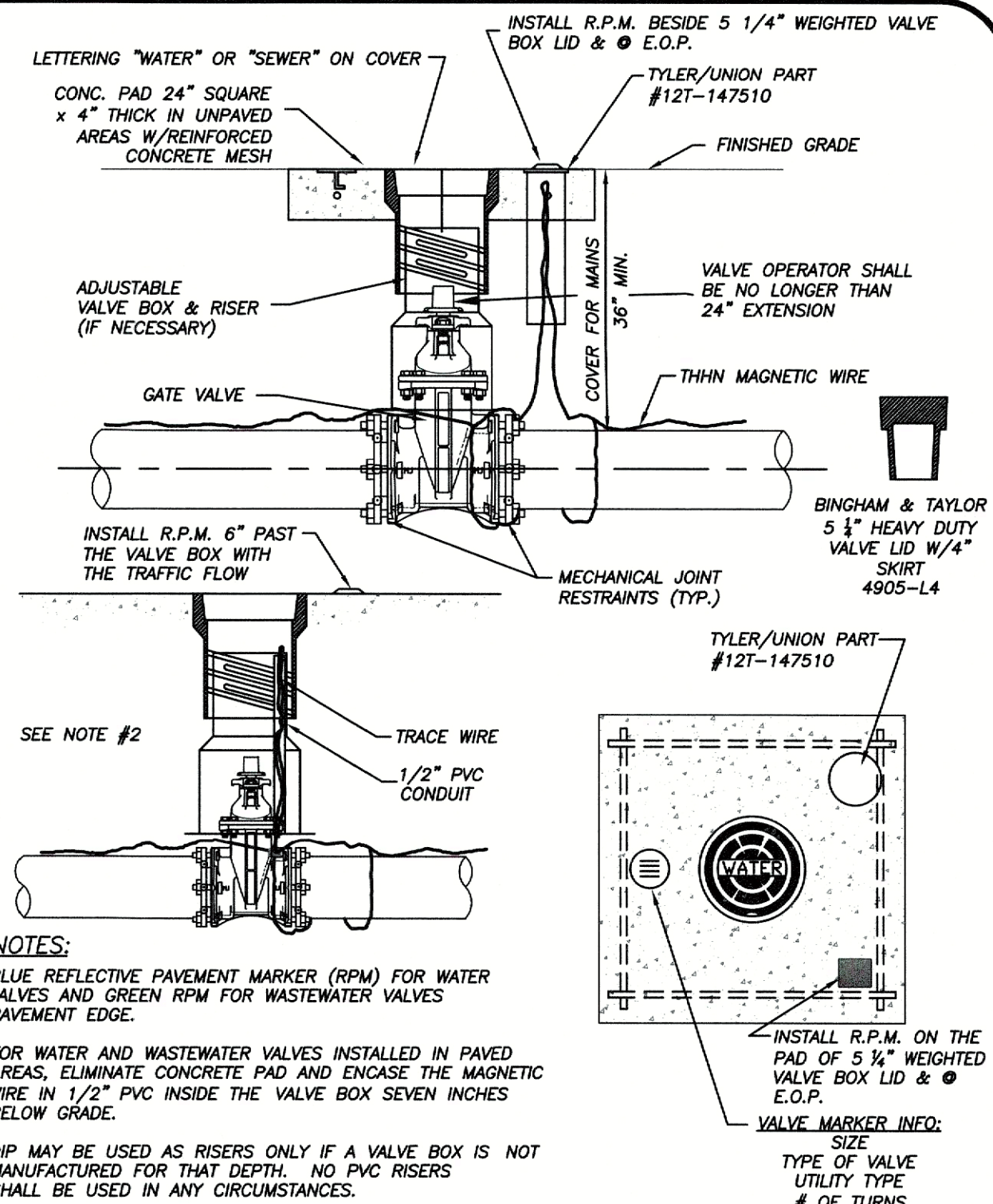
SHEET NUMBER
C-350

Plotted By: C:\Users\Kcivn\Sheet Set: 5000 OKEECHOBEE ROAD - Layout: C-350 UTILITY DETAILS - January 16, 2020 02:36:03pm - R:\VBPB-LODVA\app\layouts\c-350 UTILITY DETAILS.dwg
 This document, together with the concepts and designs represented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and without liability to Kimley-Horn and Associates, Inc. is prohibited.

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

- ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
- WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, OR (DR) 18. WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
- WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE, SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
- 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.
- FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED.
- GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNEDY KEN-SEAL, AMERICAN OR APPROVED EQUAL VALVES SHALL CONFORM TO AWWA C-509.
- 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.
- NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
- THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
- 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.
- DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
- EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
- WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

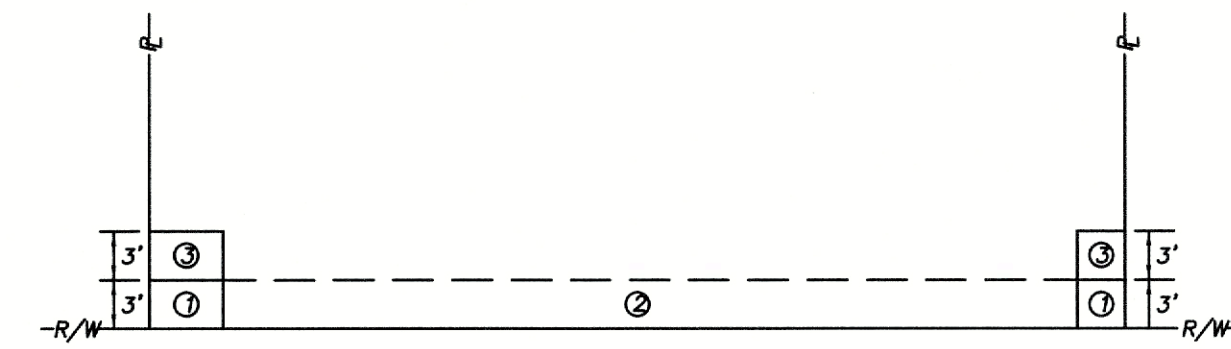
WATER DISTRIBUTION		G-1 NOTES	
DATE: 02-09	DESIGNED BY: JAC	SCALE: N.T.S.	DATE: 2010
REVISION:	COMPUTER FILE #	SCALE: WATER DETAILS 200602.DWG	DATE: 2010
DESIGNED BY: JAC	SCALE: N.T.S.	DATE: 2010	SHEET 1 OF 2
APPROVED BY: JAC	DATE: 2010	SHEET 1 OF 2	



TYPICAL GATE VALVE & VALVE BOX DETAIL		M-6	
DATE: 02-09	DESIGNED BY: JAC	SCALE: N.T.S.	DATE: 2010
REVISION:	COMPUTER FILE #	SCALE: WATER DETAILS 200602.DWG	DATE: 2010
DESIGNED BY: JAC	SCALE: N.T.S.	DATE: 2010	SHEET 1 OF 1
APPROVED BY: JAC	DATE: 2010	SHEET 1 OF 1	

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY, DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

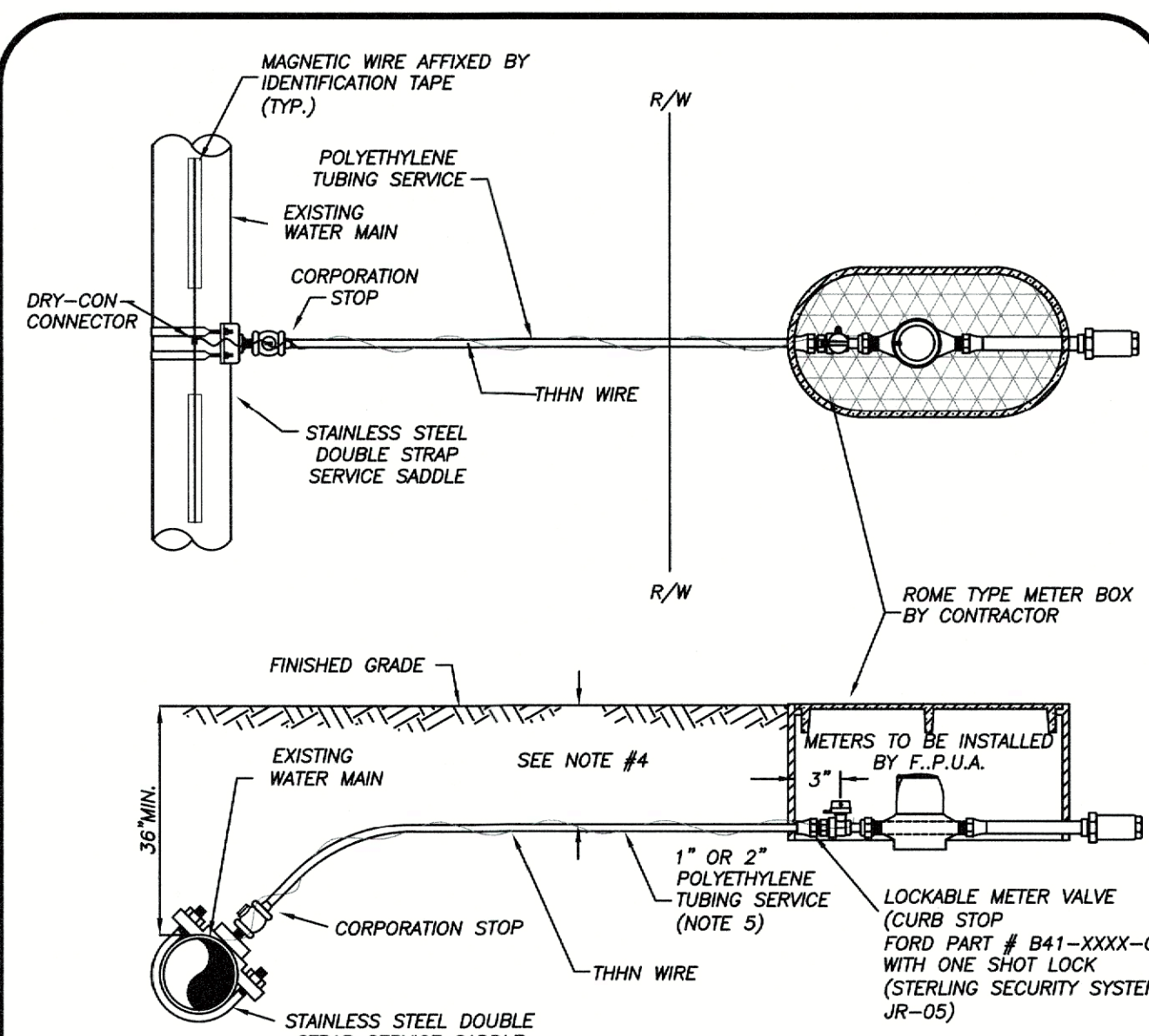


NOTES:

- THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA 1, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA 1, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA 2, OR ALONG THE PROPERTY LINES MARKED AREA 1.
- IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.
- HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
- ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
- THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT POLICY (N.T.S.)

WATER METER PLACEMENT POLICY		W-1	
DATE: 02-09	DESIGNED BY: JAC	SCALE: N.T.S.	DATE: 2010
REVISION:	COMPUTER FILE #	SCALE: WATER DETAILS 200602.DWG	DATE: 2010
DESIGNED BY: JAC	SCALE: N.T.S.	DATE: 2010	SHEET 1 OF 1
APPROVED BY: JAC	DATE: 2010	SHEET 1 OF 1	

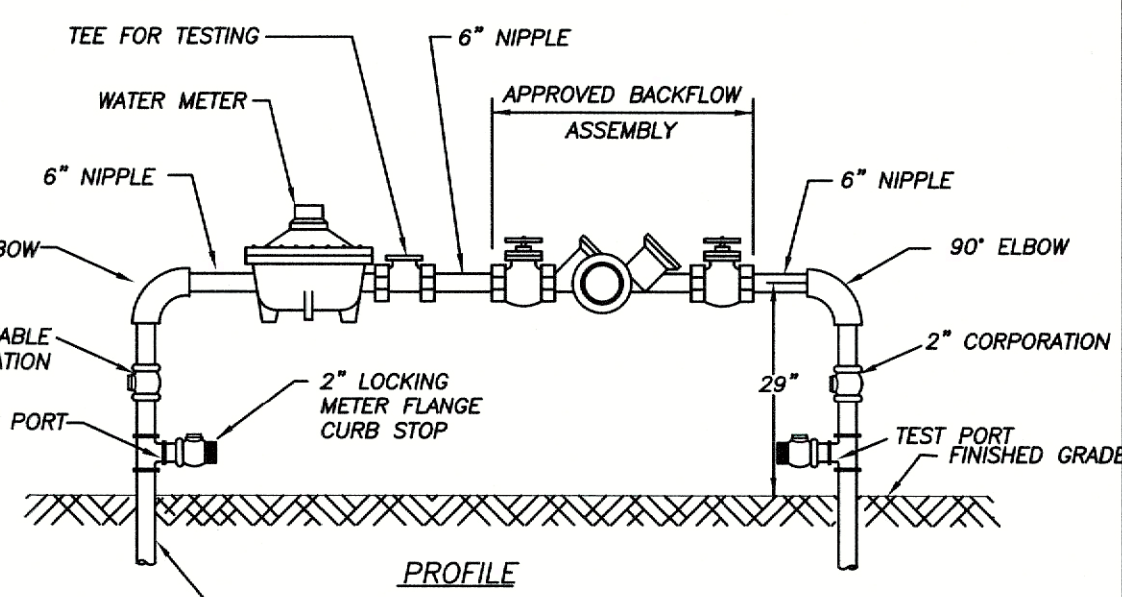
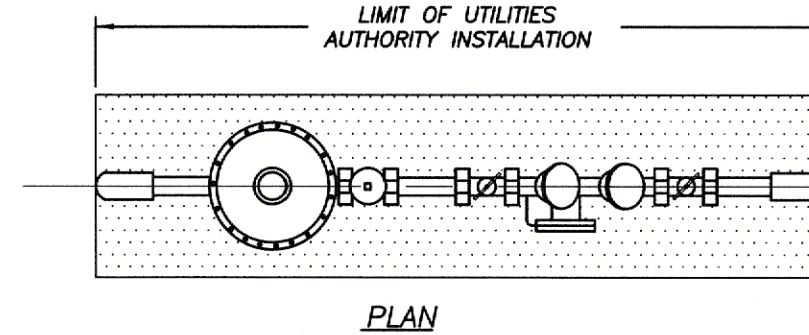


NOTES:

- BLUE 10 GAUGE THIN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
- WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
- 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
- MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SVALES MIN. COVER SHALL BE 36".
- FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION (N.T.S.)

TYPICAL SINGLE WATER SERVICE CONNECTION		W-2	
DATE: 02-09	DESIGNED BY: JAC	SCALE: N.T.S.	DATE: 2010
REVISION:	COMPUTER FILE #	SCALE: WATER DETAILS 200602.DWG	DATE: 2010
DESIGNED BY: JAC	SCALE: N.T.S.	DATE: 2010	SHEET 1 OF 1
APPROVED BY: JAC	DATE: 2010	SHEET 1 OF 1	

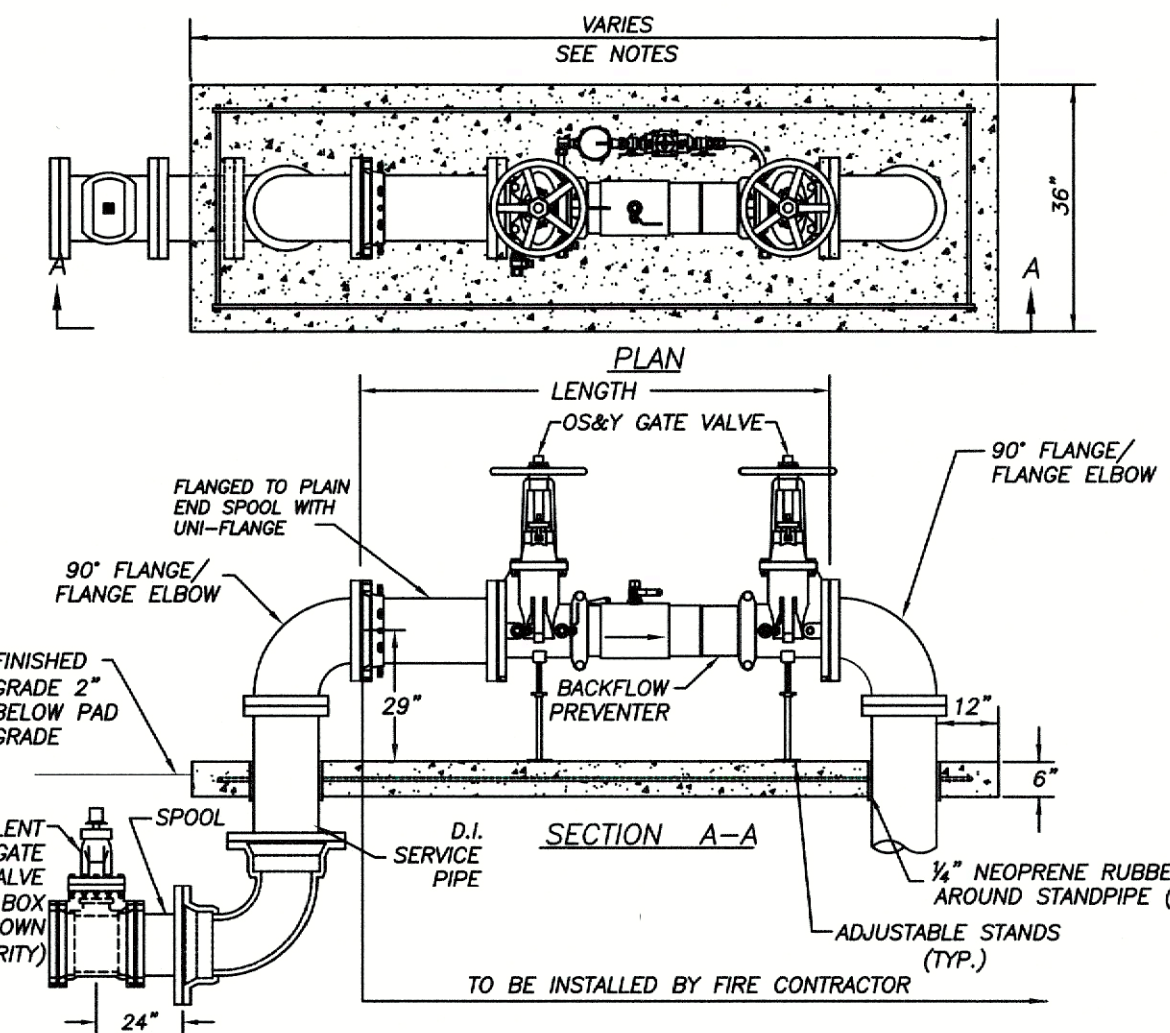


NOTES:

- LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
- ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL) (N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS)		W-8	
DATE: 02-09	DESIGNED BY: JAC	SCALE: N.T.S.	DATE: 2010
REVISION:	COMPUTER FILE #	SCALE: WATER DETAILS 200602.DWG	DATE: 2010
DESIGNED BY: JAC	SCALE: N.T.S.	DATE: 2010	SHEET 1 OF 1
APPROVED BY: JAC	DATE: 2010	SHEET 1 OF 1	



NOTES:

- LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
- ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
- PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONS IN THE PRESENCE OF AN FPUA INSPECTOR.
- ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY-4"-10" FIRE SERVICE (N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE		W-10	
DATE: 02-09	DESIGNED BY: JAC	SCALE: N.T.S.	DATE: 2010
REVISION:	COMPUTER FILE #	SCALE: WATER DETAILS 200602.DWG	DATE: 2010
DESIGNED BY: JAC	SCALE: N.T.S.	DATE: 2010	SHEET 1 OF 1
APPROVED BY: JAC	DATE: 2010	SHEET 1 OF 1	

CALL 48 HOURS BEFORE YOU DIG



IT'S THE LAW! Dial 811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2010 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

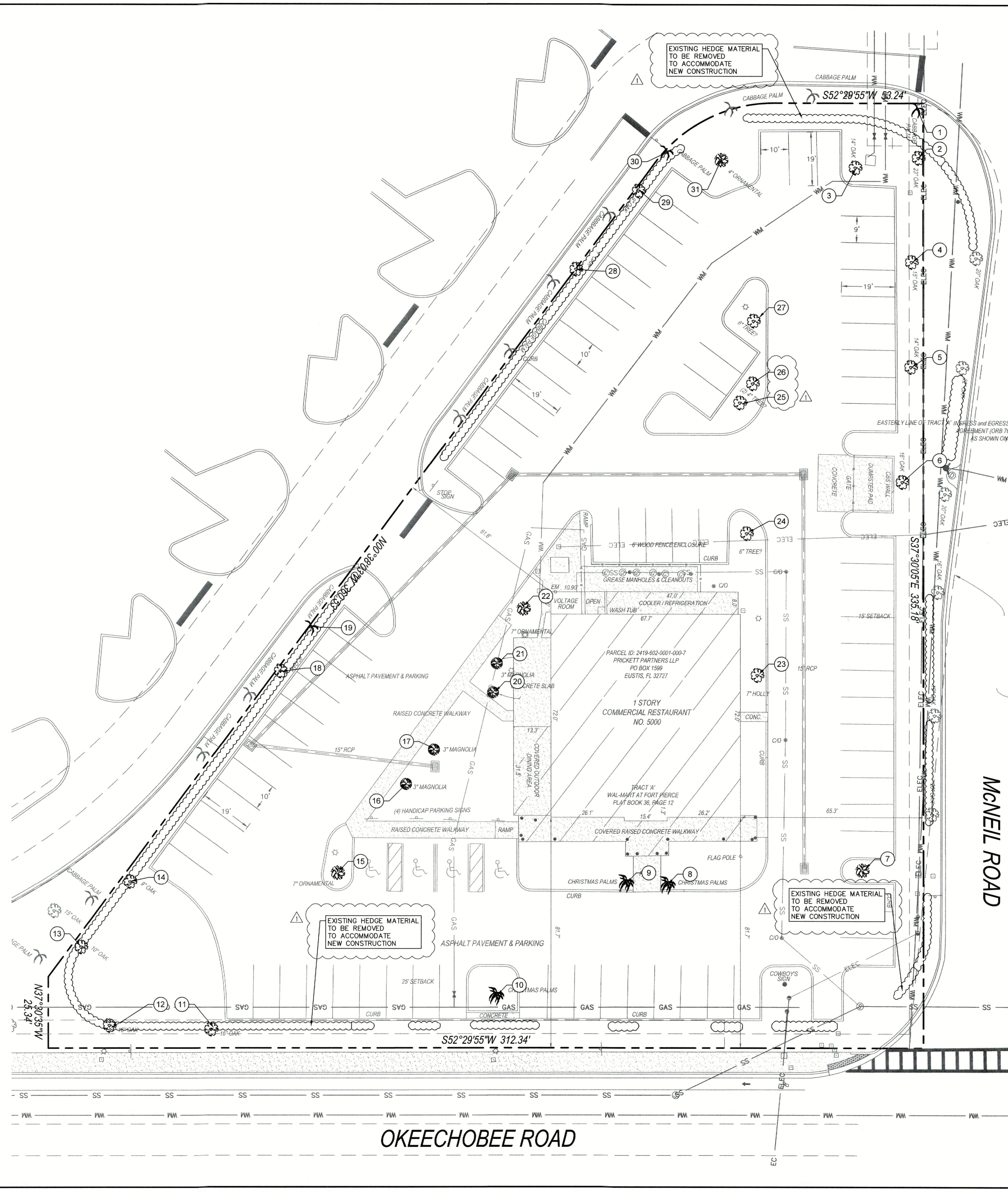
Professional Engineer
Sara Barber, P.E.
Professional Engineer
KAG
JAN 11, 2020

K/A PROJECT	047568012
DATE	10/18/19
SCALE	AS SHOWN
DESIGNED BY	KAG
DRAWN BY	KAG
CHECKED BY	SSB

UTILITY DETAILS

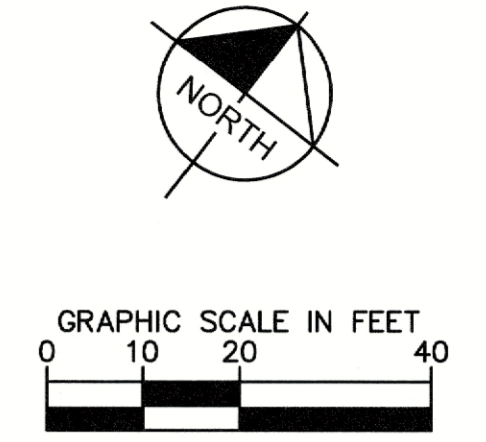
5000 OKEECHOBEE ROAD
PREPARED FOR FRONTIER DEVELOPMENT
CITY OF FORT PIERCE, FLORIDA
SHEET NUMBER C-351

Plotted by: C:\Users\kch\OneDrive\Desktop\5000 Okeechobee Road - 100 Existing Tree Plan.dwg, January 16, 2020, 02:36:26pm. K:\VRL\LD\A\Projects\5000 Okeechobee Rd - 100 Existing Tree Plan.dwg
 This document, together with the contract and design presentation, is intended only for the specific purpose and shall not be used for any other purpose without the prior written consent of Kimley-Horn and Associates, Inc.



SITE DATA

LOCATION: SECTION 19, TOWNSHIP 35 S, RANGE 40 E
 LEGAL: TRACT 'A' WAL-MART AT FORT PIERCE
 ADDRESS: 5000 OKEECHOBEE ROAD, FORT PIERCE, FL 34947
 ZONING: C3, GENERAL COMMERCIAL
 LAND USE: COMMERCIAL
 SITE AREA: 68,592 SF 1.57 AC



EXISTING TREE DISPOSITION

#	SPECIES	SIZE	ACTION
1	SABAL PALM	12' C.T.	REMAIN
2	OAK	23' DBH	REMAIN
3	OAK	14' DBH	REMAIN
4	OAK	15' DBH	REMOVE*
5	OAK	14' DBH	REMOVE*
6	OAK	16' DBH	REMAIN
7	BUTTONWOOD	6' DBH	REMOVE
8	CHRISTMAS PALM	6' C.T.	REMOVE
9	CHRISTMAS PALM	6' C.T.	REMOVE
10	PYGMY DATE	3' C.T.	REMOVE
11	OAK	16' DBH	REMAIN
12	OAK	10' DBH	REMAIN
13	OAK	10' DBH	REMAIN
14	OAK	9' DBH	REMAIN
15	BUTTONWOOD	6' DBH	REMOVE
16	MAGNOLIA	3' DBH	REMOVE
17	MAGNOLIA	3' DBH	REMOVE
18	OAK	9' DBH	REMAIN
19	SABAL PALM	12' C.T.	REMAIN
20	MAGNOLIA	3' DBH	REMOVE
21	MAGNOLIA	3' DBH	REMOVE
22	BUTTONWOOD	7' DBH	REMOVE
23	BUTTONWOOD	7' DBH	REMOVE
24	BUTTONWOOD	6' DBH	REMOVE
25	BUTTONWOOD	4' DBH	REMOVE
26	BUTTONWOOD	4' DBH	REMOVE
27	BUTTONWOOD	6' DBH	REMAIN
28	OAK	7' DBH	REMAIN
29	OAK	9' DBH	REMAIN
30	SABAL PALM	10' C.T.	REMAIN
31	BUTTONWOOD	4' DBH	REMOVE

* TREES HAVE BEEN DETERMINED TO BE IN POOR HEALTH BY C.O.F.P. URBAN FORESTER AND THEREFORE ARE NOT ELIGIBLE FOR MITIGATION.
 ** NO TREE TO BE REMOVED IS 14" DBH OR A PALM WITH A MINIMUM CLEAR TRUNK OF 10', THEREFORE NO MITIGATION IS REQUIRED.

No.	PER CITY COMMENTS	REVISIONS	DATE	BY
			01/15/20 KAG	

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM CA 00000696



KHA PROJECT	047568012
DATE	10/18/19
SCALE	AS SHOWN
DESIGNED BY	KAG
DRAWN BY	KAG
CHECKED BY	SCB

EXISTING TREE PLAN

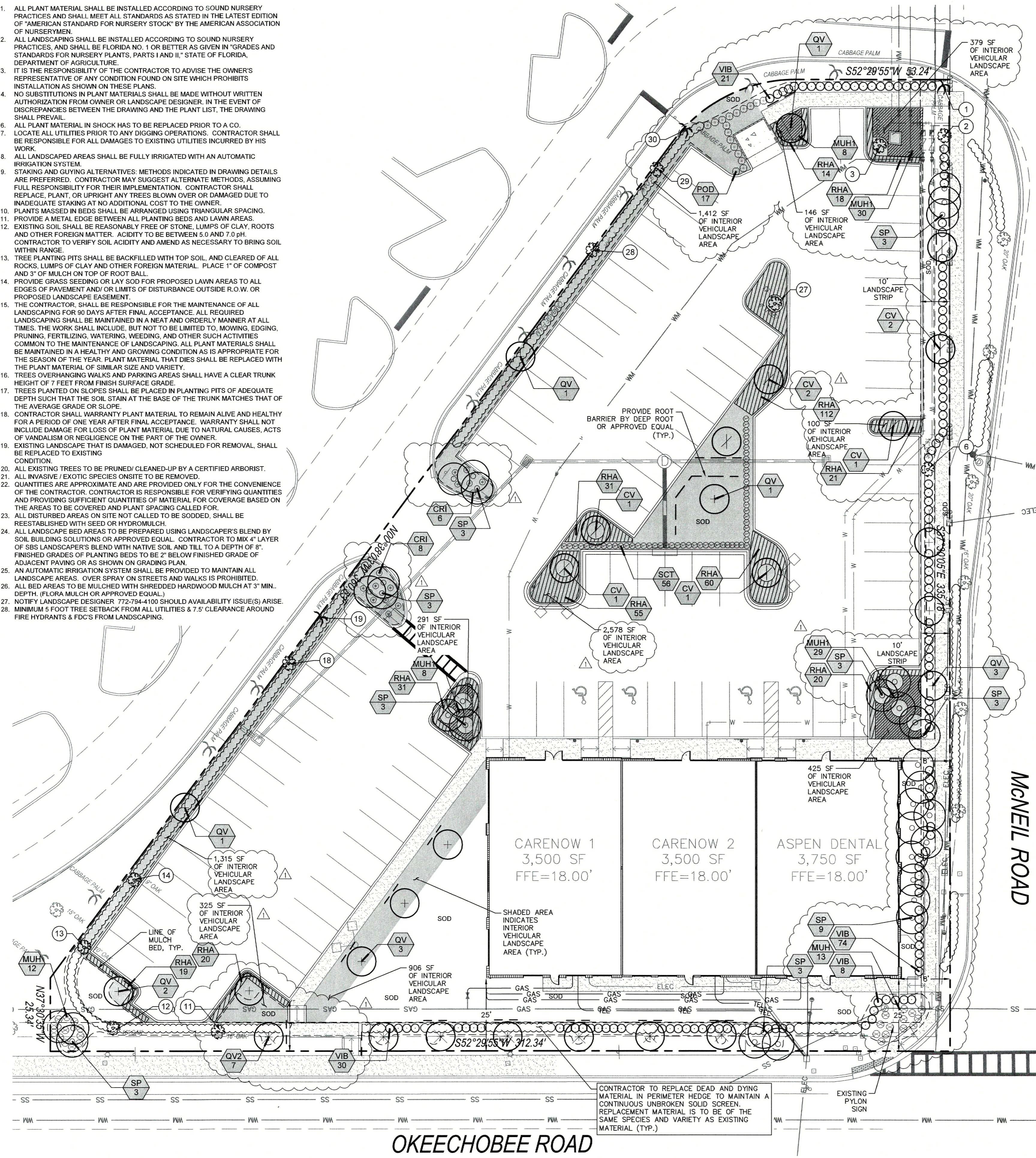
5000 OKEECHOBEE ROAD
 PREPARED FOR FRONTIER DEVELOPMENT
 CITY OF FORT PIERCE, FLORIDA

SHEET NUMBER L-100

CALL 48 HOURS BEFORE YOU DIG
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

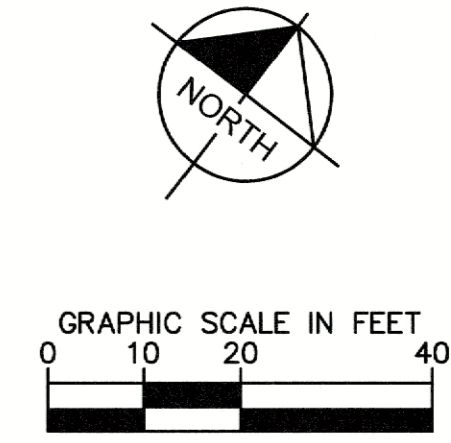
GENERAL PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
4. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE DESIGNER. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
5. ALL PLANT MATERIAL IN SHOCK HAS TO BE REPLACED PRIOR TO A CO.
6. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
7. ALL LANDSCAPED AREAS SHALL BE FULLY IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
8. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
9. PLANTS MASSES IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
10. PROVIDE A METAL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
11. EXISTING SOIL SHALL BE REASONABLY FREE OF STONE, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. ACIDITY TO BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR TO VERIFY SOIL ACIDITY AND AMEND AS NECESSARY TO BRING SOIL WITHIN RANGE.
12. TREE PLANTING PITS SHALL BE BACKFILLED WITH TOP SOIL, AND CLEARED OF ALL ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL. PLACE 1" OF COMPOST AND 3" OF MULCH ON TOP OF ROOT BALL.
13. PROVIDE GRASS SEEDING OR LAY SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING FOR 90 DAYS AFTER FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
15. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
16. TREES PLANTED ON SLOPES SHALL BE PLACED IN PLANTING PITS OF ADEQUATE DEPTH SUCH THAT THE SOIL STAIN AT THE BASE OF THE TRUNK MATCHES THAT OF THE AVERAGE GRADE OR SLOPE.
17. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
18. EXISTING LANDSCAPE THAT IS DAMAGED, NOT SCHEDULED FOR REMOVAL, SHALL BE REPLACED TO EXISTING CONDITION.
19. ALL EXISTING TREES TO BE PRUNED/CLEANED-UP BY A CERTIFIED ARBORIST.
20. ALL INVASIVE / EXOTIC SPECIES ON-SITE TO BE REMOVED.
21. QUANTITIES ARE APPROXIMATE AND ARE PROVIDED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES AND PROVIDING SUFFICIENT QUANTITIES OF MATERIAL FOR COVERAGE BASED ON THE AREAS TO BE COVERED AND PLANT SPACING CALLED FOR.
22. ALL DISTURBED AREAS ON SITE NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH SEED OR HYDROMULCH.
23. ALL LANDSCAPE BED AREAS TO BE PREPARED USING LANDSCAPER'S BLEND BY SOIL BUILDING SOLUTIONS OR APPROVED EQUAL. CONTRACTOR TO MIX 4" LAYER OF SBS LANDSCAPER'S BLEND WITH NATIVE SOIL AND TILL TO A DEPTH OF 8". FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
24. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
25. ALL BED AREAS TO BE MULCHED WITH SHREDED HARDWOOD MULCH AT 3" MIN. DEPTH. (FLORA MULCH OR APPROVED EQUAL.)
26. NOTIFY LANDSCAPE DESIGNER 772-794-4100 SHOULD AVAILABILITY ISSUE(S) ARISE.
27. MINIMUM 5 FOOT TREE SETBACK FROM ALL UTILITIES & 7.5' CLEARANCE AROUND FIRE HYDRANTS & FDS'S FROM LANDSCAPING.
28. NOTIFY LANDSCAPE DESIGNER 772-794-4100 SHOULD AVAILABILITY ISSUE(S) ARISE.



SITE DATA

LOCATION: SECTION 19, TOWNSHIP 35 S, RANGE 40 E
 LEGAL: TRACT "A" WAL-MART AT FORT PIERCE
 ADDRESS: 5000 OKEECHOBEE ROAD, FORT PIERCE, FL 34947
 ZONING: C3, GENERAL COMMERCIAL
 LAND USE: COMMERCIAL
 SITE AREA: 68,592 SF 1.57 AC



LANDSCAPE CALCULATIONS

LANDSCAPE STRIPS SEC 22-187(a)&(b)
 REQUIRED: MINIMUM 10' WIDE STRIP WITH 1 TREE PER 300 SF OF REQUIRED AREA AND 36" HIGH CONTINUOUS UNBROKEN SOLID SCREEN
EAST PROPERTY LINE (MACNEIL ROAD) 1332 LF
 REQUIRED: 3,350 SF AREA REQUIRED, 12 TREES AND 36" H. CONTINUOUS SCREEN
 PROVIDED: 3,350 SF AREA
 12 TREES PROVIDED (2 EXISTING (#s 2 & 6) 10 PROPOSED (2 BUTTWOOD, 3 OAKS AND 15 PALMS AT 3:1))
 CONTINUOUS SCREEN (CONTRACTOR IS TO INFILL EXISTING SHRUB ROW AS REQUIRED TO ACHIEVE SOLID SCREEN, INFILL MATERIAL IS TO MATCH EXISTING SIZE AND SPECIES)
SOUTH PROPERTY LINE (OKEECHOBEE ROAD) 1312 LF
 REQUIRED: 3,120 SF AREA REQUIRED, 11 TREES AND 36" H. CONTINUOUS SCREEN
 PROVIDED: 3,120 SF AREA
 11 TREES PROVIDED (2 EXISTING (#s 11 & 12) 9 PROPOSED (7 OAKS AND 6 PALMS AT 3:1))
 CONTINUOUS SCREEN (CONTRACTOR IS TO INFILL EXISTING SHRUB ROW AS REQUIRED TO ACHIEVE SOLID SCREEN, INFILL MATERIAL IS TO MATCH EXISTING SIZE AND SPECIES)
INTERIOR VEHICULAR USE AREA SEC 22-187(7)(a)&(b)
 REQUIRED: 1 SF OF AREA PER 15 SF OF INTERIOR VEHICULAR USE AREA. AREAS TO BE A MINIMUM OF 100 SF (10'x10') WITH 1 TREE PER 100 SF
 26,412 SF OF INTERIOR VEHICULAR USE AREA = 2,361 SF LANDSCAPE AREA REQUIRED
 24 TREES REQUIRED
 PROVIDED: 7,877 SF OF INTERIOR VEHICULAR USE LANDSCAPE AREA
 25 TREES PROVIDED (7 EXISTING (#s 3, 13, 14, 18, 27-29) 19 PROPOSED (9 OAKS, 6 BUTTWOODS AND 12 PALMS AT 3:1))

HATCH LEGEND

INTERIOR VEHICULAR USE LANDSCAPE AREA

EXISTING TREE DISPOSITION

#	SPECIES	SIZE
1	SABAL PALM	12" C.T.
2	OAK	23" DBH
3	OAK	14" DBH
6	OAK	16" DBH
11	OAK	16" DBH
12	OAK	16" DBH
13	OAK	10" DBH
14	OAK	9" DBH
18	OAK	9" DBH
19	SABAL PALM	12" C.T.
20	MAGNOLIA	3" DBH
27	BUTTWOOD	6" DBH
28	OAK	7" DBH
29	OAK	9" DBH
30	SABAL PALM	10" C.T.

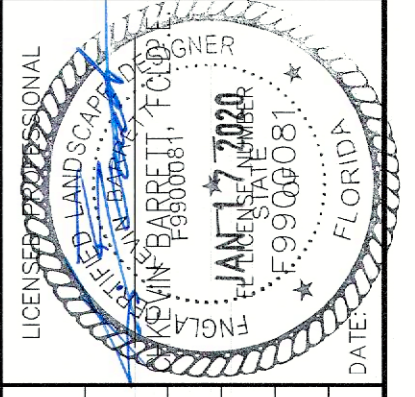
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	CV	8	Conocarpus erectus sericeus / Silver Buttonwood	12' ht x 5' spr, 2.5 cal	FG, Straight, Single leader, Full, Florida #1
	QV	12	Quercus virginiana / Southern Live Oak	3' cal, 12"-14" ht	FG, Straight, Single Leader, Full, Florida #1
	QV2	7	Quercus virginiana / Southern Live Oak	4' cal, 14' ht, 5' spr	FG, Specimen with branching characteristic, Florida #1
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	SP	33	Sabal palmetto / Palmetto	10-12' ct	FG, Straight, Slick, Full, Florida #1, Stagger Heights when planted in groups of 3 or more
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	CRI	14	Crinum asiaticum / Spider lily	24" x 24", 24" o.c.	Full
	MUH	25	Muhlenbergia capillaris / Gulf Muhlygrass	12"-18", 12" o.c.	Full
	POD	17	Podocarpus macrophyllus / Podocarpus	4' x 30", 30" o.c.	Full to Ground, Matching
	SCT	56	Schefflera arboricola 'Trinette' / Trinette Arbolica	24" x 18", 24" O.C.	Full to ground
	VIB	133	Viburnum odoratissimum / Walter's Viburnum	24" x 24", 24" o.c.	Full to Ground
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	MUH1	75	Muhlenbergia capillaris / Gulf Muhlygrass	12" x 12"	Full
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	RHA	401	Rhaphiophis indica 'Alba' / Dwarf White Indian Hawthorn	8" ht, 8" spr.	Full
	SOD	TBD	Stenotaphrum Secundatum 'Floritam' / St. Augustine Grass		Rolled Tight, 100% Weed/ Insect/ Disease Free
	MULCH		FLORIMULCH SHREDED GRADE B		

NOTE: NO SUBSTITUTIONS ON PLANT SIZE OR SPECIES WITHOUT THE APPROVAL OF THE LANDSCAPE DESIGNER/ CITY OFFICIAL.
 NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
 NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	01/15/20 KAG	

Kimley»Horn
 © 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM CA 00006866

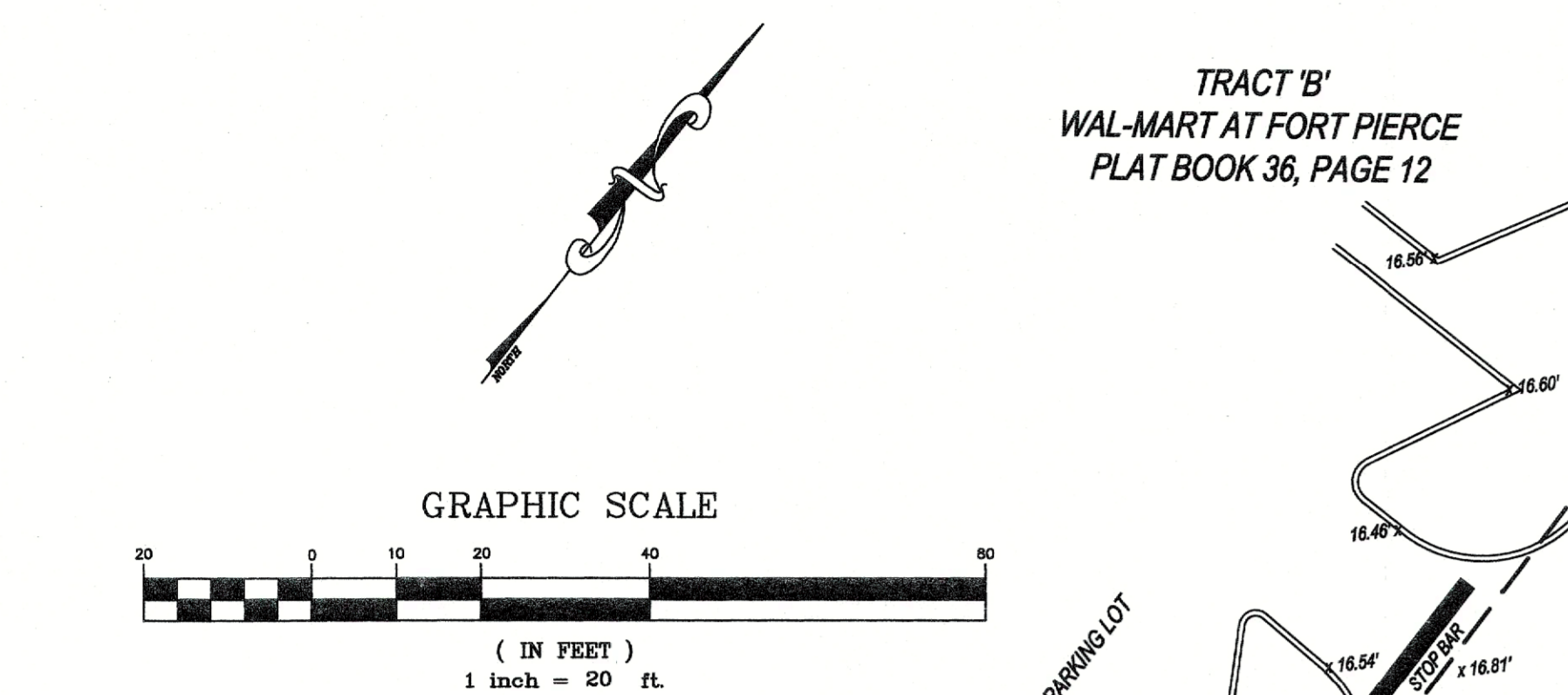
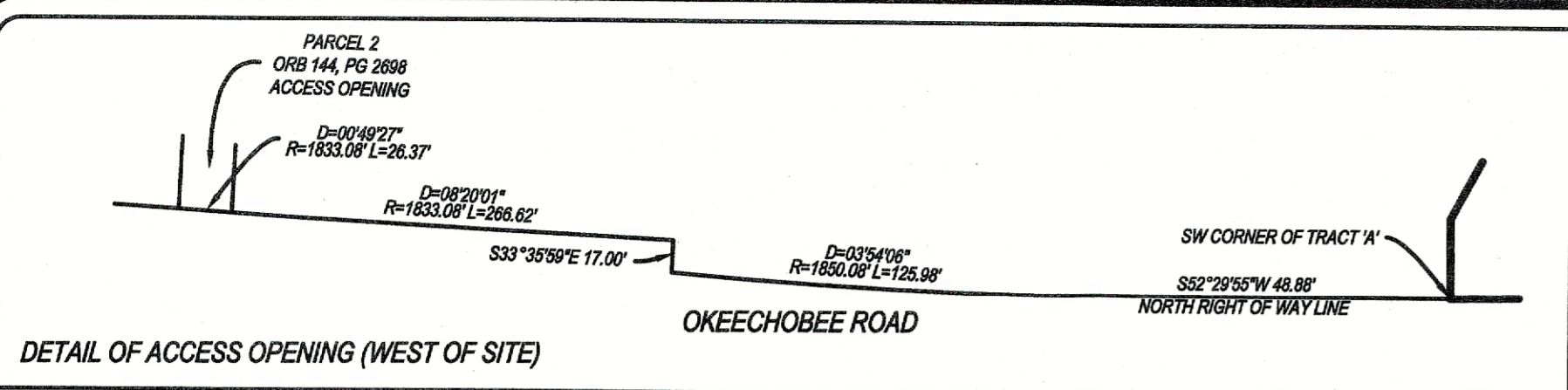


KHA PROJECT	047568012
DATE	10/18/19
SCALE	AS SHOWN
DESIGNED BY	KAG
DRAWN BY	KAG
CHECKED BY	SCB

LANDSCAPE PLAN

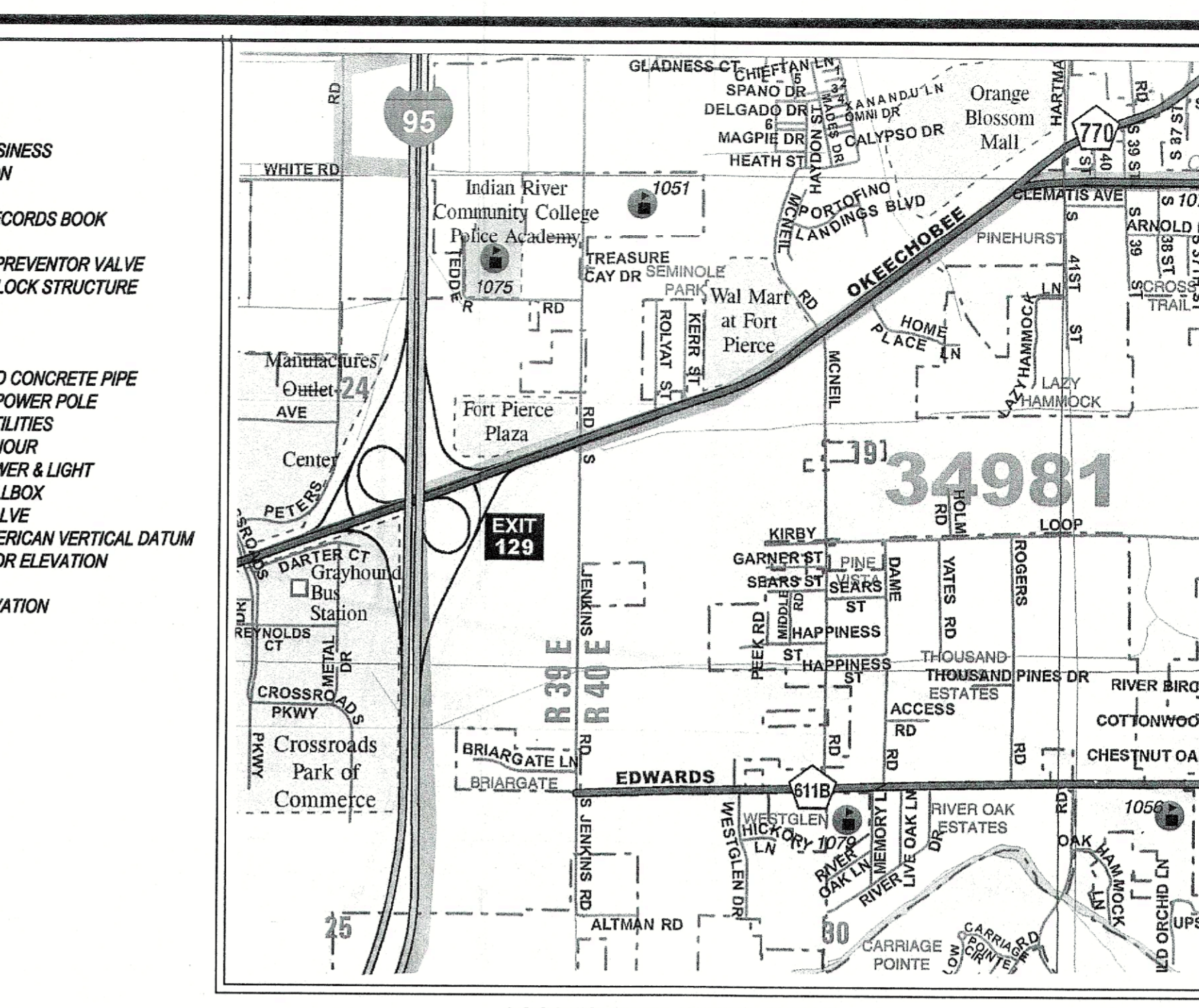
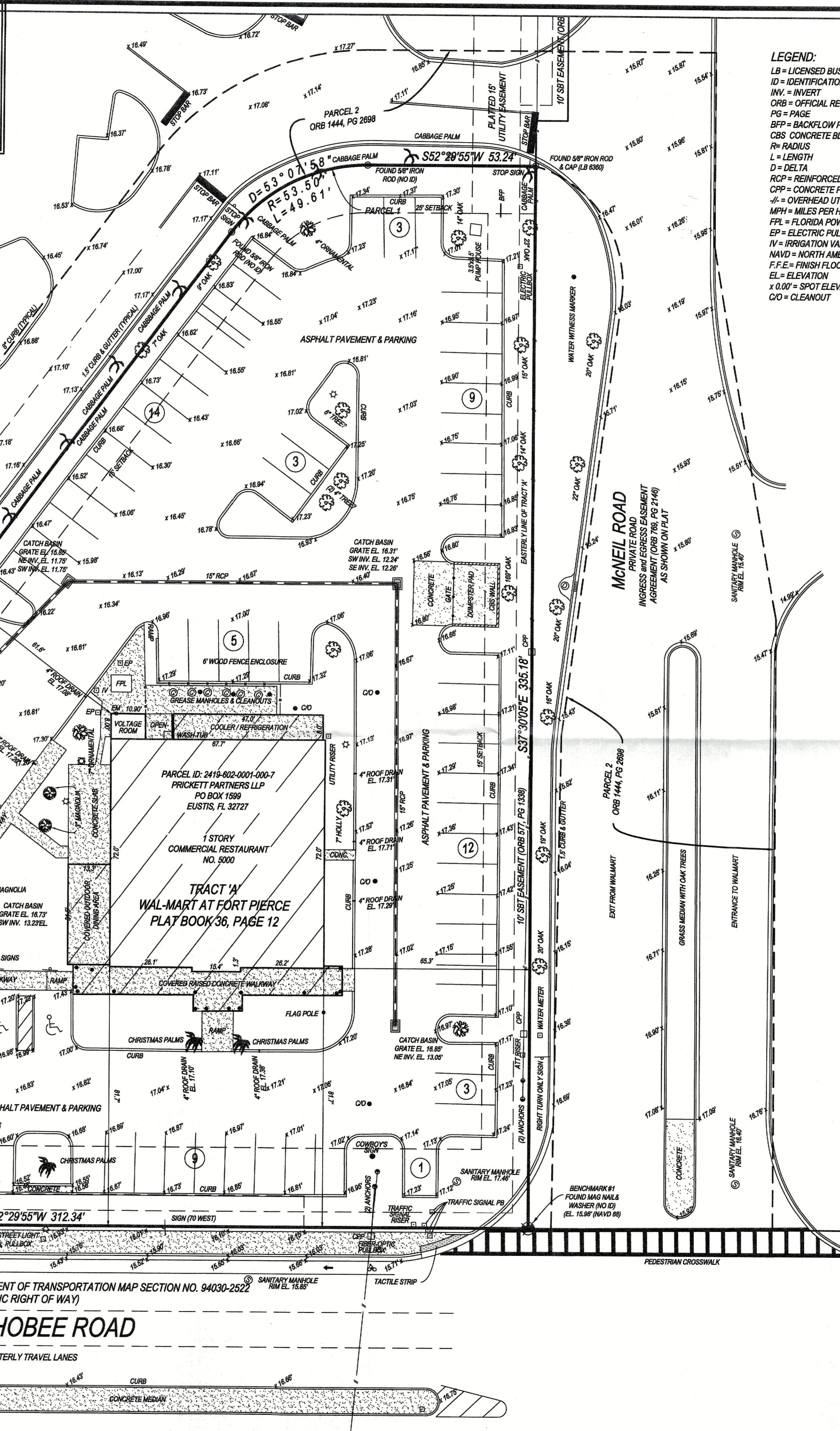
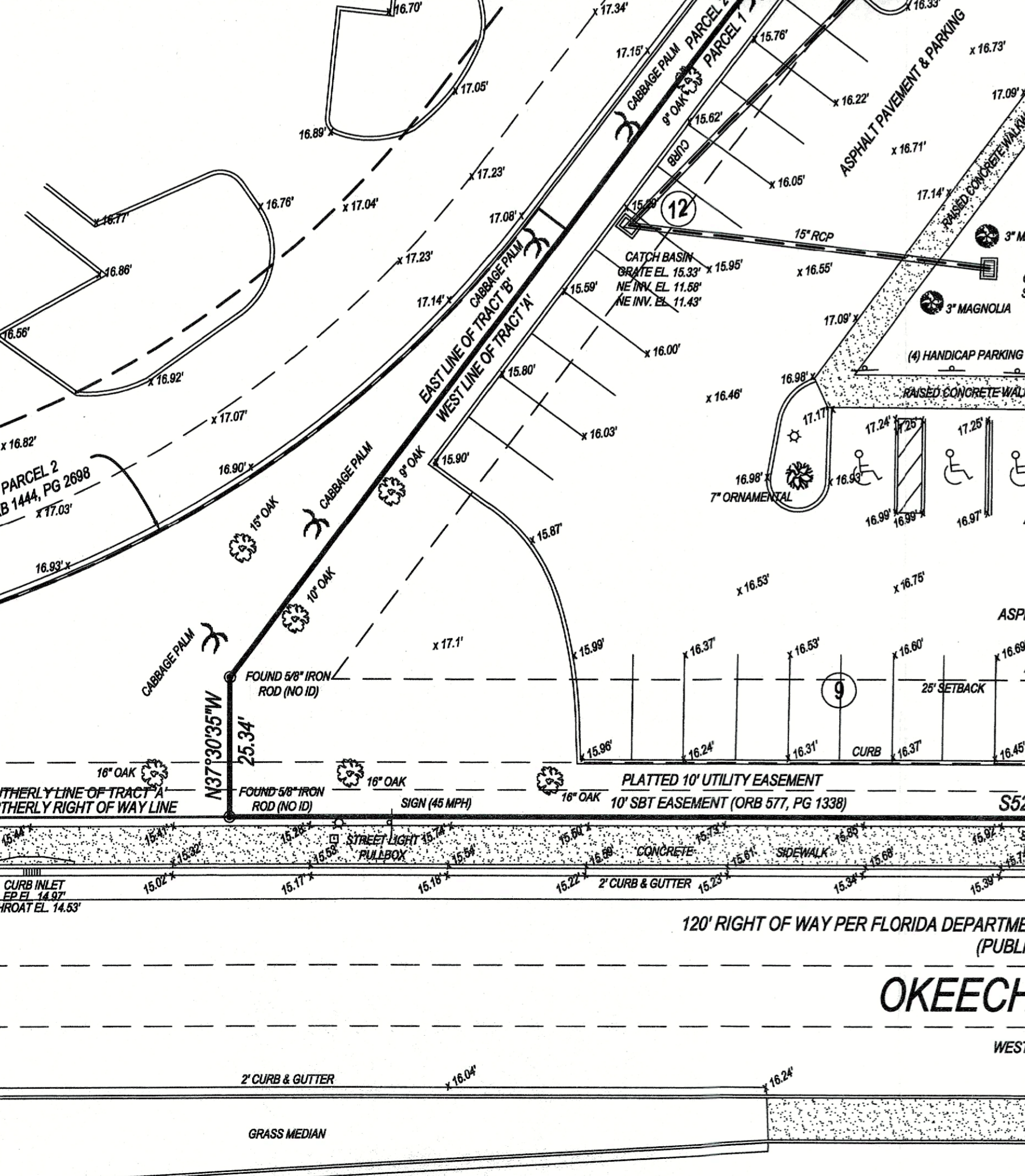
5000 OKEECHOBEE ROAD
 PREPARED FOR
FRONTIER DEVELOPMENT
 CITY OF FORT PIERCE, FLORIDA

CALL 48 HOURS BEFORE YOU DIG
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.



PARCEL ID: 2419-802-000-4
 WAL-MART STORES EAST LP
 % PROPERTY TAX DEPARTMENT
 PO BOX 8050 0555 STORE #973
 BENTONVILLE, AR 72712
 (CURRENT ZONING C3)

TRACT 'B'
 WAL-MART AT FORT PIERCE
 PLAT BOOK 36, PAGE 12



BOUNDARY and TOPOGRAPHIC SURVEY 5000 OKEECHOBEE ROAD FORT PIERCE, FLORIDA

LEGAL DESCRIPTION:
 PARCEL 1:
 TRACT 'A', A PLAT OF WAL-MART AT FORT PIERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 12 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
 PARCEL 2:
 A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY AS GRANTED BY ACCESS EASEMENT DATED AUGUST 18, 2001 AND RECORDED OCTOBER 16, 2001, IN OFFICIAL RECORDS BOOK 1444, PAGE 2698, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
 ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST OF TALLAHASSEE BASE MERIDIAN, ST. LUCIE COUNTY, FLORIDA, ALL OF WHICH IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF WAL-MART AT FORT PIERCE AS RECORDED IN PLAT BOOK 36, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE BEARING NORTH 37°30'05" WEST, ALONG THE EAST LINE OF WAL-MART AT FORT PIERCE, A DISTANCE OF 336.18 FEET TO THE POINT; AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE LEAVING SAID EAST LINE, BEARING SOUTH 52°29'55" WEST, A DISTANCE OF 53.24 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 53.50 FEET, BEARING SOUTH 52°30'05" EAST; THENCE SOUTHERLY A DISTANCE OF 40.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°07'58"; TO A POINT; THENCE BEARING SOUTH 00°38'03" EAST, A DISTANCE OF 1.80 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 207.50 FEET, RADIUS BEARS AT SAID POINT SOUTH 89°21'57" WEST, THENCE SOUTHERLY A DISTANCE OF 325.94 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; TO A POINT; THENCE BEARING SOUTH 89°21'57" WEST, A DISTANCE OF 220.94 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET RADIUS BEARS AT SAID POINT SOUTH 00°38'03" EAST, THENCE SOUTHERLY A DISTANCE OF 30.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°52'25"; TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 140.00 FEET, RADIUS BEARS AT SAID POINT NORTH 70°33'28" WEST, THENCE SOUTHERLY A DISTANCE OF 67.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°46'51"; TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 182.50 FEET, RADIUS BEARS AT SAID POINT SOUTH 42°48'37" EAST, THENCE SOUTHERLY A DISTANCE OF 133.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°56'28"; TO A POINT; THENCE BEARING SOUTH 21°43'05" EAST, A DISTANCE OF 42.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70) (120' WIDE RIGHT OF WAY); SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1821.80 FEET, RADIUS BEARS AT SAID POINT NORTH 25°12'58" WEST, THENCE NORTHERLY ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 26.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'47"; TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, BEARING NORTH 24°29'12" WEST, A DISTANCE OF 49.94 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 115.00 FEET, RADIUS BEARS AT SAID POINT NORTH 65°38'49" EAST, THENCE NORTHERLY A DISTANCE OF 98.91 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°13'55"; TO A POINT; THENCE BEARING NORTH 23°54'49" EAST, A DISTANCE OF 148.45 FEET TO A POINT; THENCE BEARING NORTH 89°21'57" EAST, A DISTANCE OF 275.22 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 182.50 FEET, RADIUS POINT AT SAID POINT NORTH 00°38'03" WEST, THENCE NORTHERLY A DISTANCE OF 286.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; TO A POINT; THENCE BEARING NORTH 00°38'03" WEST, A DISTANCE OF 298.51 FEET, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 84.00 FEET, RADIUS BEARS AT SAID POINT NORTH 89°21'57"; THENCE NORTHERLY A DISTANCE OF 77.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°07'58"; TO A POINT; THENCE BEARING NORTH 52°29'55" EAST, A DISTANCE OF 119.36 FEET TO A POINT; THENCE BEARING SOUTH 37°35'20" EAST, A DISTANCE OF 187.19 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE; THENCE BEARING SOUTH 52°29'55" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 70.36 FEET TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, BEARING SAID NORTH 38°41'24" WEST, A DISTANCE OF 155.18 FEET TO A POINT; THENCE BEARING NORTH 29°37'58" WEST, A DISTANCE OF 159.92 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 38.83 FEET, RADIUS BEARS AT SAID POINT SOUTH WEST, THENCE NORTHERLY A DISTANCE OF 52.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°29'13"; TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:
 1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
 2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
 3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
 4. THIS PROPERTY WAS SURVEYED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 7409-82855, EFFECTIVE DATE: JANUARY 31, 2018 @ 8:00 AM.
 SCHEDULE B - SECTION II
 EXCEPTION #9: PLAT BOOK 36, PAGE 12 - AFFECTS PROPERTY, AS SHOWN ON SKETCH OF SURVEY
 EXCEPTION #10: ORB 577, PG 1338 - AFFECTS PROPERTY, AS SHOWN ON SKETCH OF SURVEY
 EXCEPTION #11: ORB 1444, PG 2691 - AFFECTS PROPERTY, UNPLATTABLE
 EXCEPTION #12: ORB 1444, PG 2698 - AFFECTS PROPERTY, PROVIDES ACCESS, AS SHOWN ON SKETCH OF SURVEY
 5. ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)
 6. THE BEARING BASE OF THIS SURVEY IS ALONG THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD AND SOUTHERLY LINE OF TRACT 'A', S52°29'55"W, BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, 8390 ADJUSTMENT.
 7. LEGAL DESCRIPTION PER AFOREMENTIONED TITLE COMMITMENT SCHEDULE 'K'.
 8. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
 9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 10. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12111C-0167-J, DATED FEBRUARY 16, 2012.
 11. CURRENT ZONING: C3 (GENERAL COMMERCIAL), ST. LUCIE COUNTY SECTION 22-31, (ST. LUCIE COUNTY PLANNING DEPARTMENT 772-466-5808)
 12. ACCESS TO PROPERTY HAS TWO ACCESS OPENINGS; OKEECHOBEE ROAD AND MCNEIL ROAD THROUGH PEDESTRIAN AND VEHICULAR INGRESS / EGRESS EASEMENT - ORB 1444, PG 2698.
 13. SETBACKS AS SHOWN WERE PROVIDED BY FORT PIERCE BUILDING DEPARTMENT.

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 45-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OF THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

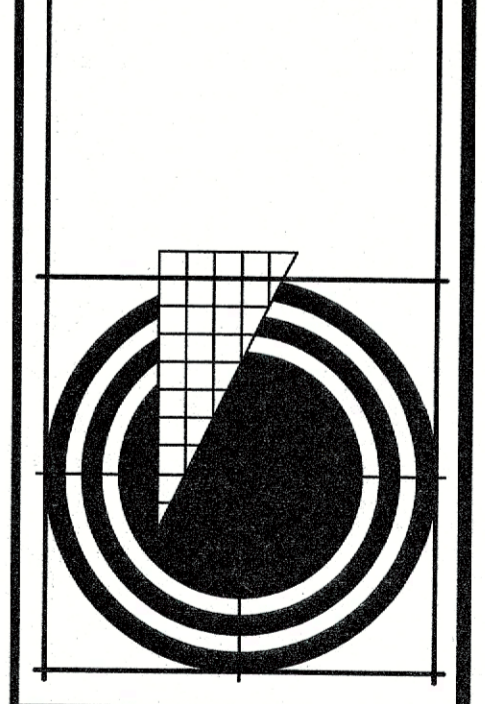
CERTIFICATIONS:
 1. COZEN O'CONNOR
 2. LAND SERVICES USA, INC.
 3. FIRST AMERICAN TITLE INSURANCE COMPANY

CRAIG D. WATSON
 PROFESSIONAL SURVEYOR & MAPPER
 NO. 5647 STATE OF FLORIDA

DATE	REVISIONS	CHK	CDW
5-27-18			

PREPARED FOR:
FRONTIER BUILDING CORP.
 1801 SW 3rd AVENUE, SUITE 500
 MIAMI, FLORIDA 33129

WATSON | KILLANE
 SURVEYING AND MAPPING, INC.
 2240 NE DIXIE HIGHWAY
 JENSEN BEACH, FLORIDA 34957
 PHONE 772-334-0888
 WATSONKILLANE@GMAIL.COM
 LICENSED BUSINESS NO. 8241



JOB NUMBER:	18-230
FIELD DATE:	4-8-18
CHECKED BY:	CDW
DRAWN BY:	DPK
SCALE:	1"=20'
SHEET	
1 OF 1	

November 13, 2019

City of Ft Pierce Planning Department
100 N US 1
Fort Pierce, FL 34950
772-467-3000

RE: Surrounding Architecture Memo
Project Name: Redevelopment of Cowboys

The following are images of surrounding architecture.



Kimley»Horn







October 15, 2019

James Leach
Frontier Development LLC
1801 SW 3rd Avenue
Miami, FL 33129

Re: **5000 Okeechobee Road – Traffic Equivalency Statement**
Fort Pierce, Florida
Kimley-Horn #047568012

Dear Mr. Leach:

Kimley-Horn and Associates, Inc. was retained to provide a traffic impact evaluation for the proposed redevelopment to the above-referenced site. The site is located on the northwest corner of McNeil Road & Okeechobee Road in Fort Pierce, Florida. The proposed plan of development includes redeveloping the existing restaurant site with medical offices. The Parcel Number for the site is 2419-602-0001-000-7. *Figure 1* illustrates the location of the site. For the purposes of the traffic impact evaluation, a buildout date of 2024 has been evaluated.

Traffic analyses have been performed to quantify the impacts of the proposed changes. The proposed site plan and Parcel Number information is attached for reference.

TRIP GENERATION ANALYSIS

The trip generation potential of the development was calculated based upon the trip generation rates and equations published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 10th Edition*. Land use 932 (High-Turnover Restaurant) and Land Use 720 (Medical-Dental Office) were used in the trip generation calculations.

Table 1 provides a summary of this calculation. As indicated in *Table 1*, the net new trip generation potential of the proposed site is a decrease of 103 net external daily trips, a decrease of 8 net new external AM peak hour trips (1 in, -8 out) and a decrease of 2 net new external PM peak hour trips (-10 in, 8 out). Based on the net new external daily trips the proposed development is a net decrease in external trips for the daily, AM peak hour total, and PM peak hour total; therefore, no further analysis is required.

TABLE 1 WEEKDAY TRIP GENERATION 5000 OKEECHOBEE ROAD								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Existing								
High-Turnover (Sit-Down) Restaurant	4.964 KSF	557	49	27	22	48	30	18
<i>Pass By Capture</i>	43%	240	21	12	9	21	13	8
Driveway Volume		557	49	27	22	48	30	18
Net New External Trips		317	28	15	13	27	17	10
Proposed								
Medical-Dental Office	10.75 KSF	325	31	24	7	38	11	27
<i>Pass By Capture</i>	34%	111	11	8	2	13	4	9
Driveway Volume		325	31	24	7	38	11	27
Net New External Trips		214	20	16	5	25	7	18
<i>Net New External Differential</i>		(103)	(8)	1	(8)	(2)	(10)	8
<i>Driveway Differential</i>		(232)	(18)	(3)	(15)	(10)	(19)	9
Area of Influence		Directly Accessed						
Trip generation was calculated using the following data:								
Daily Trip Generation								
High-Turnover (Sit-Down) Restaurant	[ITE 932]	=	T = 112.18 trips/1,000 sf					
Medical-Dental Office	[ITE 720]	=	T = 38.42(X)-87.62 trips/1,000 sf					
AM Peak Hour Trip Generation								
High-Turnover (Sit-Down) Restaurant	[ITE 932]	=	T = 9.94 trips/1,000 sf (55% in, 45% out)					
Medical-Dental Office	[ITE 720]	=	Ln(T) = 0.89Ln(X) + 1.31 (78% in, 22% out)					
PM Peak Hour Trip Generation								
High-Turnover (Sit-Down) Restaurant	[ITE 932]	=	T = 9.77 trips/1,000 sf (62% in, 38% out)					
Medical-Dental Office	[ITE 720]	=	T = 3.39(X)+2.02 trips/1,000 sf (28% in, 72% out)					

K:\WPB_TPTO\Gormley\Frontier Development\2019-10-09 Tripgen.xlsx]Tripgen

CONCLUSION

This analysis was prepared to address the requirements of the St Lucie Standardized (TPO) Traffic Impact Studies (TIS) Methodology and Procedures. The foregoing analysis demonstrates that the proposed redevelopment is a decrease of 103 net external daily trips, a decrease of 8 AM peak hour net external trips, and a decrease of 2 PM peak hour net external trips.

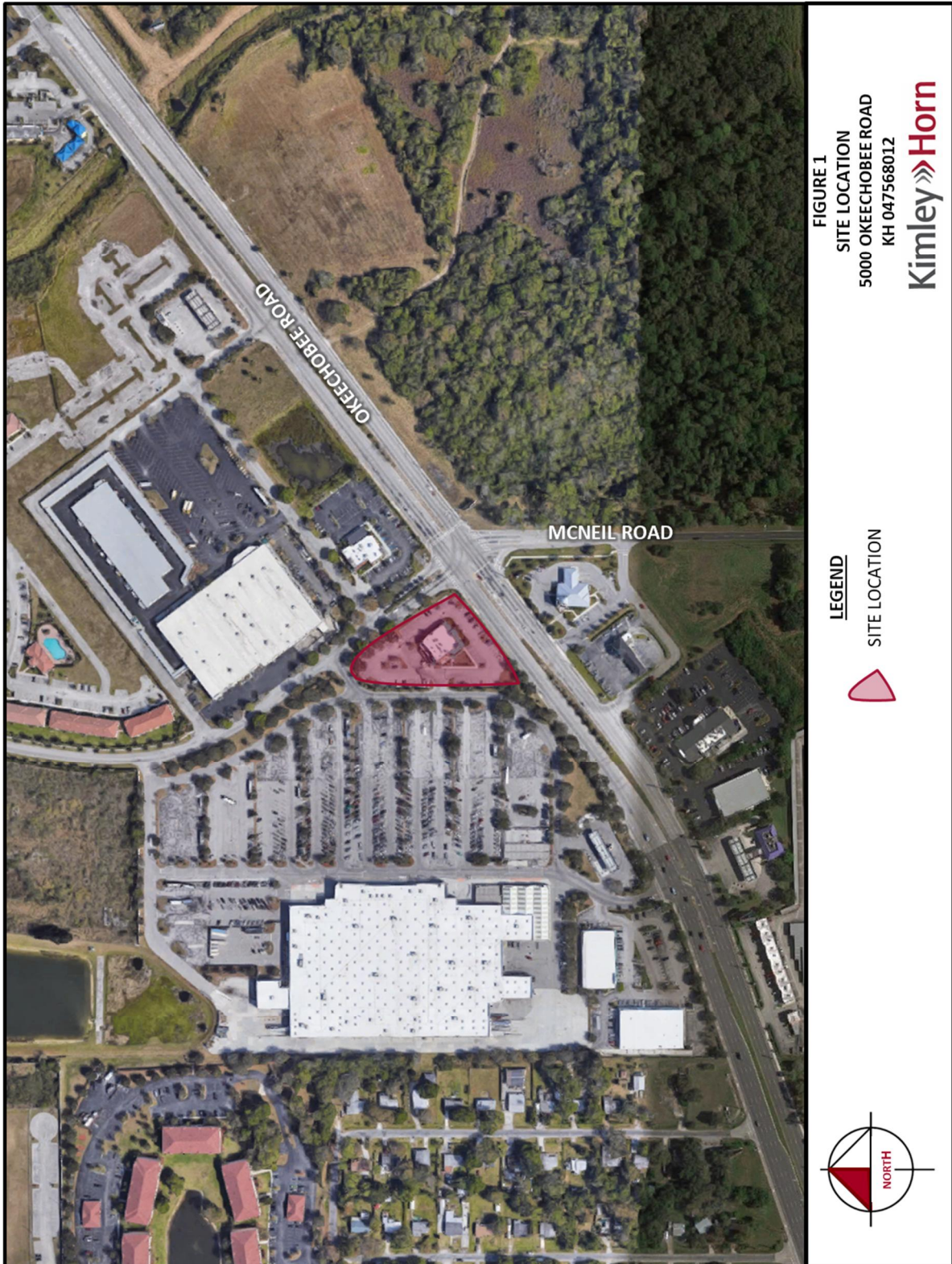
Please contact me via email at adam.kerr@kimley-horn.com or via phone at 561-840-0874 if you have any questions regarding the information provided herein.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration
Number 64773
Certificate of Authorization
Number CA00000696

K:\WPB_TPTO\Gormley\Frontier Development\TIA\2019-10-14 Equivalency Statement.docx



Property Identification

Site Address:	5000 OKEECHOBEE RD
Parcel ID:	2419-602-0001-000-7
Account #:	140081
Map ID:	24/19N
Use Type:	2100
Zoning:	General Co
City/County:	Fort Pierce

Ownership

Prickett Partners LLLP
PO Box 1599
Eustis, FL 32727

Legal Description

WAL-MART AT FORT PIERCE TRACT A (1.58 AC) (OR 1737-1120 THRU 1128)

Current Values

Just/Market Value:	\$876,800
Assessed Value:	\$876,800
Exemptions:	\$0
Taxable Value:	\$876,800



Total Areas

Finished/Under Air (SF):	4,964
Gross Sketched Area (SF):	6,332
Land Size (acres):	1.58
Land Size (SF):	68,824.8

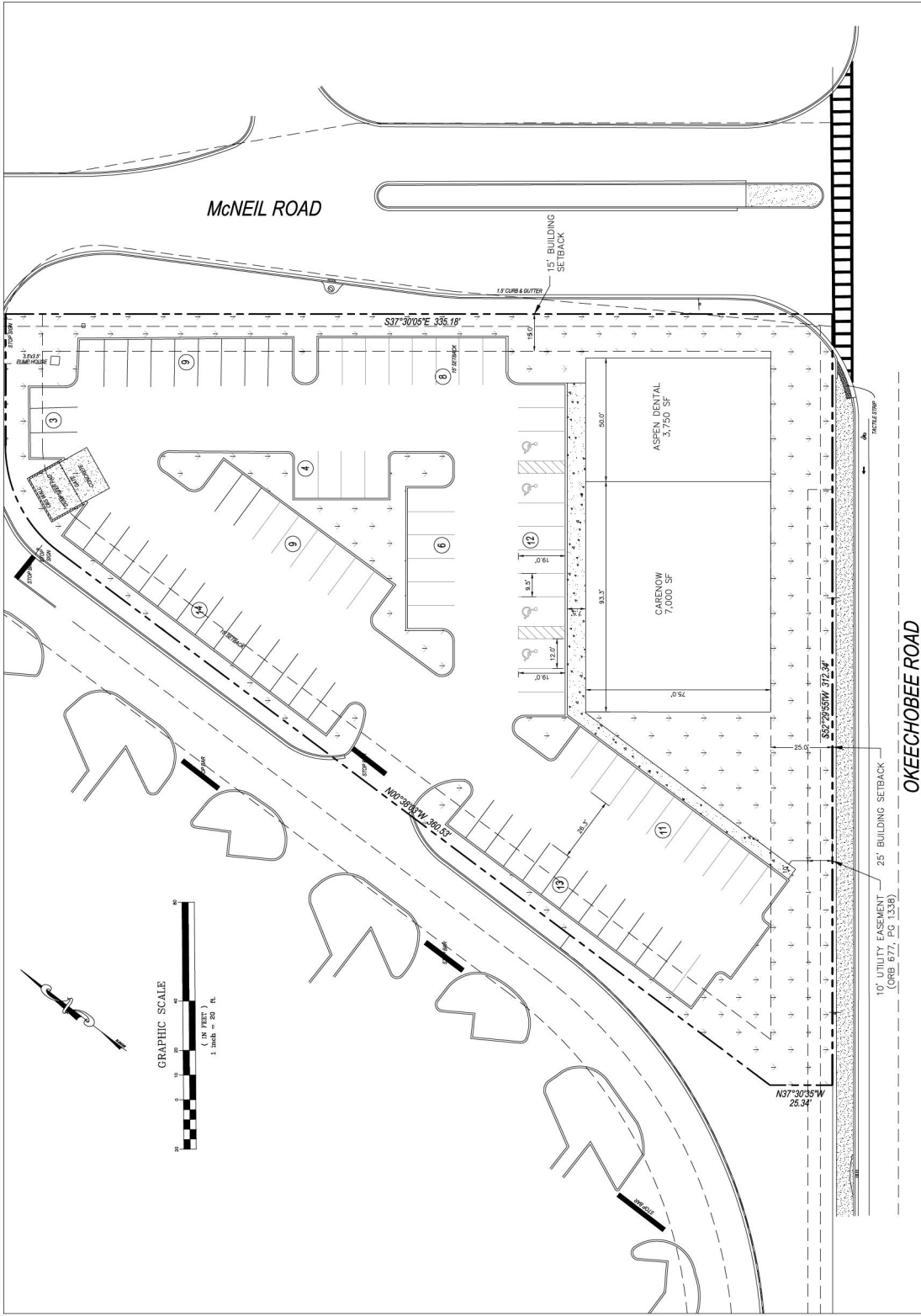
Property taxes are subject to change upon change of ownership.

- 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](#)

DRAINAGE SUMMARY

REQUIRED MEDICAL OFFICE PARKING RATIO = 1 SPACE PER 200 SF OF GFA
 REQUIRED MEDICAL OFFICE PARKING = 37,500 SF OF GFA = 187 SPACES PER 200 SF OF GFA
 REQUIRED (OTHER) RETAIL < 50,000 SF OF GFA = 1 SPACE PER 200 SF OF GFA
 TOTAL REQUIRED PARKING = (1 SPACE / 200 SF) * 10,750 SF = 54 SPACES
 TOTAL: 54
 STANDARD: 50
 EXISTING: 4
 PROPOSED: 54



Kimley»Horn
 © 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, MIAMI BEACH, FL 33560
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM CA 03000696

FORT PIERCE, FLORIDA

SITE PLAN

SHEET NUMBER
1 OF 1