



TO : All the members of the Technical Review Committee

FROM : Jennifer Hofmeister, AICP, LCAM, Planning Director

RE : Technical Review Project: #20-09000001

DATE : April 16, 2020

Minor Replat - Magnolia Square

The above – referenced **Minor Replat** is being submitted for your review and comments. The subject request is in order to reconfigure the Townhouse Tract.

Please email written comments regarding the above by April 14, 2020. The item will be reviewed with the applicant via conference call with the project planner on April 16, 2020 at a pre-scheduled time on the usual third Thursday TRC Meeting time.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3730.



Subdivision

Property address or Location Magnolia Square- Liberty Square Way, Franklin Square LN, & 3334 Madison Square LN Fort Pierce, FL 34982

Parcel ID #(s) See attached

Project description Re-Plat of Magnolia Square (Plat Book 51, Page 28). New boundaries for 18 lots for buildings C, D, and E.

LALLY DEVELOPMENT, INC

Property Owner(s)

See Attached

Street Address

City

State

Zip

Phone Number

Email Address

SUNVEER@OUTLOOK.COM

Applicant/Representative, Title, Company

Tim Foster, Vice President, Caulfield & Wheeler Inc.

Street Address

7900 Glades Road

City

Boca Raton

State

FL

Zip

33434

Phone Number

561-392-1991

Email Address

tim@cwiassoc.com

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.

Tim Foster **PRESIDENT LALLY DEVELOPMENT INC**

Property Owner(s) Signature(s)

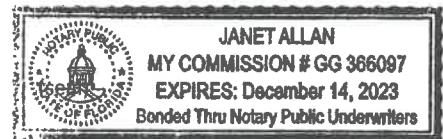
STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 29 day of January, 2020, by

_____ who is personally known to me or has produced

_____ as identification.

Signature of Notary



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 _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Fees _____ Control # _____ B. Permit # _____



Intake Date Stamp

SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- Street construction plans
- Electric Infrastructure plans
- Water & Sewer system construction plans
- Gas Infrastructure plans
- Stormwater Retention plans
- Complete, notarized application

SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - o proposed lots, including acreage, square footage, & dimensions.
 - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

Prepared By Record and Return to:
Shannon Ortega
Grace Title, Inc.
6000 Metrowest Blvd Ste 108
Orlando, Florida 32538

Quit Claim Deed

Made this 17th day of January 2018 A.D., by and between The Sandpiper Group LLC, a dissolved Florida Corporation, whose address is 135 SE Fifth Ave Suite 202 Delray Beach, Florida 33483, hereinafter called the grantor, and Magnolia Square of Ft. Pierce Homeowners Association, Inc., whose addresses are 333 17th Street Suite A Vero Beach, Florida 32960, hereinafter called the grantee.

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

Witnesseth: that the grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in St. Lucie County, Florida to wit:

MAGNOLIA SQUARE (PB 51-26) THAT PART OF AN UNNAMED TRACT LYING ADJACENT TO LOT 60-(0.06 ACRES)
A/K/A: Parcel ID: 2428-703-0019-000-4

AND

MAGNOLIA SQUARE (PB 51-26) TOWNHOUSE TRACT (2.60 ACRES)
A/K/A: Parcel ID: 2428-703-0015-000-6

THIS DEED IS GIVEN BY A DISSOLVED FLORIDA LIMITED LIABILITY COMPANY FOR THE PURPOSE OF WINDING UP IT'S AFFAIRS.

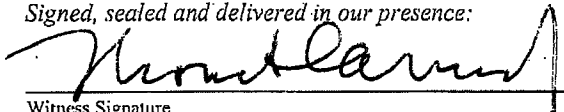
GRANTOR REPRESENTS THAT GRANTEE HAS APPROVED THIS DOCUMENT PRIOR TO RECORDING AND GRANTOR AND GRANTEE HEREIN HAVE ELECTED FOR TITLE TO BE NEITHER EXAMINED NOR APPROVED, AND HAVE REQUESTED DOCUMENT PREPARATION SERVICES ONLY WITHOUT LEGAL REPRESENTATION.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

To Have And To Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and be hoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



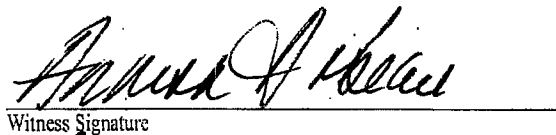
Witness Signature

Thomas F. Carney Jr

Witness Printed Name



By: Peter H. Carney as Vice President of McCrystal Development, Inc., a dissolved Florida Corporation as Managing Member of The Sandpiper Group LLC, a dissolved Florida Corporation



Witness Signature

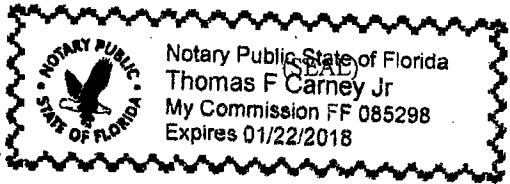
ANAND A. ARORA

Witness Printed Name

Prepared By Record and Return to:
Shannon Ortega
Grace Title, Inc.
6000 Metrowest Blvd Ste 108
Orlando, Florida 32538

State of Florida
County of Orange

The foregoing instruments was acknowledged before me this 17th day of January, 2018, by Peter H. Carney as Vice President of McCrystal Development, Inc., a dissolved Florida Corporation as ~~Managing~~ Member of The Sandpiper Group LLC, a dissolved Florida Corporation who is personally known to me or who has produced a driver's license as identification.



[Handwritten Signature]
Notary Public
Printed Name: Thomas F. Carney, Jr.
My Commission Expires: 1/22/18

PURSUANT TO THE ISSUANCE OF TITLE INSURANCE
THIS INSTRUMENT PREPARED BY AND RETURN TO:

Aaron Kopczyk
Southeast Professional Title, LLC
151 Southhall Lane, Ste. 230
Maitland, FL 32751

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 24 day of **February, 2015** by **James H. Benson II**, whose post office address is **5621 Chipola Circle, Orlando, FL 32839** herein called the Grantor, to **Lally Development, Inc., a Florida Corporation**, whose post office address is **3501 West Colonial Drive, Orlando, Florida 32808**, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in St. Lucie County, State of Florida, viz.:

Parcel 1:

Lots 19, 20, 22, 23, 25, 26, 28, 30, 31, 32, 33, 34, 35, 36, 43, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 72, 74, 75, 76, MAGNOLIA SQUARE, according to the plat thereof as recorded in Plat Book 51, Pages 26-30, amended pursuant to that Surveyor's Affidavit dated May 15, 2006 recorded in O.R. Book 2463, Page 372, all of the Public Records of St. Lucie County, Florida.

And

Parcel 2:

Lots 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, MAGNOLIA SQUARE, according to the plat thereof as recorded in Plat Book 51, Pages 26-30, amended pursuant to that Surveyor's Affidavit dated May 15, 2006 recorded in O.R. Book 2463, Page 372, all of the Public Records of St. Lucie County, Florida.

This is not now, nor ever has been the constitutional homestead property of the Grantor.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

File No: 15-0235

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness #1 Signature

[Handwritten Signature]

James H. Benson II

Aaron Kopczyk

Witness #1 Printed Name

[Handwritten Signature]

Witness #2 Signature

[Handwritten Signature]

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24 day of February, 2015 by James H. Benson II who is personally known to me or has produced FLORIDA DRIVERS LICENSE as identification.

SEAL



My Commission Expires:

[Handwritten Signature]

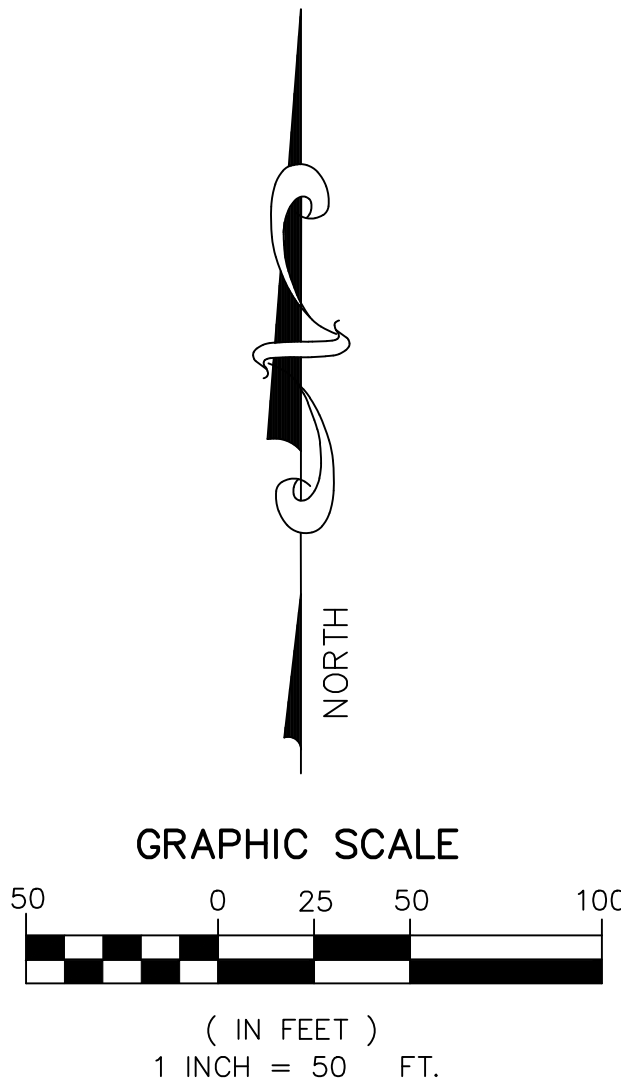
Notary Public **Aaron Kopczyk**

Printed Notary Name

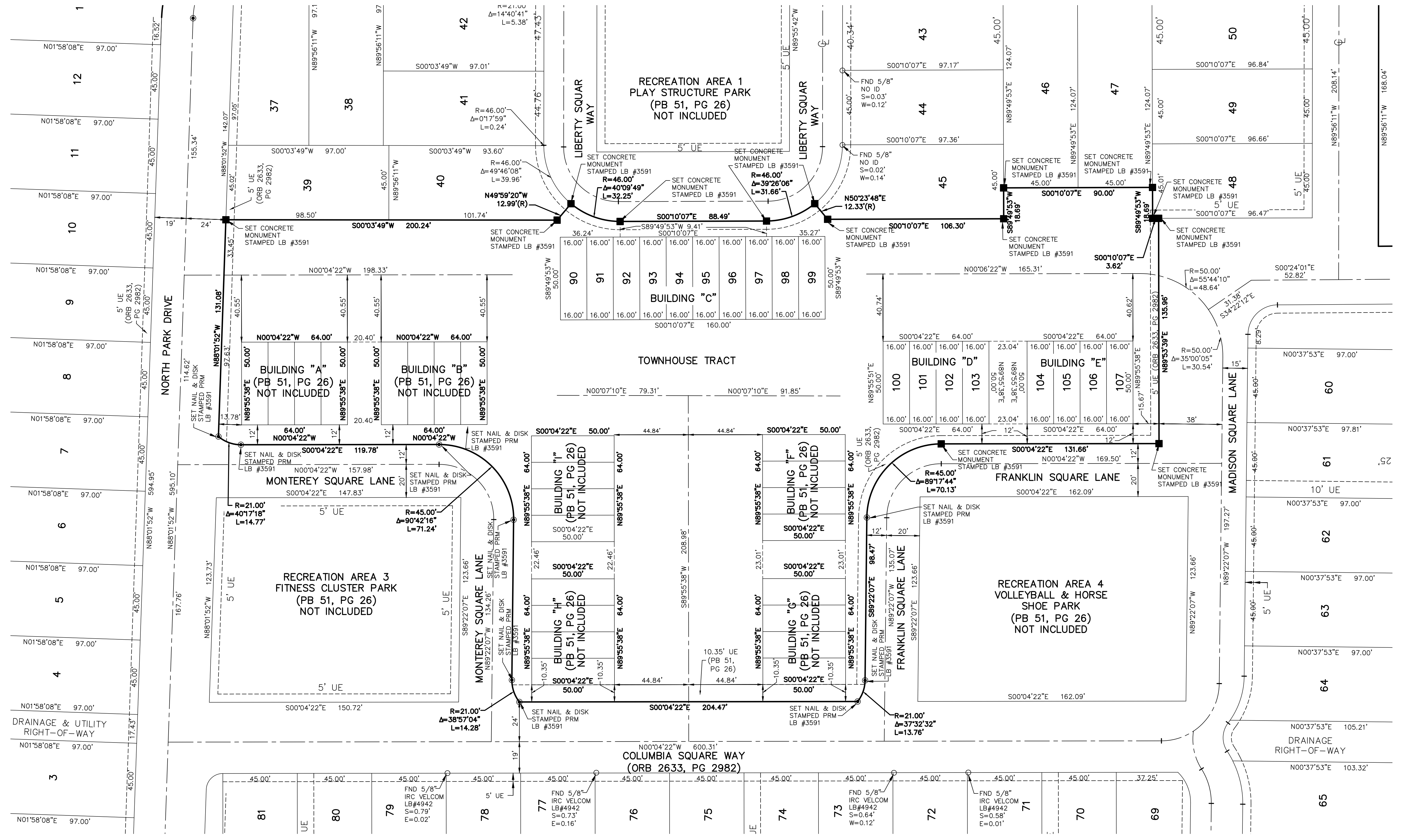
BOUNDARY SURVEY

MAGNOLIA SQUARE TOWNHOUSE TRACT

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA,



- LEGEND**
- ALUM - ALUMINUM
 - ⊕ - CENTERLINE
 - CLF - CHAIN LINK FENCE
 - CONC - CONCRETE
 - (D) - DEED RECORD DIMENSION
 - DE - DRAINAGE EASEMENT
 - ELEV - ELEVATION
 - ESMT - EASEMENT
 - EXIST - EXISTING
 - FND - FOUND
 - FPL - FLORIDA POWER & LIGHT
 - INV - INVERT
 - IR/CAP - IRON ROD & CAP
 - L - ARC LENGTH
 - LB - LICENSE BUSINESS
 - (M) - MEASURED
 - ORB - OFFICIAL RECORD BOOK
 - (P) - PLAT RECORD DIMENSION
 - PB - PLAT BOOK
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PG - PAGE(S)
 - PRM - PERMANENT REFERENCE MONUMENT
 - PROP - PROPOSED
 - R - RADIUS
 - RB - RADIAL BEARING
 - RGE - RANGE
 - R/W - RIGHT-OF-WAY
 - SEC - SECTION
 - SQ FT - SQUARE FEET
 - TWP - TOWNSHIP
 - TYP - TYPICAL
 - Δ - DELTA (CENTRAL ANGLE)
 - - SET NAIL & DISK STAMPED PRM LB #3591
 - - SET CONCRETE MONUMENT STAMPED LB #3591
 - - CONCRETE POWER POLE
 - - WOOD POWER POLE
 - - ANCHOR
 - - ELECTRICAL WIRES OVERHEAD
 - - EXISTING ELEVATION
 - - TRAFFIC SIGN
 - - ELECTRIC HAND HOLE
 - - LIGHT POLE
 - - MAIL BOX
 - - FIRE HYDRANT
 - - WATER VALVE
 - - TELEPHONE RISER



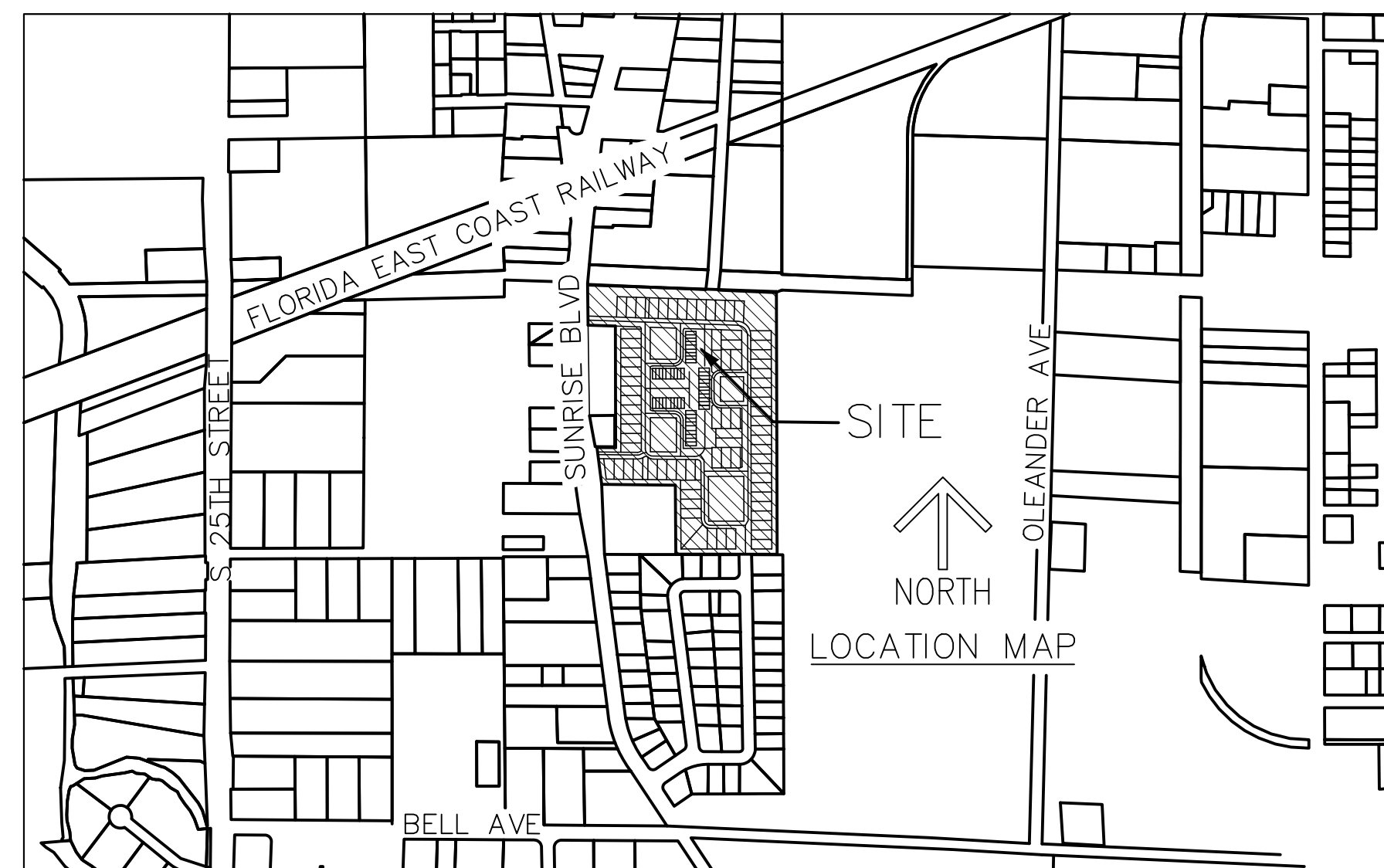
REVISIONS	DATE	BY

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452

MAGNOLIA SQUARE TOWNHOUSE TRACT
 BOUNDARY SURVEY

DATE 03/18/2020
 DRAWN BY RLF
 F.B./ PG. ELECT
 SCALE AS SHOWN

JOB # 8116
 SHT. NO. 2
 OF 2 SHEETS



MAGNOLIA TOWNHOMES

A REPLAT OF A PORTION OF MAGNOLIA SQUARE AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

CLERK OF CIRCUIT COURT:
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2020.

JOSEPH E. SMITH
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MAGNOLIA SQUARE OF FT. PIERCE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA, A NOT-FOR-PROFIT CORPORATION, AND LALLY DEVELOPMENT INC., A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "MAGOLIA TOWNHOMES" BEING A PORTION OF TOWNHOUSE TRACT, MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE TOWNHOUSE TRACT, TOGETHER WITH BUILDING "C", BUILDING "D", AND BUILDING "E", LESS, BUILDING "A", BUILDING "B", BUILDING "F", BUILDING "G", BUILDING "H" AND BUILDING "I" OF MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 93,554 SQUARE FEET, 2.148 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT A IS RESERVED FOR THE OWNER, THEIR SUCCESSORS AND ASSIGNS.

WITNESS: _____
MAGNOLIA SQUARE OF FT. PIERCE HOMEOWNERS' ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION

WITNESS: _____
BY: _____
PRESIDENT

PRESIDENT: SUNVEER LALLY
PRINT NAME

WITNESS: _____
LALLY DEVELOPMENT INC.,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
BY: _____
PRESIDENT

PRESIDENT: JASVINDER LALLY
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY SUNVEER LALLY, PRESIDENT, ON BEHALF OF MAGNOLIA SQUARE OF FT. PIERCE HOMEOWNERS' ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE LIMITED NOT-FOR-PROFIT CORPORATION, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2020, BY JASVINDER LALLY, PRESIDENT, ON BEHALF OF LALLY DEVELOPMENT INC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ___ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NUMBER: _____
PRINT NAME

SURVEYORS REVIEW CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2020.

PRINT NAME _____ GREGORY S. FLEMING, PSM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. 4350

PLANNING AND ZONING APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE XX ZONING DISTRICT, AS SET FORTH IN SECTION 22.31 OF THE CITY OF FORT PIERCE DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2020.

PRINT NAME _____ BY: _____
DIRECTOR OF PLANNING
PLANNING AND DEVELOPMENT SERVICES
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA

CITY ATTORNEY:

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2020.

PRINT NAME _____ BY: _____
PETER J. SWEENEY
CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

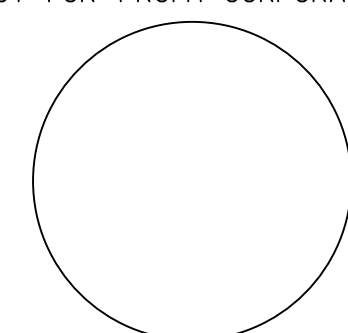
CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

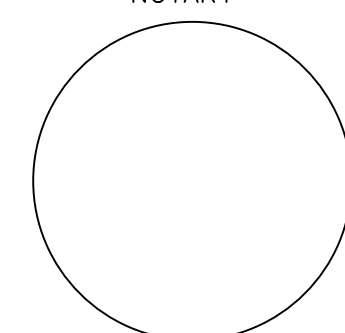
PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2020.

FORT PIERCE CITY COMMISSION
BY: _____ PRINT NAME _____
CITY CLERK: LINDA COX

MAGNOLIA SQUARE OF FT.
PIERCE HOMEOWNERS'
ASSOCIATION, INC., A
NOT-FOR-PROFIT CORPORATION



MAGNOLIA SQUARE OF FT.
PIERCE HOMEOWNERS'
ASSOCIATION, INC., A
NOT-FOR-PROFIT CORPORATION
NOTARY



TITLE CERTIFICATION:

I, _____ A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF _____, 2020,

1. RECORD TITLE TO THE LANDS DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF XXXXXX HOMES OF FLORIDA, INC., A FLORIDA CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A) NONE

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED: THIS _____ DAY OF _____, 2020.

_____, ATTORNEY

FLORIDA BAR NO.: _____

_____, FLORIDA

SURVEY NOTES:

- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO NORTH LINE OF TOWNHOUSE TRACT, SAID NORTH LINE HAVING A GRID BEARING OF NORTH 88°01'52" WEST. BEARINGS ARE BASED ON GPS MEASUREMENTS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.

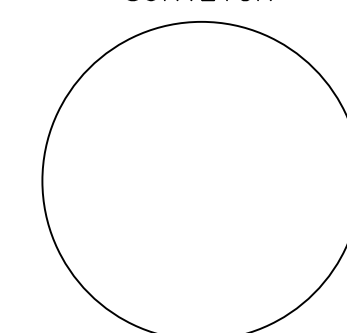
CERTIFICATE OF SURVEYOR AND MAPPER:

I, RONNIE L. FURNISS, HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE CITY OF STUART, FLORIDA.

DATED: _____
BY: _____
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR AND MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
(561-392-1991)
CERTIFICATION OF AUTHORIZATION NO. LB 3591

SURVEYOR



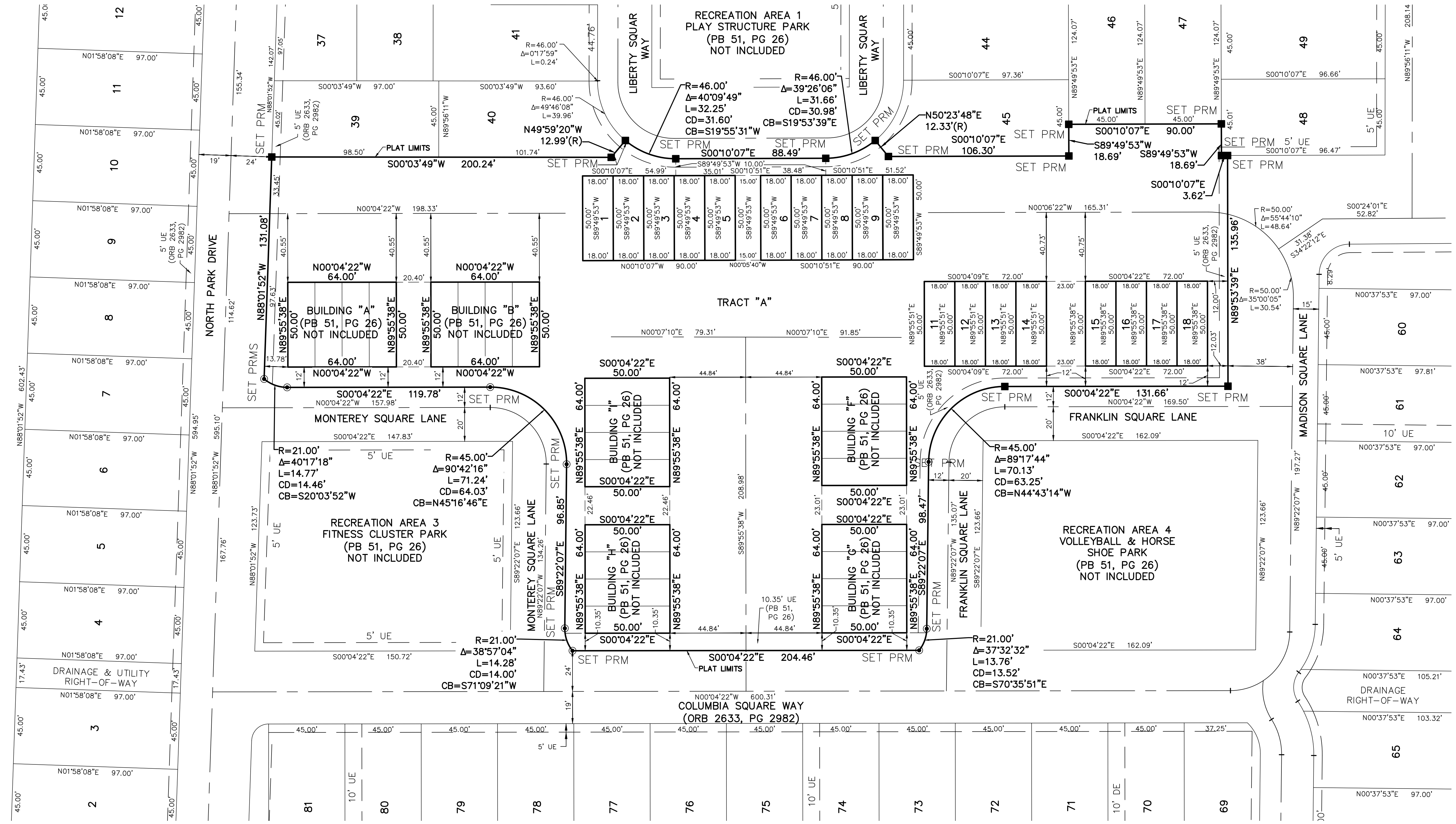
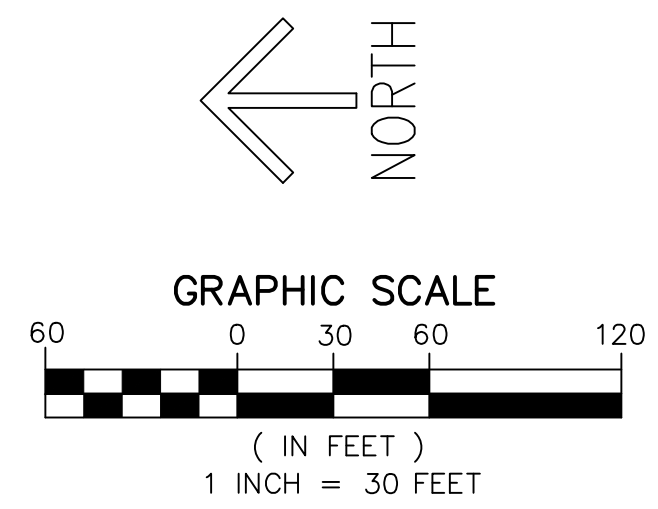
MAGNOLIA TOWNHOMES

A REPLAT OF A PORTION OF MAGNOLIA SQUARE
AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF
THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,
LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

LEGEND/ABBREVIATIONS

- ☐ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- AC - ACRES
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- L - ARC LENGTH
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- LBE - LANDSCAPE BUFFER EASEMENT
- LSE - LIFT STATION EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- P.P.A.E. - PERPETUAL PUBLIC ACCESS EASEMENT
- R - RADIUS
- (R) - INDICATES RADIAL LINE
- RBE - ROADWAY BUFFER EASEMENT
- SF - SQUARE FEET
- SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
- UE - UTILITY EASEMENT
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
SET 4"x4" CONC MON AND DISK STAMPED
"C&W PRM LB 3591"
- - DENOTES PERMANENT CONTROL POINT
SET NAIL AND DISK STAMPED
"C&W PRM LB 3591"



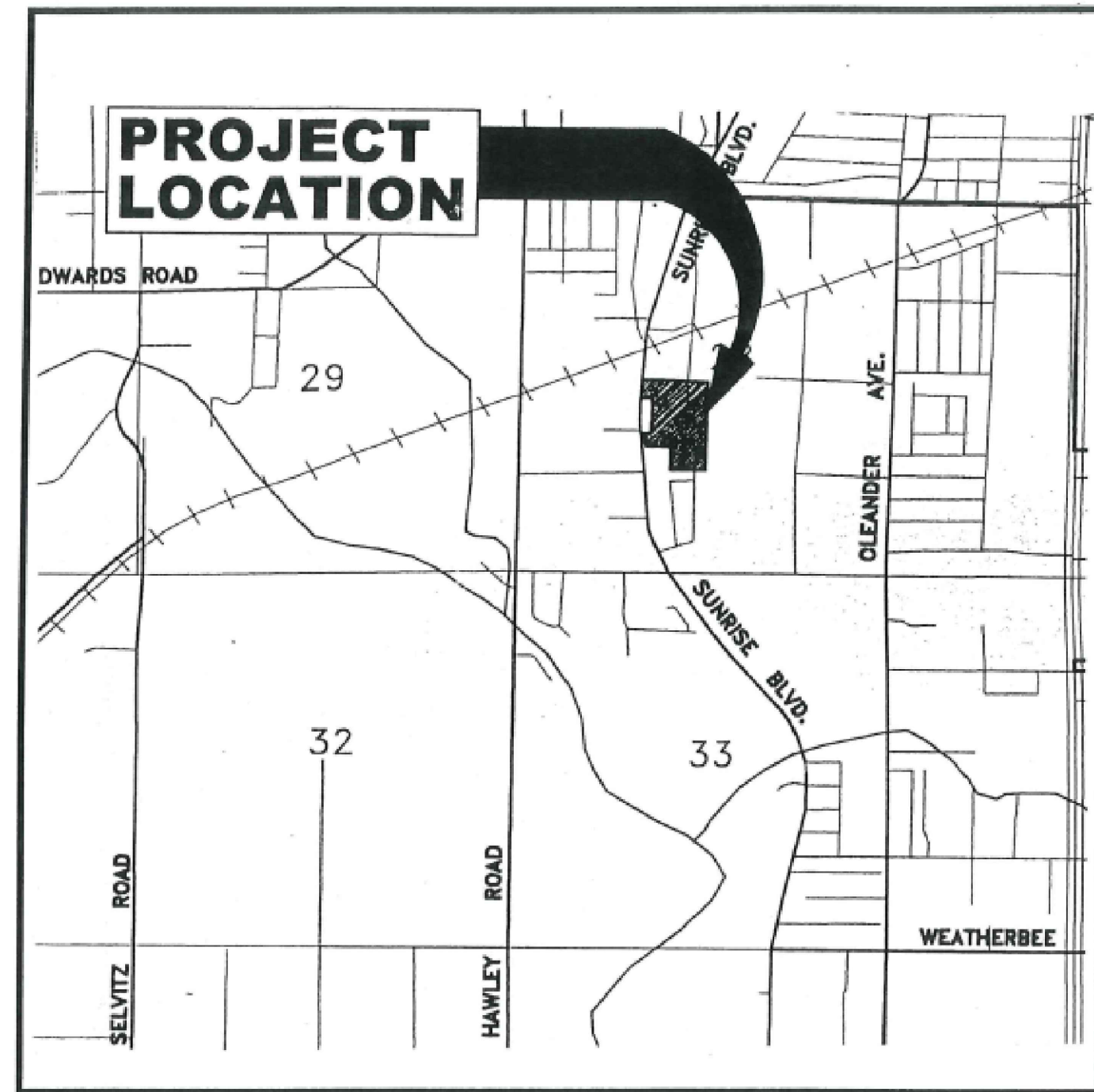
NOTE: ELEVATIONS ARE NAVD 88
 NGVD 29 = NAVD 88 + 1.496

PERMIT SET

MANGOLIA SQUARE

FORT PIERCE, FLORIDA

PAVING, GRADING, & DRAINAGE PLANS



SECTION 28, TOWNSHIP 35S, RANGE 40E

N
(no scale)

MAGNOLIA SQUARE
 LOCATION MAP

SHEETS	DESCRIPTION
CV1	COVER SHEET
PD1	POLLUTION PREVENTION PLAN
PD2-PD3	PAVING, GRADING, AND DRAINAGE PLANS
PD4	PAVING, GRADING, AND DRAINAGE DETAILS

REVISIONS	DATE	BY

FILE NAME: 8116 ENG.dwg

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (661)-392-1991 / FAX (661)-750-1452

Cover Sheet

MAGNOLIA SQUARE
 Location, Florida

DATE	4-3-18
DRAWN BY	TF
F.B./ PG.	
SCALE	n/d

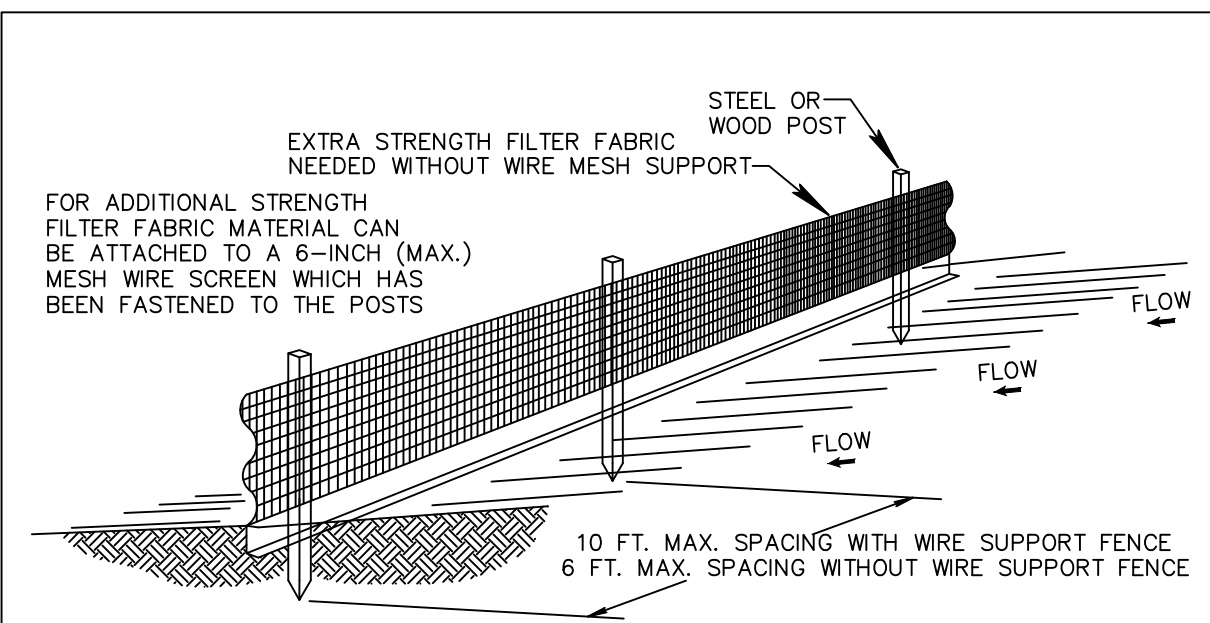
JOHN F. WHEELER
 PROFESSIONAL ENGINEER
 LICENSE NO. 25478
 STATE OF FLORIDA
 ENG. NO. EB-0003591
 DATE

JOB # 8116
 SHT. NO.
CV1
 OF 5 SHEETS

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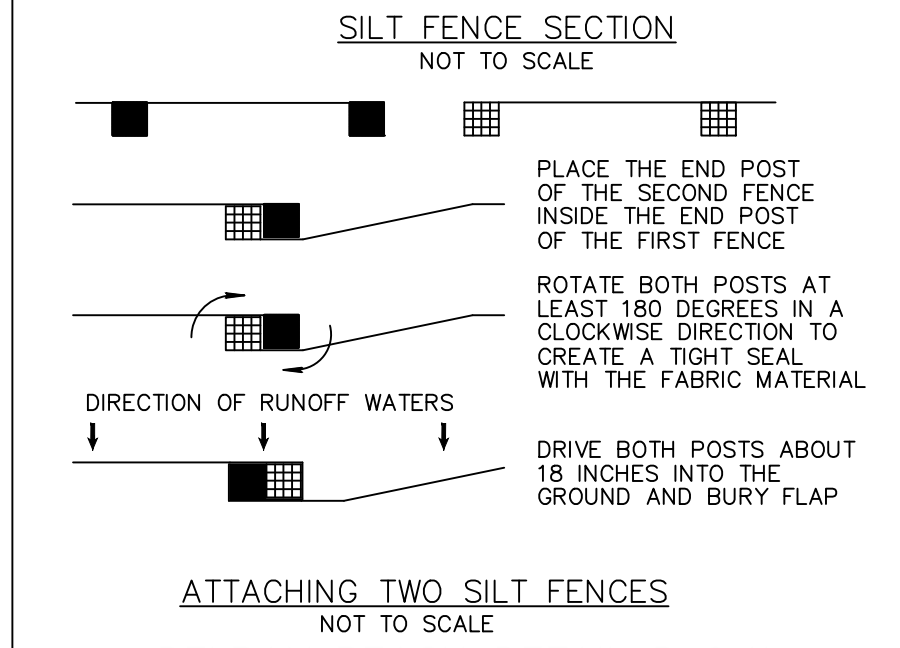
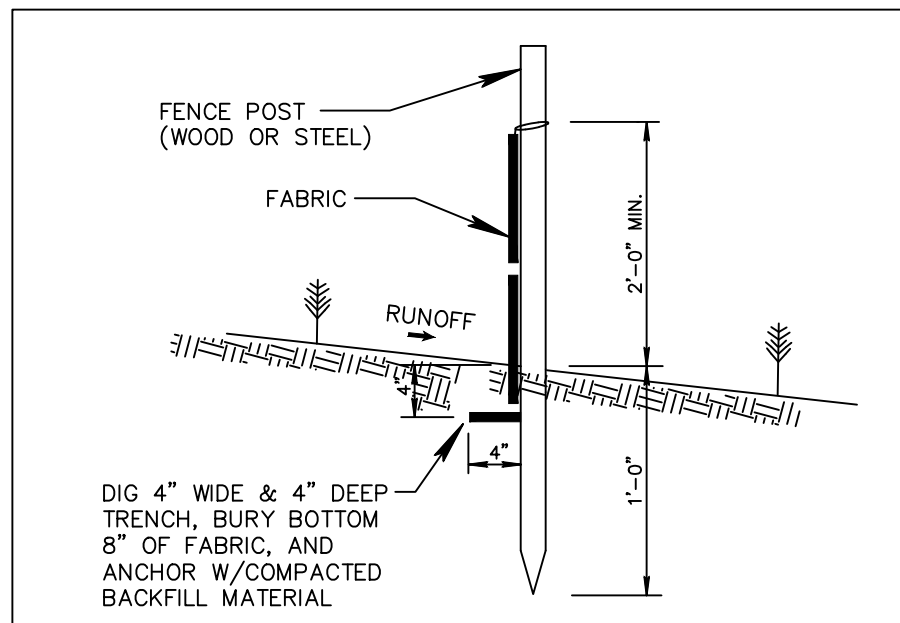
NOTE: ELEVATIONS ARE NAVD 88
NCVD 29 = NAVD 88 + 1.496

PERMIT SET

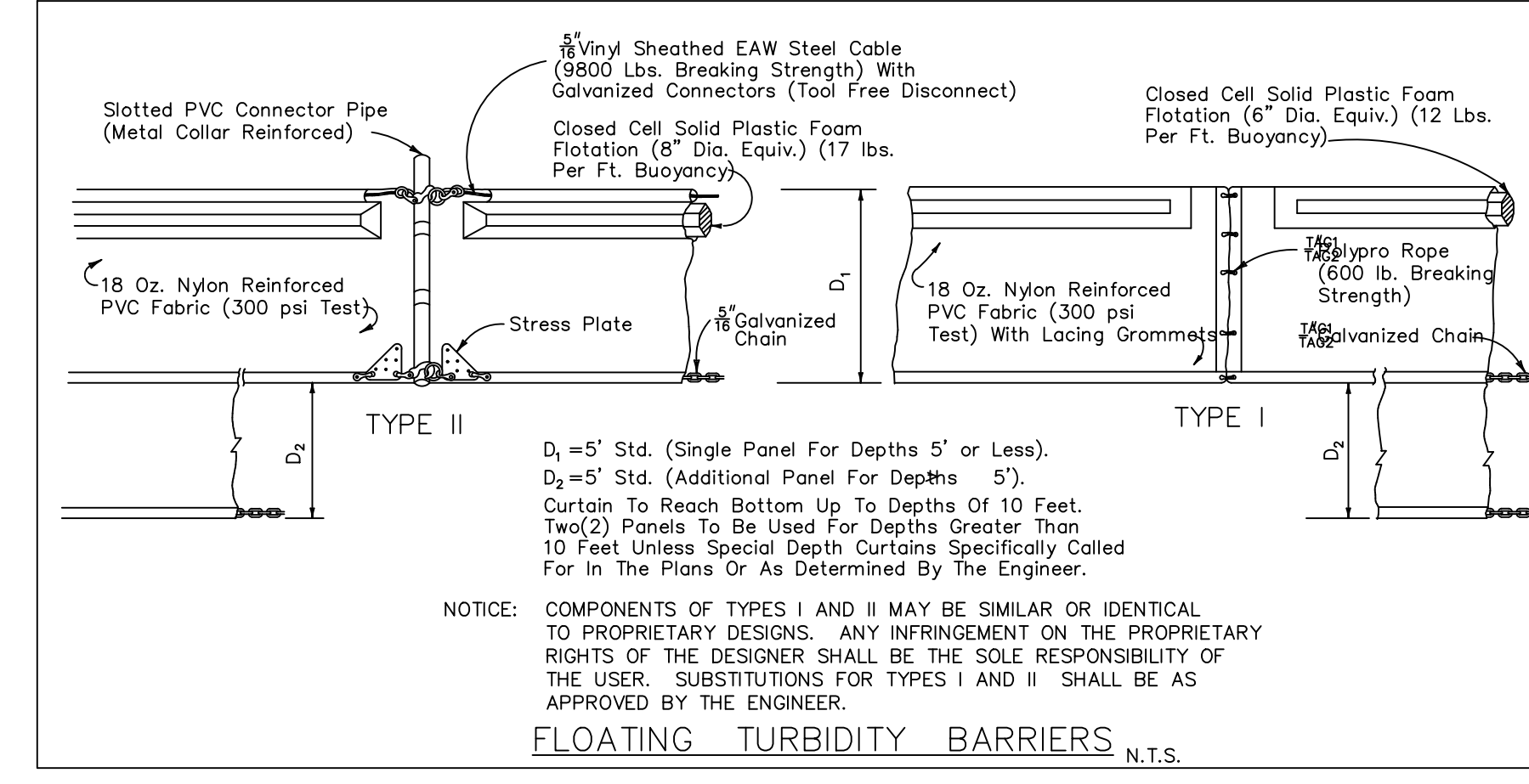


- NOTES:
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
 2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
 3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
 4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
 5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
 6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
 7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

SILT FENCE INSTALLATION DETAIL
(1 of 2) N.T.S.

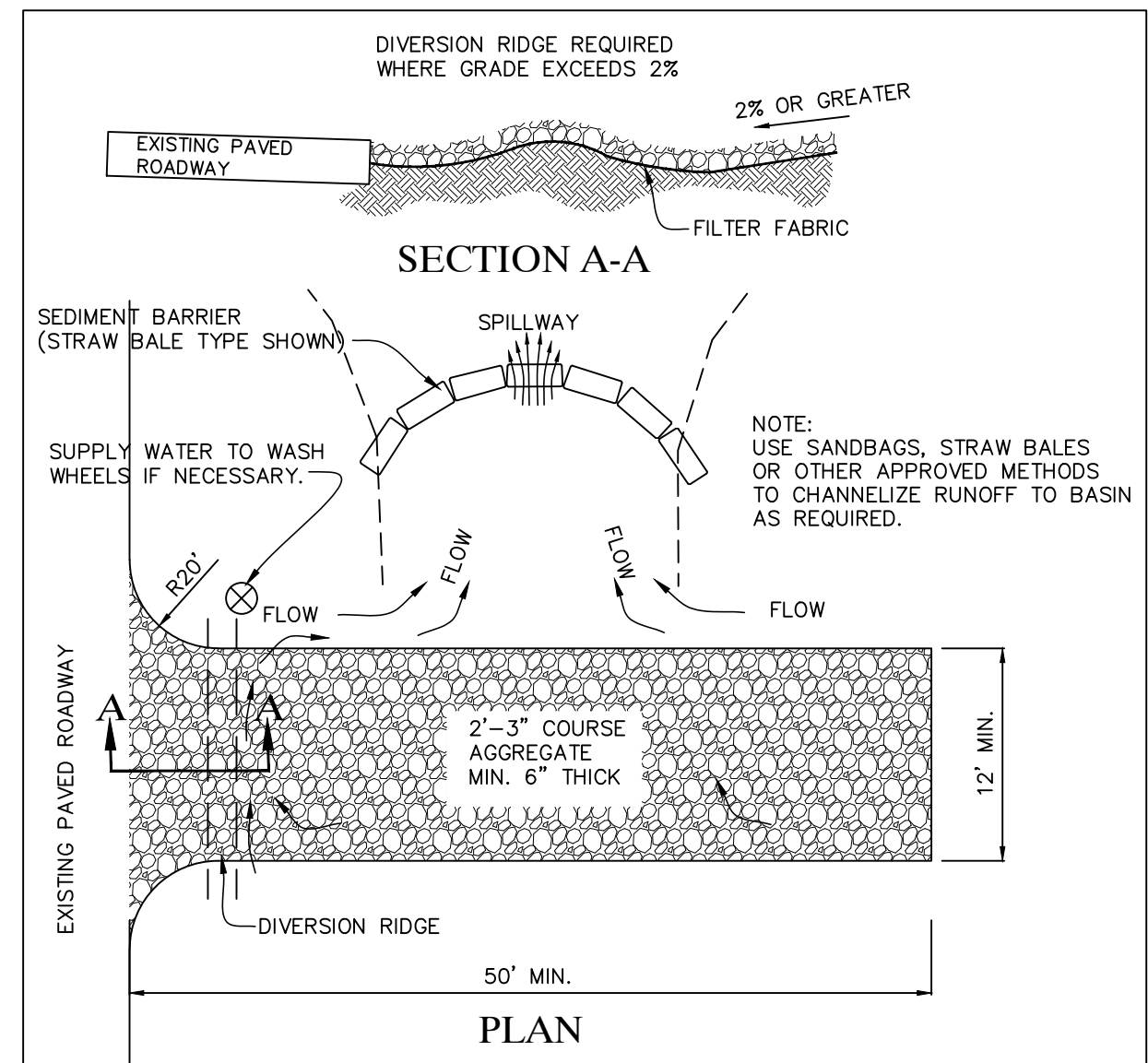


SILT FENCE INSTALLATION DETAIL
(2 of 2) N.T.S.



NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS N.T.S.



NOTES:

1. THE ENTRANCE BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. CONTRACTOR TO VERIFY THAT GRAVEL IS KEPT OUT OF CITY R/W.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

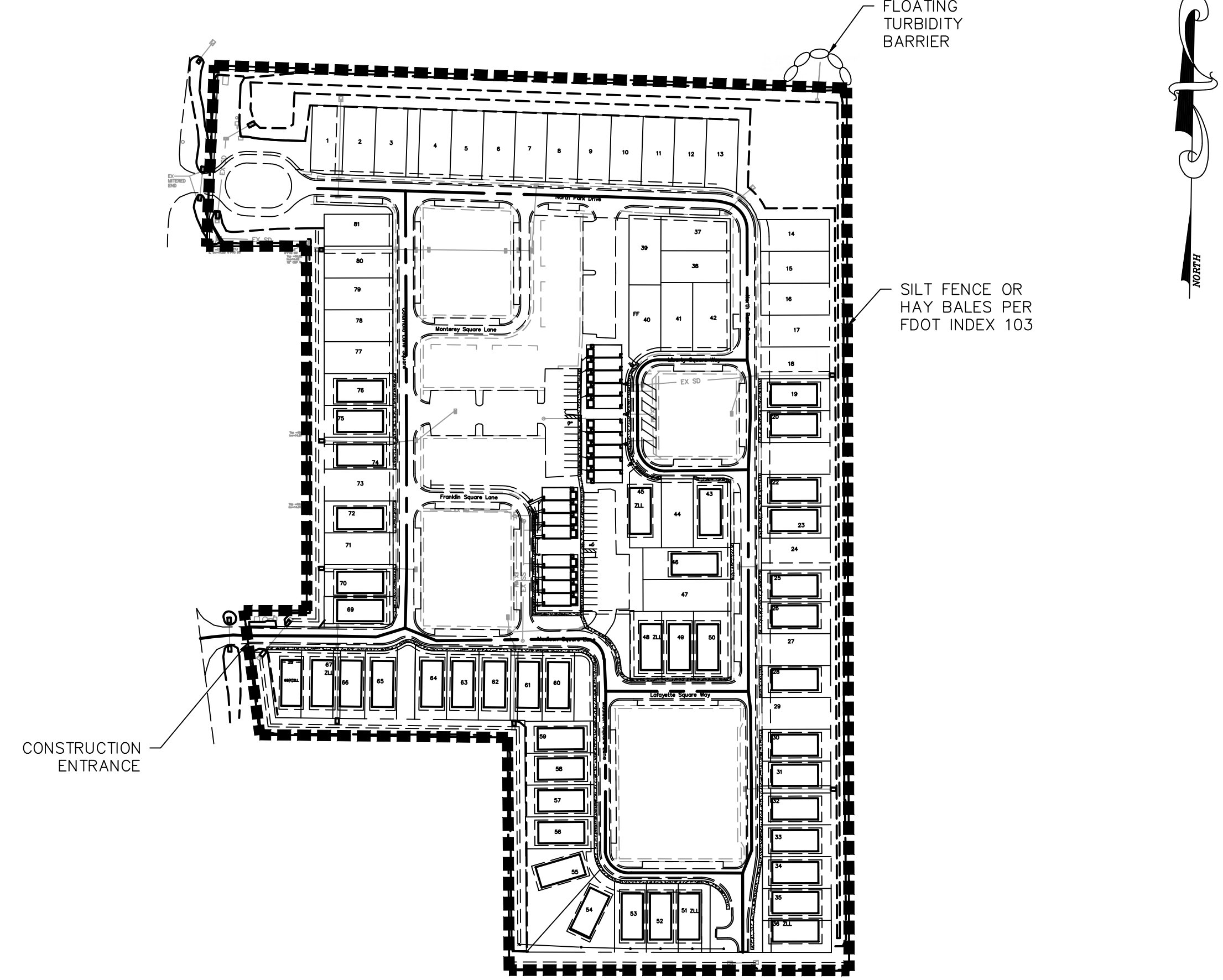
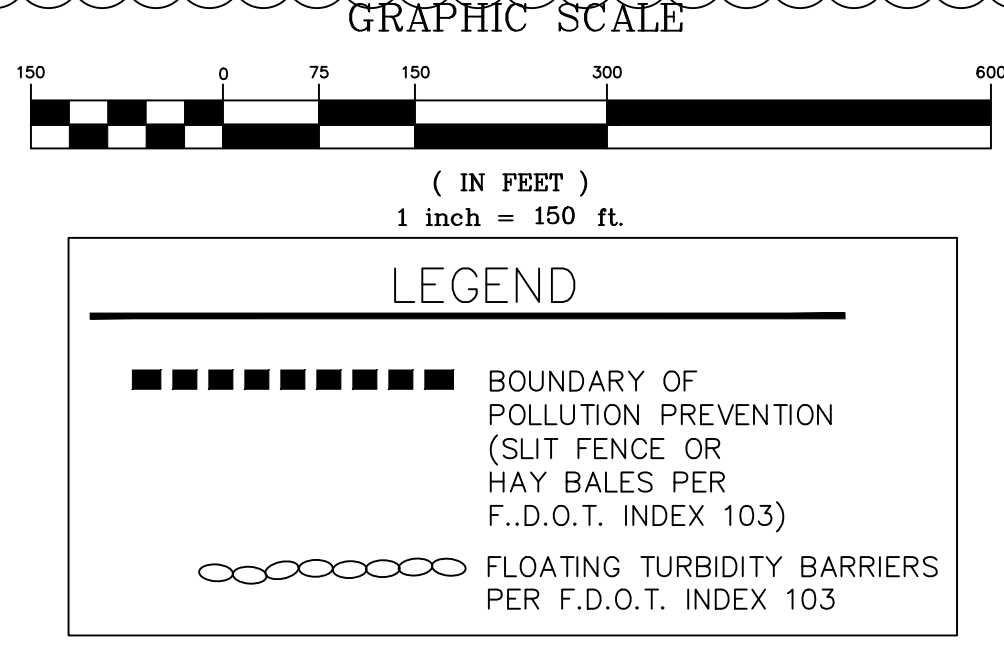
CITY OF FORT PIERCE ORDINANCE K421, SEC 17-76 INSPECTION:

(a) The City of Fort Pierce Engineering Department shall make inspections as hereinafter required and notify the Director of Building & Code Enforcement upon inspection approval or if the work fails to comply with the Erosion and Sediment Control Plan as approved to request a stop work order. Plans for grading, stripping, excavating, and filling work bearing the stamp of approval of the City Engineer shall be maintained at the site during the duration of the work. To obtain inspections, the permittee shall notify the City of Fort Pierce Engineering Department at least two working days before the following:

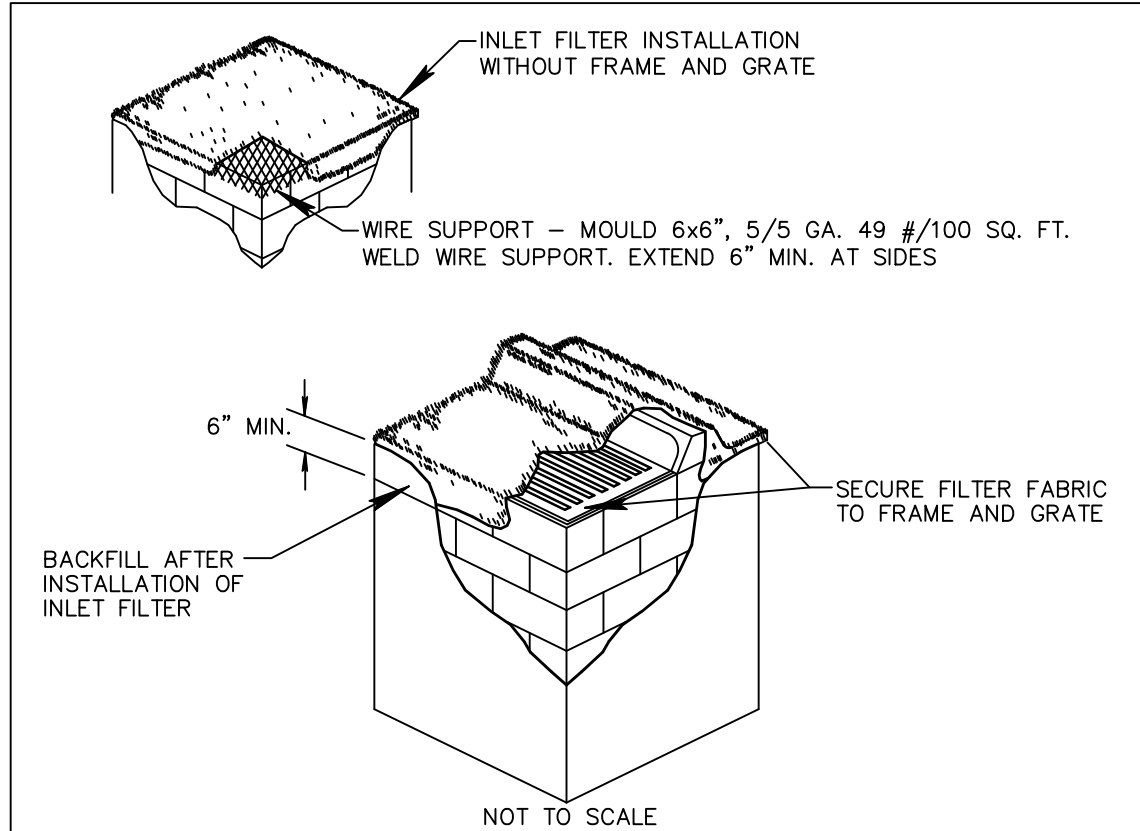
- (1) Start of construction
- (2) Installation of sediment and erosion measures
- (3) Completion of site clearing
- (4) Completion of rough grading
- (5) Completion of final grading
- (6) Close of the construction season
- (7) Completion of final landscaping

(b) The permittee shall be responsible for the functionality of all control measures in accordance with the inspection schedule outlined on the approved Erosion and Sediment Control Plan(s). The purpose of such inspections will be to determine the overall effectiveness of the control plan and the possible need for additional control measures.

(c) The City Engineer or his designee shall enter the property of the applicant as deemed necessary to make regular inspections to ensure the effectiveness of the control plan and the possible need for additional control measures.



POLLUTION PREVENTION PLAN
SCALE: 1" = 150'



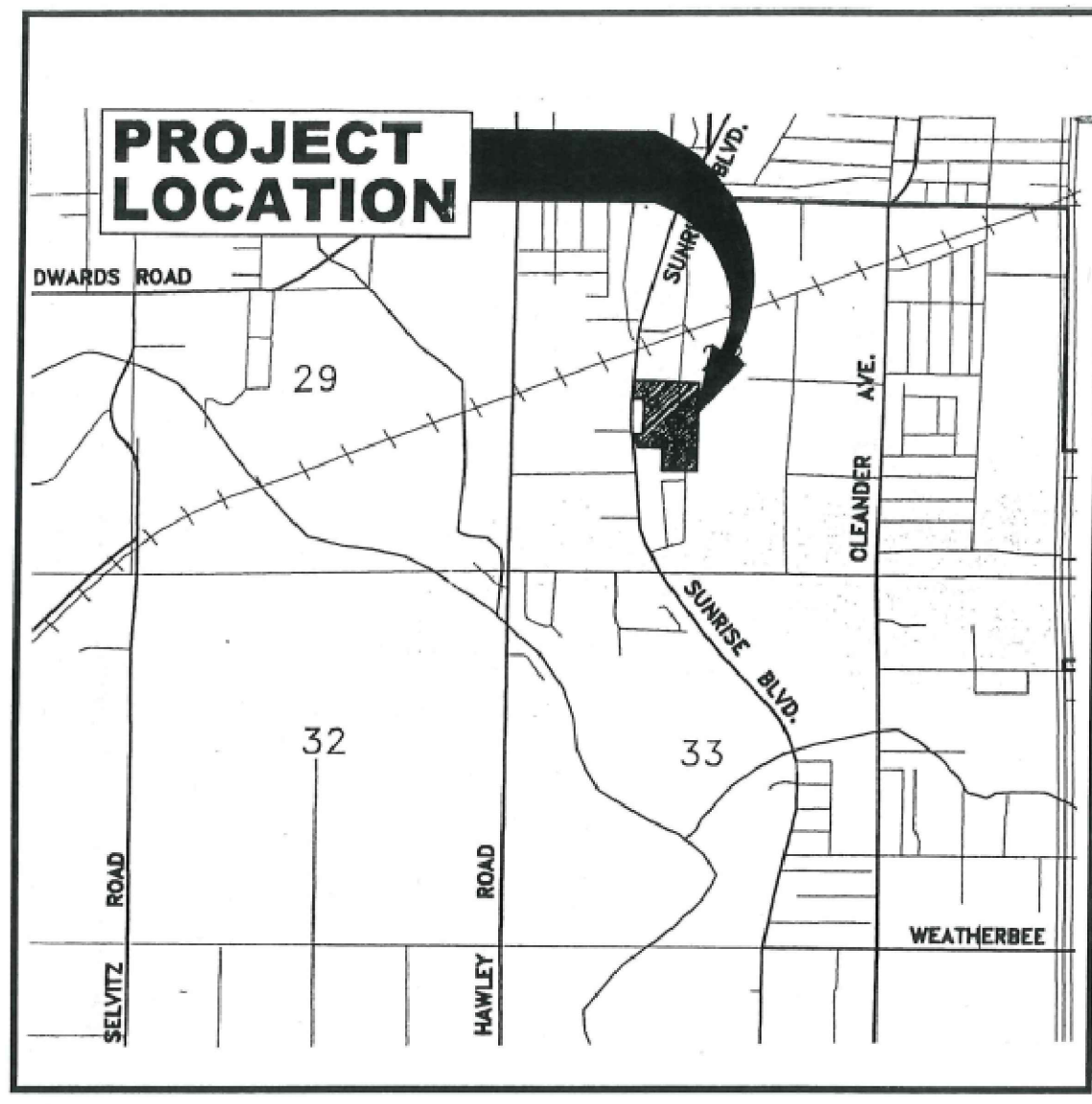
NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL
N.T.S.



SECTION 28, TOWNSHIP 35S, RANGE 40E
MAGNOLIA SQUARE
LOCATION MAP

- ### DEFINITIONS
1. CITY - CITY OF FORT PIERCE
 2. CONTRACTOR - UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS
 3. ENGINEER - ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION
- ### PROCEDURE
1. A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS. THE MEETING SHALL BE ATTENDED BY THE CITY, CONTRACTOR, SUBCONTRACTORS, ENGINEER AND OTHER INTERESTED PARTIES.
 2. ANY REVISIONS TO THE APPROVED PLANS MUST BE APPROVED BY THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
 3. ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING THE PRE-CONSTRUCTION MEETING.
 4. THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 5. ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED BY THE CITY PRIOR TO CONSTRUCTION. ALL REQUESTS FOR MATERIAL SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE.
 6. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF OTHER UTILITIES (NOT SHOWN ON THE PLAN) EXIST WITHIN THE AREA OF CONSTRUCTION SHOULD THERE BE UTILITY CONFLICTS. THE CONTRACTOR SHALL INFORM THE CITY AND NOTIFY THE RESPECTIVE UTILITY OWNER TO RESOLVE THE UTILITY CONFLICTS AND THE UTILITY ADJUSTMENTS AS REQUIRED.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS OF ALL OTHER UTILITY FACILITIES.
 9. THE CONTRACTOR SHALL SCHEDULE INSPECTIONS AND TESTS WITH THE CITY A MINIMUM OF 24 HOURS IN ADVANCE.
 10. CONTRACTOR SHALL NOT DISTURB EXISTING CITY MAINS OR STRUCTURES WITHOUT THE PRESENCE OF A CITY INSPECTOR. CITY UTILITY SYSTEM VALVES AND APPURTENANCES MAY ONLY BE OPERATED BY CITY PERSONNEL.
 11. FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE CITY.
 12. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF THE WORK, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.
 13. PAVING, DRAINAGE AND TRAFFIC CONSTRUCTION SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND DESIGN STANDARDS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 14. AS-BUILT DRAWINGS SHALL BE PREPARED BY A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, AND SUBMITTED BY THE CONTRACTOR TO THE CITY.
 15. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553-851 FOR PROTECTION OF UNDERGROUND GAS PIPE LINES.
 16. CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE (1-800-432-4770) 48 HOURS IN ADVANCE OF CONSTRUCTION.
 17. GRADES SHOWN ON PLANS ARE FINISHED GRADES. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST EXISTING SANITARY SEWER MANHOLE TOPS AND VALVE BOX COVERS TO FINISHED GRADE.
 18. CONTRACTOR SHALL MAINTAIN LOCAL TRAFFIC AT ALL TIMES DURING CONSTRUCTION AND SHALL BE REQUIRED TO PROVIDE ALL BARRICADES, LIGHTING, SIGNAGE AND FLAGMEN AS NECESSARY TO PROVIDE FOR THE SAFETY OF THE PUBLIC IN THE WORK AREA. THE CONTRACTOR SHALL SUBMIT A DETAILED TRAFFIC MAINTENANCE PLAN PRIOR TO CONSTRUCTION.
 19. EXISTING BASE MATERIAL THAT IS REMOVED DURING CONSTRUCTION SHALL NOT BE USED IN THE CONSTRUCTION OF NEW LIMEROCK BASE.
 20. ALL VEGETATION, DEBRIS, CONCRETE OR OTHER UNSUITABLE MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN AREA AT THE CONTRACTORS EXPENSE.
 21. CONTRACTOR SHALL UTILIZE CONSTRUCTION METHODS AND DEVICES, SUCH AS TURBIDITY SCREENS, CURTAINS AND FLOATING SILT BARRIERS WHERE NECESSARY IN ORDER TO COMPLY WITH ALL STATE AND LOCAL WATER QUALITY STANDARDS.
 22. ALL REINFORCED CONCRETE STORM SEWER PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED.
 23. ALL PAVED SURFACES SHALL BE PROPERLY MARKED PRIOR TO HOURS OF DARKNESS. PERMANENT PAVEMENT MARKING STALLS SHALL BE LAID OUT USING MARKING CHALK. LAYOUT TO BE REVIEWED BY THE CITY PRIOR TO PLACEMENT OF FINAL MARKING.
 24. EMBANKMENT (FILL) AND EXCESS MATERIAL REQUIRED FOR ROADWAY RECONSTRUCTION AND UTILITY INSTALLATIONS SHALL BE SUPPLIED AND/OR DISPOSED OF BY THE CONTRACTOR. ALL COSTS ASSOCIATED WITH EARTHWORK REQUIREMENTS TO COMPLETE THE ROADWAY RECONSTRUCTION AND UTILITY IMPROVEMENTS SHALL BE INCLUDED IN THE COSTS OF OTHER APPROPRIATE PAY ITEMS.
 25. CONTINUITY OF WATER AND SEWER SERVICE TO CITY UTILITY CUSTOMERS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THIS PROJECT. IF A BREAK IN SERVICE IS UNAVOIDABLE TO ACCOMMODATE CONNECTION OF NEW FACILITIES, IT SHALL BE SCHEDULED FOR OFF PEAK HOURS WITH THE CITY. DETERMINATION OF SERVICE BREAK REQUIREMENT WILL BE MADE BY THE CITY.
 26. SITE INFORMATION BASED ON A SURVEY PREPARED BY: GARY A. BURDEN
 27. RELOCATION OF UTILITY POLES AND GAS PIPE LINES SHALL BE COORDINATED BY THE CONTRACTOR WITH FLORIDA POWER AND LIGHT, AND FLORIDA PUBLIC UTILITIES, RESPECTIVELY. EACH UTILITY HAS BEEN NOTIFIED THAT THEY WILL BE REQUIRED TO RELOCATE THEIR UTILITIES.

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REVISED PER CITY OF FT PIERCE COMMENTS	11-20-18	BR	BY
REVISIONS	DATE		
FILE NAME:	8116 ENG.dwg		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

Pollution Prevention Plan
MAGNOLIA SQUARE
Location, Florida

DATE	4-3-18
DRAWN BY	TF
F.B./PG.	
SCALE	1" = 150'

JOHN F. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 25478
STATE OF FLORIDA
ENG. NO. EB-0003591
DATE

JOB # 8116
SHT. NO.
PD1
OF 5 SHEETS

PERMIT SET

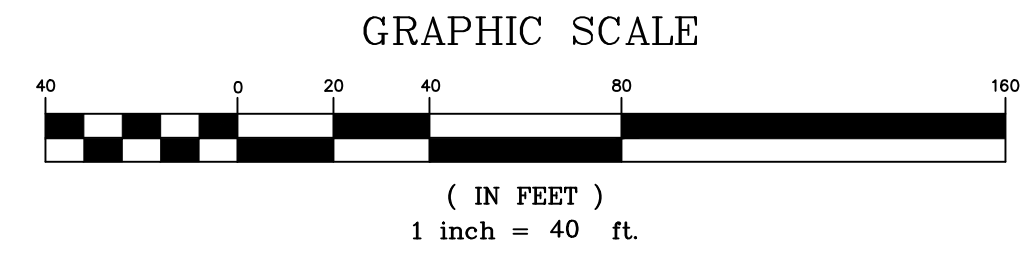
NOTE: ELEVATIONS ARE NAVD 88
NGVD 29 = NAVD 88 + 1.496

DRAINAGE CRITERIA
CONTROL WATER ELEV. = 13.00' NAVD
MIN. ROAD CROWN ELEV. = 18.50' NAVD
MIN. PERIMETER BERM ELEV. = 18.90' NAVD
100-YR-3DAY FLOOD (0 DISCHARGE) ELEV. = 20.57' NAVD
MIN. FINISH FLOOR ELEV. = 21.00' NAVD

LEGEND

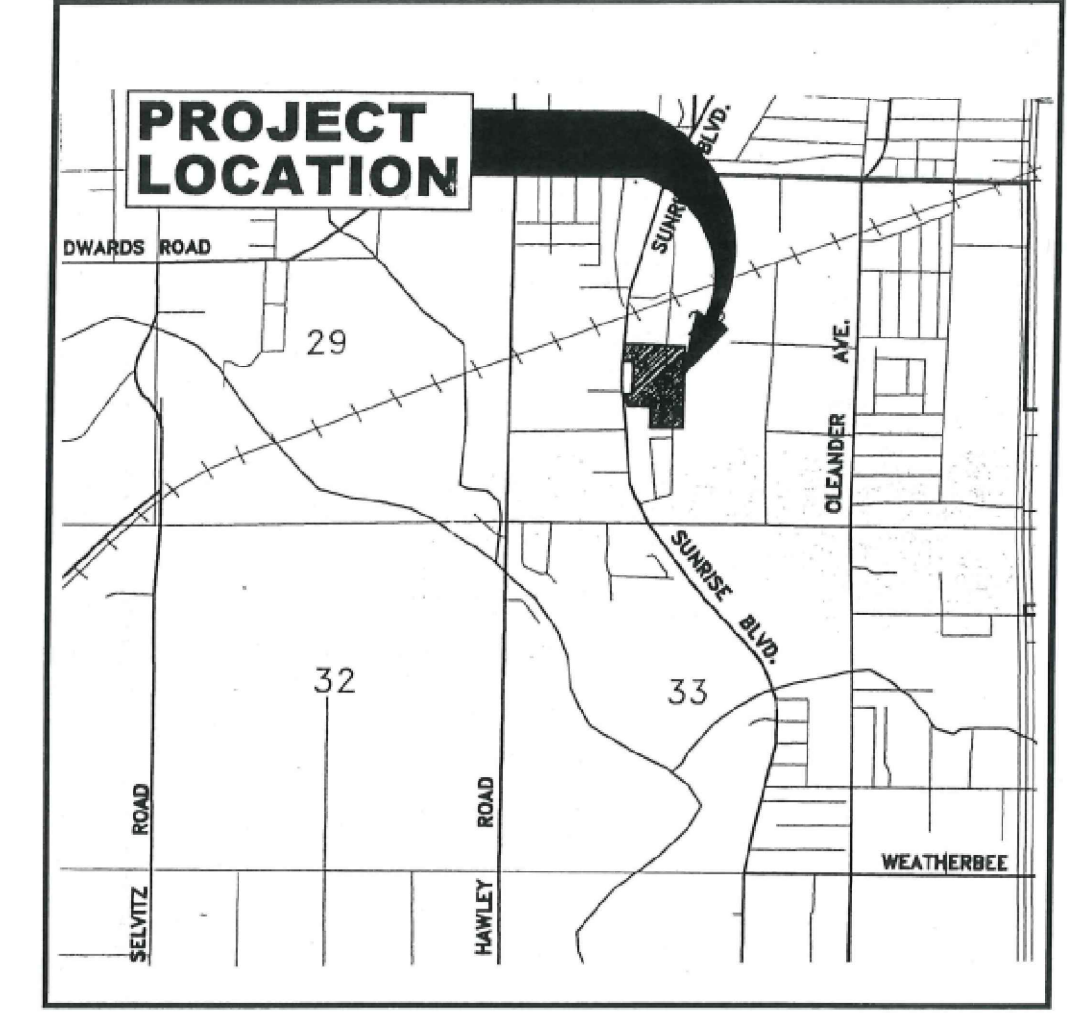
- EXISTING DRAINAGE INLET
- EXISTING DRAINAGE PIPE
- PROPERTY BOUNDARY
- LOT LINE
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED GRADE TO MATCH EXISTING
- PROPOSED GRADE FOR PAD FILL
- PROPOSED YARD DRAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED CONC SIDEWALK
- PROPOSED SWALE
- PROPOSED STRUCTURE WITH BUILDING PAD AND 2' SIDE OFFSET FROM FOOTPRINT
- WATER AND SEWER SERVICES

- GENERAL NOTES:**
- ALL HOPE DRAINAGE PIPE SHALL BE CLASS II, SMOOTH WALLED INTERIOR AND MEET THE MINIMUM SPECIFICATION OF FDOT STANDARD SPECIFICATIONS.
 - MAXIMUM BUILDING COVERAGE 40% ON LOTS PER APPROVED SITE PLAN.

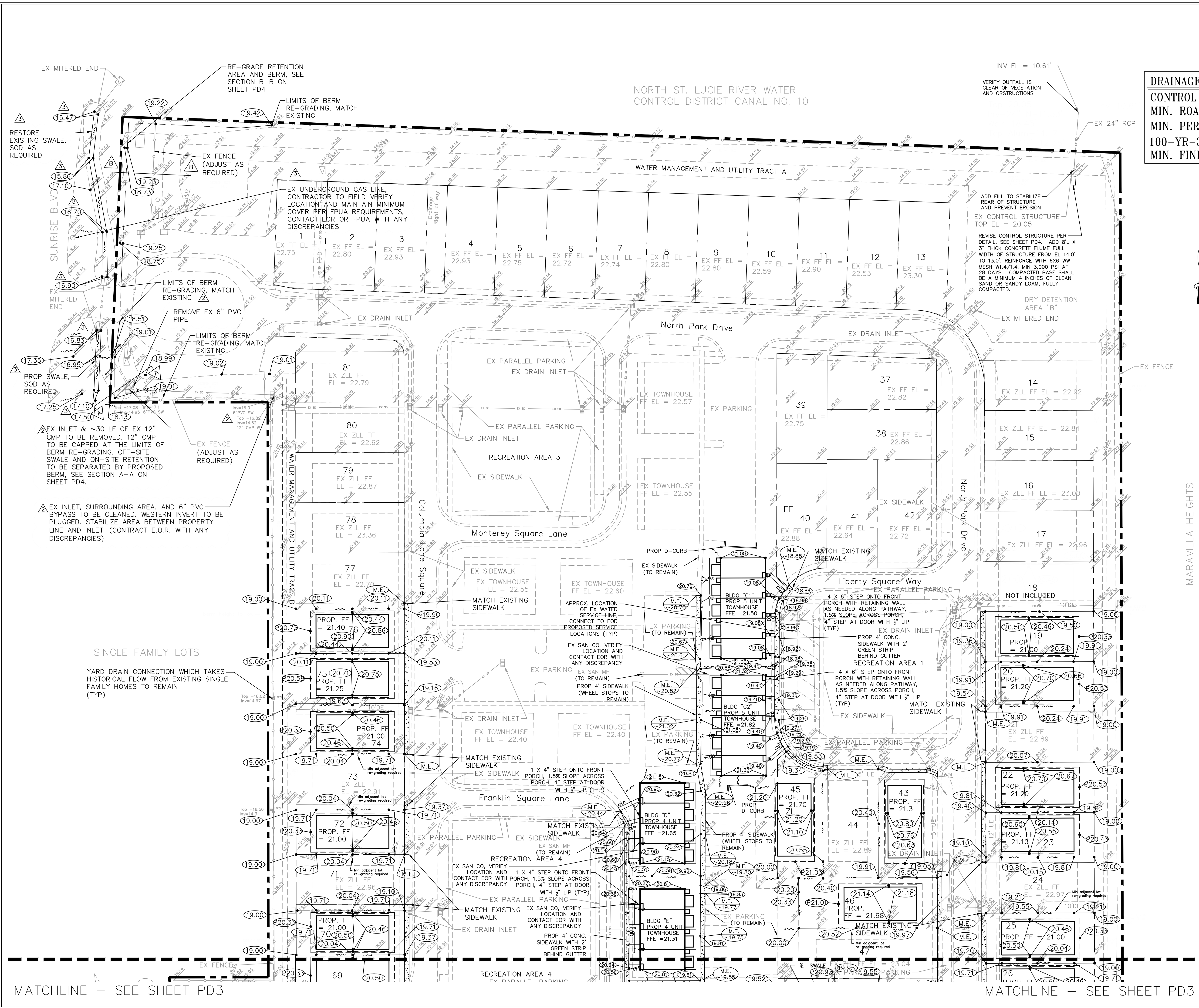


Call 48 hours before you dig
It's the Law! 1-800-432-4770
Sunshine State One Call of Florida, Inc.

NOTE:
CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.



SECTION 28, TOWNSHIP 35S, RANGE 40E
MAGNOLIA SQUARE
LOCATION MAP



MATCHLINE - SEE SHEET PD3

MATCHLINE - SEE SHEET PD3

BR	1-5-20	DATE
BR	2-15-19	DATE
BR	12-7-18	DATE
TR	12-7-05-18	DATE
BR	11-20-18	DATE
BY		DATE

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

Paving, Grading, and Drainage Plan
MAGNOLIA SQUARE
Location, Florida

DATE 4-3-18
DRAWN BY TF
F.B./PG.
SCALE 1" = 40'

JOHN F. WHEELER
PROFESSIONAL ENGINEER
LICENSE NO. 25478
STATE OF FLORIDA
ENG. NO. EB-0003591
DATE

JOB # 8116
SHT. NO.
PD2
OF 5 SHEETS

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**GENERAL NOTES
PAVING, GRADING & DRAINAGE**

- All dimensions shown on these drawings are scaled distances. The contractor shall confirm all measurements in the field and notify the Engineer in writing of any discrepancy prior to performing the work. All quantities shall be paid on the basis of field measurements of completed work.
- Reinforced concrete pipe (R.C.P.) shall be in accordance with A.S.T.M. C76-78, Class III Corrugated Aluminum Pipe (C.A.P.) shall be in accordance with AASHTO M-96, 16 gauge. It is the responsibility of the Contractor to make such examination of the site of the work, and of any material sources indicated in the plans, as may be necessary to inform himself of the conditions under which work is to be performed.
- Proposed grades shown in paved areas refer to finish pavement grades.
- Pavement markings and geometrics shall be in accordance with the Manual on Uniform Traffic Control Devices for Streets and Highways.
- All lots, roadways and borrow areas shall be stripped of all deleterious (unsuitable) materials and materials shall be disposed within the site.
- All grading of streets, including the removal of all materials and the finishing of all shoulders, subgrade preparation, Swales and backstops, in accordance with the typical sections shown herein shall be included in the bid price for paving.
- Any existing roadway and/or utility that is damaged by the Contractor shall be corrected at the Contractor's expense to the satisfaction of the Engineer.
- Muck shall be removed within 10' of pavement and building areas.
- Any gumbo encountered to be removed within the roadway 1.0' below subgrade to outside edge of shoulders.
- All paving and drainage work to be constructed in full accordance with City of Fort Pierce Standards and Specifications.
- The sequence of construction shall be such that all underground installations of every kind that will be beneath the pavement currently to be constructed shall be installed prior to the compaction of subgrade.
- Contractor shall submit shop drawings on all pipe, pipe bands, drainage structures, grates, frames and covers.
- It shall be the Contractor's responsibility to determine the location of existing utilities whether shown or not shown on these drawings and shall verify all elevations before starting construction. All existing utilities damaged by the Contractor shall be restored to existing or better conditions by Contractor at no expense to Owner.
- Where connections to an existing drainage system are proposed, said existing drainage structures and lines shall be purged of all silt and debris prior to said connection, and where existing drainage system includes ditches, said ditches shall be cleared and worked, as necessary, to restore them to their approved design section.
- All pipe joints are to be inspected by a representative of the Engineer prior to backfilling. All inspections should be arranged no less than 24 hours in advance.

CLEARING AND GRUBBING:

- Work shall consist of the complete removal and disposal of all buildings, timber, brush, stumps, roots, rubbish, and debris and all other obstructions resting on or protruding through the surface of the existing ground and the surface of excavated areas, and of all other structures and obstructions necessary to be removed, including septic tanks, building foundations, and pipes.
- Roots and other debris shall be removed to a depth of at least one foot below the ground surface. All stumps within the construction area shall be completely removed and disposed of by the Contractor.
- Existing trees to remain where so directed by the Engineer, shall be trimmed, protected and left standing.
- Property obstructions which are to remain in place, such as buildings, sewers, drains, water or gas pipes, conduits, poles, walls, posts, bridges, etc. are to be carefully protected from injury and are not to be displaced.
- Clearing and grubbing materials shall be disposed of by the Contractor in locations and by methods approved by the Engineer.

SUBGRADE:

- Utilization of material in subgrade construction shall be in accordance with plan details or as directed by the Engineer.
- A proctor test shall be performed on the proposed subgrade material to determine the optimum moisture content and maximum density of the material. In-place density tests of the finish subgrade shall be performed at a frequency of at least one test for every 7,000 sq.ft. of proposed pavement area to determine compliance with the design specifications of 98% of max. density per AASHTO T-180 testing methods. The compacted subgrade shall conform to the lines, grades, and cross-sections shown on the plans. All roots, stumps, or objectionable material present on, under, or protruding through the surface shall be completely removed from the subgrade. The finished surface of the subgrade shall be string-lined prior to placement of rock base to verify that the subgrade has been constructed to the proper lines, cross-sections, and elevations within an allowable tolerance of 1/2" of the proposed finish subgrade elevations.

BASE:

- Limerock Composition - The following tests are required on the limerock material:
 - Chemical composition test to determine that material has a minimum percent carbonates of 70%.
 - Limerock bearing ratio test to determine that material can achieve on LBR of 100.
 - Sieve analysis to insure that at least 97% (by weight) of the material shall pass a 3-1/2" sieve and material shall be graded uniformly down to dust. The fine material shall consist entirely of dust or fracture. All crushing or breaking-up which might be necessary in order to meet such size requirements shall be done before the material is placed on the road.
- A proctor test shall be performed on the proposed limerock material to determine the maximum density of the material. In-place density tests shall be taken at a frequency of at least one test for every 7,000 sq.ft. of proposed pavement to determine the compliance with the design specifications of 98% of max. density per AASHTO T-180 testing methods.
- The compacted base shall conform to the lines, grades, and cross-section shown on the plans. The finish base surface shall be stringlined or checked with a template to verify conformance with the plan grades within an allowable tolerance of 1/4" of the proposed base elevations.

ASPHALTIC CONCRETE SURFACE COURSE:

- Tack Coat
 - Prior to installation of the overlay, the surface of the existing asphalt shall be broomed to remove all loose material which might interfere with the adhesion of the existing asphalt and overlay.
 - A tack coat shall be applied to the top of the clean asphalt surface at a rate of 0.10 gallons/sq.ft. in the presence of the Engineer's representative.
- Asphaltic concrete shall conform to Florida D.O.T. requirements of Type S-1 and S-3. Certifications of the asphalt mix shall be submitted by the asphalt plant to the Engineer for approval prior to construction.
- The temperature of the asphalt shall be at least 230 degrees F. during the laying operation.
- The thickness of the finished surface course shall be checked at various intervals to insure the constructed surface course is within 1/8" of the design thickness (no negative tolerance will be acceptable).
- The finished surface of the asphalt shall be checked with a straight edge to insure that the line, grade, and cross-section of the finished pavement section is in conformance with the design plans. The finished surface shall be of uniform texture and compaction. The surface shall have no pulled, torn, or loosened portions and shall be free of segregation, sand, streaks, sand spots, or ripples. All areas of the surface which does not meet the foregoing requirements shall be corrected to the Engineer's satisfaction.

SODDING:

- Work consists of the establishing of a stand of grass within the areas called for by the furnishing and placing of grass sod and fertilizing, watering, and maintaining sodded areas such as to assure a healthy stand of grass.
- The area over which the sod is to be placed shall be scarified or loosened to suitable depth. The sod shall be placed on the prepared surface with edges in close contact and shall be firmly and smoothly embedded by light tamping with appropriate tools. On areas where the sod may slide due to height and slope, the Engineer may direct that the sod be pegged with pegs driven through the sod blocks into firm earth at suitable intervals.

DRAINAGE

- Reinforced Concrete Pipe shall conform with the requirements of Class III ASTM C-76 and the most recent Florida DOT Standard Specifications for Road & Bridge Construction, Section 941.

PERMANENT MARKINGS

- Installation:
- All markings shall be installed by the extruded method.
 - Markings shall be free of weaves, bows, drips, drags, and other degrading items.
 - Chalk shall be used for all layout markings.
- Materials:
- All materials shall be alkyl thermoplastic meeting all State specifications.
- Thickness:
- All markings shall be installed to yield 90 mils of material measured above the pavement surface.
- Beads:
- Reflective beads are to be installed per FDOT specifications on all markings.
- Alternate Materials (Temporary Only)
- STAYMARK marking tape, or equivalent may be used, as approved or directed by the Engineer.
- Layout:
- Layout shall be made using marking chalk.
 - It is recommended that marking layout be inspected by the Engineer prior to the placement of final markings.

TEMPORARY MARKINGS

- Temporary markings may be used only as specified in this section, or as approved or directed by the Engineer.
- Final Pavement Surface:
- Only foil backed marking tape is allowed.
 - All tape shall be totally removed concurrent with permanent marking placement.
- Other Pavement Surfaces:
- Intermediate pavement surfaces may be marked with FDOT approved materials, designs, and specifications.

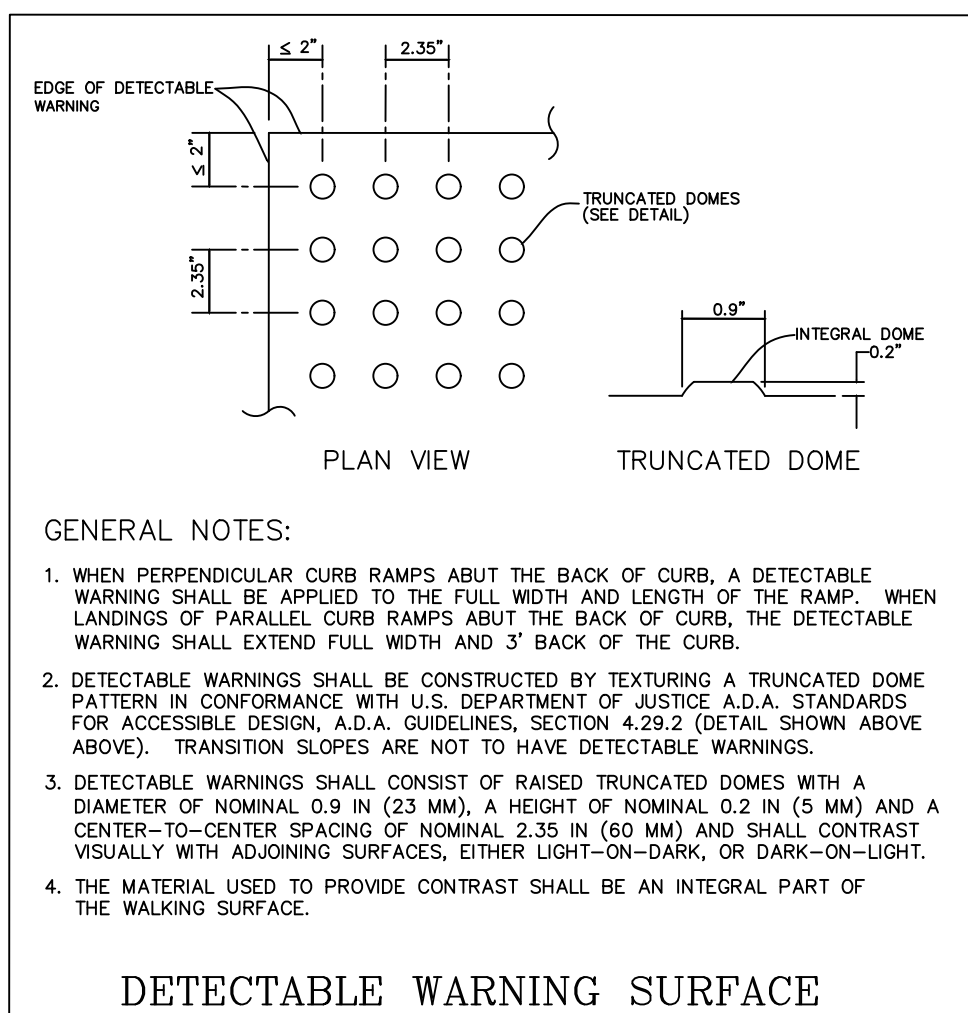
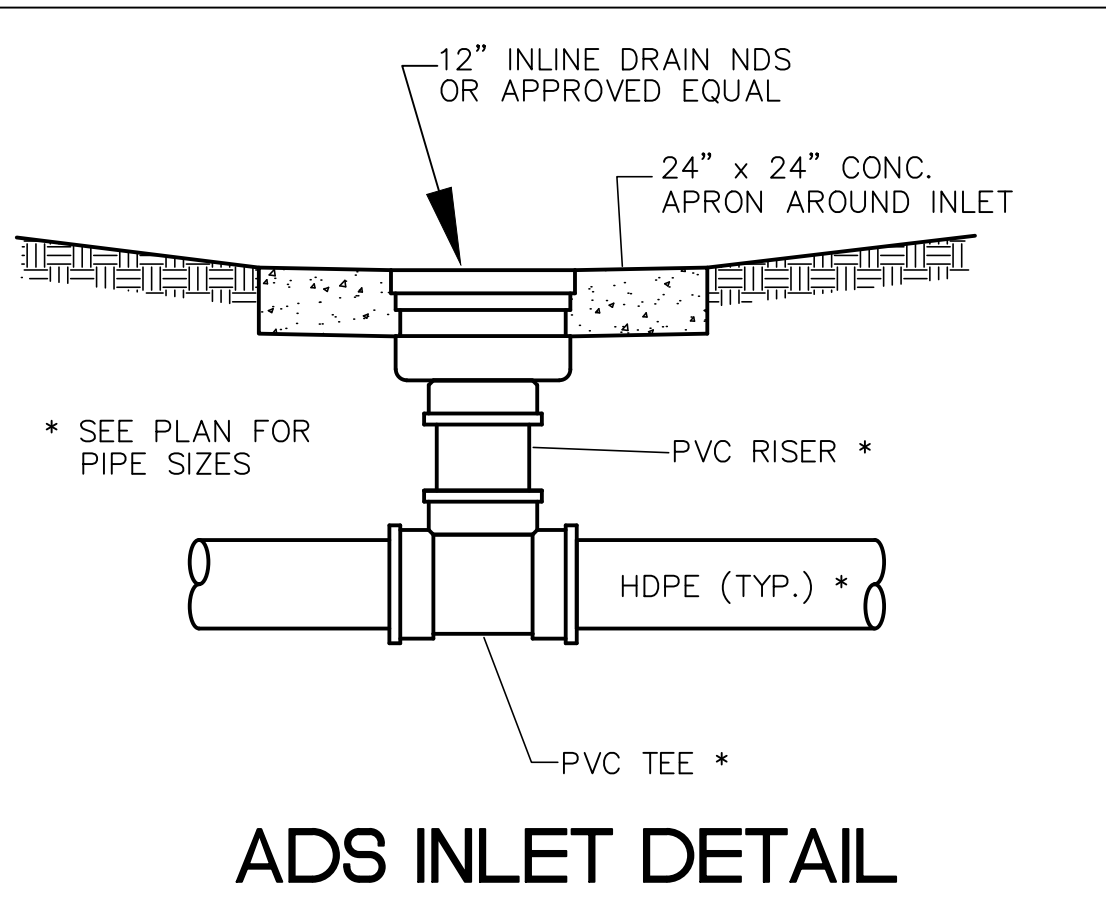
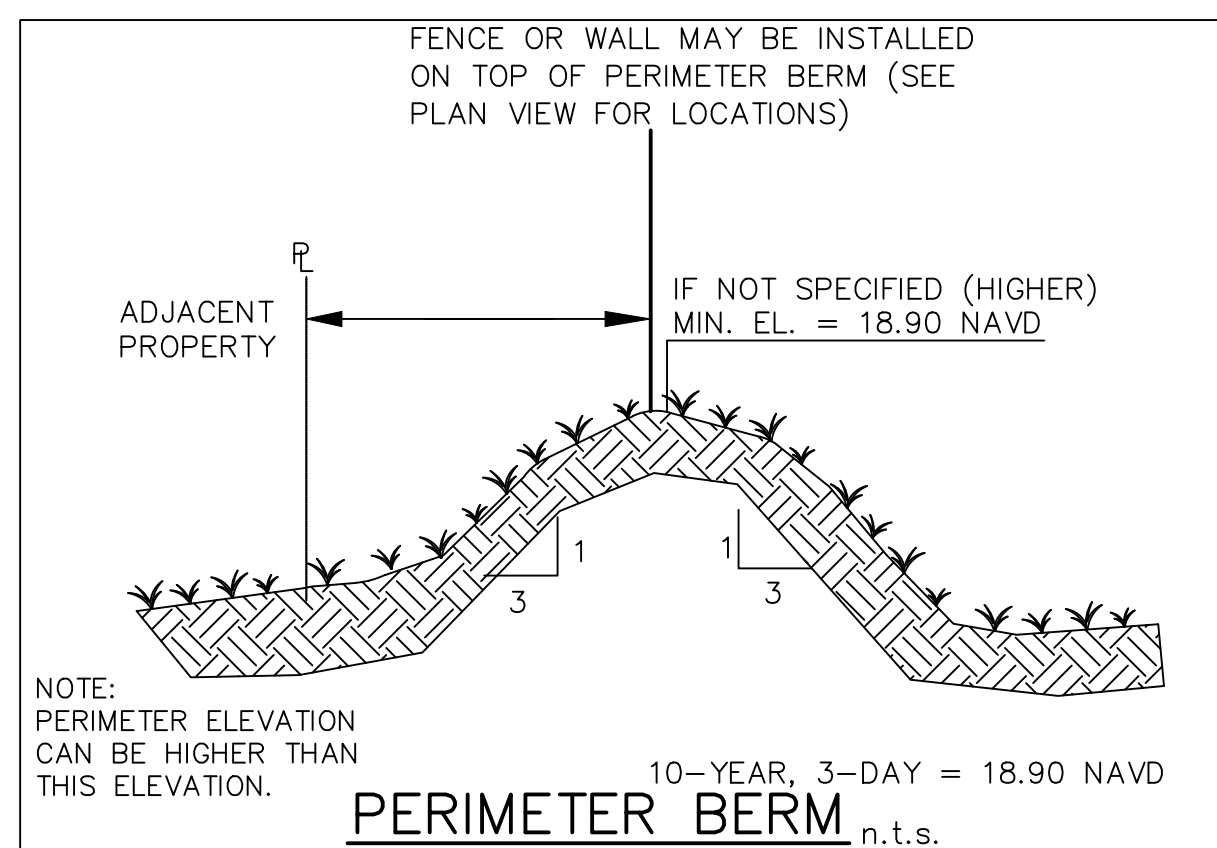
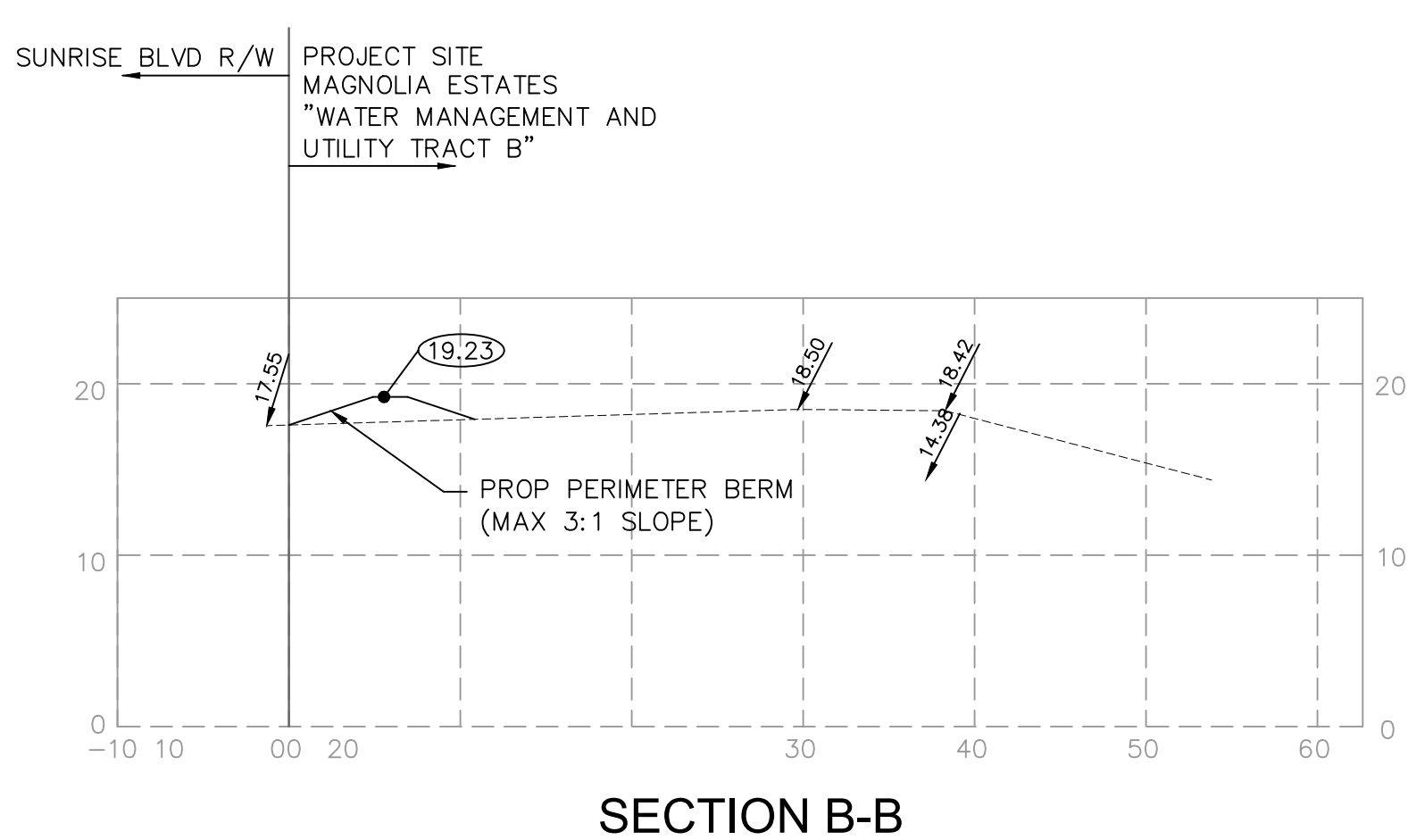
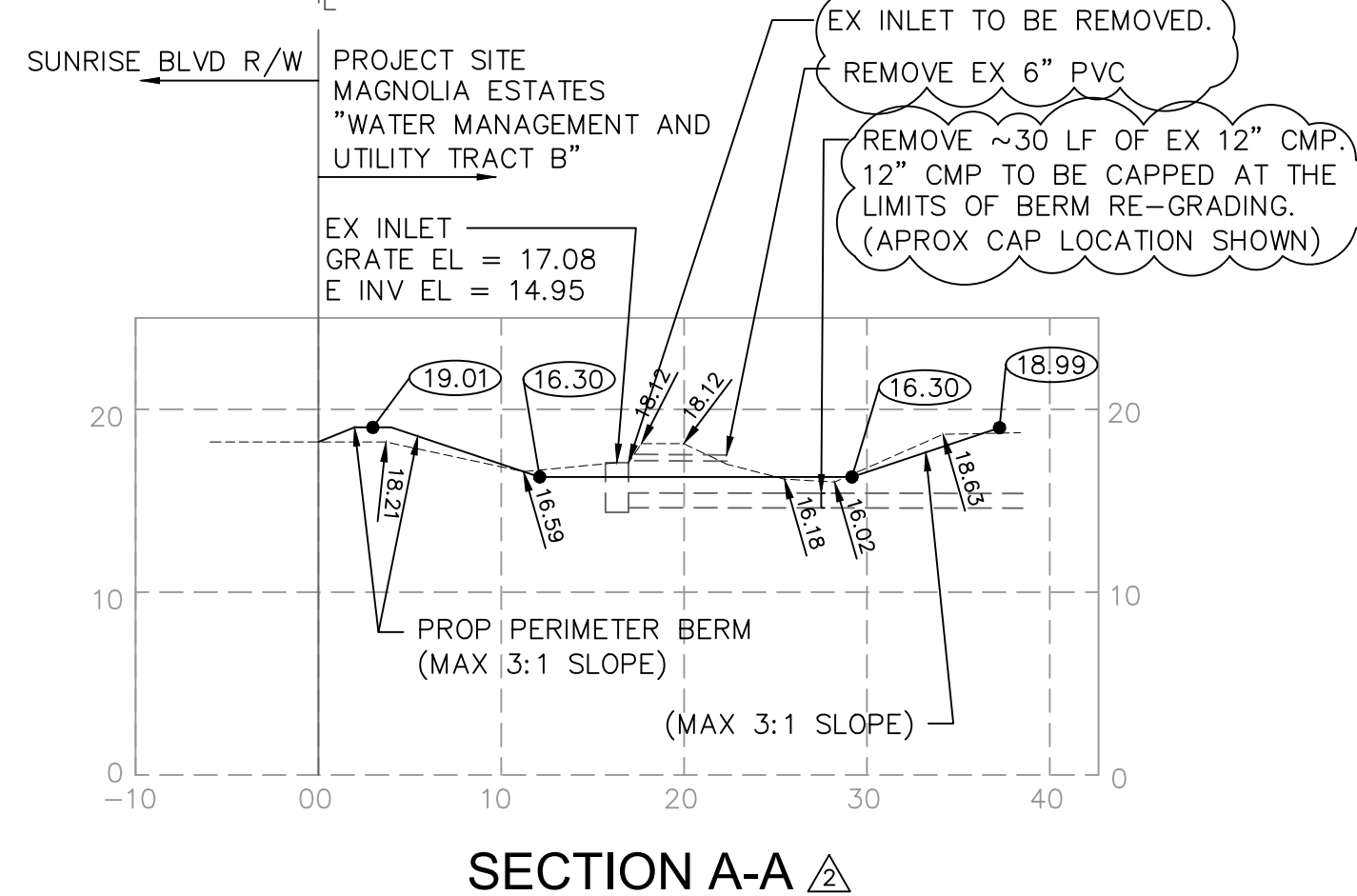
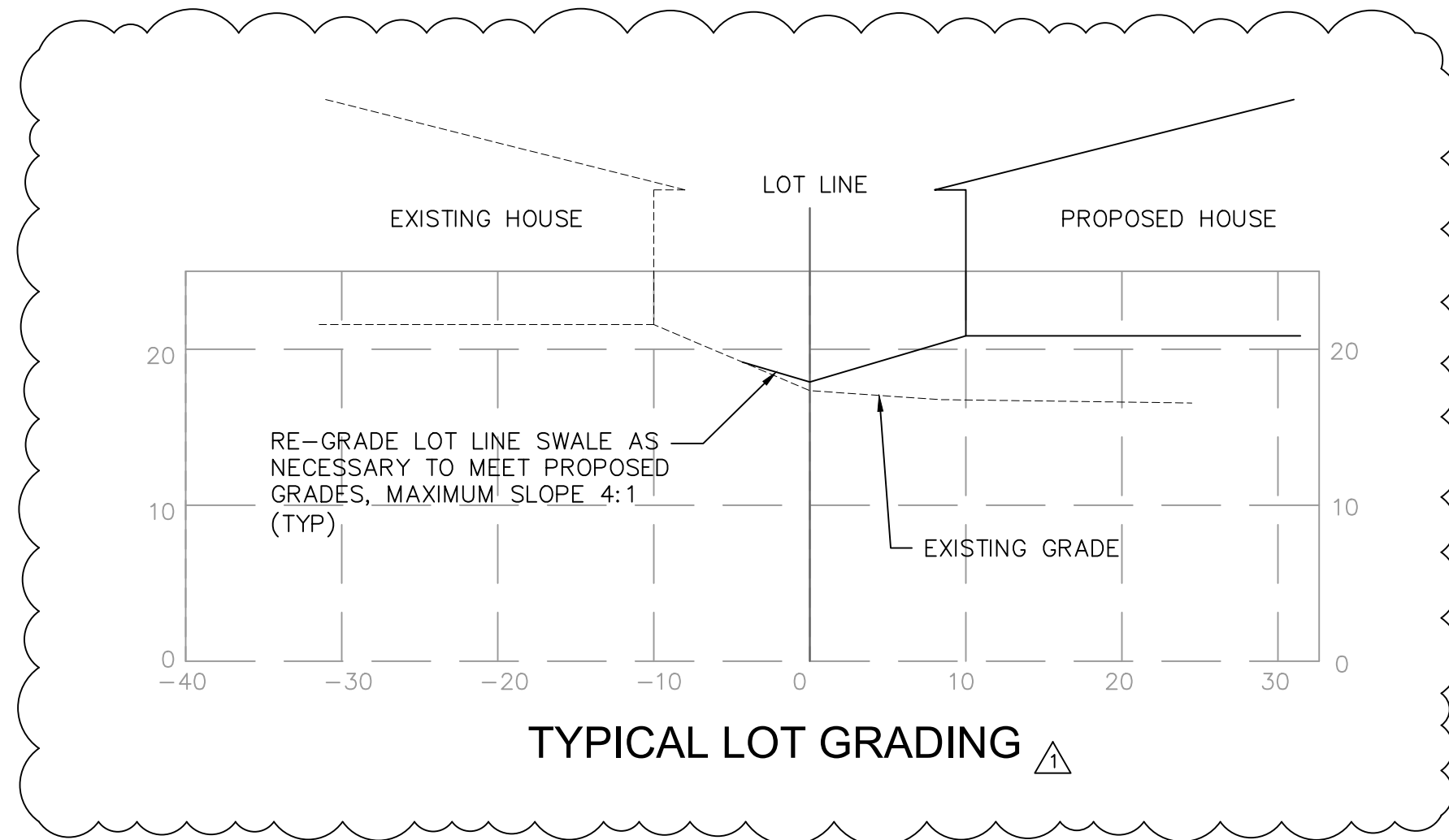
ALL PAVEMENT MARKINGS

- All paved surfaces shall be properly marked prior to the hours of darkness.

RAISED PAVEMENT MARKERS

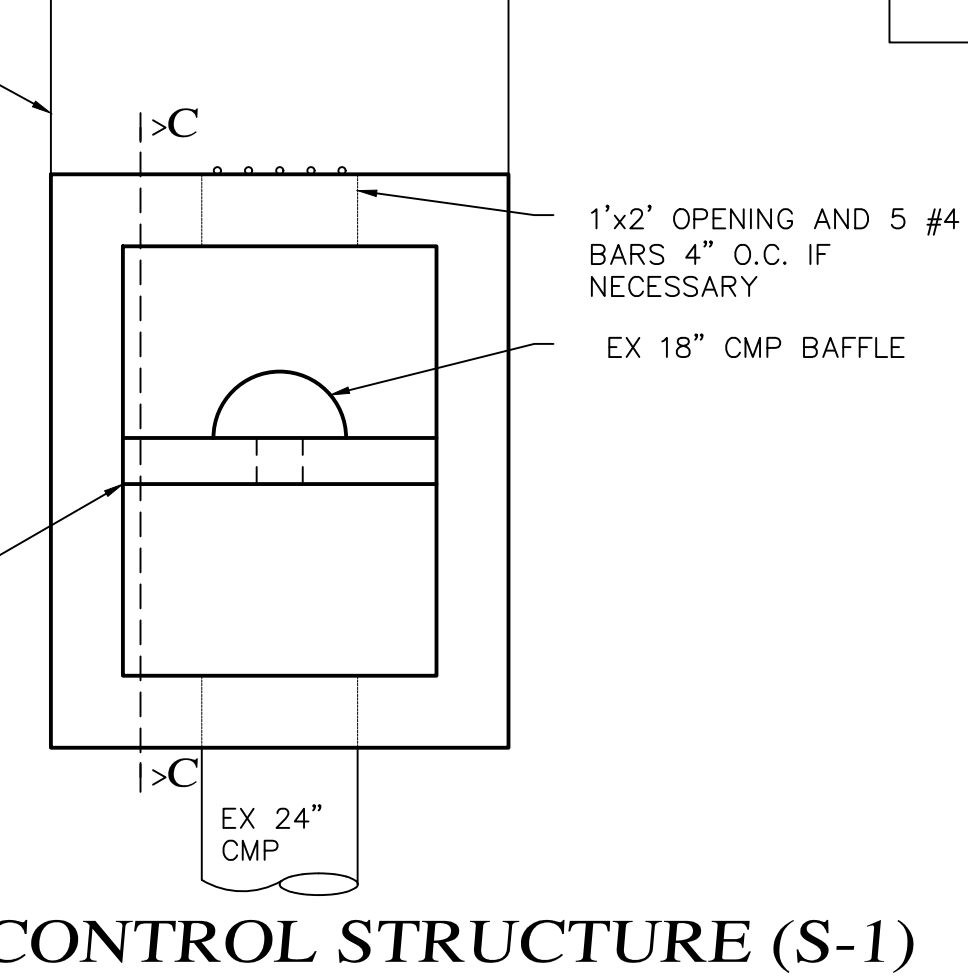
- R.P.M.s shall be installed on all lane lines and centerlines, spaced at 20' or 40'.
- R.P.M.s shall be a 4 x 4 type class "B" marker meeting FDOT specifications and shall be approved by the Engineer prior to use.
- R.P.M.s shall be installed using alkyl thermoplastic on asphalt and epoxy on concrete.

PAVEMENT MARKING SPECIFICATION



PERMIT SET

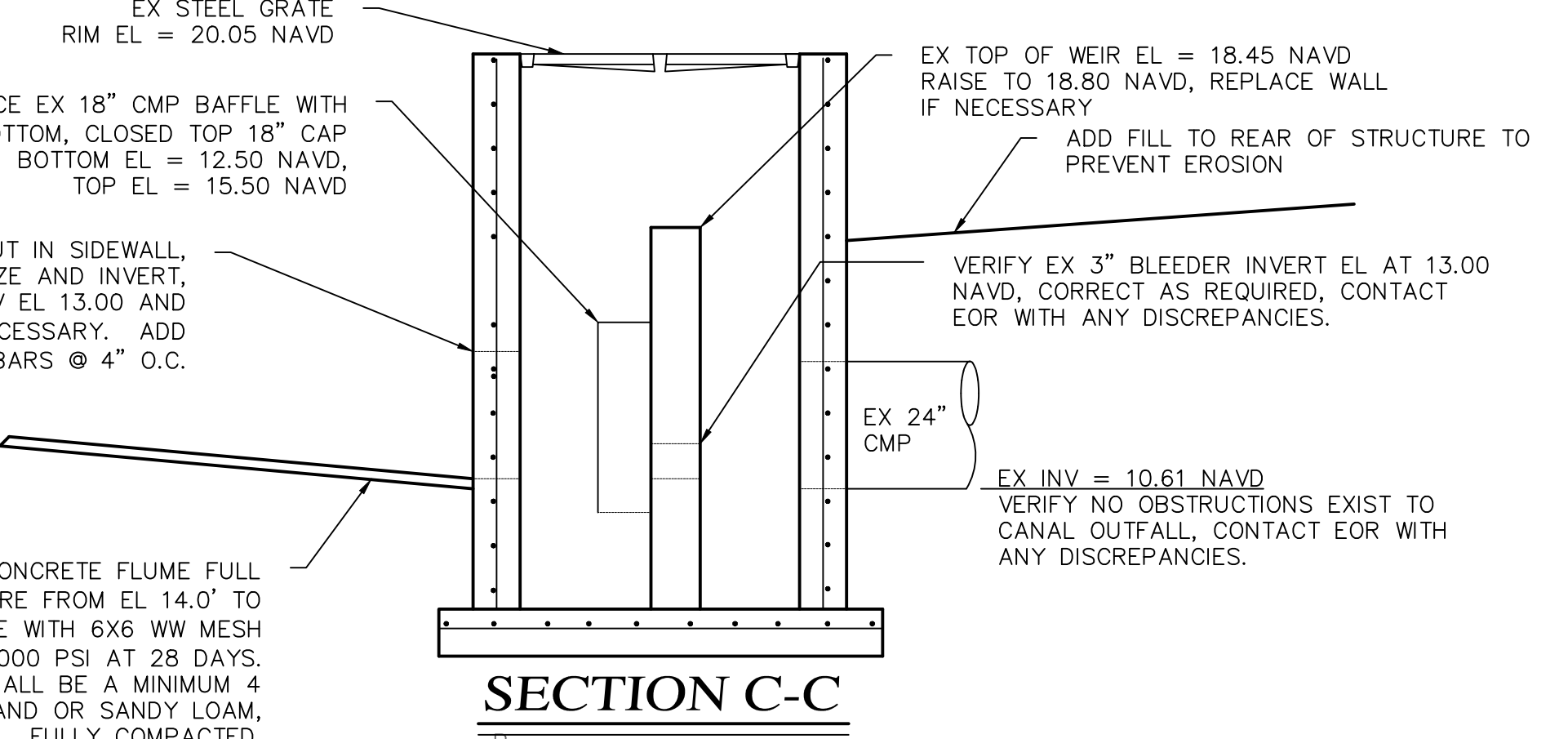
ADD 8' L X 3" THICK CONCRETE FLUME FULL WIDTH OF STRUCTURE FROM EL 14.0' TO 13.0'. REINFORCE WITH 6X6 WW MESH W1.4/1.4, MIN 3,000 PSI AT 28 DAYS. COMPACTED BASE SHALL BE A MINIMUM 4 INCHES OF CLEAN SAND OR SANDY LOAM, FULLY COMPACTED.



EX STEEL GRATE RIM EL = 20.05 NAVD

REPLACE EX 18" CMP BAFFLE WITH OPEN BOTTOM, CLOSED TOP 18" CAP BAFFLE. BOTTOM EL = 12.50 NAVD, TOP EL = 15.50 NAVD

EX CUT-OUT IN SIDEWALK, VERIFY SIZE AND INVERT, CORRECT TO INV EL 13.00 AND 2' W X 1' H IF NECESSARY. ADD 5 #4 BARS @ 4" O.C.



ADD 8' L X 3" THICK CONCRETE FLUME FULL WIDTH OF STRUCTURE FROM EL 14.0' TO 13.0'. REINFORCE WITH 6X6 WW MESH W1.4/1.4, MIN 3,000 PSI AT 28 DAYS. COMPACTED BASE SHALL BE A MINIMUM 4 INCHES OF CLEAN SAND OR SANDY LOAM, FULLY COMPACTED.

SIDEWALK CONSTRUCTION

TABLE OF SIDEWALK THICKNESS - "T"

RESIDENTIAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"

TABLE OF SIDEWALK WIDTHS - "W"

SINGLE-FAMILY AREAS	5'
MULTI-FAMILY AREAS	5'
OTHER AREAS AS SPECIFIED BY THE COUNTY ENGINEER.	

TABLE OF SIDEWALK JOINTS

TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

P:\0816-00-00 (NAVD-88)\drawings\encl\plans\816-ENG.dwg, 3/20/2020, 3:25:50 PM

REVISED PER FIELD MEETING WITH S.I.C.	12-05-18	TF
REVISED PER CITY OF FT PIERCE COMMENTS	11-20-18	BR
REVISIONS		DATE
FILE NAME:	816-ENG.dwg	BY

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452

Paving, Grading, and Drainage Details
MAGNOLIA SQUARE
 Location, Florida

DATE	4-3-18
DRAWN BY	TF
F.B./PG.	
SCALE	N/A

JOHN F. WHEELER
 PROFESSIONAL ENGINEER
 LICENSE NO. 25478
 STATE OF FLORIDA
 ENG. NO. EB-0003591
 DATE

JOB # 8116
 SHT. NO.
PD4
 OF 5 SHEETS

PERMIT SET

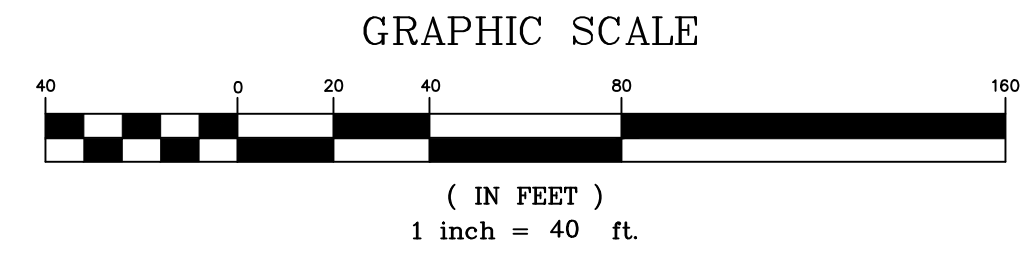
NOTE: ELEVATIONS ARE NAVD 88
NGVD 29 = NAVD 88 + 1.496

DRAINAGE CRITERIA
 CONTROL WATER ELEV. = 13.00' NAVD
 MIN. ROAD CROWN ELEV. = 18.50' NAVD
 MIN. PERIMETER BERM ELEV. = 18.90' NAVD
 100-YR-3DAY FLOOD (0 DISCHARGE) ELEV. = 20.57' NAVD
 MIN. FINISH FLOOR ELEV. = 21.00' NAVD

LEGEND

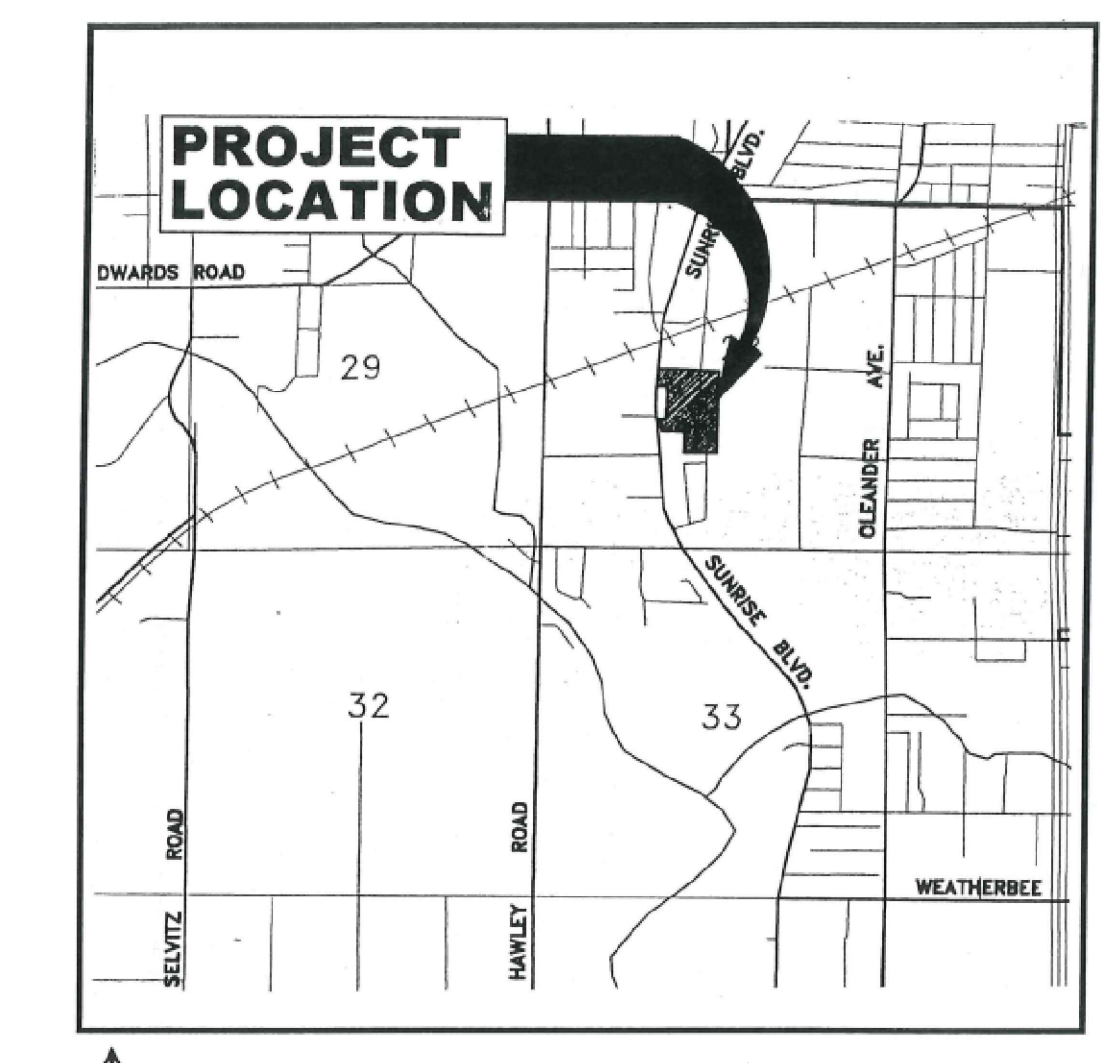
- EXISTING DRAINAGE INLET
- EXISTING DRAINAGE PIPE
- PROPERTY BOUNDARY
- LOT LINE
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED GRADE TO MATCH EXISTING
- PROPOSED GRADE FOR PAD FILL
- PROPOSED YARD DRAIN
- PROPOSED DRAINAGE PIPE
- PROPOSED CONC SIDEWALK
- PROPOSED SWALE
- PROPOSED STRUCTURE WITH BUILDING PAD AND 2' SIDE OFFSET FROM FOOTPRINT
- WATER AND SEWER SERVICES

- GENERAL NOTES:**
- ALL HOPE DRAINAGE PIPE SHALL BE CLASS II, SMOOTH WALLED INTERIOR AND MEET THE MINIMUM SPECIFICATION OF FDOT STANDARD SPECIFICATIONS.
 - MAXIMUM BUILDING COVERAGE 40% ON LOTS PER APPROVED SITE PLAN.

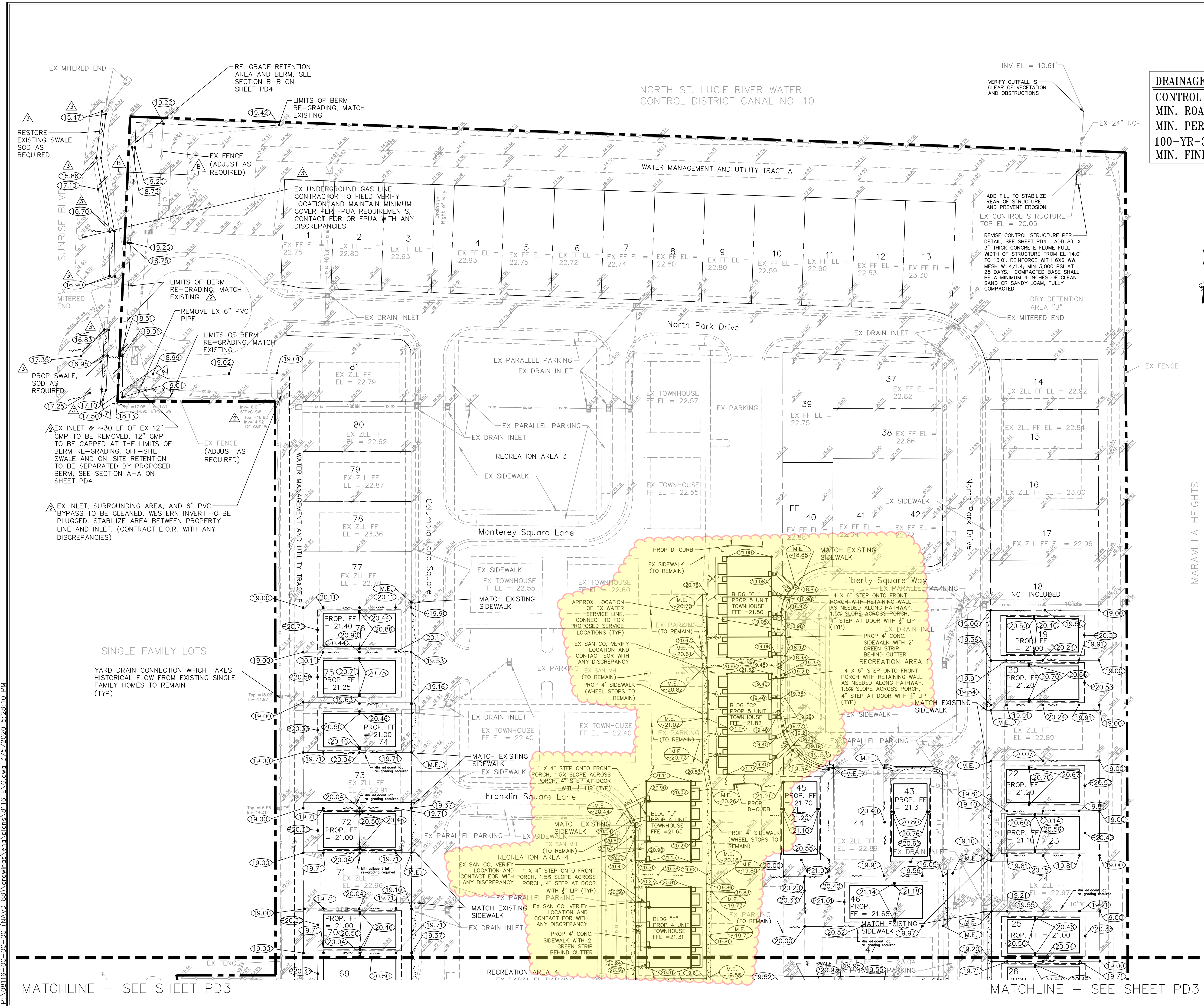


Call 48 hours before you dig
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Sunshine State One Call of Florida, Inc.

NOTE: CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.



MAGNOLIA SQUARE
LOCATION MAP



MATCHLINE - SEE SHEET PD3

MATCHLINE - SEE SHEET PD3

BR	1-5-20	DATE
BR	2-15-19	DATE
BR	12-7-18	DATE
TR	12-2-18	DATE
BR	11-20-18	DATE
BY		

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561) 392-1991 / FAX (561) 750-1452

Paving, Grading, and Drainage Plan

MAGNOLIA SQUARE
Location, Florida

DATE 4-3-18
 DRAWN BY TF
 F.B./PG.
 SCALE 1" = 40'

JOHN F. WHEELER
 PROFESSIONAL ENGINEER
 LICENSE NO. 25478
 STATE OF FLORIDA
 ENG. NO. EB-0003591
 DATE

JOB # 8116
 SHT. NO.
PD2
 OF 5 SHEETS

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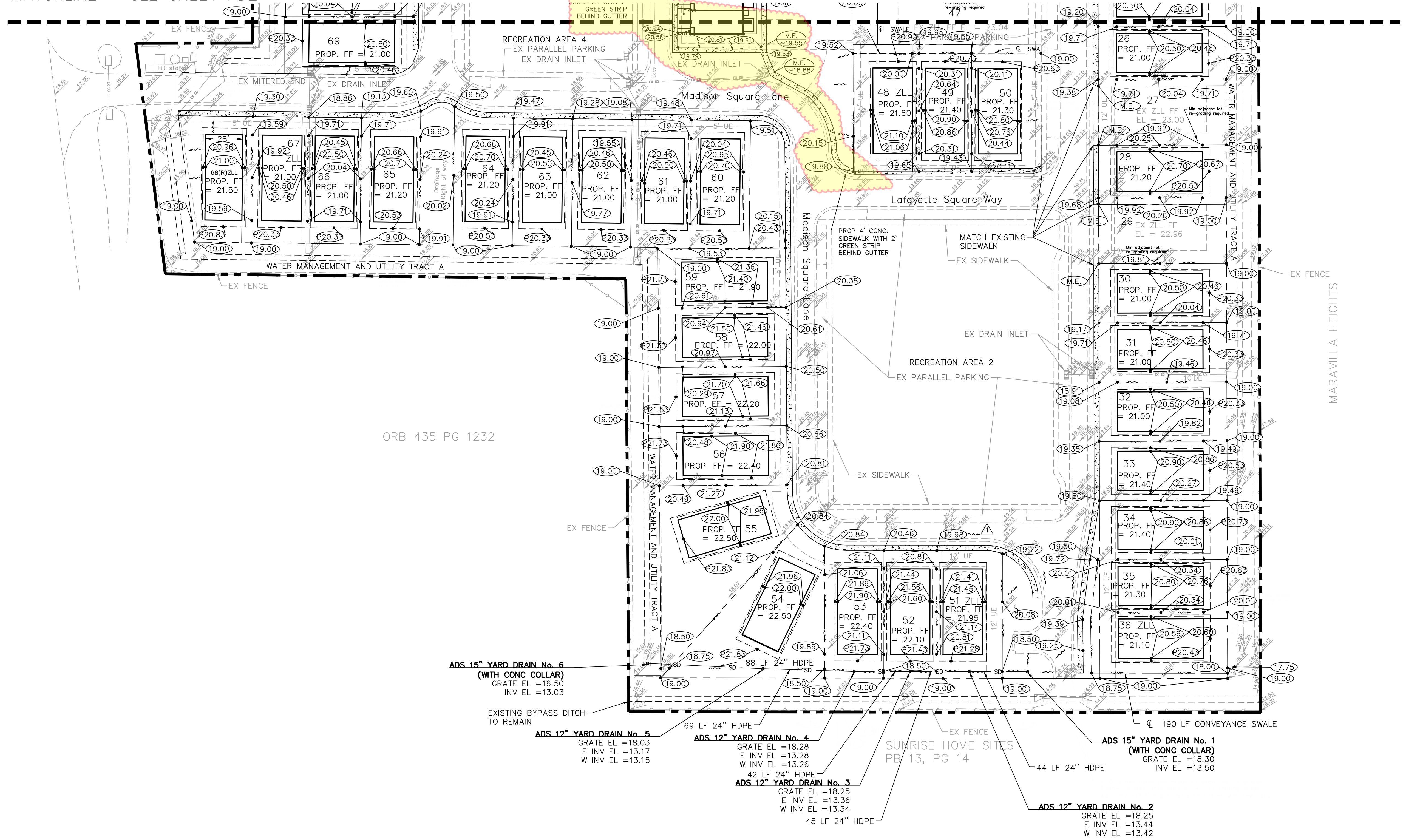
PERMIT SET

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DRAINAGE CRITERIA
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MATCHLINE - SEE SHEET PD2

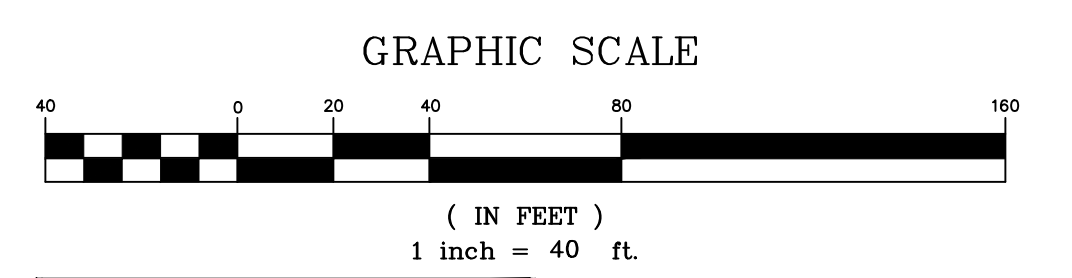
MATCHLINE - SEE SHEET PD2



LEGEND

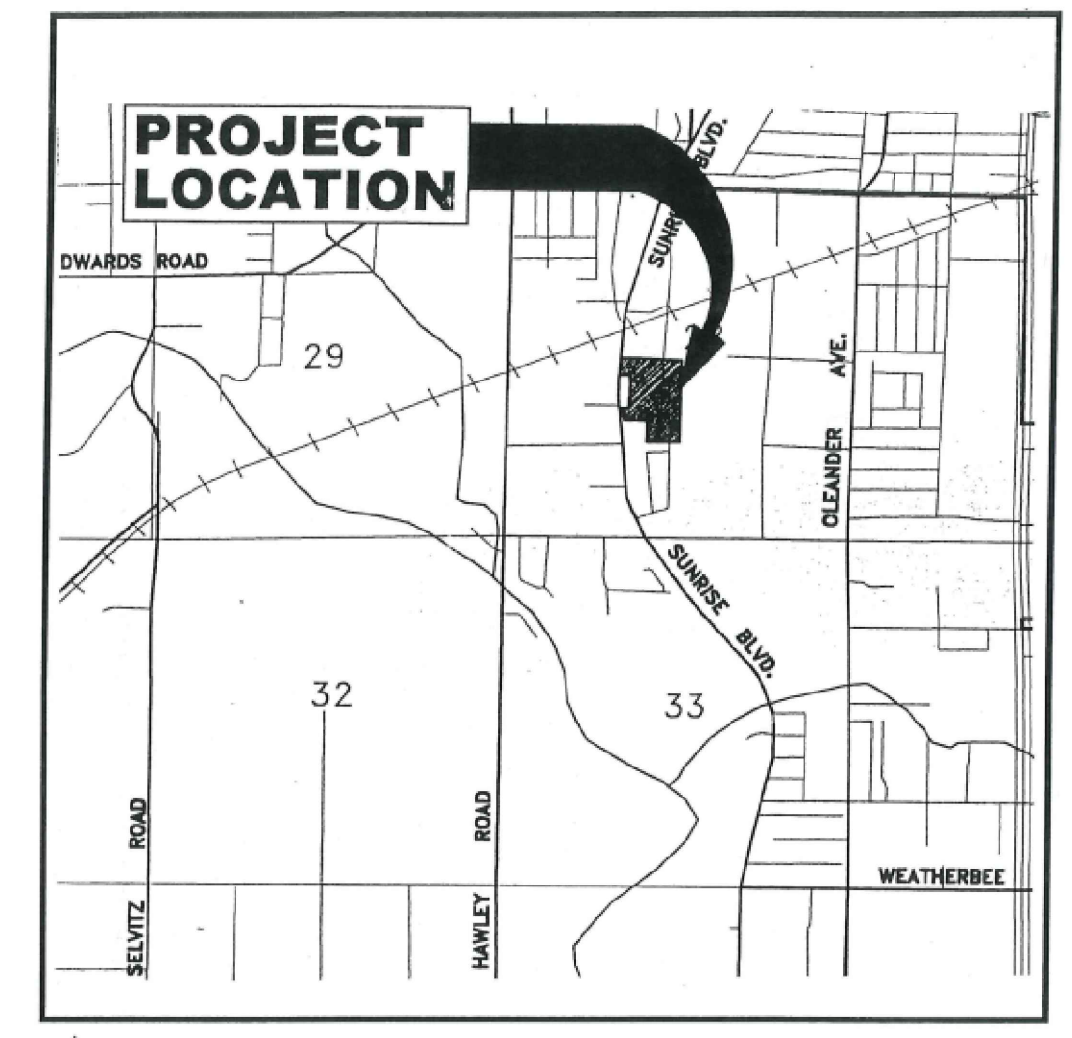
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- LOT LINE
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MAGNOLIA SQUARE
LOCATION MAP

REVISIONS	DATE	BY
REVISED PER CITY OF FT PIERCE COMMENTS	11-20-19	BR
REVISED FOR LARGER BUILDING SIZES	2-15-19	BR
REVISED MULTIFAMILY AND GRADING	3-5-20	BR

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MAGNOLIA SQUARE
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DATE 4-3-18
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 OF 5 SHEETS