CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, June 17, 2020 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

4. **New Business:**

   a. Conditional Use With No New Construction - Nole Dwelling Rental - 1501 Thumb Point Drive

   b. Conditional Use - Giordano Residence - Parcel ID: 2401-502-0007-000-1

   c. Site Plan and Conditional Use - RV Storage - 2192 Peters Road

   d. Site Plan - Dollar General - 1915 N. US Highway 1

   e. Site Plan and Conditional Use - Ocean Village Clubhouse - 2400 S. Ocean Drive

   f. Conditional Use With No New Construction and Waiver of Distance - Bamboo Palms - 1717 S. US Highway 1

   g. Variances – Desota Residences – 1403 Desota Street

5. **Public Comments**

6. **Staff Comments**

7. **Adjournment**

Technical Review Committee **4. a.**

Meeting Date: 06/17/2021

REQUESTED ACTION

Conditional Use With No New Construction - Nole Dwelling Rental - 1501 Thumb Point Drive

LOCATION

1501 Thumb Point Drive
Parcel ID: 2401-605-0049-000-9

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval.

Attachments

TRC Cover Letter
Application & Supporting Documents

Form Review

Form Started By: Rebeca Guerra Started On: 06/02/2021 03:13 PM
Final Approval Date: 06/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: All Members of the TRC

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

RE: TRC PROJECT NUMBER #21-40000010

DATE: JUNE 17, 2021

Conditional Use – Nole Dwelling Rental – 1501 Thumb Point Drive

The above referenced Conditional Use with No New Construction is being submitted for your review and comment. The request seeks to establish a Dwelling Rental, offering lodging for less than 30 days. The subject site has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning designation of Single-Family Intermediate Density Residential Zone (R-2). Per City Code Section 125-187. – Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-2 Zoning District.

The item will be reviewed at the June 17, 2021, TRC Meeting.

Please send all comments to the following emails: rguerra@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. They should be sent, at minimum, two (2) days before the Technical Review Committee Meeting (Tuesday, February 16, 2021).

Please do not hesitate to contact me directly should you require any additional information or clarification at (772) 467-3739.

Thank You,
Rebeca A. Guerra, AICP, LEED-AP, CPD
Assistant Director

5-14-2021

Project Narrative:

We would like to offer the use of our home located at 1501 Thumb Point Dr. to other families wishing to have a great island experience. This lovely 2-bedroom home is well suited to be a short-term rental. I live approximately 1 mile away and would be available anytime if needed. Parties and events would NOT be tolerated and there is a detailed list of rules.

When this home was purchased, I had plans of moving in with my girlfriend and her young children. Plans have changed and we have decided that our Hernando St. home is best suited for us at this time. However, this pool home has been a great meeting place for our family and friends and the kids love telling almost everyone they have a pink house with a pool! We have had many good times at this home and have enjoyed meeting new neighbors. Additionally, it provides a safe place for our out-of-state family members to stay. It would be great to see more families have a great place to stay when visiting friends and family who live in our area.

Maximum occupancy: 6. Two sets of bunk beds in guest room, One king size bed in master

Maximum vehicles: 2.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 1501 Thumb Point Dr. Fort Pierce FL, 34949
Parcel ID #(s) 2401-605-0049-000-9
Project description Short Term Rental

James Nole
Property Owner(s)
1147 Hernando St.
Street Address
Fort Pierce FL 34949
City State Zip
772-971-6363
Phone Number
mike.signmeup@gmail.com
Email Address

Applicant/Representative, Title, Company
Street Address
City State Zip
Phone Number
Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 7 day of May, 2021, by James Nole who is personally known to me or has produced _____ as identification.

Jade Lee Krest
Signature of Notary (seal)

JADE LEE KREST
Notary Public - State of Florida
Commission # GG 261884
My Comm. Expires Sep 25, 2022
Bonded through National Notary Assn.

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

☑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☑ *If no site improvements are required:*
  - ☑ As-built survey
  - ☐ Floor plan of existing building(s)
- ☐ *If parking and drainage improvements are required:*
  - ☐ As-built survey;
  - ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ☐ Lighting plan
- ☑ Complete, notarized application

Application Type:

- ☑ Conditional Use: No new construction with no site improvements
- ☐ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 1520 S.F. Parking Spaces: 4

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

North	South	East	West
Single Family	→	→	→

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook



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

Property Identification

Site Address: 1501 THUMB POINT DR
Sec/Town/Range: 01/35S/40E
Parcel ID: 2401-605-0049-000-9
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 15230
Map ID: 24/01S
Zoning: SF Interme

Ownership

James Nole
1147 Hernando ST Apt A
Fort Pierce, FL 34949

Legal Description

THUMB POINT BLK 2 LOT 9



Current Values

Just/Market Value:	$249,900
Assessed Value:	$249,900
Exemptions:	$0
Taxable Value:	$249,900

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

Total Areas

Finished/Under Air (SF):	1,520
Gross Sketched Area (SF):	4,119
Land Size (acres):	0.28
Land Size (SF):	12,174

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 23, 2021	4578 / 2800	0001	WD	Onorato Living Trust	$415,000
Mar 23, 2021	4578 / 2800	0001	WD	Onorato (LF EST) Larry	$415,000
Jan 30, 2008	2937 / 1989	XX01	WD	Onorato Larry	$100
Mar 15, 2005	2191 / 0969	XX00	WD	Varghese George	$295,000
Jul 29, 2004	2033 / 1787	XX00	WD	Rossi Robert W	$298,000
Jun 30, 1999	1233 / 1955	XX00	WD	Catherine M Meo	$98,000
Jul 31, 1997	1093 / 2411	XX02	DE	Catherine M Meo	$100
Oct 30, 1996	1046 / 1376	XX02	DE	Catherine McPartland	$100

Building Information (1 of 1)

Finished Area: 1,520 SF

Gross Sketched Area: 4,119 SF

Exterior Data

View:

Roof Cover: Metal

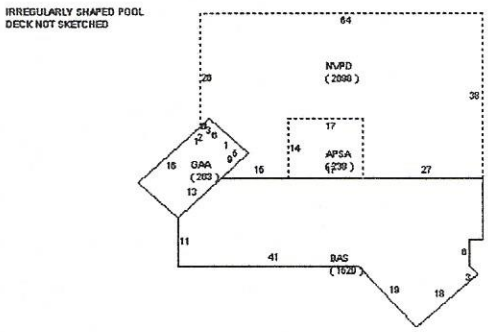
Roof Structure: Gable

Grade: C	Effective Year: 1957	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 2	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 1	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
APSA	Aluminium Porch (Screen) Average	238	0	62
BAS	BASE AREA	1520	1520	188
GAA	Garage Attached Average	263	0	68
NVPD	Pool Deck for Sketch Only (Valued in SFYI)	2098	0	239

Special Features and Yard Items

Type	Qty	Units	Year Blt
Driv-Concret	1	1440	1957
POOL DK-AVG	1	1856	1980
RES POOL AVG	1	242	1980
VINYLFENCE6'	1	180	2005
UTILITY AVG	1	140	2008

Current Year Values

Current Values Breakdown

Building:	$96,400
Land:	$153,500
Just/Market:	$249,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$249,900
Exemption(s):	$0
Taxable:	$249,900

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	$69.00

This does not necessarily represent the total Special Assessements 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
2020	$249,900	$249,900	$0	$249,900
2019	$252,900	$252,900	$0	$252,900
2018	$236,300	$233,230	$0	$233,230

Permits

Number	Issue Date	Description	Amount	Fee
F90000034A	Jan 1, 1990	Alterations/Remodeling	$41,000	$41,000
DV20066	Feb 22, 2006	Driveway	$1,200	$100
RF20051332	Mar 25, 2005	Roof	$7,500	$200
0800001099	Jul 29, 2008	Shed	$2,000	$250

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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1501 THUMB POINT DRIVE, FORT PIERCE, FL. 34949

SCALE:1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	125.00'	268.10'	26°42'50"	123.87'	N14°13'29"E
C2	152.63'	298.10'	29°20'06"	150.96'	N42°14'57"E

POINT OF CURVATURE FOUND NAIL AND DISC
C2 (P)
30.0'
FOUND NAIL AND DISC
25.0' BUILDING SETBACK LINE(PLAT)
FOUND 5/8" IRON ROD
BASIS OF BEARINGS
FENCE 2.5' S
S62° 12' 38"E 121.36'
LOT 10 BLOCK 2
SET 1/2" IRON ROD AND CAP "NEXGEN 8111"
6' 6'
BAYSHORE DRIVE (FIELD)
THUMB POINT DRIVE (FIELD)
ASPHALT ROADWAY
80' RIGHT-OF-WAY
WM
OHL
SEVER
C1
49.0'
12.1'
36.9'
12.0'
22.7'
11.4'
12.1'
8.5'
12.7'
AC
11.2'
55.3'
SHED
14.5'
13.8'
FENCE 5.8' W 2.6' N
25'
DRIVEWAY
34.9'
LOT 9 BLOCK 2 RESIDENCE # 1501
COVERED SCREENED
POOL
59.3'
6.5'
1.7'
20.2'
33.6'
14.7'
3.7'
6.2'
3.4'
13.4'
21.2'
10.6'
AC
CLEAN OUT
POOL EQUIPMENT
6'
6'
68.07'
S20° 34' 56"W
LOT 15 BLOCK 2
30.0'
SET 1/2" IRON ROD AND CAP "NEXGEN 8111"
116.80'
N89° 07' 54"W
(RADIAL)
FENCE 6.2' N
SET 1/2" IRON ROD AND CAP "NEXGEN 8111"
FENCE 4.3' W 0.7' S
25'
LOT 8 BLOCK 2
6' 6'
12.0' U.E. (PLAT)

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 SHEETS OR SURVEY SHEET NOT FOR LEGAL DESCRIPTION AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 02-24-2021
Drawn By: Oleg
Order #: 122750
Last Revision Date: None
Boundary Survey prepared by: LB8111

NexGen Surveying, LLC
5601 Corporate Way, Suite #103
West Palm Beach, FL 33407
561-508-6272

NEXGEN SURVEYING, LLC.

THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CLYDE O. MCNEAL PSM 2883 ON 02-26-2021 STATE OF FLORIDA

LEGAL DESCRIPTION OF: **1501 THUMB POINT DR, FORT PIERCE, FLORIDA, 34949**

LOT 9, BLOCK 2, THUMB POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 79, PUBLIC RECORDS OF ST.LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

LIBERTY TITLE COMPANY OF AMERICA, INC.
ANDREW D. DITTOE AND JENNIFER M. DITTOE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
THE MORTGAGE FIRM, INC. ISAOA/ATIMA

FLOOD ZONE:

12111C0183K
ZONE: AE
ELEV: 5 FT
EFF: 02/19/2020

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES EXTEND THROUGH UTILITY EASEMENT ALONG EASTERN BOUNDARY LINE AS SHOWN.
- FENCES CROSS THE BOUNDARY LINES ON SOUTHERLY SIDE OF LOT AS SHOWN.

LEGEND

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	- ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	- PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
—x—	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
	-ASPHALT
	-CONCRETE
	-PAVER/BRINCK
	-WOOD
	-LIGHT POLE
	-WELL
	-WATER VALVE
	-CENTER LINE
	-CATCH BASIN
	-FIRE HYDRANT
	-UTILITY POLE
	-MANHOLE
	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.

GENERAL NOTES:

1) THIS SURVEY IS BASED UPON RECORD INFORMATION IN LIEU OF WHERE, EVIDENCE OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2) IF THIS LAND HAS BEEN SUBJECT TO A TITLE SEARCH, IT MAY BE SUBJECT TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING A CURRENT SURVEY. NEXGEN REAL ESTATE SERVICES, LLC ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS
3) WHERE FENCES OR WALLS ARE SHOWN NEAR THE PROPERTY LINES, THEY ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES
4) [illegible] HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS
5) UNDERGROUND UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC
7) UNLESS OTHERWISE NOTED, THE LEGAL DESCRIPTIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION
8) [illegible] BY A LICENSED SURVEYOR.

NEXGEN
Real Estate Sevices, LLC
www.NexGenSurveying.com

561.508.6272
Fax: 561.508.6309
LB 8111
5601 Corporate Way | Suite 103
West Palm Beach, FL 33407

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name
ANDREW D. DITTOE AND JENNIFER M. DITTOE

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1501 THUMB POINT DRIVE

Company NAIC Number:

City: FORT PIERCE | State: Florida | ZIP Code: 34949

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
TAX PARCEL NUMBER 2401-605-0049-000-9

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 27.46084 Long. -80.29795 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage 263 sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF FORT PIERCE 120286	ST. LUCIE COUNTY	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12111C0183	K	02/19/2020	02/19/2020	AE	5 FT.

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: N/A ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1501 THUMB POINT DRIVE			Policy Number:
City FORT PIERCE	State Florida	ZIP Code 34949	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: ST. LUCIE CO. B.M. DO9389 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	4.0	☒ feet	☐ meters
b) Top of the next higher floor	N.A	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N.A	☒ feet	☐ meters
d) Attached garage (top of slab)	3.9	☒ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	4.3	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	3.3	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	3.9	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N.A	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name	License Number	
CLYDE MCNEAL	LB 8111	
Title SURVEYOR		
Company Name NEXGEN SURVEYING, LLC.		
Address 5601 CORPORATE WAY, SUITE 103		
City WEST PALM BEACH	State Florida	ZIP Code 33407
Signature	Date 02/25/2021	Telephone (561) 508-6272

Clyde O McNeal Digitally signed by Clyde O McNeal Date: 2021.02.25 12:26:58 -05'00'

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance and is not to be used for any construction permitting purposes.
Latitude/Longitude in A5 derived from Google Maps. Machinery/Equipment in C2e is an A/C Pad.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1501 THUMB POINT DRIVE			Policy Number:
City FORT PIERCE	State Florida	ZIP Code 34949	Company NAIC Number

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is N . A ☒ feet ☐ meters ☒ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is N . A ☒ feet ☐ meters ☒ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is N . A ☒ feet ☐ meters ☒ above or ☐ below the HAG.

E3. Attached garage (top of slab) is N . A ☒ feet ☐ meters ☒ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is N . A ☒ feet ☐ meters ☒ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State Florida	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1501 THUMB POINT DRIVE			Policy Number:
City FORT PIERCE	State Florida	ZIP Code 34949	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____.____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____.____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____.____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	**Telephone**
Signature	**Date**

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1501 THUMB POINT DRIVE			Policy Number:
City FORT PIERCE	State Florida	ZIP Code 34949	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

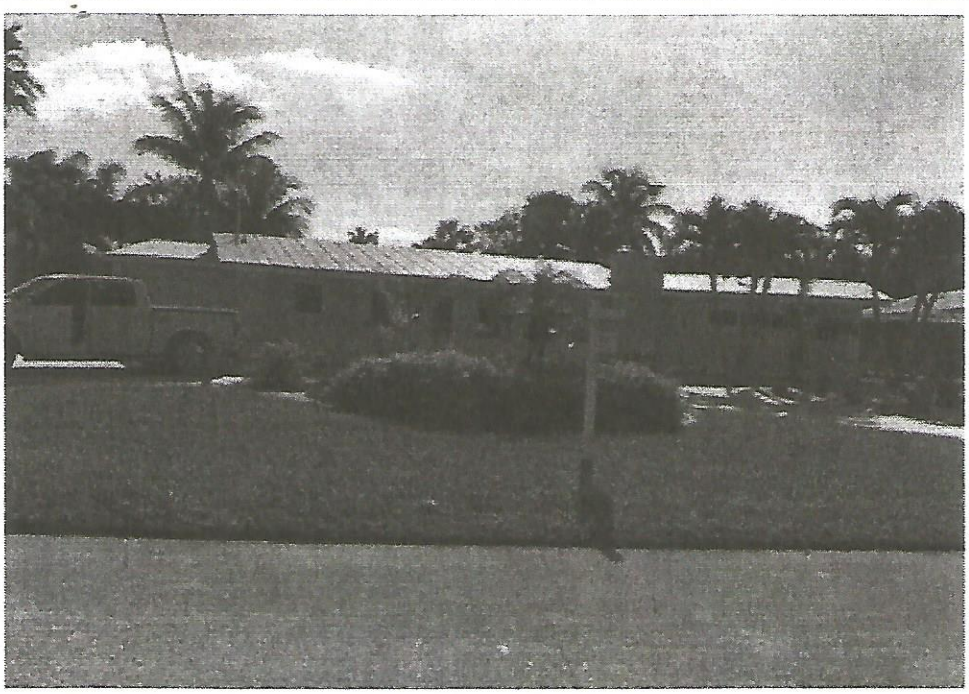


Photo One Caption Photo Taken 02/24/2021 "Front View"

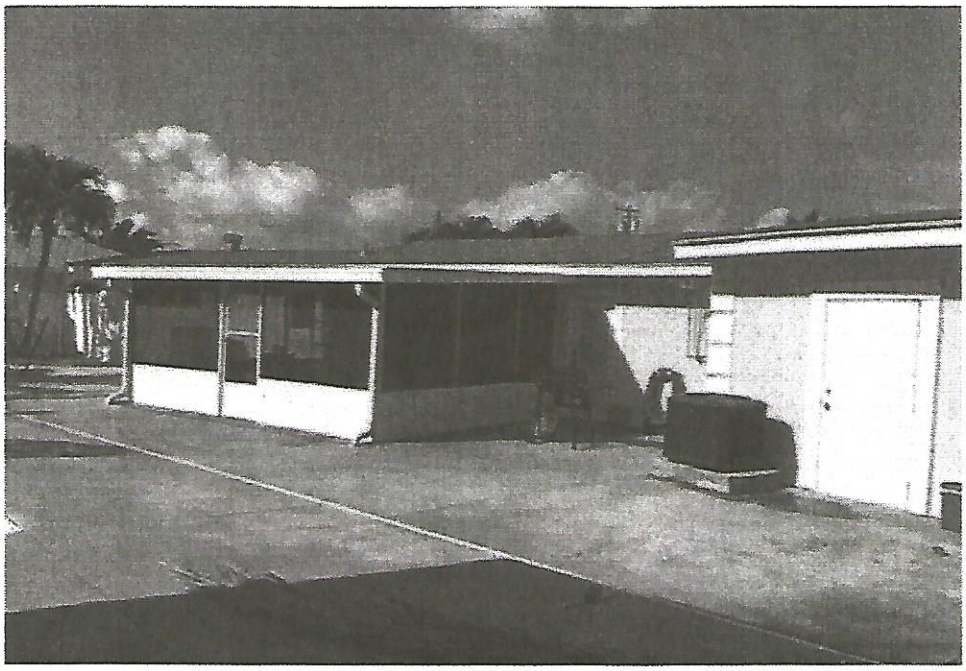


Photo Two Caption Photo Taken 02/24/2021 "Rear View"

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1501 THUMB POINT DRIVE			Policy Number:
City FORT PIERCE	State Florida	ZIP Code 34949	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One Caption Photo Taken 02/24/2021 "Side View"

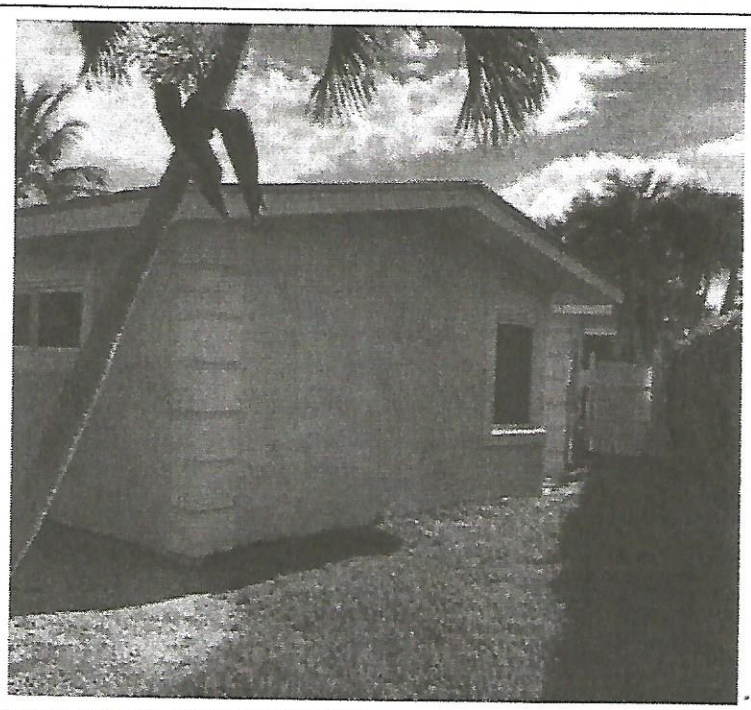


Photo Two Caption Photo Taken 02/24/2021 "Side View"

Technical Review Committee **4. b.**

Meeting Date: 06/17/2021

REQUESTED ACTION

Conditional Use - Giordano Residence - Parcel ID: 2401-502-0007-000-1

LOCATION

Parcel ID: 2401-502-0007-000-1

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 06/03/2021 10:43 AM

Final Approval Date: 06/03/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON C. CREAGAN, MCRP, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-04000011

DATE: JUNE 3, 2021

Conditional Use - Giordano Residence - Parcel ID: 2401-502-0007-000-1

Application for Conditional Use with New Construction to construct a single family home seaward of the Coastal Construction Control Line (CCCL). Any vertical construction past the CCCL requires a Conditional Use approval. The parcel currently has a zoning of R-4A, Hutchinson Island Medium Density Residential and a Future Land Use of HIR, Hutchinson Island Residential. The parcel ID is 2401-502-0007-000-1.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by June 15, 2021.

Please do not hesitate to contact me should you require any additional information at 772-467-3741.

Thank you.

Brandon Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location South Ocean Drive
Parcel ID #(s) 2401-502-0007-000-1
Project Description Single family, 4 bedroom residence

Marilyn Giordano
Property Owner(s)
4160 Triple Crown Lane
Street Address
Davie FL 33330
City State Zip
954-295-5186
Phone Number
marilyn@qualityimporters.com
Email Address

Island Style Builders/Gordon Mock
Applicant/Representative, Title, Company
4275 Mariah Circle
Street Address
Ft. Pierce FL 34947
City State Zip
772-464-6259
Phone Number
islandstylehomes@comcast.net
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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 25 day of May, 2021, by Marilyn Giordano who is personally known to me or has produced _____ as identification.

Signature of Notary

Notary Public State of Florida
Melissa Lopez
My Commission GG 963879
Expires 03/01/2024
[seal]

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location: South Ocean Drive

Parcel ID #(s): 2401-502-0007-000-1

Project description: Single family, 4 bedroom residence

Marilyn Giordano	Island Style Builders/Gordon Mock
Property Owner(s)	**Applicant/Representative, Title, Company**
4160 Triple Crown Lane	4275 Mariah Circle
Street Address	Street Address
Davie FL 33330	Ft. Pierce FL 34947
City State Zip	City State Zip
954-295-5186	772-464-6259
Phone Number	Phone Number
marilyn@qualityimporters.com	islandstylehomes@comcast.net
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 25 day of May, 2021, by Marilyn Giordano who is personally known to me or has produced _____ as identification.

Notary Public State of Florida
Melissa Lopez
My Commission GG 963879
Expires 03/01/2024

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_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

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		
❑ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

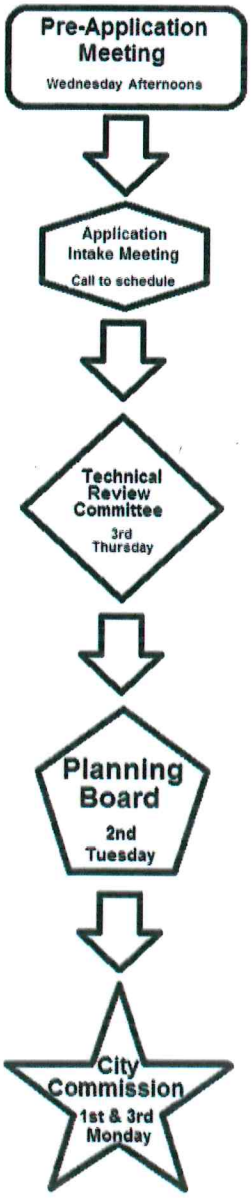
Site Information:

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)

Todd N. Smith, PE, Inc.
1717 Indian River Dr.
Suite 302
Vero Beach, FL 32960
772-559-3699
tnspe@bellsouth.net

April 21, 2021

Brandon Creagan
Ft. Pierce Planning Department
100 N. U.S. Highway 1
Ft. Pierce, Florida 34950

RE: Parcel ID: 2401-502-0007-000-1 Pre-Application Comments

Dear Mr. Creagan:

This letter shall be considered a formal response to the pre-application comments date Nov. 12, 2020 for the referenced parcel on South Ocean Dr. in Ft. Pierce. The following reposnes are numbered respectively to your comments.

Fort Pierce Planning

1. The land use of HIR and the zoning R-4A is shown on the site plan for the residence.

2. A landscape plan signed and sealed was submitted with the pre-application request and is also included with this application for conditional approval.

3. An exterior lighting plan has been incorporated into the enclosed architectural plans, with a legend described all proposed exterior lighting which meets pre-approved wildlife certification requirements. Actual certification numbers for each fixture is provided on the legend.

4. A design review application is enclosed.

5. An application for Development Review / Conditional Use with New Construction is enclosed.

6. The site plan profile height exhibit doe show where the FEMA Base Elevation 9.0 and existing grade at the site and dimensions to peak of proposed residence.

7. We acknowledge that the project needs to also be approved by FDEP. Enclosed is a copy of the pre-application conference that the project had with FDEP establishing maximum distance of seaward face of pile and seaward face of structure from the CCCL.

8. Acknowledged.

9. We are formally submitting for Ft. Pierce conditional approval. Once we complete that process we will immediately file for FDEP permit for construction seaward of the CCCL, which will require a letter from the City that they have no objection and the structure meets setbacks.

10. Acknowledged.

Fort Pierce Engineering

1. The driveway has been reduced to 26 ft. wide. See Page C-1 site plan.

2. Acknowledged. A FDOT driveway access permit and FDEP CCCL authorizing construction seaward of the construction control line will be submitted at the time of Building Permit.

3. We acknowledge that any above ground utility boxes, irrigation, royal palm trees and/or street lighting that conflict with the proposed driveway will be relocated at the owner's expense.

Fort Pierce Code Enforcement

1. Acknoweldged.

FPUA

1. We acknowledge that if fire protection is required, service must be a dedicated "stand-alone" fire suppression device. At this time, we do not anticipate the need for fire protection for the residence in order to meet 7th Ed. Florida Building Code requirements. We also acknowledge the requirements of the owner to set up a utility account, pay appropriate fees for water service, place mater meter on private property freely accessible and call 811 hotline prior to digging to have wastewater and water services located for efficient connections. Furthermore, we acknowledge that the owner's plumber shall contact Robert Eschmann to schedule a sewer tap inspection and the plumber must be present for the inspection. We acknowledge that Ferncos are not allowed foor connection of owner's lateral to FPUA's point of service and FPUA Detail S-4A must be strictly adhered to for restoring excavated after inspection is complete.

2. We acknowledge that electric service is available. A electric load requirement and CAD drawing will be provided at the time of building permit submittal. We have added a 6 ft. x 6 ft. utility easement on Page C-1 Site Plan for a single phase pad mounted transformer.

Fort Pierce Building Dept.

1. We acknowledge that the project requires a FDEP CCCL for construction seaward of the coastal control line.

2. Enclosed is a revised soils report with site specific recommendations and now includes governing loads on the piles from the structural engineer based on the proposed residence.

Fort Pierce Urban Foreter

1. No trees are proposed for removal. Therefore, a tree mitigation should not be required. Certified landscape plans have been submitted with the site plan.

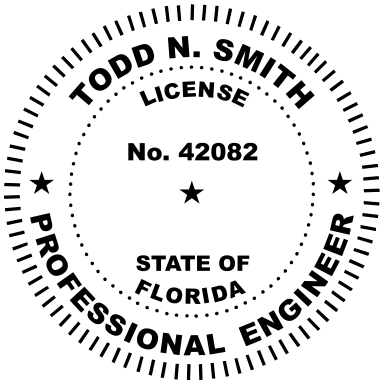
St. Lucie County Erosion District

1. We have added the perpetual easement to Page C-1 Site Plan. Please be advised that this easement is outside of the subject property's boundary. The eastern property line of the parcel coincides with the established line by Taylor Engineering as per the recorded perpetual easement as provided to us by St. Lucie Co. Whereby, this project proposes no construction within the perpetual easement. We have discussed this with Joshua Revord. Enclosed are the deeds for the property and other pertinent deeds pertaining to this issue.

2. We acknowledge that the project requires a FDEP CCCL for construction seaward of the coastal control line. Page C-2 of the site plan showing a profile for the proposed residence shows the area of fill and excavation and that there will be no net loss of sand on the site.

These responses herein should address all pre-application comments, Should you require any further information regarding this matter, please call.

Sincerely,



Todd N. Smith, PE

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

Property Identification

Site Address: S OCEAN DR
Sec/Town/Range: 01/35S/40E
Parcel ID: 2401-502-0007-000-1
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 180156
Map ID: 24/01N
Zoning: HI Medium

Ownership

Marilyn Giordano
3350 Enterprise AVE Ste 120
Weston, FL 33331

Legal Description

PALM HAVEN S/D-UNIT 1- BLK 1 LOT 7 -PB 37-2- (OR 3790-1760) (0.27 AC- 11,593 SF)



Current Values

Just/Market Value:	$278,600
Assessed Value:	$278,600
Exemptions:	$0
Taxable Value:	$278,600

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.27
Land Size (SF):	11,593

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 25, 2018	4197 / 1086	0001	WD	Russ Drew K	$300,000
Sep 16, 2015	3790 / 1760	0118	DE	St Lucie County	$100
Jan 1, 1900					$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$278,600
Just/Market:	$278,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$278,600
Exemption(s):	$0
Taxable:	$278,600

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0041	0.3	Fort Pierce Stormwater Charge	$20.70

This does not necessarily represent the total Special Assessements 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
2020	$278,600	$278,600	$0	$278,600
2019	$253,300	$253,300	$0	$253,300
2018	$222,900	$222,900	$0	$222,900

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2021 Saint Lucie County Property Appraiser. All rights reserved.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4496389 OR BOOK 4197 PAGE 1086, Recorded 10/30/2018 01:21:13 PM Doc Tax: $2100.00

This Instrument Prepared by and return to:
M. Scott Kleiman, Esq.
1st Trust Title, Inc.
7320 Griffin Road, Suite 109
Davie, FL 33314

Property Appraisers Parcel Identification (Folio) Numbers:
2401-502-0007-000/1

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS **WARRANTY DEED**, made the 25th day of October, 2018 by **DREW K. RUSS**, herein called the Grantor, to **MARILYN GIORDANO, a married woman**, whose post office address is **3050 Enterprise Avenue Suite 120, Weston, FL 33331,** 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) 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 Saint Lucie County, State of Florida, viz:

Lot 7, Block 1, REVISED PLAT OF PALM HAVEN SUBDIVISION, according to the plat thereof as recorded in Plat Book 8, page 44, Public Records of St. Lucie County FL; LESS that part lying easterly of the line described in QC Deed recorded in OR 165, page 1465, Public Records of St. Lucie County, FL

Subject to: (1) property taxes for the year 2019; covenants, restrictions, and public utility easements of record; existing zoning and governmental regulations

The above described real property is not the constitutional homestead of the Grantor, nor is it adjacent thereto. Grantor resides at 4025 Lawnview Avenue, Pittsburgh, PA 15227.

This Deed shall not serve to reimpose any restrictions, reservations, easements and limitations of record.

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is/are 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, 2018.

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:

Witness Signature

Witness Printed Name

Witness Signature

Witness Printed Name

L.S.

DREW K. RUSS
4025 Lawnview Avenue
Pittsburgh, PA 15227

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me this 25 day of October, 2018 by **DREW K. RUSS,** who is personally known to me or has produced Pennsylvania Driver's License as identification.

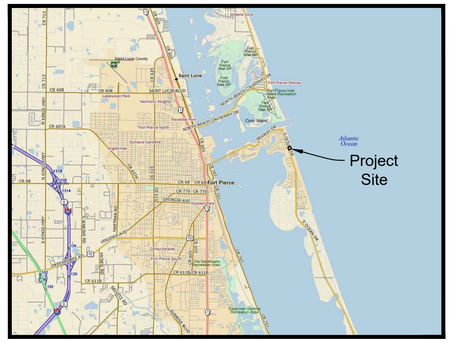
SEAL

Notary Public, State of Pennsylvania

My Commission Expires:
August 25, 2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Andrea K. Hulsman, Notary Public
Brentwood Boro, Allegheny County
My Commission Expires Aug. 25, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

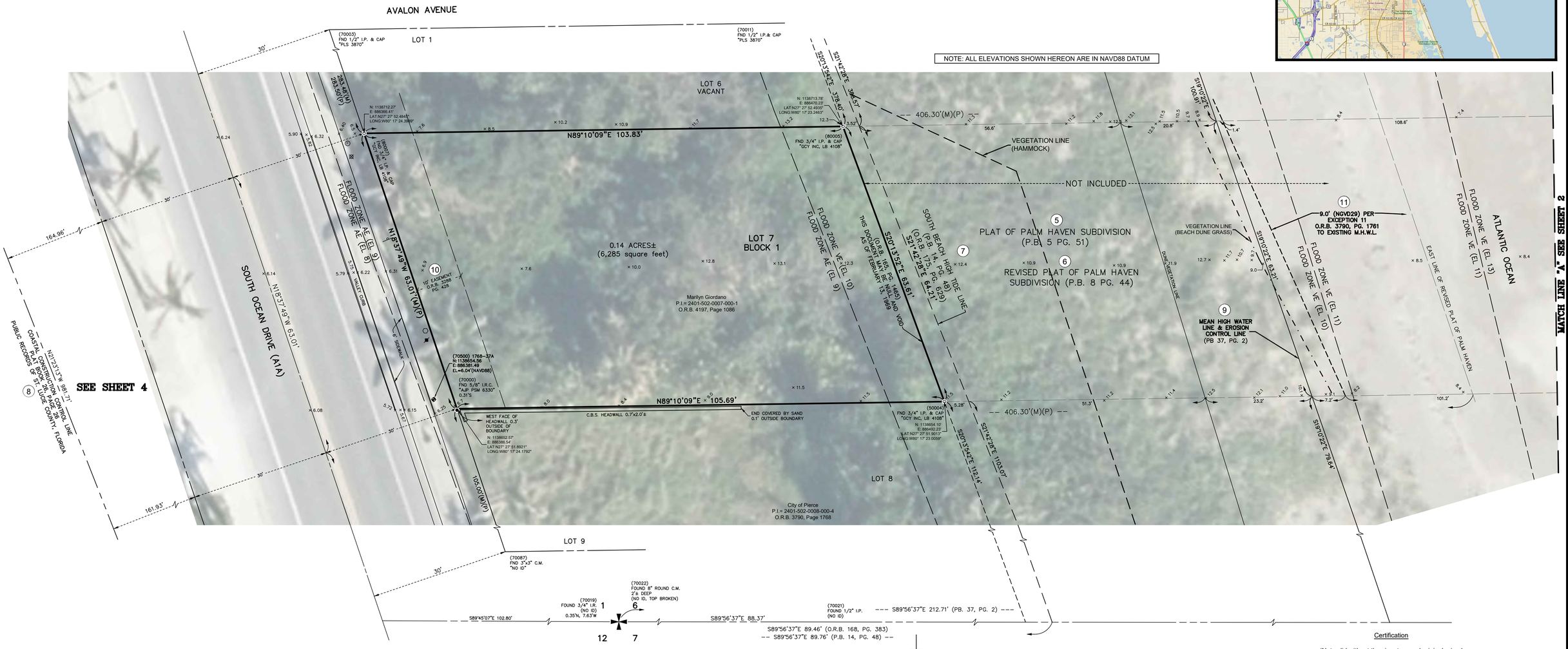
BOUNDARY & TOPOGRAPHIC SURVEY FOR:
MARILYN GIORDANO



LEGAL DESCRIPTION

Lot 7, Block 1, REVISED PLAT OF PALM HAVEN SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 44, of the Public Records of St. Lucie County, Florida; LESS that part lying easterly of the line described in Quit Claim Deed, as recorded in Official Records Book 165, Page 1465, of the Public Records of St. Lucie County, Florida.

NOTE: ALL ELEVATIONS SHOWN HEREON ARE IN NAVD88 DATUM



SURVEYOR'S NOTES:

1. Bearings shown hereon are referenced to the State Plane Coordinate system, Florida East Zone, North American Datum of 1983, adjustment of 2011 and are further referenced to the East right-of-Way line of State Road A1A, between Stations 806+64.10 and 817+42.91, as shown on sheet 5 of 6, State Road Department Right-Of-Way Map, Section 94050-2107, last revised 5-25-55, said line bears North 18°45'54"West and all others are relative thereto.
2. Coordinates shown hereon are referenced to the State Plane Coordinate system, Florida East Zone, North American Datum of 1983, adjustment of 2011 and were derived from the Trimble VRSNOW network in Florida.
3. All visible above ground improvements have been located.
4. There has been no attempt to locate any underground utilities or improvements.
5. This property is located in Flood Zones "AE Elevation 8, AE Elevation 9 and VE Elevation 10" according to Flood Insurance Rate Map Community Panel No. 12111C0183J, dated February 16, 2012.
6. Elevations shown hereon are in NAVD88 and referenced to a St. Lucie County Benchmark designated "WAVE RESET" having a listed elevation of 4.41 feet.
7. Additions and or deletions to this survey by other than the signing party (or parties) is prohibited without the written consent of the signing party (or parties).
8. Last day of field work was 10/10/2019.
9. This survey is certified to:
   a. Marilyn Giordano
   b. Old Republic National Title Insurance Company
   c. Kalis, Kleinman & Wolf

9. I have reviewed the Old Republic National Title Insurance Company, Commitment number: 640907; with an commitment date of September 21, 2018 @ 11:00 PM, issued by Community Land Title & Research and with regards to the Schedule B, Section II exceptions that are matters of survey and have the following comments:

Exception 5 All matters contained on the Plat of Palm Haven Subdivision, as recorded in Plat Book 5, Page 51, Public Records of Saint Lucie County, Florida. Affects all of subject property.
Exception 6 All matters contained on the Revised Plat of Palm Haven Subdivision, as recorded in Plat Book 8, Page 44. Have been shown hereon.
Exception 7 All matters contained on the Plat of South Beach High Tide Line, as recorded in Plat Book 14, Page 48. Have been shown hereon.
Exception 8 All Matters contained on the Plat of Coastal Construction Control Line, as recorded in Plat Book 26, Page 26, Public Records of Saint Lucie County, Florida. Have been shown hereon.
Exception 9 All matters contained on the Plat of Mean High Water Line Survey and Proposed Erosion Control Line, as recorded in Plat Book 37, Page 2, Public Records of Saint Lucie County, Florida. Have been shown hereon.
Exception 10 Temporary Construction Easement in favor of the City of Fort Pierce recorded in O.R. Book 3288, Page 428, Public Records of of Saint Lucie County, Florida. It is the opinion of this surveyor that said easement rights have been terminated.
Exception 11 Perpetual Easement granted to St. Lucie County Erosion District recorded in O.R. Book 3790, Page 1761, Public Records of Saint Lucie County, Florida. As shown on the survey.

GRAPHIC SCALE
10 0 10 20
(IN FEET)
Intended display scale: 1 inch = 10 feet

LEGEND
- ⊠ = Light pole
- ◪ = Cable tv riser
- ○ = Sewer valve
- Ⓟ = FPL Handhole
- ⊸ = Sign
- = Fire hydrant
- ⋈ = Water valve
- ⊠ = Telephone riser
- (5) = Title Exception number
- x 9.0 = Spot elevation
- C.M. = Concrete Monument
- C.B.S. = Concrete Block Structure
- FND = Found
- I.P. = Iron Pipe
- I.R. = Iron Rod
- I.R.C. = Iron Rod and Cap
- P.B. = Plat Book
- PG. = Page
- O.R.B. = Official Records Book
- M.H.W.L. = Mean High Water Line
- P.I. = Parcel Identification

Certification

(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

I hereby certify that the Survey of the property shown and described hereon was completed under my direction and said Survey is true and correct to the best of my knowledge and belief.

I further certify that this Survey meets the Standards of Practice for Surveyors set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. No search of the Public Records has been made by this office. The Survey is based on information furnished by client or client's representative.

10/10/2019
Date of Survey

Peter Andersen
Professional Survey and Mapper
Florida Certificate No. 5199

LOT 7 PALM HAVEN

No.	Revisions	Date	By
1	Added Sheet 4	2/17/2020	M.F.M.

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CORPORATE OFFICE
PO BOX 1469 • 1505 SW MARTIN HWY.
PALM CITY, FL 34991
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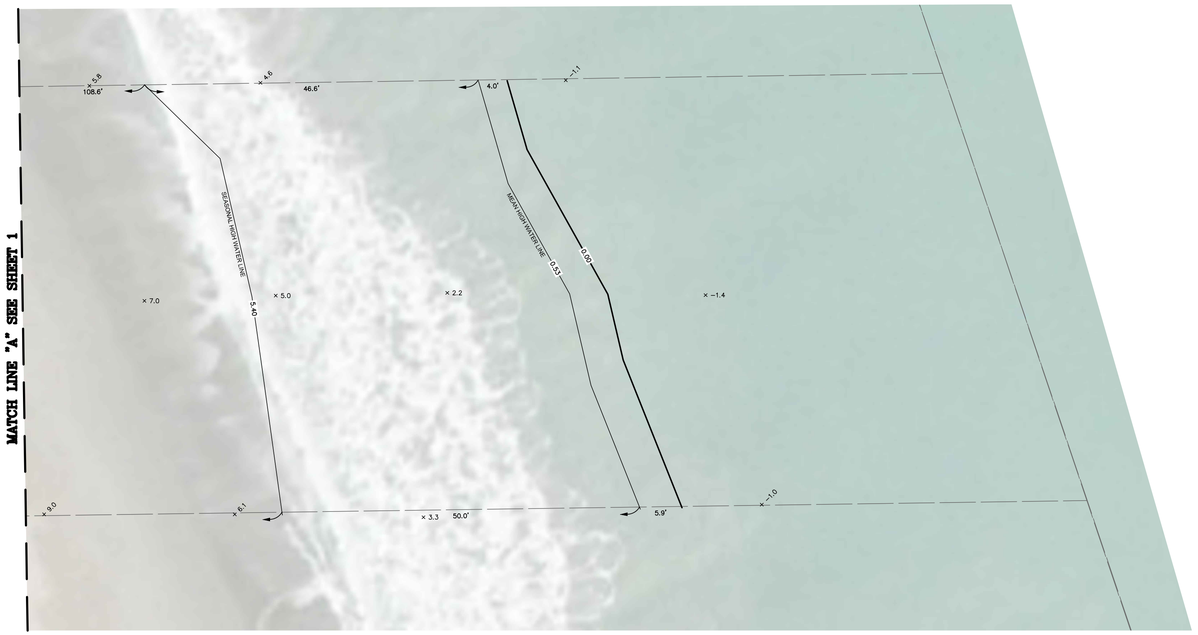
BOUNDARY & TOPOGRAPHIC SURVEY FOR:
Marilyn Giordano
ST. LUCIE COUNTY, FLORIDA

Scale:	Date:
1"=10'	Oct. 2019
Drawn By:	Checked By:
M.F.M.	P.A.

File & Drawing No: 19-1062-01
Sheet 1 of 4

Drawing Name: Island Style Homes
Page(s): 74-77 & 37-38
Field Book(s): 1660 & 1768

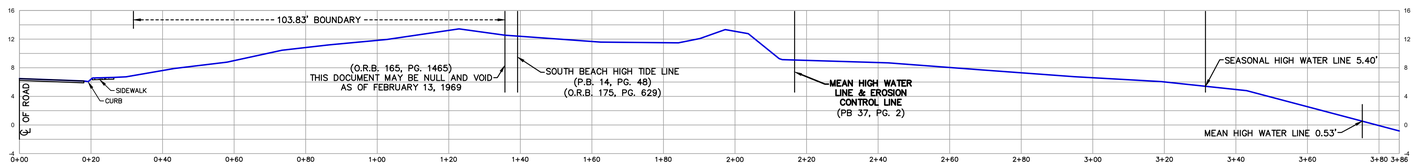
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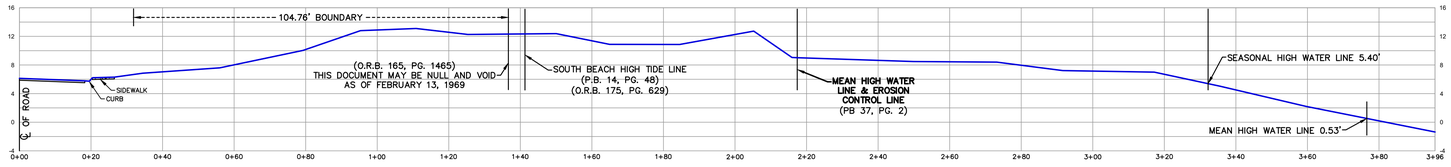
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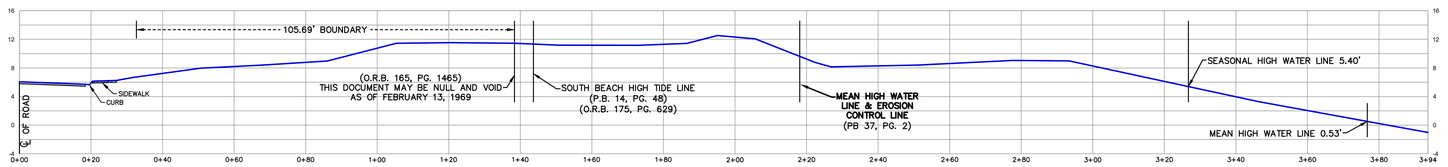
(IN FEET)
Intended display scale:
1 inch = 10 ft.



NORTH PROFILE



MIDDLE PROFILE



SOUTH PROFILE

VERTICAL SCALE 1" = 10'
HORIZONTAL SCALE 1" = 20'

LOT 7 PALM HAVEN

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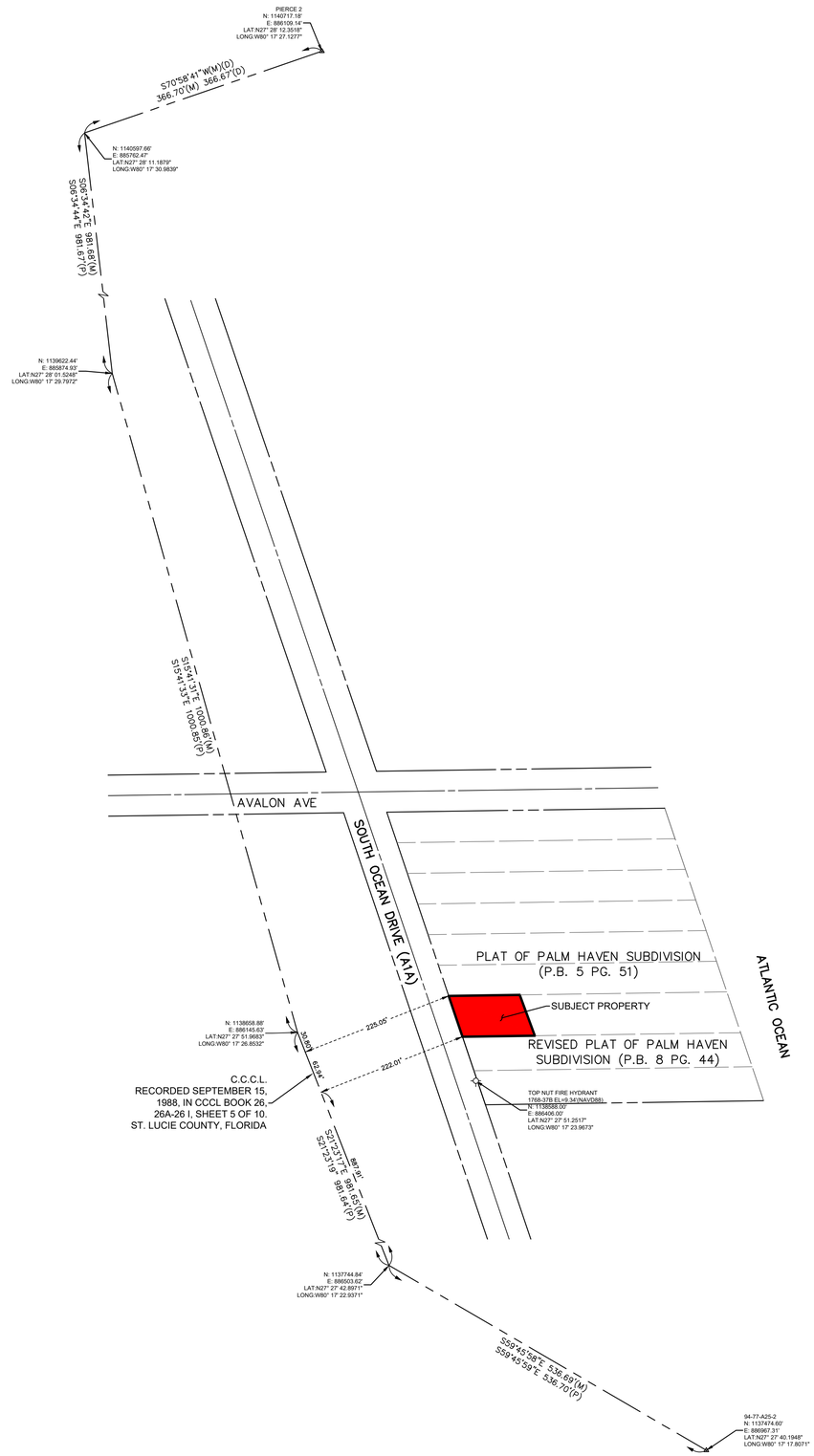
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AS SHOWN	Oct. 2019
Drawn By:	Checked By:
M.F.M.	P.A.

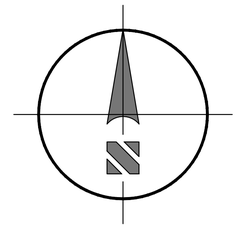
File & Drawing No: 19-1062-01
Sheet 2 of 4

No.	Revisions	Date	By

Drawing Name: **Island Style Homes**
Page(s): **74-77 & 37-38**
Field Book(s): **1650 & 1768**

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GRAPHIC SCALE

100 0 100 200

(IN FEET)

Intended display scale:
1 inch = 100 feet

LEGEND
(D) = DEED
(M) = MEASURED
(P) = PLAT

LOT 7 PALM HAVEN

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BOUNDARY & TOPOGRAPHIC SURVEY FOR:

Marilyn Giordano

ST. LUCIE COUNTY, FLORIDA

Scale:	Date:
1"=100'	Oct. 2019
Drawn By:	Checked By:
M.F.M.	P.A.

File & Drawing No: 19-1062-01

Sheet 3 of 4

No.	Revisions	Date	By

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Field Book(s): 1660 & 1768
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GRAPHIC SCALE

10 0 10 20

(IN FEET)

Intended display scale:
1 inch = 10 feet

LOT 7 PALM HAVEN

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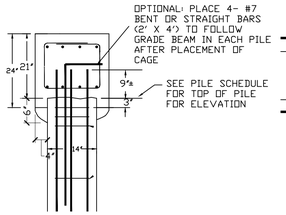
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Sheet 4 of 4

No.	Revisions	Date	By
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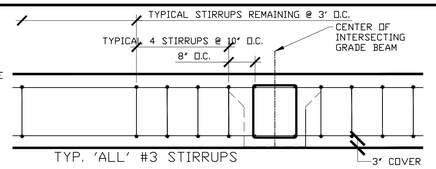
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Drawing Name: **Island Style Homes**
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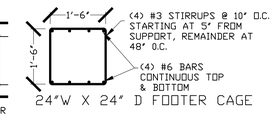
OPTIONAL BENT BAR DETAIL

SCALE: 1/2" = 1'-0"



TYPICAL STIRRUPS LAYOUT SECTION

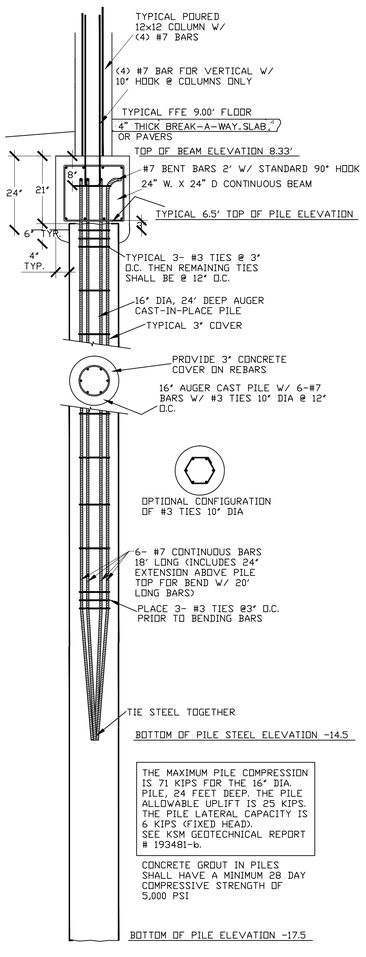
SCALE: 1/2" = 1'-0"



24"W X 24" D FOOTER CAGE

QUALITY CONTROL AND ASSURANCE:

1. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A QUALIFIED INDEPENDENT TESTING AND INSPECTION AGENCY (AGENCY), LICENSED IN THE STATE OF FLORIDA, TO PROVIDE QUALITY CONTROL THROUGH TESTING AND INSPECTION SERVICES DURING THE INSTALLATION OF ALL FOUNDATION PILING INVOLVED IN THIS WORK.
2. THE OWNER SHALL EMPLOY AN INDEPENDENT GEOTECHNICAL CONSULTANT OR ENGINEER OF RECORD (CONSULTANT) TO PROVIDE QUALITY ASSURANCE THROUGH GENERAL OBSERVATION AND CONSULTATION OF ALL PILE OPERATIONS.
3. THE CONTRACTOR AND THEIR AGENCY SHALL COOPERATE WITH THE CONSULTANT IN THE PERFORMANCE OF THE WORK. THE PRESENCE OF CONSULTANT SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO PERFORM THE PILE INSTALLATION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THESE SPECIFICATIONS.
4. GROUT MIX: THE GROUT MIX SHALL BE TESTED BY MAKING A MINIMUM OF SIX, 2 INCHES CUBES FOR EACH DAY DURING WHICH PILES ARE PLACED. A SET OF SIX CUBES SHALL CONSIST OF TWO CUBES TO BE TESTED AT SEVEN DAYS, AND TWO CUBES TO BE TESTED AT 28 DAYS AND TWO CUBES HELD IN RESERVE. TEST CUBES SHALL BE CURED AND TESTED IN ACCORDANCE WITH ASTM C109/C109M. CUBE SPECIMENS MAY BE RESTRAINED FROM EXPANSION AS DESCRIBED IN ASTM C942.
5. PILE ACCEPTANCE: THE CONSULTANT SHALL NOTIFY THE CONTRACTOR IF ANY PILE IS NOT IN CONFORMANCE WITH THESE SPECIFICATIONS. THE VOLUME OF GROUT PLACED IN EACH PILE SHALL BE A MINIMUM OF 120% OF THEORETICAL VOLUME OF THE PILE. THE AMOUNT OF GROUT PLACED IN EACH 5 FEET INCREMENTS OF THE PILE SHALL BE CHECKED CONTINUOUSLY DURING INSTALLATION. THE COST OF REMOVING AND REPLACING AUGER CAST PILES, WHICH ARE NOT IN CONFORMANCE, SHALL BE BORNE BY THE PILE CONTRACTOR.
6. REPORTS: THE CONSULTANT SHALL MAINTAIN AN INSTALLATION RECORD OF EACH PILE. THE RECORD SHALL NOTE THE PROJECT NAME AND NUMBER, NAME OF CONTRACTORS, PILE LOCATION, DESIGN PILE CAPACITY, PILE TIP ELEVATION, PILE TOP ELEVATION, DEPTH OF AUGER ADVANCEMENT, (TOTAL AND CONTINUOUS) QUANTITY OF GROUT PLACED, REINFORCING STEEL PLACEMENT, AND ANY UNUSUAL OCCURRENCES DURING THE PILE INSTALLATION. THE GROUT QUANTITY SHALL BE DETERMINED BY RECORDING GROUT PUMP DISPLACEMENT OR BY OTHER ACCEPTABLE MEANS. THE CONSULTANT SHALL ALSO MAINTAIN A DAILY REPORT, WHICH SUMMARIZES ALL WORK PERFORMED BY THE CONTRACTOR.



TYPICAL PILE SECTION

SCALE: 1/2" = 1'-0"

CORRECTIONS OF DEFICIENCIES:

1. THE CONSULTANT SHALL NOTIFY THE CONTRACTOR AND THE ENGINEER OF RECORD IN WRITING, OF THE FAILURE OF A PILE TO MEET ANY REQUIREMENT OF THE SECTION. SUCH WRITTEN NOTIFICATION SHALL INCLUDE ALL INFORMATION REQUIRED FOR THE EVALUATION OF REMEDIAL MEASURES, INCLUDING ALL INFORMATION REQUIRED FOR REDESIGN.
2. BASED ON THE SURVEY PROVIDED, IF A PILE FAILS TO COMPLY WITH THE LOCATION OR TOLERANCE REQUIREMENTS, OR THE DESIGN LOAD REQUIREMENTS NOTED ON THE CONTRACT DOCUMENTS, THE ENGINEER WILL CALCULATE THE LOAD CAPACITY REQUIREMENTS OF THAT PILE OR, IF IN A PILE GROUP, EACH PILE IN THAT PILE GROUP, BASED ON THE ACTUAL "AS-DRIVEN" LOCATIONS AND INCLINATIONS. IF THE CALCULATION INDICATES THAT THE LOADING ON THAT PILE OR, IF IN A PILE GROUP, ON ANY PILE IN THAT PILE GROUP, EXCEEDS THE DESIGN LOAD, THEN THE CONTRACTOR SHALL PERFORM SUCH REMEDIAL WORK AS THE ENGINEER OF RECORD IN HIS SOLE DISCRETION MAY REQUIRE INCLUDING BUT NOT LIMITED TO FURNISHING AND INSTALLING ADDITIONAL PILES AT LOCATIONS APPROVED BY THE ENGINEER OF RECORD AND MODIFYING CONCRETE OR REINFORCEMENT STEEL. THESE CORRECTIVE MEASURES SHALL BE PERFORMED SOLELY AT THE CONTRACTOR'S EXPENSE.
3. IF A PILE FAILS TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND THE ENGINEER OF RECORD DETERMINES THAT MODIFICATION TO CONCRETE OR REINFORCEMENT STEEL, OR THE DRIVING OF ADDITIONAL PILES IS NECESSARY, THE ENGINEER OF RECORD WILL PERFORM ALL REQUIRED REANALYSIS, REDESIGN AND DETAILING. ALL REANALYSIS, REDESIGN AND RE-DETAILING COSTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND REIMBURSED AS A CHANGE TO THE CONTRACT.
4. THE CONTRACTOR, AT HIS OPTION AND AT ANY TIME THAT HE DETERMINES THAT A PILE WILL NOT SATISFY THE REQUIREMENTS OF THIS SECTION FOR A REASON OTHER THAN ENCOUNTERING AN UNFORESEEN UNDERGROUND OBSTRUCTION, MAY, SUBJECT TO THE PROVISIONS OF THIS SPECIFICATION, ABANDON SUCH PILE AND REPLACE IT WITH A NEW PILE OR PILES RATHER THAN AWAIT DIRECTION OR APPROVAL FROM THE ENGINEER. HOWEVER, THE CONTRACTOR, IN EXERCISING THIS OPTION, ASSUMES THE RISK THAT SUCH REPLACEMENT PILE OR PILES WILL BE ACCEPTABLE TO THE ENGINEER.
5. ABANDONED PILES SHALL BE CUT OFF 1 FOOT BELOW THE ELEVATION OF THE BOTTOM OF THE PILE CAP OR MAT AS SHOWN ON THE CONTRACT DRAWINGS AND WILL NOT BE PAID FOR.

INSTALLATION

1. ADVANCE THE AUGER AT A CONTINUOUS RATE THAT PREVENTS REMOVAL OF EXCESS SOIL. STOP ADVANCEMENT AFTER REACHING THE REQUIRED DEPTH OR REFUSAL CRITERIA.
2. AUGER REFUSAL IS DEFINED AS A RATE OF AUGER PENETRATION OF LESS THAN 300 MM (1 FOOT) PER MINUTE OF DRILLING.
3. THE HOLE IN THE BOTTOM OF THE AUGER SHALL BE CLOSED WHILE BEING ADVANCED INTO THE GROUND WITH A SUITABLE PLUG. THE PLUG SHALL BE REMOVED BY GROUT PRESSURE OR WITH THE REINFORCING BAR.
4. PLACE CONTINUOUS CENTER REINFORCING THROUGH THE HOLLOW-STEMMED AUGER PRIOR TO PLACEMENT OF GROUT. TIE TOP OF REINFORCING IN PLACE AFTER REMOVAL OF AUGER. USE BAR SPACERS TO CENTER REINFORCING BARS.
5. AT THE START OF PUMPING GROUT, RAISE THE AUGER FROM 6 TO 12 INCHES AND AFTER THE GROUT PRESSURE BUILDS UP SUFFICIENTLY, REDRILL THE AUGER TO THE PREVIOUSLY ESTABLISHED TIP ELEVATION.
6. MAINTAIN AT LEAST 10 FEET OF GROUT ON THE AUGER FLIGHTING ABOVE THE INJECTION POINT DURING RAISING OF THE AUGER. POSITIVE ROTATION OF THE AUGER SHALL BE MAINTAINED THROUGHOUT PLACEMENT OF THE GROUT. RATE OF GROUT INJECTION AND RATE OF AUGER WITHDRAWAL FROM THE SOIL SHALL BE COORDINATED AS TO MAINTAIN AT ALL TIMES THE MINIMUM GROUT HEAD AND A POSITIVE PRESSURE ON THE GAUGES. THE TOTAL VOLUME OF GROUT SHALL BE AT LEAST 120 PERCENT OF THE THEORETICAL VOLUME FOR EACH PILE, EXCEPT, AFTER GROUT IS FLOWING AT THE GROUND SURFACE FROM THE AUGER FLIGHTING, THE RATE OF GROUT INJECTION AND AUGER WITHDRAWAL SHALL BE COORDINATED SO THAT THERE IS A CONSTANT GROUT FLOW AT THE SURFACE. IF PUMPING OF GROUT IS INTERRUPTED FOR ANY REASON, THE CONTRACTOR SHALL REINSERT THE AUGER AT LEAST 5 FEET INTO THE PILE AND RE-GROUT.
7. MINIMUM VOLUME OF GROUT PLACED IN HOLE SHALL BE AT LEAST THE NOMINAL VOLUME PLUS 20 PERCENT OF HOLE. VOLUME OF GROUT PER LINEAR LINEAR FOOT)OF PILE SHALL BE NOT LESS THAN VOLUME OF GROUT PER FOOT OF THE LOAD TEST PILE. MAKE VOLUME MEASUREMENTS IN THE PRESENCE OF COTR.
8. AUGER HOISTING EQUIPMENT SHALL BE PROVIDED THAT WILL ENABLE THE AUGER TO BE ROTATED WHILE BEING WITHDRAWN SMOOTHLY AND STEADILY.
9. THE SPOIL THAT ACCUMULATES AROUND THE AUGER DURING INJECTION OF THE GROUT SHALL BE PROMPTLY CLEARED AWAY UPON COMPLETION OF THE INSTALLATION.
10. PROVIDE OSHA PROTECTIVE CAPS ON ALL PROJECTING REINFORCEMENT.
11. DO NOT PLACE PILES CLOSER THAN 8 FEET CENTER TO CENTER UNTIL GROUT IN ADJACENT PILES HAS SET FOR 12 HOURS. IN LOCATIONS WHERE THERE ARE NO CONCRETE SLABS OR OTHER MEANS OF DISTRIBUTING LOAD OF THE EQUIPMENT PLACING PILES, THE EQUIPMENT SHALL BE KEPT AT LEAST 10 FEET AWAY FROM PILE LOCATION, OR UPPER 10 FEET OF PILE SHALL BE CASED.
12. WHERE PILE TOP IS NEAR SURFACE OR ABOVE BOTTOM OF EXCAVATION, PLACE METAL SLEEVES OF PROPER DIAMETER AROUND PILE TOP.
13. CUT OFF THE TOPS OF PILES, SQUARE WITH PILE AXIS AND AT THE ELEVATIONS INDICATED BY REMOVING FRESH GROUT FROM THE TOP OF THE PILE OR BY CUTTING OFF HARDENED GROUT DOWN TO FINAL CUTOFF POINT AT ANY TIME AFTER INITIAL SET HAS OCCURRED. WHERE THE PILE CUT-OFF IS NEAR THE SURFACE OR ABOVE THE BOTTOM OF THE EXCAVATION, SLEEVES OR CASING OF THE PROPER DIAMETER AND AT LEAST 18 INCHES IN LENGTH SHALL BE PLACED AROUND THE PILE TOPS. (SPECIAL CONDITIONS MAY REQUIRE METAL SLEEVES OF ADDITIONAL LENGTH).
14. REDRILL THE PILE TO THE ORIGINAL DEPTH AT NO ADDITIONAL COST TO THE OWNER IF ANY OF THE FOLLOWING OCCURS:
    A. THE DESIGN PILE REINFORCEMENT CANNOT BE PLACED MANUALLY IN THE TOP OF ANY PILE FOLLOWING COMPLETION OF GROUTING.
    B. THE TRAP DOOR AT THE BOTTOM DISCHARGE OUTLET FAILS TO OPEN COMPLETELY, EFFECTIVELY CREATING A SIDE DISCHARGE CONDITION.
    C. LOSS OF GROUT HEAD OCCURS FOR ANY REASON DURING PILE INSTALLATION.
    D. THERE IS MORE THAN A TWENTY-MINUTE DELAY DURING THE GROUTING OF ANY INDIVIDUAL PILE.
    E. THERE IS A DROP IN GROUT LEVEL AFTER COMPLETION OF THE PILE, WHICH EXCEEDS THE AVERAGE FOR THE REMAINDER OF THE PILE INSTALLATIONS BY MORE THAN 2 FEET.
15. THE CONTRACTOR SHALL INSTALL ADDITIONAL PILES AT NO ADDITIONAL COST FOR DAMAGED, MISALIGNED AND/OR MISLOCATED PILES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COSTS OF CONCRETE AND REINFORCING FOR REQUIRED MODIFICATIONS TO PILE CAPS/GRADE BEAMS DUE TO DAMAGED PILES AND/OR MISALIGNED OR MISLOCATED PILES.
16. IF THE GROUT LEVEL IN ANY COMPLETED PILE DROPS, THE PILE SHALL BE REJECTED AND REPLACED.
17. NO PILE SHALL BE LOADED UNTIL THE GROUT HAS ATTAINED FULL DESIGN STRENGTH.

NOTES:

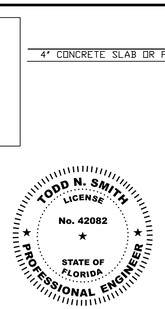
1. CONTRACTOR'S QUALITY CONTROL RESPONSIBILITIES: CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND SAFETY OF THE WORK AND WORKERS.
2. INDEPENDENT TESTING AND INSPECTION AGENCY: THE CONTRACTOR SHALL RETAIN AN INDEPENDENT TESTING AND INSPECTION AGENCY (AGENCY) TO DOCUMENT, MONITOR, AND OBSERVE PRODUCTION PILE WORK. THIS AGENCY SHALL SUBMIT FIELD REPORTS FOR PILE INSTALLATIONS, AND GROUT TESTING AND INSPECTION. THEY SHALL SUBMIT A PILE INSTALLATION REPORT FOR EACH PILE NO LATER THAN THREE DAYS AFTER THE INSTALLATION IS COMPLETE.
3. PILES SHALL BE LOCATED AS SHOWN ON THE DRAWINGS.
4. PILE CENTERS SHALL BE LOCATED TO AN ACCURACY OF PLUS OR MINUS THREE INCHES. THE LENGTH, DIAMETER AND STEEL REINFORCEMENT SHALL BE AS SHOWN ON THE DRAWINGS.
5. CONCRETE IN GRADE BEAMS AND STRUCTURAL SLAB SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI. THE STRENGTH SHALL BE VERIFIED BY TEST CYLINDERS TAKEN EVERY 50 C.Y. PLACED & EACH DAY CONCRETE IS PLACED.
6. CONCRETE MAXIMUM SLUMP SHALL BE 5"+
7. REINFORCEMENT STEEL SHALL BE DEFORMED, NEW BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60. DETAIL, FABRICATE AND INSTALL REINFORCING PER ACI CODE.
8. PROVIDE BENT BARS AT ANY CHANGE IN DIRECTION AND INTERSECTION OF GRADE BEAMS OF THE SAME SIZE IN THE BEAMS. GRADE BEAMS SHALL BE SPLICED AT MID SPAN FOR THE TOP BARS AND OVER PILES FOR THE BOTTOM BARS.
9. CEMENT GROUT IN PILES SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5,000 PSI. REINFORCEMENT STEEL SHALL BE DEFORMED, NEW BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60. DETAIL, FABRICATE AND INSTALL REINFORCING PER THE ACI CODE.
10. AUGER CAST PILES SHALL CONFORM TO SECTION 1810 OF THE FLORIDA BUILDING CODE 2014 EDITION. AUGER CAST PILES SHALL BE FORMED USING A HOLLOW-STEM AUGER. CONCRETE GROUT SHALL BE PUMPED THROUGH THE HOLLOW-STEM AUGER WITH A MINIMUM PRESSURE OF 120 PSI. THE AUGER SHALL BE SLOWLY WITHDRAWN IN 12 IN. LIFTS WHILE MAINTAINING THE MINIMUM PUMPING PRESSURE. IF THE INSTALLATION PROCESS IS INTERRUPTED OR IF A LOSS OF PRESSURE OCCURS, THE PILE SHALL BE REDRILLED TO THE ORIGINAL DEPTH AND RE-FORMED. THE UPPER SECTION OF PILES SHOULD NOT BE INSTALLED AT DISTANCES LESS THAN 6 FEET FROM A NEWLY CONSTRUCTED PILE (24 HOURS).
11. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS, BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER.
12. ALL STEEL SHALL BE INSPECTED BY THE ENGINEER PRIOR TO CONCRETE PLACING (PROVIDE 24-HOUR NOTICE).

DO NOT SCALE DRAWINGS

IMPORTANT
CONTRACTOR SHALL HAVE SURVEYOR LOCATE ALL PILES AND BUILDING CORNERS BEFORE PLACEMENT.

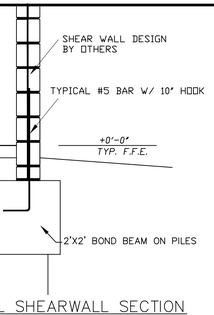
LEGEND:

- REPRESENTS 16" DIA. PILE TYPICAL
- REPRESENTS 24" W X 24" D. BOND BEAM



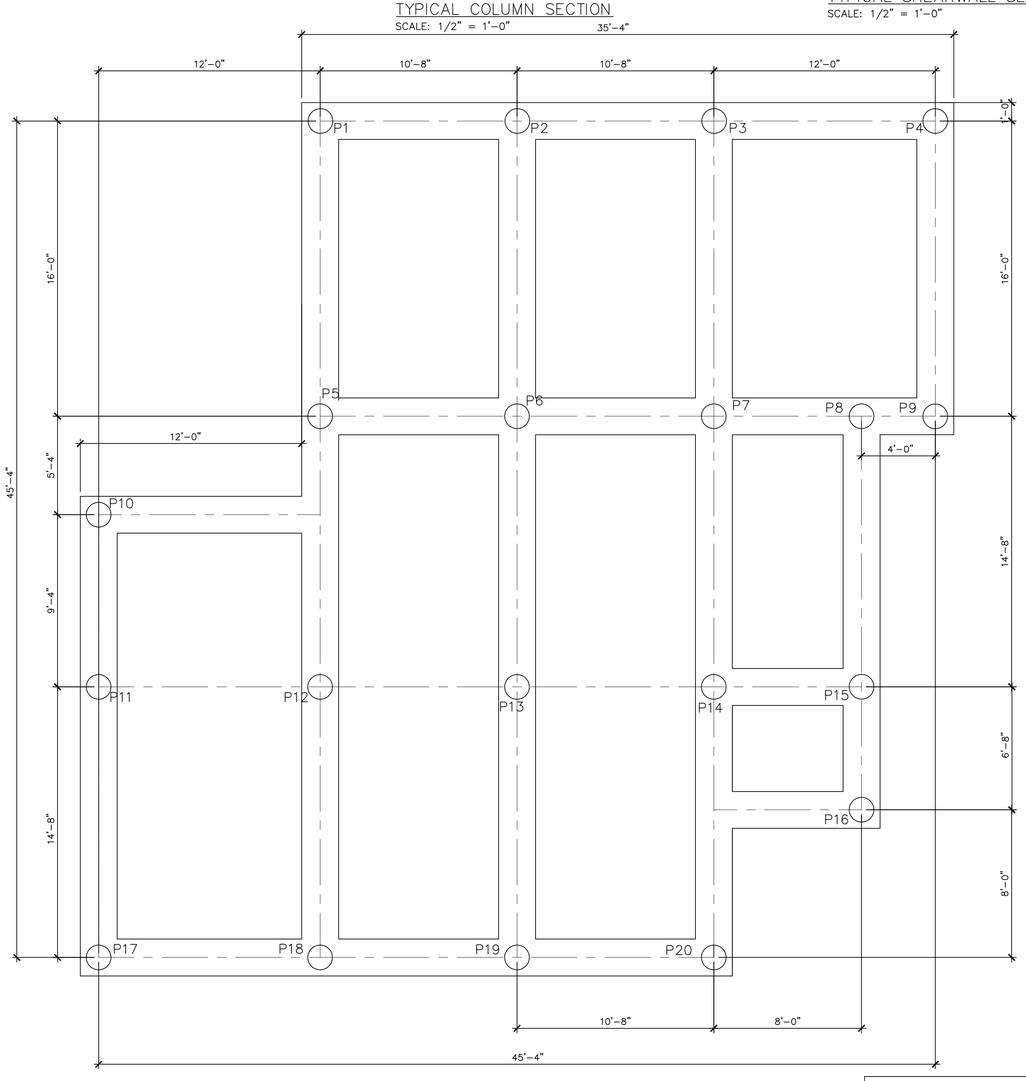
TYPICAL COLUMN SECTION

SCALE: 1/2" = 1'-0"



TYPICAL SHEARWALL SECTION

SCALE: 1/2" = 1'-0"



PILE PLAN

SCALE: 1/4" = 1'-0"

NOTIFY THE ENGINEER 48 HOURS PRIOR TO PLACING PILES SO ARRANGEMENTS CAN BE MADE TO HAVE THE ENGINEER OBSERVE THE PILE INSTALLATION.

ENGINEER'S CERTIFICATION

A. THE MAIN WIND-FORCE RESISTING SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH ANSI/ASCE 7-10, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, SECTION 6, TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 160 MILES PER HOUR 3-SECOND GUST.
B. THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND ARE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH ANSI/ASCE 7-10, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, SECTION 6, TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 160 MILES PER HOUR 3-SECOND GUST.
C. THIS PROJECT HAS BEEN DESIGNED PER THE SOILS REPORT AND RECOMMENDATIONS OF KMS (KELLY, SCHLEICHER & MacWILLIAM ENGINEERING AND TESTING, INC.). THE REPORT DATED SEPTEMBER 7, 2019, KSM PROJECT # 193481-b.
CONTRACTOR SHALL REVIEW REPORT PRIOR TO PILE INSTALLATION

TODD N. SMITH LICENSE No. 42082 STATE OF FLORIDA PROFESSIONAL ENGINEER

REVISIONS	DATE
1	
2	
3	
4	
5	
6	

INFORMATION	
DESIGNED	TS
DRAWN	LR
CHECKED	TS
DATE	10/4/2020
SCALE	AS SHOWN

TODD N. SMITH, P.E. INC
CA #8772
SUITE 302
1717 INDIAN RIVER BLVD
VERO BEACH, FLORIDA 32960
CELL (772) 559-3699
TNSPE@BELLSOUTH.NET

RESIDENCE FOR
MARILYN GIORDANO
Parcel Info:2401-502-0007-000-1
5 OCEAN DR
FT. PIERCE FL, 34949

PILE & BEAM PLAN

TODD N. SMITH
FL PE #42082

SHEET
S1

19975

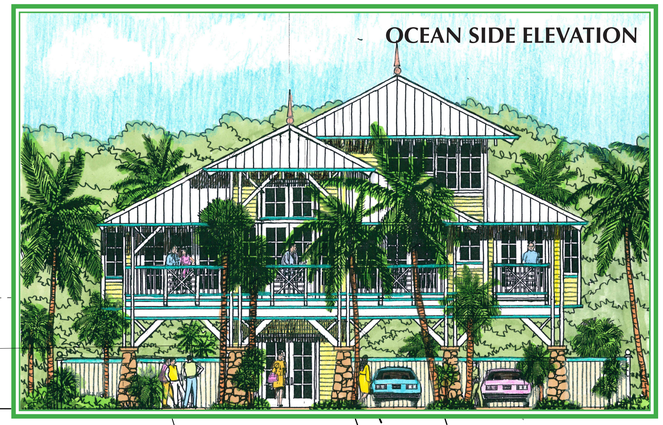


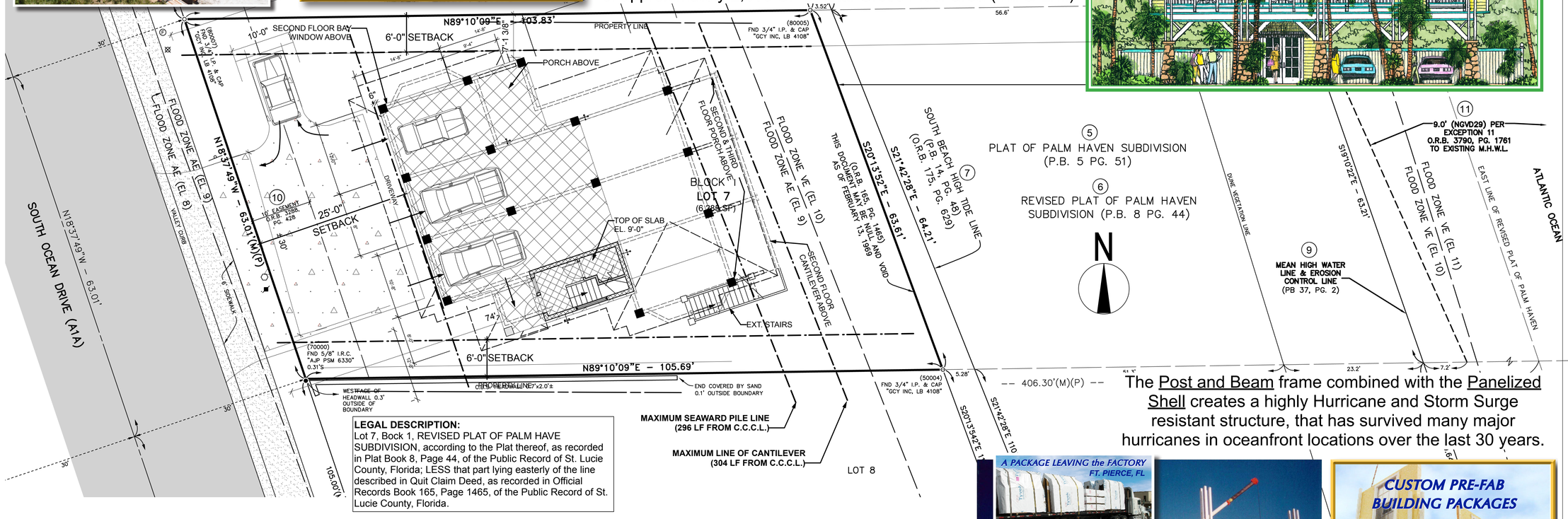


Giordano BEACHOUSE

South A.1.A., Ft. Pierce, FL

A proposed 4 Bedroom/4.5 Bath Oceanfront single family home of approximately 2,600 SF of total Gross Floor area (Int. & Ext.)





LEGAL DESCRIPTION:
Lot 7, Bock 1, REVISED PLAT OF PALM HAVE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 44, of the Public Record of St. Lucie County, Florida; LESS that part lying easterly of the line described in Quit Claim Deed, as recorded in Official Records Book 165, Page 1465, of the Public Record of St. Lucie County, Florida.

The Post and Beam frame combined with the Panelized Shell creates a highly Hurricane and Storm Surge resistant structure, that has survived many major hurricanes in oceanfront locations over the last 30 years.



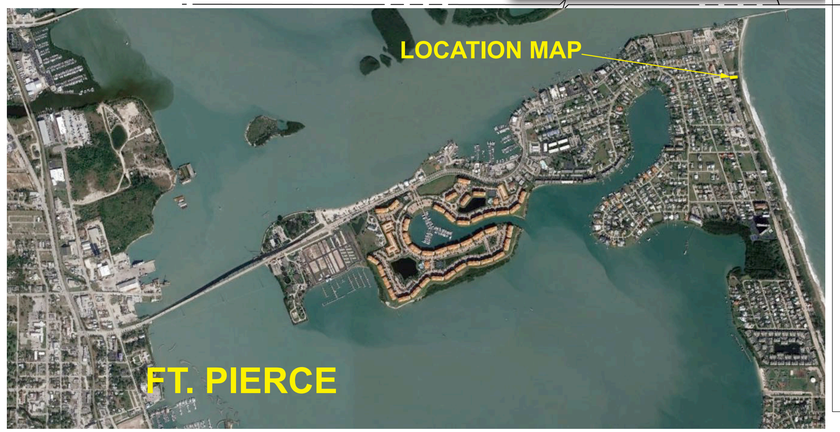


The ISLAND STYLE BUILDING SYSTEM is a factory Pre-fabricated, Panelized Post and Beam system ideally suited to construct Custom Designed Homes and Commercial Buildings. Island Style Buildings are structurally pre-engineered to be specifically suited for Hurricane and Flood prone locations that are also subject to Termites, Rust, Rot, Mold, Heat and High Humidity.









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Gordon Mock ARCHITECT
CUSTOM DESIGNED & PRE FABRICATED
ISLANDSTYLEHOMES.COM
ISLAND STYLE HOMES
772-464-6259
RESORTS • CLUBS • SHOPS • HOMES
Island Style BUILDERS

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M/P-1	GRD FL M/P NOTES, DIAGRAMS
M/P-2	1st & 2nd M/P PLANS

OWNER: GIORDANO RESIDENCE
4160 Triple Crown Court
Davie, FL 33330
PH: (904) 602-5637 x112
marilyn@qualityimporters.com

ARCHITECT: GORDON MOCK
4275 Mariah Circle
Fort Pierce, FL 34947
PH: (772) 464-6259
islandstylehomes@comcast.net

CIVIL/STRUCTURAL ENGINEER: TODD SMITH, PE
PH: (772) 559-3699
tnspe@bellsouth.net

SURVEYOR: G.C.Y. Inc. LB 4108
PH: (800) 386-1066
www.gcyinc.com

LANDSCAPE DESIGNER: JMS DESIGN STUDIO, INC. FCLD #00069
PH: (772) 532-6884
jmsvero@aol.com

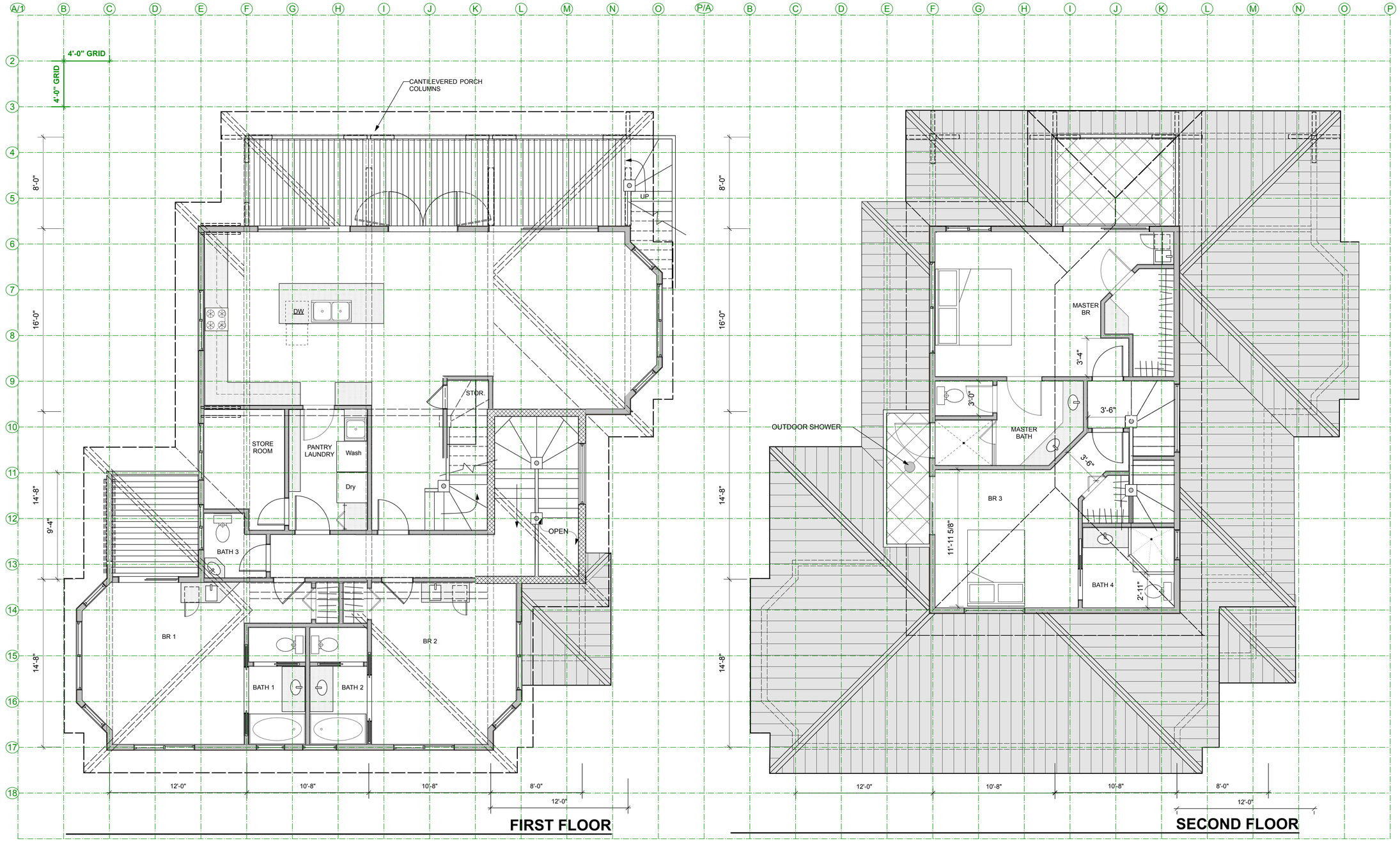
Giordano Residence
S. Ocean Drive,
Ft. Pierce, FL 34949

SCALE	
N.T.S.	

ORIGINAL DATE	2/19/19		
1	10/21/20	5	
2		6	
3		7	
4		8	

SHEET #
A-1

SHEET NAME
SITE PLAN



WALL TYPES

- CONCRETE WALL
- CONCRETE PIER
- ISH WOOD WALL
- INT. 2x4 WALL
- INT. 2x6 WALL

WALL SYMBOL

WALL PANEL NUMBER

W-15

B D

"Point" indicates the direction to read panel WALL END CONDITION

2 **WALL TYPES**

1. Exterior Prefabricated Wood Frame Wall - Apply to assemblied walls water proof membrance and cement board lap siding, drywall on interior walls, R-11 foam board with a radiant insulation and all trim (exterior and interior) as required.
2. Exterior Prefabricated Wood Plumbing Frame Wall - pply to assemblied walls water proof membrance and cement board lap siding, Durock paneling on interior walls, R-11 foam board with a radiant insulation and all trim (exterior and interior) as required.
3. Exterior Field Framed Wood Frame Wall - P.T. 2" x 6" wood studs at 16" o.c. with 5/8" P.T. CDX installed with minimum 12d stainless steel nails @ 6" o.c. Apply water proof membrance and cement board lap siding, drywall on interior walls, R-11 foam board with a radiant insulation and all trim (exterior and interior) as required.
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5. Typical Interior Wood Frame Wall - P.T. 2" x 4" wood studs at 16" o.c. and P.T. bottom and top plates all installed with minimum 16d stainless steel nails with drywall on both sides and 3-1/2" R-11 fiberglass insulation (when shown on plans) and interior trim as required.
6. Typical Interior Wood Frame Wall "Plumbing" Wall - P.T. 2" x 4" wood studs at 16" o.c. and P.T. bottom and top plates all installed with minimum 16d stainless steel nails with Durock paneling on moisture side(s), and/or drywall on other side and 3-1/2" R-11 fiberglass insulation (when shown on plans) and interior trim as required.

EXTERIOR WINDOW / DOOR SYMBOL

WINDOW / DOOR NO. → 3 0050 ← MANU. PACKING #

INTERIOR DOOR SYMBOL

DOOR NO. → 9 E ← DOOR TYPE
REMARK → 1 b ← HARDWARE GROUP

INTERIOR DOOR TYPE

A. 1'-8" x 6'-8" x 1-3/8" door
B. 2'-0" x 6'-8" x 1-3/8" door
C. 2'-4" x 6'-8" x 1-3/8" door
D. 2'-6" x 6'-8" x 1-3/8" door
E. 2'-8" x 8'-0" x 1-3/8" door
F. 3'-0" x 6'-8" x 1-3/8" door
G. 2'-8" x 6'-8" x 1-1/4" bi-fold door
H. 3'-0" x 6'-8" x 1-1/4" bi-fold door
I. 2'-4" x 6'-8" x 1-3/8" pocket door
J. 2'-6" x 6'-8" x 1-3/8" pocket door
K. 3'-0" x 6'-8" x 1-3/8" pocket door
I. Pair of 2'-4" x 6'-8" x 1-3/8" pocket door

DOOR REMARK

a. Right Door Active **c.** Ext. Door - RGT Hinge
b. Left Door Active **d.** Ext. Door - LEFT Hinge

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M/P-2 1st & 2nd M/P PLANS

Giordano Residence

S. Ocean Drive,
Ft. Pierce, FL 34949

SCALE
1/4" = 1'-0"

ORIGINAL DATE	2/19/19
1 10/21/20	5
2	6
3	7
4	8

SHEET #
A-3

SHEET NAME
FIRST & SECOND FLOOR PLANS

INTERIOR DOOR SYMBOL

DOOR NO. → 3|AX ← DOOR TYPE
MANU. PACKING # → 0060

INTERIOR DOOR TYPE

ax. Pair of 3'-0" x 8'-0" x 1-3/8" French doors
b. Pair of 2'-6" x 6'-8" x 1-3/8" French doors
bx. Pair of 2'-6" x 8'-0" x 1-3/8" French doors
c. 3'-0" x 6'-8" x 1-3/8" French door
cx. 3'-0" x 8'-0" x 1-3/8" French door
d. 2'-6" x 6'-8" x 1-3/8" French door
dx. 2'-6" x 8'-0" x 1-3/8" French door
e. 3'-0" x 6'-8" x 1-3/8" door
ex. 3'-0" x 8'-0" x 1-3/8" door
f. 2'-8" x 6'-8" x 1-3/8" door
fx. 2'-8" x 8'-0" x 1-3/8" door
g. 2'-6" x 6'-8" x 1-3/8" door
gx. 2'-6" x 8'-0" x 1-3/8" door
h. 2'-4" x 6'-8" x 1-3/8" door
hx. 2'-4" x 8'-0" x 1-3/8" door
i. 2'-0" x 6'-8" x 1-3/8" door
ix. 2'-0" x 8'-0" x 1-3/8" door
j. 3'-0" x 6'-8" x 1-3/8" pocket door
jx. 3'-0" x 8'-0" x 1-3/8" pocket door
k. 2'-8" x 6'-8" x 1-3/8" pocket door
kx. 2'-8" x 8'-0" x 1-3/8" pocket door
l. 2'-6" x 6'-8" x 1-3/8" pocket door
lx. 2'-6" x 8'-0" x 1-3/8" pocket door
m. 2'-4" x 6'-8" x 1-3/8" pocket door
mx. 2'-4" x 8'-0" x 1-3/8" pocket door
n. 5'-0" x 6'-8" x 1-1/4" bi-fold door
nx. 5'-0" x 8'-0" x 1-1/4" bi-fold door
o. 3'-6" x 6'-8" x 1-1/4" bi-fold door
ox. 3'-6" x 8'-0" x 1-1/4" bi-fold door
p. 3'-0" x 6'-8" x 1-1/4" bi-fold door
px. 3'-0" x 8'-0" x 1-1/4" bi-fold door
q. 2'-6" x 6'-8" x 1-1/4" bi-fold door
qx. 2'-6" x 8'-0" x 1-1/4" bi-fold door
r. 2'-0" x 6'-8" x 1-1/4" bi-fold door
rx. 2'-0" x 8'-0" x 1-1/4" bi-fold door
s. Pair of 2'-6" x 6'-8" x 1-3/8" by pass door
sx. Pair of 2'-6" x 8'-0" x 1-3/8" by pass door

DOOR REMARK

a. Right Door Active **c.** Ext. Door - RGT Hinge
b. Left Door Active **d.** Ext. Door - LEFT Hinge

WINDOW REMARK

a. XO (from outside, slides to right)
b. OX (from outside, slides to left)

EXTERIOR WINDOW / DOOR SYMBOL

WINDOW / DOOR NO. → 3|0050 ← MANU. PACKING #

WINDOW TYPE
(Measurement is WINDOW FRAME - TIP to TIP. There is a 1/2" flange on each 4 sides of the window)

3SHZ Single 47 1/4" x 38 3/4" Horizontal slider
3MHZ Single 47 1/4" x 44 3/4" Horizontal slider
3THZ Single 47 1/4" x 54 3/4" Horizontal slider
5SHZ Single 79 1/4" x 41 3/4" Horizontal slider
5LHZ Single 72 3/4" x 60 3/4" Horizontal slider

NOTE: ALL DOORS, SIDE LITES & TRANSOM WINDOWS ARE FIELD INSTALLED

WALL SYMBOL

WALL PANEL NUMBER
W-15
B D
"Point" indicates the direction to read panel
WALL END CONDITION

WALL SYMBOLS
- CONCRETE WALL
- CONCRETE PIER
- ISH WOOD WALL
- INT. 2x4 WALL
- INT. 2x6 WALL

2 **WALL TYPES**

1. Exterior Prefabricated Wood Frame Wall - Apply to assemblied walls water proof membrance and cement board lap siding, drywall on interior walls, R-11 foam board with a radiant insulation and all trim (exterior and interior) as required.
2. Exterior Prefabricated Wood Plumbing Frame Wall - pply to assemblied walls water proof membrance and cement board lap siding, Durock paneling on interior walls, R-11 foam board with a radiant insulation and all trim (exterior and interior) as required.
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WALL NOTES

1. Provide and install blocking as required for installation of miscellaneous wall items, cabinets, shelving, etc.
2. Use 1/2" Durock cement board as a backer at all wet areas.
3. Unless otherwise noted on plans, all interior partition openings shall be constructed with 2 x 4 jack studs and head/sill blocking anchored to adjacent wall framing.
4. Provide continuous wood blocking beside and behind cabinetry as per cabinet makers requirements. Coordinate prior to construction of partitions.
5. Coordinate requirements for pipes and other items designed to be housed within the partition and wall systems.
6. Notify Architect of any discrepancies noticed when laying-out walls, prior to placing any walls, bolts, etc.

FINISH SYMBOL

WALL FINISH → B|A ← FLOOR FINISH
TRIM TYPE → C|D ← CEILING TYPE

WALL FINISH TYPE

A. Provide and install blocking as required for installation of miscellaneous wall items, cabinets, shelving, etc.
B. OSB Paneling joints and nail holes are to be filled, finished and sanded. Provide two (2) coats Latex Flat interior wall paint. Coordinate all wall finishes with the Owner.
C. Moisture resistant drywall to be taped, finished and sanded. Provide one (1) coat of primer and two (2) coats Latex Eggshell finish interior wall paint. Coordinate all wall finishes with the Owner.
D. 1/2" Cement board (i.e. Durock) to be taped and finished ready for the installation of tile or marble. Coordinate all finishes with the Owner.
E. Vinyl wall covering on taped, finished and sanded. Wall covering selection by Owner.
F. Finishes of walls will be supplied by the Interior Designer and therefore not in this contract.

TRIM TYPE

A. Typical 4-1/2" x 3/4" wood base on all walls and typical 2-1/2" x 3/4" wood casing and 3/4" wood jambs around all door openings. Windows shall have OSB paneling returns with 5/4" wood sill and stool of typical 2-1/2" casing (upside down).
B. Typical wood base, casing, and jambs (see above) on all walls, and a 2-1/2" chair railing (top
C. Typical Chair Rail at 36" A.F.F.
D. Typical wood base on all walls, typical 2-1/2" wood casing around all openings (windows and doors) with plinth blocks where required, typical wood chair rail at 3'-0" A.F.F. continuous on all walls.
E. Typical 2-1/2" wood casing and jambs around all door openings, and typical 3-1/2" wood base continuous on all walls. Refer to notes and trims profiles for further information. All window openings shall have drywall returns and marble sills. Refer to ceiling plans for any ceiling trim.

TRIM NOTES

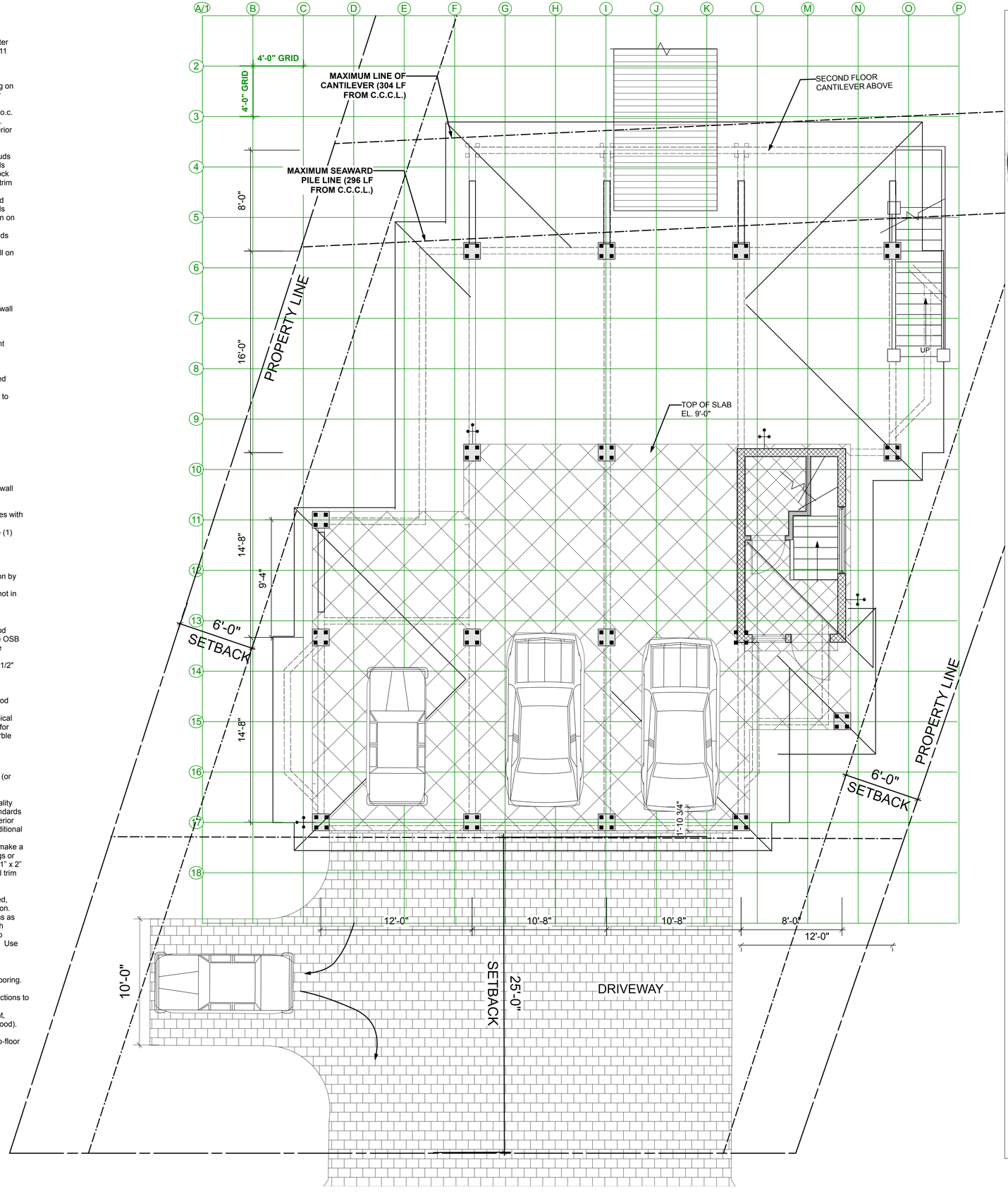
1. All wood trim and other millwork shall be paint grade, clear white Spruce (or other softwood of equal quality), and installed as per the drawings.
2. The trim and millwork should be installed as per the details and in a workmanlike manner with joints, fasteners, overall appearance, etc. of a quality equal to accepted industry standards (as specified in the A.W.I. Quality Standards and Guide Specifications). The Architect reserves the right to reject any inferior material or workmanship, and to require that the work be replaced at no additional expense to the Owner.
3. Work Included - all labor, fasteners. Adhesives, tools, and equipment to make a complete installation of all finish carpentry and trim indicated on the drawings or herein specified. Note the exposed structural beams shall be trimmed with 1" x 2" trim and ripped 1" x 6" beam bottom trim as per the sections and details. All trim material to be supplied by General Contractor.
4. Condition wood materials to average prevailing humidity conditions and installation areas prior to installing. Discard material that is unsound, warped, bowed, twisted, or in any other way not appropriate for a first class installation. Install the work plump, level, true and straight with no distortions using shims as required. Install with the minimum number of joints possible using full length pieces to the greatest extent possible. Cope at returns, miters at corners, to produce tight fitting joints with full surface contact throughout length of joint. Use scarf joints for end to end joints.

FLOOR FINISH TYPE

A. Concrete slab, scraped, cleaned and prepared for installation of finish flooring. Coordinate flooring with Owner.
B. Carpet and pad installed on new 1/4" plywood sub-flooring. Carpet selections to be by Owner.
C. Ceramic Tile, thin-set in a latex mastic on a cement board under-layment, screwed and glued over a smooth and prepared sub-floor (3/4" C.D.X. plywood). Under-layment and tile supplied by Owner.
F. Hardwood floors - as supplied by Owner, installed over 3/4" plywood sub-floor and 30# felt paper.

CEILING TYPE

A. TBD
B. TBD
C. TBD



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M/P-2 1st & 2nd M/P PLANS

Giordano Residence

S. Ocean Drive,
Ft. Pierce, FL 34949

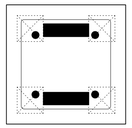
SCALE
1/4" = 1'-0"

ORIGINAL DATE	2/19/19		
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2		6	
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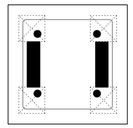
SHEET #
A-4

SHEET NAME
GROUND FLOOR PLANS

IMPORTANT NOTE: INSERT COLUMN "U" STRAP AS INDICATED

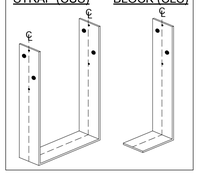


COLUMN "U" STRAP ORIENTED HORIZONTALLY



COLUMN "U" STRAP ORIENTED VERTICALLY

COLUMN "U" STRAP (CUS) | COLUMN "L" BLOCK (CLS)



BOLT SYMBOL

BOLT TYPE / BOLT QTY: **A - 3 / D - 1**

- A = 3/8" x 3" S.S. Lag bolt w/ washer
- B = 3/8" x 5" S.S. Wedge anchor bolt w/ nut & washer
- C = 1/2" x 4" S.S. Lag bolt with washer
- D = 1/2" x 8" S.S. Lag bolt with washer
- E = 1/2" x 8" S.S. Theaded Rod with (2) nuts & washers
- F = 1/2" x 16" S.S. Threaded Rod with (2) nuts & washers
- G = 1/2" x 8" H.D.G. "J" bolt with nut & washer

FOUNDATION DETAIL

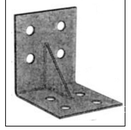
(SEE ISH TYP. FOUNDATION DETAIL SHEET)



16" x 16" COLUMN BLOCK OR FORMED BLOCK

ISH "U" STRAP IMBEDED

STEEL BEAM HANGER (SBH)



COLUMN BLOCK PIER TYPE

TYPE (see Sheet D-4) → **A**

COLUMN SYMBOL

QTY & LGTH of 4" x 4" TO BE CUT FROM

C21 / (4) 16"

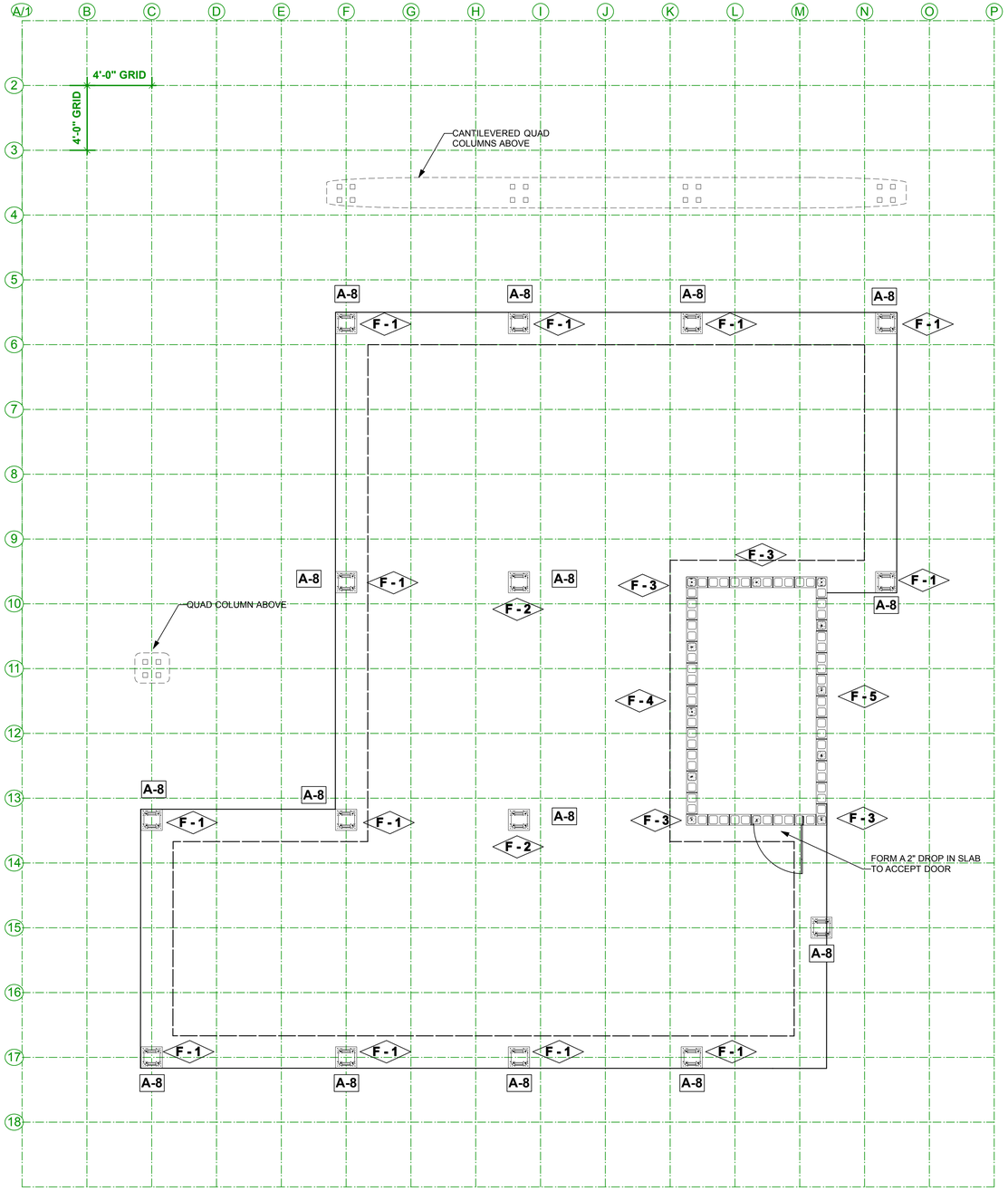
(SPLICE TOP)

COLUMN NUMBER

TO BE FIELD CUT & SPLICED

FOUNDATION TYPES

FOUNDATION TYPE & NUMBER → **F - 2**



STRUCTURAL NOTES - Concrete Notes:

1. Concrete slump shall be 3-1/2" minimum to 6" maximum.
2. Minimum concrete cover shall be:
   a. Beams and columns 1-1/2" **b.** Exposed unprotected concrete 1-1/2" **c.** Formed concrete below grade 2" **d.** Unformed concrete below grade 3"
3. Placing drawings and bar lists shall conform to A.C.I. "Manual of Standard Practice for Detailing Reinforced Concrete Structures".
4. Details of concrete reinforcement shall be in accordance with "The Manual of Standard Practice for Reinforced Concrete Construction" as published by the Concrete Reinforcing Steel Institute unless otherwise indicated
5. Reinforcement shall be carefully placed, rigidly supported & well tied with bar supports & spacers.
6. Construction joints in floors shall be located near the middle of the spans of slabs, beams, or girders. Construction joints shall be keyed. Horizontal construction joints in slabs and beams shall be used only as approved by the Engineer.
7. All openings in concrete slabs or walls over 12" square shall have one (1) #5 x 5'-0" diagonal in each corner in the center of the slab or wall.
8. Adequate vertical & horizontal shoring shall be provided to safely support all construction loads.
9. Concrete beam sizes may be increased as required for architectural details or to fit block coursing.
10. Center all footings on wall, pier or column above, unless otherwise indicated.
11. Reinforcing steel in footing or pile caps shall be assembled as mats with bars equally space and wired together at each intersection before concrete is place.
12. Dowel column & wall reinforcing to footing with same size & number of dowels as vertical bars above.
13. All reinforced steel to be ASTM A-615 Grade 60, bent, lapped and place in accordance with these drawings

Concrete Masonry Notes:

1. Beams and lintels, unless otherwise shown, shall have 8" minimum bearing at each end.
2. Vertical cells to be grouted shall have vertical alignment sufficient to maintain a clear, unobstructed continuous cell.
3. Cleanout openings shall be provided at the bottom of grouted cells at each lift. Cleanouts shall be sealed after cleaning and inspection and before grouting
4. Reinforcing steel shall be lapped 30 bar diameter minimum where spliced, and shall be either separated by one bar diameter or wired together.
5. Masonry walls shall cure at least 24 hours before grouting.
6. When grouting is stopped for one (1) hour or longer, the grout shall be stopped 1-1/2" below the top of the uppermost unit.
7. Grout shall be placed in lifts not to exceed 8'-0" maximum
8. Vertical wall reinforcing shall be doweled to footing below and to beam above.
9. Masonry shall be anchored to supporting beams and columns unless otherwise noted. Masonry units laid to concrete shall be supported by dovetail anchors spaced at 16" or with an equivalent system.
10. Grouted cells with a #5 reinforcing bar shall be placed at all doors and window jambs and as otherwise indicated.
11. Slump for grout shall be 8" minimum; 10" maximum.
12. Provide galv. Durowall joint reinforcing in every other course.

Design Data:

1. Normal weight concrete (145 PCF) 28-day compressive strength: 3000 PSI.
2. Concrete masonry 28-day compressive strength of individual units (net area) 1200 PSI. Masonry units shall conform to ASTM C90.
3. Mortar type M ASTM C270. Mortar tests shall be taken twice weekly or more often as required by the Architect
4. Concrete reinforcing steel: A615 grade 60 except ties and stirrups grade 40.

FOUNDATION NOTES

1. Soil shall have 2,000 P.S.I. allowable bearing pressure, minimum.
2. Concrete shall be 3,000 P.S.I. at 28 day minimum strength. Concrete for pilings shall be 5,000 PSI @ 28 days.
3. Reinforced steel shall by Fy-60 K.S.I.
4. Anchor bolts, straps, and base bolts to be provided by I.S.H.
5. Masonry shall be in accordance with A.S.T.M. C-90 with FM - 1500 P.S.I. type M or S mortar and 9 gauge ladder type Dur-o-wal at 16" o.c.
6. Fill under all slabs shall be clean sand and shall be compacted to a minimum of 95% maximum density as per AASHO T180. Contractor shall verify after compassion.
7. All work shall conform to all local codes, latest editions with amendments as adopted by municipality having jurisdiction.
8. Excavate, backfill, compact, and grade the site to the elevation shown on the drawings as specified herein or as needed to complete the requirements of the construction shown. It shall be the Contractor's responsibility to estimate, provide and place all required fill to properly grade the site adjacent to the house.
9. For fill material, provide soil materials free from organic matter and deleterious substance, containing no rocks or lumps over 6" in greatest dimension and not more then 15% of the rocks or lumps larger then 2-3/8" in their greatest dimension.
10. Place back fill and fill materials in layers not more then 8" in loose depth. Before compacting moisten or aerate each layer as necessary to provide the optimum moisture content. Compact each layer to the required percentage of maximum density for area. A dry density requirement of 95% at the standard Proctor maximum density of the compacted material shall be required to a depth of 2' below foundations and floor slabs. Prior to placing steel, the soil should be tested to verify these requirements, with results submitted to General Contractor prior to payment.
11. Grade areas adjacent to buildings to achieve drainage away from structures and prevent ponding. Refer to landscape drawings for further information concerning finish grading, etc.
12. Poison the soil under all footings and slabs as required by Code prior to placing any concrete. Provide Owner with certificates indicating compliance with this requirement.
13. All concrete slabs (unless otherwise noted) shall be place on a 6 mil "Visqueeen" vapor barrier, & shall be reinforced with 6" x 6" #10/10 W.W.M. & any other reinforcing either shown on the drawings or required. Do not permit the membrane to be punctured except at screed, stake and utilities risers. Make necessary repairs to the membrane prior to placing concrete.

(#) FOUNDATION KEY NOTES

1. Typical wood beams (floor beams)
2. Typical P. T. 4" x 4" "Quad Column"
3. Typical P. T. 4" x 4" "Quad Column" (under floor column)
4. 16" x 16" Minimum Concrete pier with (4) #5 rebars
5. 8" Concrete block retaining wall with filled cells with (1) #5 rebar @ 32" o.c.
6. 8" x 8" Concrete cap with (2) #5 rebars.
7. 4" Concrete slab with 6" x 6" #10/10 WWM and a 16" deep x 12" wide thickened edge.
8. Waterproofing membrane
9. Stainless Steel Column "U" Strap (CUS) inbed foundation straps.

THE COMPANIES OF ISLAND STYLE
DESIGN • FABRICATE • BUILD
Gordon Mock ARCHITECT
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ISLANDSTYLEHOMES.COM
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772-464-6259
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Island Style BUILDERS

SHEET INDEX

A-1	COVER SHEET, SITE PLAN
A-2	GENERAL NOTES, LEGEND, SYMBOLS (ALL)
A-3	FIRST & SECOND FLOOR PLANS
A-4	GROUND FLOOR PLANS
A-5	FOUNDATION PLAN & NOTES
A-6	1st FLOOR BEAM & FRAMING PLAN
A-7	2nd FLOOR BEAM & FRAMING PLAN
A-8	LOWER & UPPER ROOF FRAMING
A-9	ELEVATIONS
A-10	SECTION
E-1	GRD FL & ELEC. NOTES, DIAGRAMS
E-2	1st & 2nd ELECTRIC PLAN
P-2	PLUMB. NOTES, DIAGRAMS
M/P-1	GRD FL M/P NOTES, DIAGRAMS
M/P-2	1st & 2nd M/P PLANS

Giordano Residence

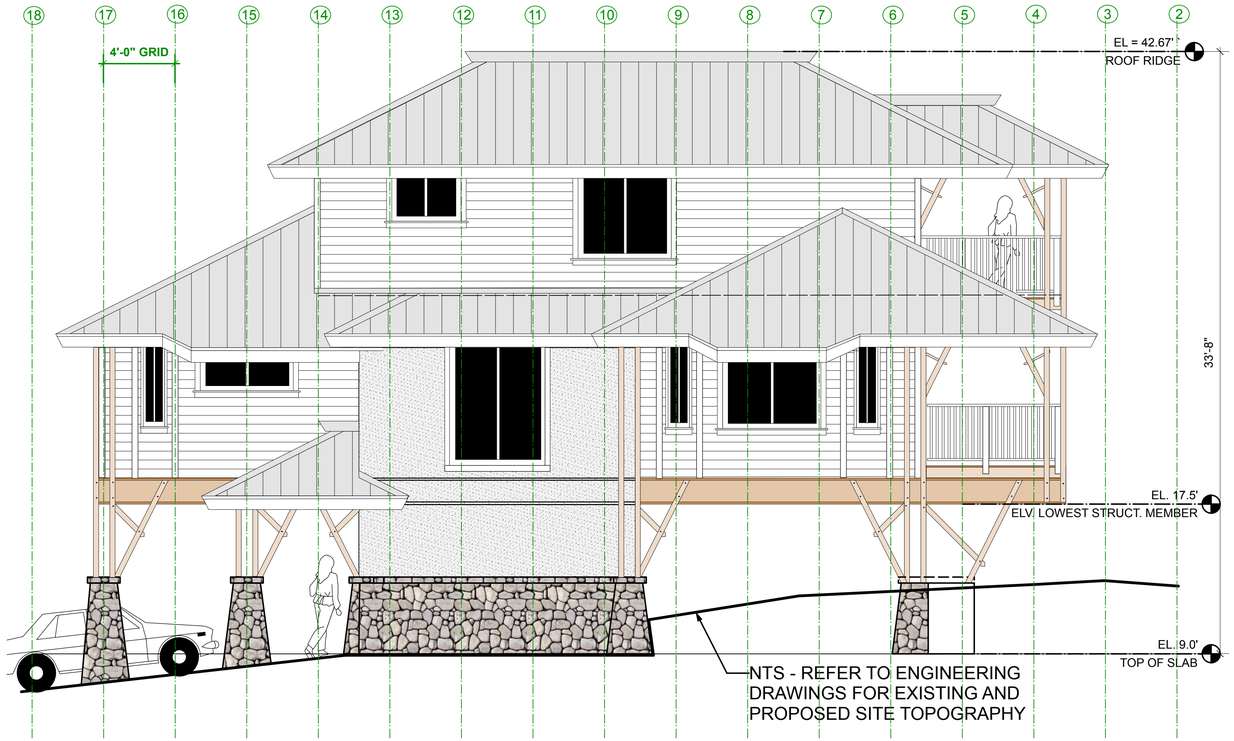
S. Ocean Drive,
Ft. Pierce, FL 34949

SCALE
1/4" = 1'-0"

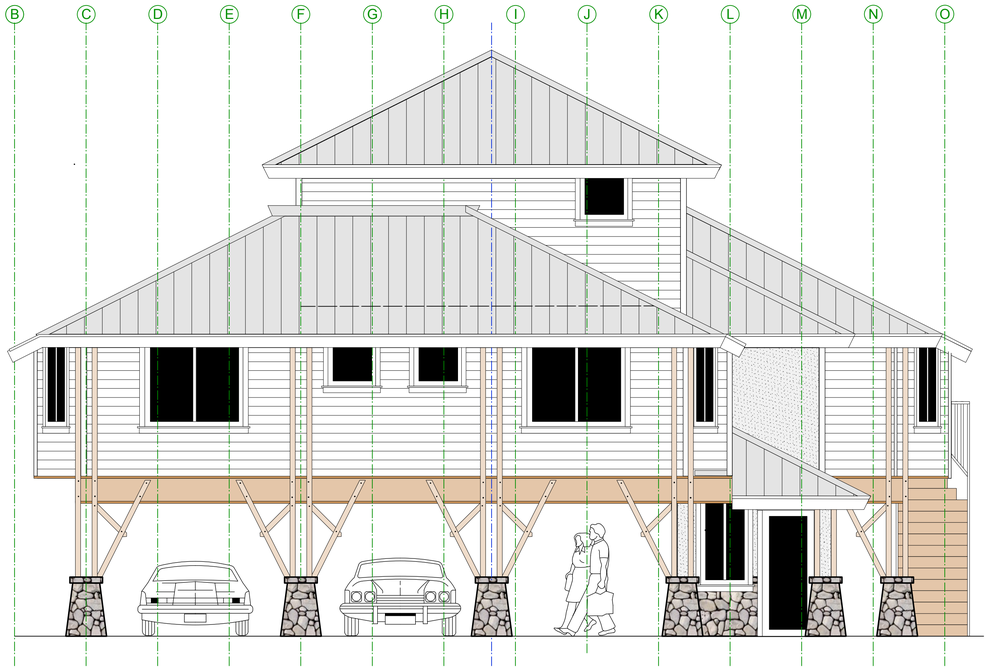
ORIGINAL DATE	2/19/19		
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2		6	
3		7	
4		8	

SHEET #
A-5

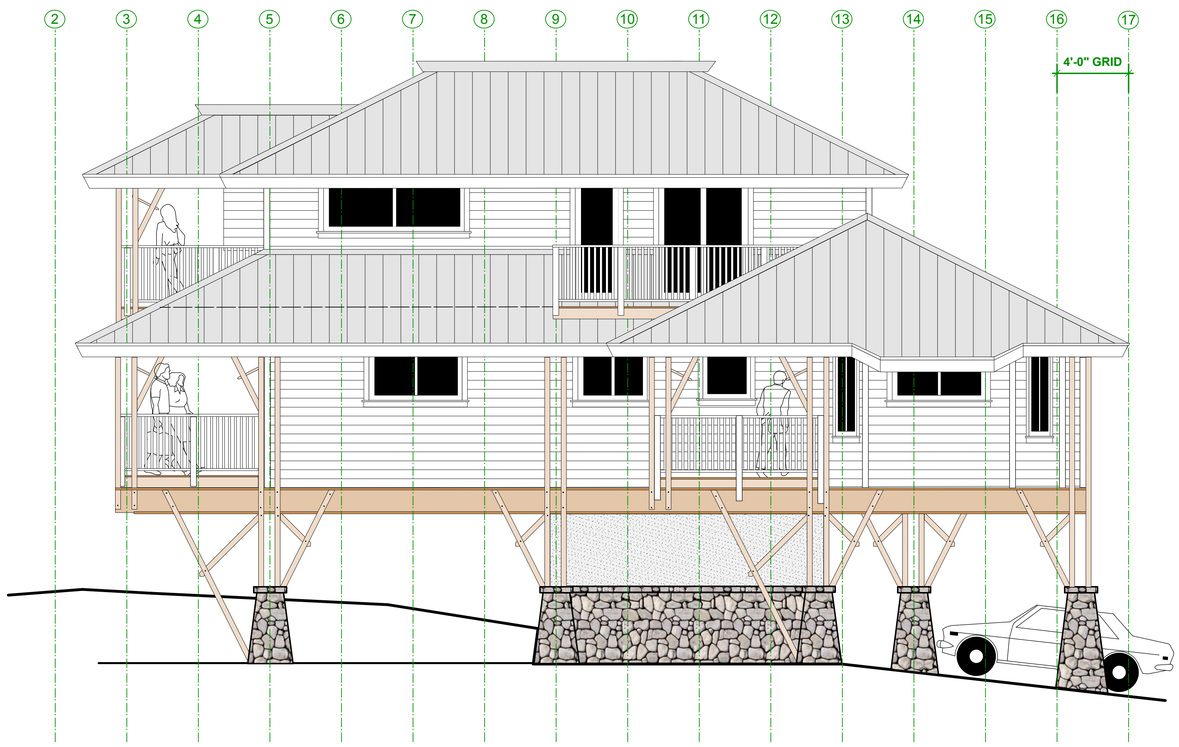
SHEET NAME
FOUNDATION PLAN



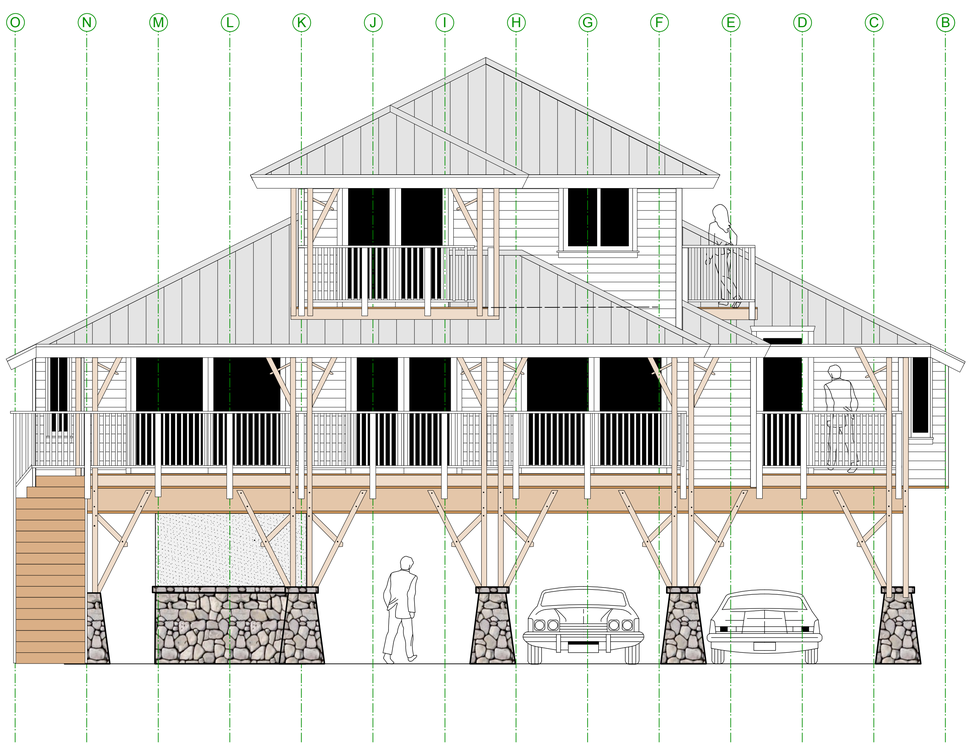
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

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A-10 SECTION
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P-2 PLUMB. NOTES, DIAGRAMS
M/P-1 GRD FL M/P NOTES, DIAGRAMS
M/P-2 1st & 2nd M/P PLANS

Giordano Residence

S. Ocean Drive,
Ft. Pierce, FL 34949

SCALE
1/4" = 1'-0"

ORIGINAL DATE	2/19/19		
1	10/21/20	5	
2		6	
3		7	
4		8	

SHEET #
A-9

SHEET NAME
ELEVATIONS

SITE INFORMATION

OWNER
MARILYN GIORDANO
3050 ENTERPRISE AVENUE, SUITE 120
WESTON, FLORIDA 33331

SURVEYOR
GCY INC.
1505 SW MARTIN HIGHWAY
PALM CITY, FLORIDA 34991
(800) 366-1066

ZONING
HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL (R-4A)

LAND USE
HUTCHINSON ISLAND RESIDENTIAL (HIR)

SETBACKS

	REQUIRED	PROVIDED
FRONT	= 25 FEET	= 25.50 FEET
SIDE	= 6 FEET	= 6.82 FEET
REAR	= 15 FEET	= 19.47 FEET
MAX. BLDG. HT.	= 45 FEET	= 33.17 FEET

SITE DATA

SITE AREA	= 6,285 SF	= 0.14 Ac	= 100.0%
BUILDING AREA	= 1,742 SF	= 0.04 Ac	= 27.7%
PAVEMENT AREA	= 800 SF	= 0.02 Ac	= 12.7%
CONCRETE AREA	= 147 SF	= 0.00 Ac	= 2.4%
TOTAL IMPERVIOUS AREA	= 2,689 SF	= 0.06 Ac	= 42.8%
TOTAL OPEN AREA	= 3,596 SF	= 0.08 Ac	= 57.2%

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONES "AE, EL. 8.0', AE EL. 9.0' AND VE EL. 10.0 PER F.I.R.M. PANEL No. 12111C0183 J, DATED FEBRUARY 16, 2012.

SURVEY BENCHMARK
ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD'88 DATUM

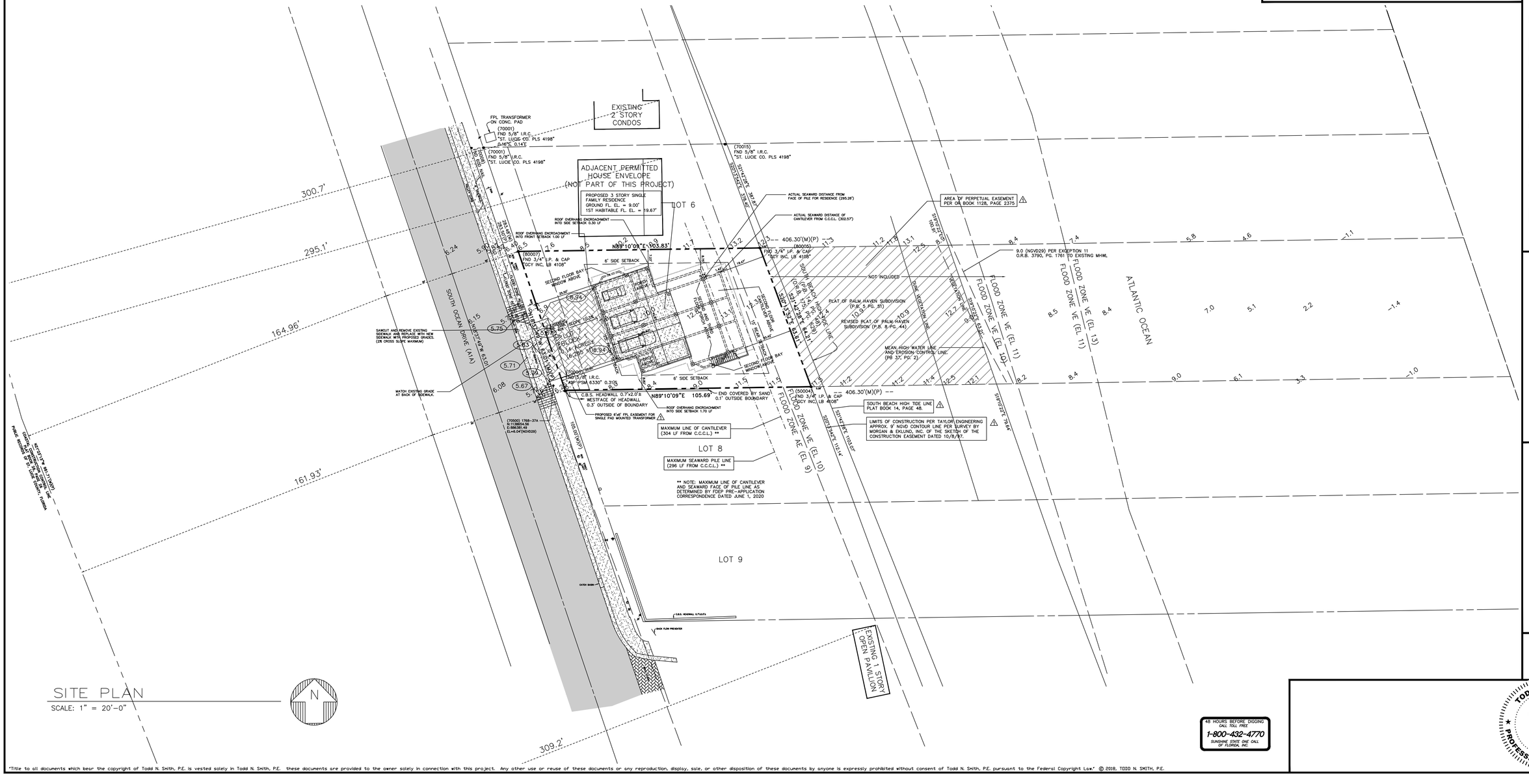
SITE ADDRESS
SOUTH OCEAN DRIVE
FT. PIERCE, FLORIDA

LEGAL DESCRIPTION
LOT 7, BLOCK 1, REVISED PLAT OF PALM HAVEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 44, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LESS THAT PART LYING EASTERLY OF THE LINE DESCRIBED IN QUIT CLAIM DEED, AS RECORDED IN OFFICIAL RECORD BOOK 165, PAGE 1465, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

NOTES:
1. PROJECT REQUIRES FDEP PERMIT.



LOCATION MAP



SITE PLAN
SCALE: 1" = 20'-0"

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

TODD N. SMITH LICENSE No. 42082 STATE OF FLORIDA PROFESSIONAL ENGINEER

REVISIONS	DATE
1 ADDED SEAWALL & LUCIE COUNTY PRE APPLICATION MEETING	4-21-21
2	
3	
4	
5	
6	

JOB NO.	1975
DESIGNED	TNS
DRAWN	JWS
CHECKED	TNS
DATE	SEPT. 2020
SCALE	1"=20'-0"

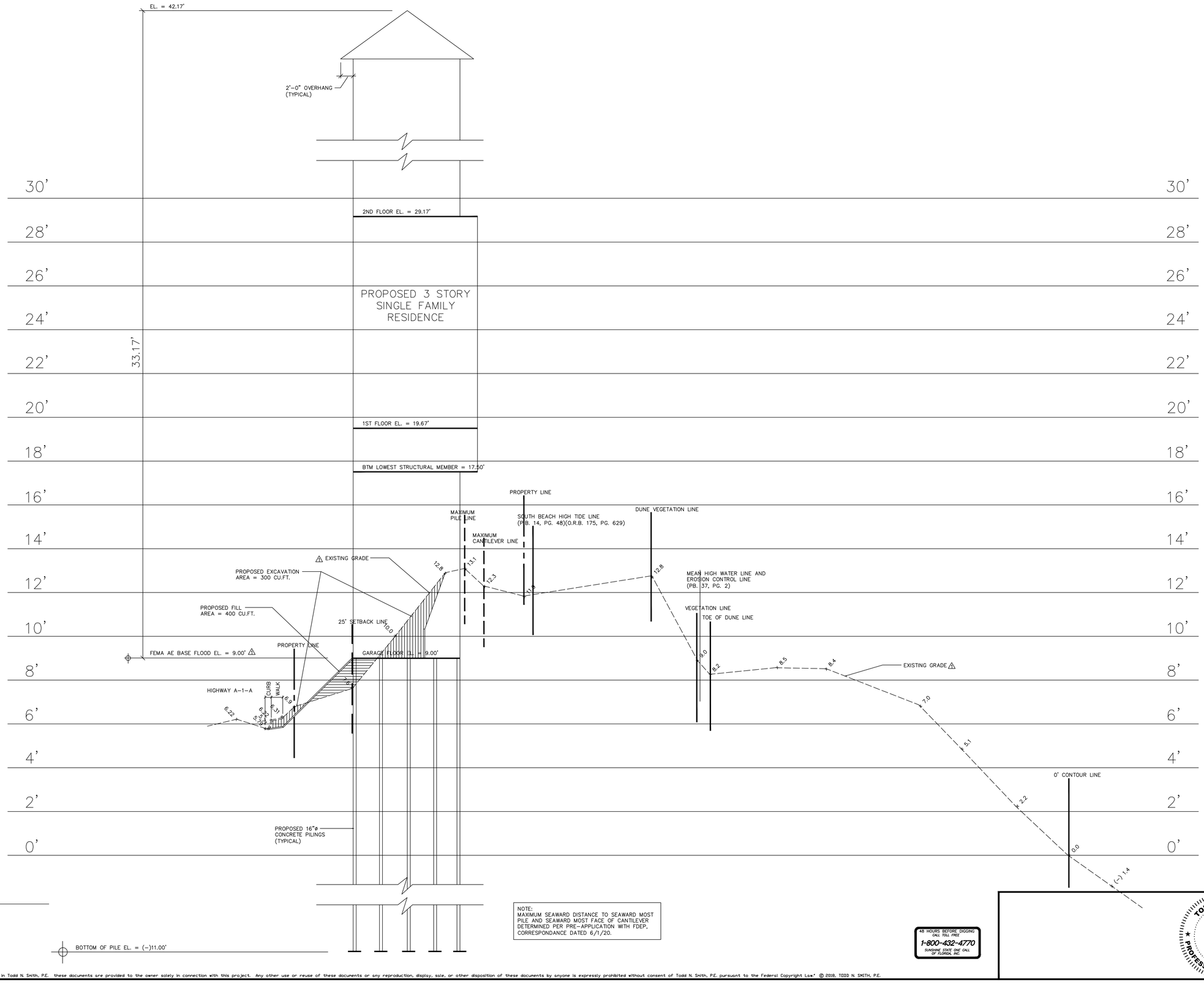
Todd N. Smith PE, Inc.
Specializing in Structural Design & Land Development
REGISTRY #8772
1717 Indian River Boulevard, Suite 302
Vero Beach, Florida 32960
CELL (772) 559-3699
tnspe@bellsouth.net

GIORDANO RESIDENCE
CITY OF FT PIERCE, FLORIDA

SITE PLAN

SHEET C1

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SITE PROFILE

HORIZONTAL: 1" = 20'-0"
VERTICAL: 1" = 2'-0"

NOTE:
MAXIMUM SEAWARD DISTANCE TO SEAWARD MOST PILE AND SEAWARD MOST FACE OF CANTILEVER DETERMINED PER PRE-APPLICATION WITH FDEP, CORRESPONDANCE DATED 6/1/20.

48 HOURS BEFORE DIGGING CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC

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REVISIONS	DATE
1 REVISED PER ST. LUCIE COUNTY PRE APPLICATION	4-21-21
2	
3	
4	
5	
6	

JOB NO.	19975
DESIGNED	TNS
DRAWN	JWS
CHECKED	TNS
DATE	SEPT. 2020
SCALE	1"=20'-0"

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tnspe@bellsouth.net

SITE PROFILE

GIORDANO RESIDENCE
CITY OF FT PIERCE, FLORIDA

SHEET
C2

TODD N. SMITH LICENSE No. 42082 STATE OF FLORIDA PROFESSIONAL ENGINEER

EXISTING
2 STORY
CONDOS

FPL TRANSFORMER
ON CONC. PAD

(70001)
FND 5/8" I.R.C.
"ST. LUCIE CO. PLS 4198"
0.16'S, 0.14'E

(70001)
FND 5/8" I.R.C.
"ST. LUCIE CO. PLS 4198"

(70008)
END 60D NAIL

(70015)
FND 5/8" I.R.C.
"ST. LUCIE CO. PLS 4198"

ADJACENT PERMITTED
HOUSE ENVELOPE
(NOT PART OF THIS PROJECT)

PROPOSED 3 STORY SINGLE
FAMILY RESIDENCE
GROUND FL. EL. = 9.00'
1ST HABITABLE FL. EL. = 19.67'

LOT 6

S21°42'28"E 387.87'
S20°13'52"E 378.40'

ACTUAL SEAWARD DISTANCE FROM
FACE OF PILE FOR RESIDENCE (295.26')

ACTUAL SEAWARD DISTANCE OF
CANTILEVER FROM C.C.C.L. (302.57')

AREA OF PERPETUAL EASEMENT
PER OR BOOK 1128, PAGE 2375 (1)

ROOF OVERHANG ENCROACHMENT
INTO SIDE SETBACK 0.30 LF

ROOF OVERHANG ENCROACHMENT
INTO FRONT SETBACK 1.00 LF

283.48'(M)
283.50'(P)

N89°10'09"E 103.83'

-- 406.30'(M)(P) --

(80007)
FND 3/4" I.P. & CAP
"GCY INC, LB 4108"

(80005)
FND 3/4" I.P. & CAP
"GCY INC, LB 4108"

S19°10'22"E
100.91'

9.0 (NGVD29) PER EXCEPTION 11
O.R.B. 3790, PG. 1761 TO EXISTING MH

6' SIDE SETBACK

SECOND FLOOR BAY
WINDOW ABOVE

PORCH
ABOVE

SECOND AND THIRD
FLOOR PORCH ABOVE

SECOND FLOOR
CANTILEVER ABOVE

15' REAR SETBACK

NOT INCLUDED

SOUTH BEACH HIGH TIDE LINE
(P.B. 14, PG. 48)
(O.R.B. 175, PG. 629)

PLAT OF PALM HAVEN SUBDIVISION
(P.B. 5 PG. 51)

REVISED PLAT OF PALM HAVEN
SUBDIVISION (P.B. 8 PG. 44)

DUNE VEGETATION LINE

VEGETATION LINE

MEAN HIGH WATER LINE
AND EROSION CONTROL LINE.
(PB 37, PG. 2)

FLOOD ZONE VE (EL 13)
FLOOD ZONE VE (EL 11)
FLOOD ZONE VE (EL 10)
FLOOD ZONE AE (EL 9)

SOUTH OCEAN DRIVE (A1A)

N18°37'49"W 63.01'(M)(P)

SAWCUT AND REMOVE EXISTING
SIDEWALK AND REPLACE WITH NEW
SIDEWALK WITH PROPOSED GRADES.
(2% CROSS SLOPE MAXIMUM)

MATCH EXISTING GRADE
AT BACK OF SIDEWALK.

(70500) 1768-37A
N:1138654.56
E:886381.49
EL=6.04'(NGVD29)

LOT 7
BLOCK 1
0.14 ACRES±
(6,285 s.f.)

(70000)
END 5/8" I.R.C.
"AIP PSM 6330" 0.31'S

N89°10'09"E 105.69'

C.B.S. HEADWALL 0.7'x2.0'±
WESTFACE OF HEADWALL
0.3' OUTSIDE OF BOUNDARY

END COVERED BY SAND
0.1' OUTSIDE BOUNDARY

ROOF OVERHANG ENCROACHMENT
INTO SIDE SETBACK 1.70 LF

PROPOSED 6'x6' FPL EASEMENT FOR
SINGLE PAD MOUNTED TRANSFORMER (1)

MAXIMUM LINE OF CANTILEVER
(304 LF FROM C.C.C.L.) **

LOT 8

MAXIMUM SEAWARD PILE LINE
(296 LF FROM C.C.C.L.) **

** NOTE: MAXIMUM LINE OF CANTILEVER
AND SEAWARD FACE OF PILE LINE AS
DETERMINED BY FDEP PRE-APPLICATION
CORRESPONDENCE DATED JUNE 1, 2020

105.00'(M)(P)

(50004)
FND 3/4" I.P. & CAP
"GCY INC, LB 4108"

-- 406.30'(M)(P) --

SOUTH BEACH HIGH TIDE LINE
PLAT BOOK 14, PAGE 48. (1)

LIMITS OF CONSTRUCTION PER TAYLOR ENGINEERING
APPROX. 9' NGVD CONTOUR LINE PER SURVEY BY
MORGAN & EKLUND, INC. OF THE SKETCH OF THE
CONSTRUCTION EASEMENT DATED 10/8/97. (1)

S21°42'28"E 1103.07'

S20°13'52"E 112.14'

S19°10'22"E 79.64'

S19°10'22"E 63.21'

SITE ENLARGEMENT PLAN

SCALE: 1" = 10'-0"

N

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

REVISIONS	DATE
1 REVISED PER ST. LUCIE COUNTY PRE APPLICATION	4-21-21
2	
3	
4	
5	
6	

JOB NO.	19975
DESIGNED	TNS
DRAWN	JWS
CHECKED	TNS
DATE	SEPT. 2020
SCALE	1"= 10'-0"

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1717 Indian River Boulevard, Suite 302
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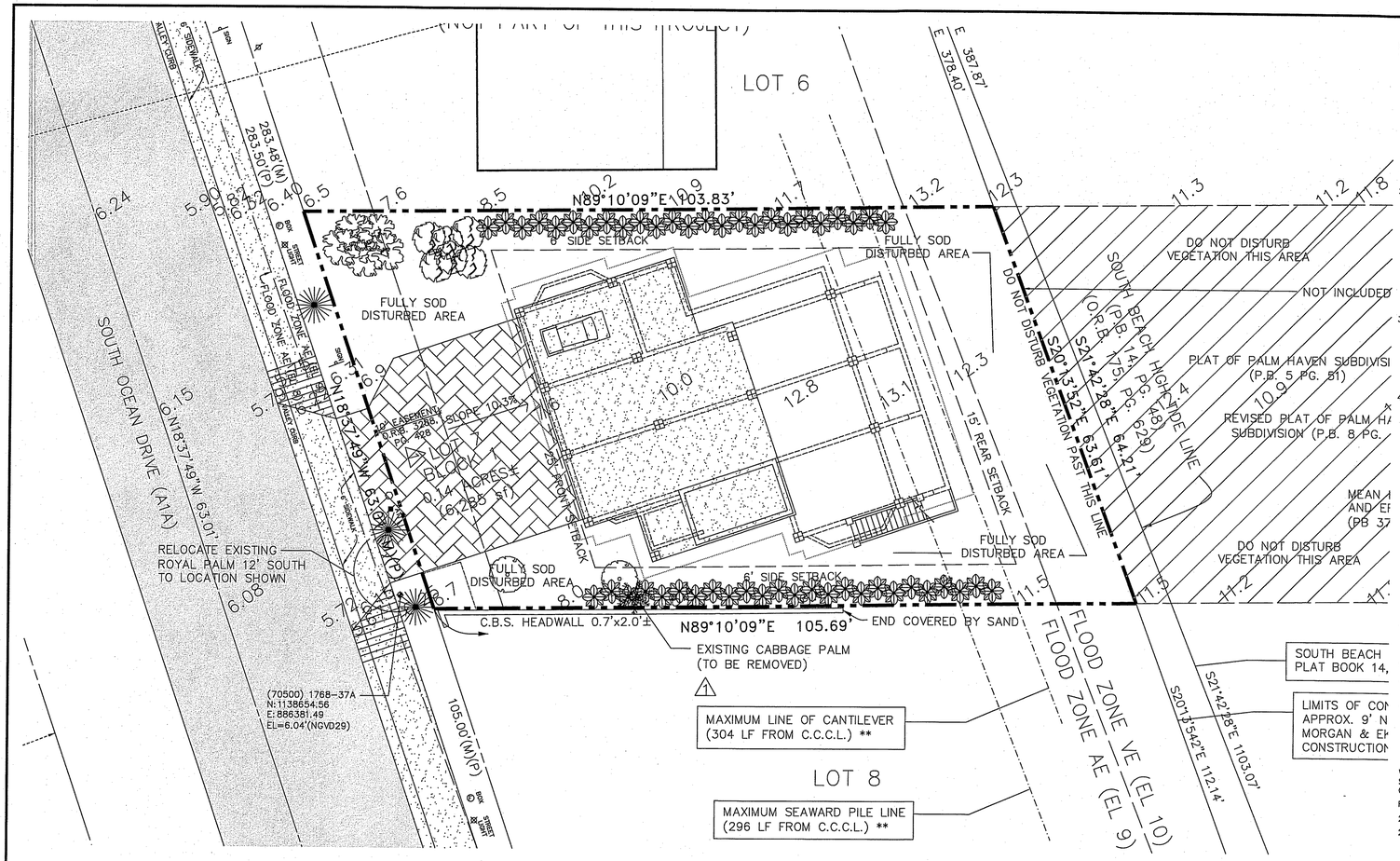
SITE ENLARGEMENT

GIORDANO RESIDENCE
CITY OF FT PIERCE, FLORIDA

SHEET
C3

TODD N. SMITH
LICENSE
No. 42082
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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LANDSCAPE PLAN

SCALE: 1" = 10'-0"

N

LANDSCAPE DATA (RESIDENTIAL)

1. RESIDENTIAL STRUCTURES CONSTRUCTED WITH OTHER THAN SLAB ON GRADE FOUNDATIONS SHALL BE PROVIDED WITH A CONTINUOUS SKIRTING OF LANDSCAPING, IN THE FORM OF SHRUBS OR HEDGES, FOR THE ENTIRE PERIMETER OF THE FOUNDATION. SHRUBS USED TO MEET THE REQUIREMENT OF THIS SECTION SHALL BE A MINIMUM OF 36 INCHES IN HEIGHT WHEN PLANTED. HEDGES SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A 36 INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID SCREEN AT TIME OF PLANTING. STONE WALL FOUNDATIONS MAY BE USED IN PLACE OF LANDSCAPING.

** THE EAST FACE OF THE STRUCTURE FACES THE OCEAN. NO SHRUBS PROVIDED. (25 SEAGRAPE SHRUBS, 36 INCH IN HEIGHT ALONG BOTH THE NORTH AND SOUTH SIDES OF THE PROPOSED RESIDENCE.)

2. A MINIMUM OF FOUR TREES MUST EXIST OR BE PLANTED ON EACH DEVELOPED LOT WHERE EITHER A SINGLE FAMILY OR TWO FAMILY RESIDENCE IS THE PRINCIPLE STRUCTURE. EXISTING TREES MUST BE A SPECIES THAT ARE ACCEPTABLE TO THE DEPARTMENT, LOCATED AWAY FROM UTILITY CONFLICTS AND IN GOOD HEALTH. TREES TO BE PLANTED MUST BE A VARIETY COMPATIBLE WITH THE EXISTING SOIL AND DRAINAGE CONDITIONS AND MUST BE PROVIDED WITH ADEQUATE WATER AND FERTILIZER TO ENCOURAGE LONG TERM GROWTH. TREES SHALL BE PLANTED IN LOCATIONS SO AS NOT TO PRESENT A POTENTIALLY DANGEROUS CONDITION OR INTERFERE WITH EXISTING STRUCTURES OR UTILITIES AT MATURITY.

(1 EXISTING SEAGRAPE GROUPING, 1 EXISTING SILVER BUTTONWOOD GROUPING AND 1 EXISTING CABBAGE PALM TO BE USED TO SATISFY THE REQUIREMENT AS WELL AS 2 NEW CABBAGE PALMS AND 1 NEW SILVER BUTTONWOOD GROUPING.)

3. RESIDENTIAL LOTS MUST BE FULLY GRASS COVERED OR PROVIDED WITH A COMBINATION OF GRASS COVER AND LANDSCAPE FOR THE ENTIRE GROUND AREA, EXCEPT FOR PERMITTED, IMPERVIOUS SURFACES SUCH AS SIDEWAQLKS, PATIOS, AND PAVEWAYS. LANDSCAPING SHALL COMPLY WITH SECTION 124-37, AS APPLICABLE.

(PROPOSED ARGENTINE BAHIAGRASS SOD TO BE USED IN DISTURBED AREAS THAT ARE NOT COVERED BY LANDSCAPE MATERIALS.)

4. PUBLIC RIGHTS OF WAY WHICH ABUTS PROPERTY ON WHICH EITHER A SINGLE FAMILY RESIDENCE OR A TWO FAMILY RESIDENCE IS THE PRINCIPLE STRUCTURE MUST BE SODDED BY THE OWNER TO THE BACK OF THE CURB OR EDGE OF THE PAVEMENT, WHICHEVER IS APPLICABLE. TREES SHALL BE PLANTED, AS DETERMINED BY THE DEPARTMENT, EITHER ON THE PUBLIC RIGHT OF WAY OR LAND ADJACENT TO THE PUBLIC RIGHT OF WAY SO AS TO SERVE AS SHADE FOR SIDEWALKS AND CONTRIBUTE TO THE STREETSCAPE DESIGN OF THE ADJOINING ROADWAY.

(PROPOSED ARGENTINE BAHIAGRASS SOD TO BE USED TO BACK OF EXISTING SIDEWALK. ONE OF THE EXISTING ROYAL PALMS IN THE ROAD RIGHT OF WAY WILL NEED TO BE MOVED APPROXIMATELY 12' SOUTH OF THE EXISTING LOCATION.)

LANDSCAPE SCHEDULE

SYMBOL	NUMBER	COMMON NAME	BOTANICAL NAME	HT.	SPREAD	CAL.	NATIVE	DROUGHT TOLERANT
EXISTING TREES AND PALMS								
	1	CABBAGE PALM	SABAL PALMETTO	16'	VARIES	18"	YES	YES
	2	ROYAL PALM	ROYSTONEA ELATA	20'	VARIES	12"	YES	YES
	1 GROUP	SIMPSON STOPPER	MYRCIANTHES FRAGRANS	14'	VARIES	MULTI STEM 2"	YES	YES
	1 GROUP	SEA GRAPE	COCCOLOBA UVIFERA	16'	VARIES	MULTI STEM 2"	YES	YES
PROPOSED TREES								
	2	SILVER BUTTONWOOD	CONOCARPUS ERECTUS	12'	VARIES	2" MIN.	YES	YES
PROPOSED SHRUBS								
	50	SEA GRAPE	COCCOLOBA UVIFERA	36"	N/A	N/A	YES	YES
PROPOSED SOD								
		BAHIAGRASS "ARGENTINE"	PASPALUM NOTATUM	N/A	N/A	N/A	NO	YES

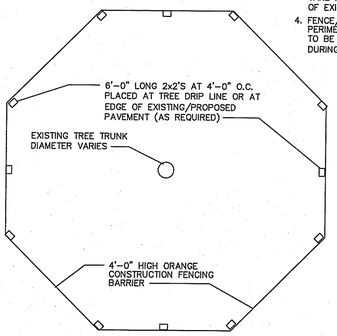
ALL EXISTING LANDSCAPING MATERIAL ARE NATIVE LANDSCAPING. ALL NEW PROPOSED LANDSCAPE MATERIAL IS NATIVE AND DROUGHT TOLERANT.

LANDSCAPE NOTES

1. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CITY OF FT. PIERCE LDR'S.
2. ALL PLANTING BEDS SHALL BE FULLY MULCHED TO A DEPTH OF 3" WITH A BARK OR SHREDDED ORGANIC MATERIAL MULCH.
3. ALL LANDSCAPED AREAS SHALL BE 100% IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM.
4. AREAS NOT INDICATED AS PLANTING BEDS CONTAINING TREESS AND/OR SHRUBS SHALL BE FULLY SODDED.
5. ALL LANDSCAPE MATERIALS SHALL BE FLORIDA NO. 1 OR BETTER AND FREE FROM PESTS AND DISEASE.
6. ALL SHOCKED LANDSCAPE MATERIALS (LEAFLESS, MOSTLY LEAFLESS) WILL NOT BE ACCEPTED AS FLORIDA NO.1 MATERIAL. ALL REQUIRED MATERIAL MUST MEET FLORIDA NO. 1 STANDARDS AT THE TIME OF CERTIFICATE OF OCCUPANCY INSPECTION.
7. ALL EXISTING PALM TREES TO BE RELOCATED ON SITE.
8. CLUSTERS OF PALMS, IF USED, SHALL CONSIST OF NO MORE THAN 50% OF THE TOTAL CANOPY TREE REQUIREMENT.
9. ROOT BARRIERS SHALL BE PROVIDED FOR CANOPY TREES PLANTED WITH IN SIX FEET (6) OF SIDEWALKS, ROADS, DRIVEWAYS OR STRUCTURES.

IRRIGATION CERTIFICATION

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO CONFORM TO THE REQUIREMENTS OF THE CITY OF FT. PIERCE AND THE RESTRICTIONS ON IRRIGATION USE AS SPECIFIED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

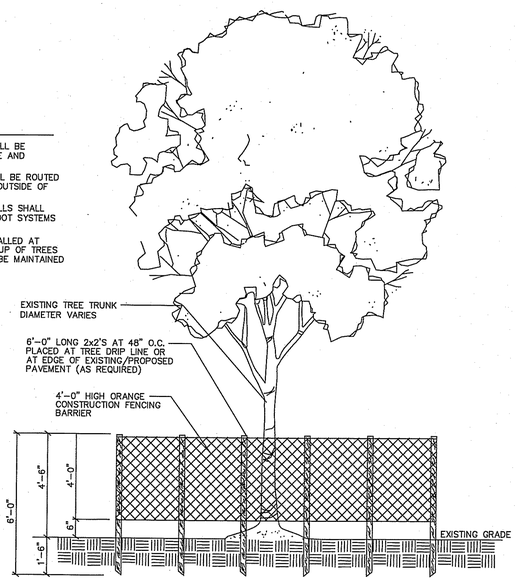


PLAN VIEW

N.T.S.

TREE PROTECTION NOTES:

1. ALL TREES RETAINED ON SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TREES OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.

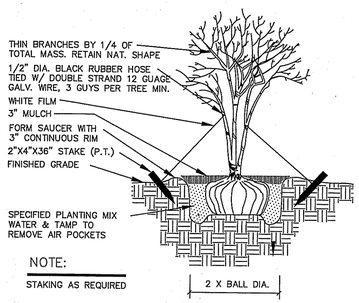


TREE PROTECTION BARRIER DETAIL

N.T.S.

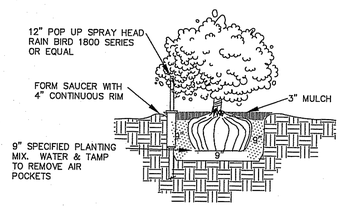
ELEVATION

N.T.S.



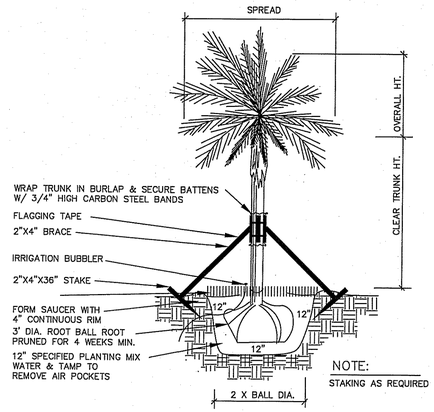
MULTI-TRUNK TREE STAKING

NTS



SHRUB PLANTING

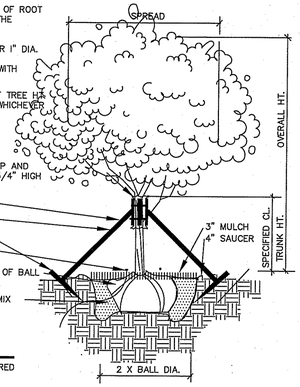
NTS



PALM PLANTING - ANGLE STAKE

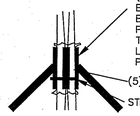
NTS

- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE
- PAINT ALL CUTS OVER 1" DIA.
- FLAG GUYING WIRES WITH SURVEYOR TAPE
- BRACE HT. = 1/3 OF TREE HT. OR 6' FROM GRADE WHICHEVER IS GREATER



TREE PLANTING - ANGLE STAKES

NTS



BRACING DETAIL

NTS

JMS Design Studios, Inc.
FNGLA CERTIFIED LANDSCAPE DESIGNER
FCLD #000069
1485 24TH STREET SW
VERO BEACH, FLORIDA 32962
CELL: (772) 532-6884
jmsvero@aol.com

REVISIONS	DATE
1	
2	
3	
4	
5	
6	

JOB NO.	19975
DESIGNED	RLM
DRAWN	JMS
CHECKED	RLM
DATE	SEPT. 2020
SCALE	SHOWN

LANDSCAPE DETAILS & NOTES

GIORDANO RESIDENCE
CITY OF FT PIERCE, FLORIDA

SHEET
LS1

FNGLA CERTIFIED PROFESSIONAL DESIGNER #000069
Exp: 12/31/2023

MAY 2 4 2021

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ELECTRIC NOTES

PLEASE NOTE - These drawings, schedules, types, diagrams, etc., are intended to be ONLY schematic in nature. The Electrical Contractor is therefore, required to coordinate, verify and/or provide specific local requirements, calculations, codes, information and conditions. Please contact Architect with any comments, suggestions, changes, requests, etc.

1. Installation shall meet all requirements of the latest edition of the National Electric Code and all local codes having jurisdiction.
2. It is not the intent of these plans to show every minor detail of construction. The Contractor is expected to furnish and install all items for a complete electrical system, and provide all requirements necessary for equipment to be placed in proper working order.
3. All work shall be performed by a licensed electrical contractor in a first class, workmanlike manner. The completed system shall be fully operative for acceptance by the architect/engineer.
4. All conduits shall be sized to accommodate the required size and number of conductors.
5. Coordinate all service entrance with the telephone company.
6. Coordinate telephone requirements with the telephone company.
7. Install disconnect switches at each motor and each piece of equipment where required by code. Provide fuses in sizes as required by equipment manufacturer.
8. Pull and junction box sizes shall meet the requirements of N.E.C.
9. Contractor shall verify with the local electric company, the location of service, and shall locate meter and panel as required.
10. Provide G.F.I. for all bathroom, W.P. & garage, receptacles and lighting fixtures within 15' of swimming pool edge.
11. Visit the site before submitting a bid. Determine the characteristics of existing facilities which will affect performance of the work, but which are not shown on the drawings or the specifications.
12. All materials and equipment shall be U.L. approved and listed. Installations shall be in accordance with the N.E.C., all local and state code requirements.
13. Load centers and all component parts, etc., must be of the same manufacturer.
14. Electrical contractor shall provide all required permits.rer.
15. Electrical contractor shall provide temporary service for use of all trades as required for construction.
16. Electrical contractor shall verify requirements, exact location and type of outlet for all electrical fixtures, appliances and equipment.
17. All conductors shall be copper. The minimum size shall be #12 TW. Conductors #6 and larger shall be THW unless otherwise specified.
18. Electrical contractor to run control wires for HVAC system.
19. Electrical contractor shall provide a typewritten directory for each panel. All panel boards and load centers shall be provided with a typewritten schedule, showing circuit numbers & a complete description of each circuit.
20. Electrical contractor shall assure that all features of service comply with power company requirements. All equipment not furnished and/or installed by the power company is to be furnished and installed by the electrical contractor.
21. Flush panels shall not protrude. The depth of the wall shall be checked prior to ordering. Surface mounted panels shall be secured firmly to wall.
22. All conduit shall be galvanized rigid except as follows:
a. EMT may be used in doors, out of soil and where not subject to physical abuse, per N.E.C.
b. Flexible conduit shall be used for equipment connection not to exceed six (6) feet.
c. P.V.C. schedule 40 below grade minimum 24" with bond wire as required.
d. All empty conduits are to have pull wires and capped.Locations shall be marked if buried underground,etc.
23. Provide: Disconnect switch for HVAC equipment, conduit and conductor-as required. Install: All starters, contractors, etc., for HVAC equipment provided by other trades.
24. All switches shall be 6" from doorjamb or corner and 48" A.F.F.--quiet type single pole, white Decora type.
25. All disconnects on service entrance equipment to be heavy duty with KTN-R fused, rejection clips shall be installed on and switchgear or disconnect using KTN-R or equal type fuses.
26. NEMA 3R enclosures shall be furnished for all exterior electrical equipment.
27. Electrical contractor to guarantee workmanship and materials for one year after acceptance of job.
28. Liquid tight or rain tight greenfield with approved fittings shall be used in wet locations & all outdoor locations.
29. Electrical Contractor must verify all air conditioning fuse sizes with manufacturers nameplate on equipment prior to ordering switches, etc.
30. The Contractor is directed to obtain copies of all related plans, specifications, shop drawings and addendum to coordinate the related work and scheduling.
31. The Contractor is reminded that electrical service to and for mechanical & other equipment are based on equipment design data. The values may differ depending upon the actual equipment to be furnished; any modification to the electrical, based upon actual equipment selection, shall result in no additional cost to Owner.

32. The Contractor shall thoroughly review the architectural and mechanical plans to assure that electrical service for all items and/or equipment requiring electrical service is included in the bid. Any item and/or equipment not provided with electrical service that requires electrical serv, shall be brought to the engineer's attention prior to bid.
33. Mechanical and electrical equipment have been located and arranged to minimize the interferences of equipment and structure. The Contractor shall thoroughly familiarize himself with the work to be performed by other trades and the physical characteristics of the structure in order to schedule and install equipment and to minimize possible interference. Failure to properly communicate and schedule work with other trades resulting in additional work and material, shall be the responsibility of the Contractor. The modifications required to resolve the conflict shall be decided by the Engineer.
34. All panel boards, load centers, switches, and circuit breakers shall be ITE, Square D, GE or Westinghouse.
35. All conduit runs shall be concealed unless specifically noted otherwise.
36. Minimum trade size conduit permitted shall be 1/2 inch unless noted otherwise.
37. All conduits shall have a separate green ground conductor installed for grounding.
38. All special purpose outlets shall be provided to match equipment to be supplied.
39. All light switches and duplex receptacles shall be rated for 20 ampere at 125 volts A/C. Wiring
devices shall be manufactured by Hubbell or approved equal.

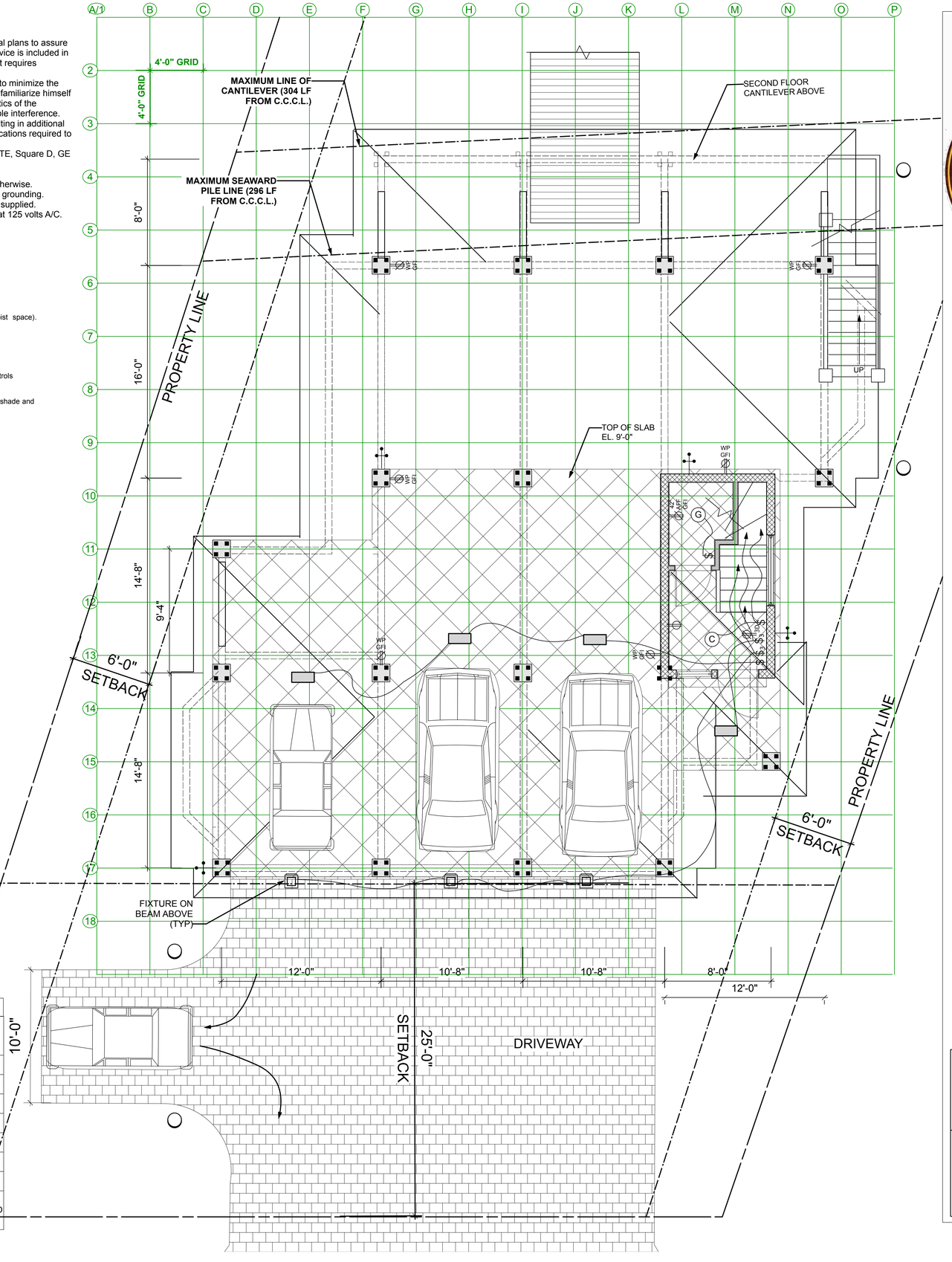
LIGHT FIXTURE TYPES
A) Wall mounted interior sconce, 75-150 watt incandescent fixture.
B) 6" diameter round 75 watt recessed incandescent down light (sized to fit with 2"x8" joist space).
C) Suspended 75-150 watt incandescent decorative fixture (to be selected by the G.C.)
D) Wall mounted exterior water proof incandescent fixture, 75-150 watt
E) 3-bulb incandescent "strip" wall mounted bathroom fixture.
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L) Swing-Arm Lamp - wall mounted @ 4'-6" A.F.F. incandescent decorative lamp with a shade and self contained 3-way switch.
M) Under-counter L.E.D. strip light
N) Exhaust fan
O) Smoke Detector
P) Undercounter light

EXTERIOR TURTLE FRIENDLY LIGHTING TABLE

#	SYMBOL	WILDLIFE LIGHTING CERTIFICATION NUMBER	MANUFACTURER	FIXTURE (NAME OR STOCK NUMBER)	TOTAL NUMBER OF FIXTURES	BULB LUMENS OUTPUT & TYPE	TYPE OF MOUNT	MOUNTING HEIGHT
1		2017-008 1ST LIVING FLOOR	THE COPPERSMITH GAS AND ELECTRIC COPPER LANTERNS	ADAMS STREET COLLECTION	6	AMBER LED	WALL MOUNT	8' MAX. MOUNTING OFF THE FLOOR
2		2018-004 2ND LIVING FLOOR	AMERLUX	PASSO RT	5	AMBER LED	WALL MOUNT	12" OFF FLOOR DOWNWARD
3		2018-021 CAR AREA & ENTRANCE	BEGHELLI NORTH AMERICA	ACCIAIO ECO AMBER LED	4	AMBER LED	CEILING MOUNT	CEILING
4		2018-033 AT STAIRS	ILP LIGHTING	AMBER FULL CUTOFF WALL PACK 120W	1	AMBER LED	WALL MOUNT	8' FROM FLOOR
5		2018-001 BOLLARD	QSSI	AMBER-LED ROUND FLAT BOLLARDS	6	AMBER LED	GROUND	42"
6		2019-127 FRONT	GENERATION LIGHTING	EXTRA LARGE ONE LIGHT WALL LANTERN	3	AMBER LED	WALL MOUNT	8' FROM FLOOR

STANDARD ELECTRICAL LEGEND

QUADRUPLE (DBL DUPLEX)	DOOR JAMB SWITCH	ABOVE-COUNTER G.F.I. DOUBLE DUPLEX RECEPTACLE	CEILING FAN
DUPLEX OUTLET	LOW VOLTAGE TRANSFORMER	TV OUTLET	
ISOLATED GRD DUPLEX OUTLET	EXHAUST FAN	TELEPHONE OUTLET	120V SMOKE ALARM
ISOLATED GRD QUADRUPLE OUTLET	MOTOR	DATE OUTLET	120V COMBINATION CARBON MONOXIDE/SMOKE ALARM
1/2 SWITCHABLE DUPLEX OUTLET	DOOR BELL	COMMUNICATION & DATA STRUCTURAL OUTLET	ELECTRICAL PANEL
SINGLE OUTLET (GROUNDING)	FLUORESCENT FIXTURE	SINGLE POLE SWITCH	STARTER OR CONTROL PANEL
SPECIAL PURPOSE (120/240: L,L,N & GND)	RECESS HI-HAT LIGHT FIXTURE	THREE WAY SWITCH	COMBINATION STARTER
FLOOR BOX	STEP LIGHT FIXTURE	FOUR WAY SWITCH	DISCONNECT SWITCH
JUNCTION BOX G.F.I. DUPLEX OUTLET	SURFACE LIGHT FIXTURE	SERVICE BREAKER	ELECTRIC METER & MAIN DISCONNECT
ABOVE-COUNTER DUPLEX RECEPTACLE	WALL MOUNTED LIGHT FIXTURE	CEILING FAN CONTROL SWITCH COMBINATION	DISCONNET SIZE (3 = # OF POLES, 60 = DISCONNECT RATED AMPERAGE, 40 = FUSE SIZE
ABOVE-COUNTER G.F.I. DUPLEX RECEPTACLE	WALL WASH LIGHT FIXTURE	DIMMER SWITCH	



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Island Style BUILDERS

SHEET INDEX

A-1 COVER SHEET, SITE PLAN
A-2 GENERAL NOTES, LEGEND, SYMBOLS (ALL)
A-3 FIRST & SECOND FLOOR PLANS
A-4 GROUND FLOOR PLANS
A-5 FOUNDATION PLAN & NOTES
A-6 1st FLOOR BEAM & FRAMING PLAN
A-7 2nd FLOOR BEAM & FRAMING PLAN
A-8 LOWER & UPPER ROOF FRAMING
A-9 ELEVATIONS
A-10 SECTION
E-1 GRD FL & ELEC. NOTES, DIAGRAMS
E-2 1st & 2nd ELECTRIC PLAN
P-2 PLUMB. NOTES, DIAGRAMS
M/P-1 GRD FL M/P NOTES, DIAGRAMS
M/P-2 1st & 2nd M/P PLANS

Giordano Residence

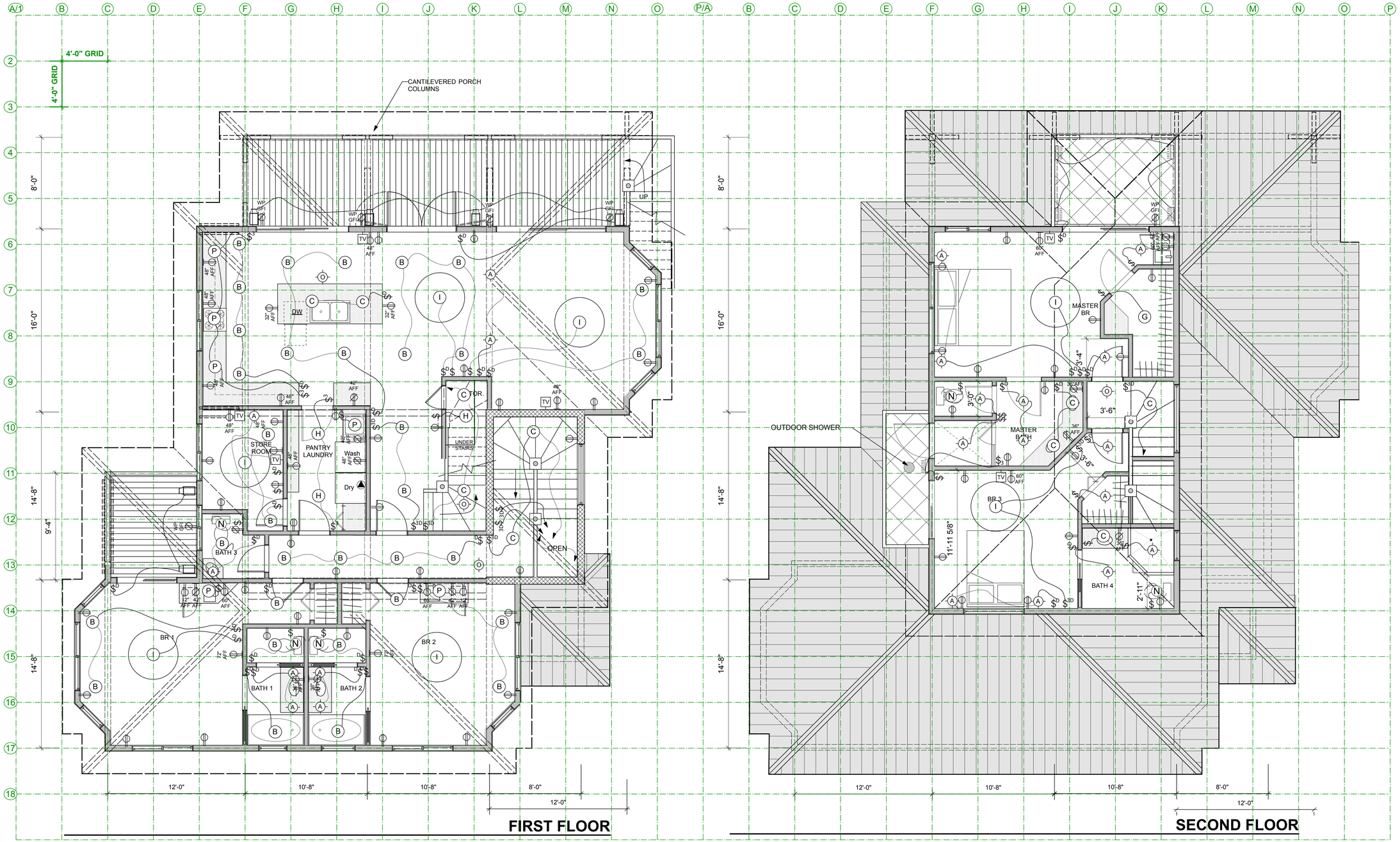
S. Ocean Drive,
Ft. Pierce, FL 34949

SCALE
1/4" = 1'-0"

ORIGINAL DATE	2/19/19
1 10/21/20	5
2	6
3	7
4	8

SHEET #
E-1

SHEET NAME
GROUND FL ELECTRIC PLANS & NOTES



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Giordano Residence

S. Ocean Drive,
Ft. Pierce, FL 34949

SCALE
1/4" = 1'-0"

ORIGINAL DATE	2/19/19
1 10/21/20	5
2	6
3	7
4	8

SHEET #
E-2

SHEET NAME
FIRST & SECOND FLOOR ELECTRIC PLAN

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
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723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

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P.O. Box 78-1377
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Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Revised: March 8, 2021
September 7, 2019

Giordano Residence
c/o Gordon Mock
Island Style Homes
4275 Mariah Circle
Fort Pierce, FL 34947

Re: S. Ocean Drive
Parcel ID 2401-502-0007-000-1
Fort Pierce, Florida
KSM Project #: 193481-b-rev

Dear Mr. Mock:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the referenced site. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

A. Project Description:

A single-family residence is planned to be constructed east of the State Coastal Construction Control Line (CCCL). The structure will be required to be supported on piles.

B. The scope of our study consisted of the following:

1. Performed Standard Penetration Test Borings in the proposed construction area to estimate the subsoil relative density.

2. Measured the groundwater level at each boring.

3. Evaluated the existing soil conditions with respect to the proposed construction and provided recommendations for site preparation and foundation design.

4. Prepared this report to document our findings.

C. Site Investigation:

The site investigation program consisted of performing a total of two (2) Standard Penetration Test (SPT) borings in the proposed construction area. The borings were terminated at a depth of 40 feet below grade. The locations of the borings are indicated on the attached boring logs.

The SPT borings were completed in accordance with procedures described in ASTM D-1586. A standard 1.5 inch I.D., 2 inch O.D. split-spoon sampler is driven into the soil by successive blows of a 140 pound hammer freely falling 30 inches. The number of blows required to drive the sampler 1 foot, after seating 6 in., is designated the Penetration Resistance, or "N" value. At regular intervals the sampler is extracted from the ground and opened to allow visual examination and classification of the retained soil sample. Also, the groundwater table was allowed to stabilize and the depth of the groundwater elevation recorded from existing grade.

The records of the soils encountered, the penetration resistances and groundwater level are shown on the attached logs.

D. Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation we are pleased to offer the following evaluation:

The subsurface soils in the area of the proposed structure consist mostly of fine to medium grained sand and some slightly silty sand. Shell fragments were found in most of the borings. These soils are considered satisfactory for the proposed project. Please refer to the soil boring logs for specific information relative to the soil description.

E. Site Preparation:

The proposed building area and areas to be paved, plus a minimum margin of five feet beyond the proposed construction shall be stripped and grubbed of surface debris, including vegetation, roots and organic matter. Any stumps shall be removed entirely. The building area should be graded level and proofrolled. Any soft yielding areas shall be excavated and replaced with clean compacted fill. Sufficient passes should be made during the compaction operations to produce a density no less than 95 percent of its modified dry Proctor value (ASTM D 1557) to a depth of two feet.

After the exposed surface has been proofrolled, the building and pavement areas may be filled to the desired grades. Additional fill material shall consist of clean granular sand containing less than 10% material passing the U.S. Standard No. 200 mesh sieve. The contractor should review the Department of Environmental Protection's permit to ensure their fill requirement is satisfied. Structural fill should be placed in uniform loose layers of 12 inches in thickness and compacted to at least 95 percent of its Modified proctor value (ASTM D 1557).

We recommend field density tests be performed at appropriate times during the earth work operations in order to verify that the site has been properly constructed.

F. Pile Foundation:

Based on our experience with structures seaward of the CCCL, it has been our experience that auger-cast piles can be placed more economically than driven pre-stressed concrete pilings. We recommend using 16 inch minimum diameter auger cast-in-place piles (steel reinforced to resist the anticipated forces). It is our understanding that at a minimum, that 40 kips of capacity and 10 kips of uplift are required to satisfy the capacity requirements. Please see the following for options as to the size and capacities.

Pile Diameter (Inches)	Pile Capacity (Kips)	Pile Depth (Feet)	Allowable Uplift (kips)	Lateral Load (kips)
16	50	*15	10	6
16	64	*18	14	6
16	61	*20	18	6
16	71	*24	25	6

* Below Scour Line

All Piles should be installed and inspected in accordance to the recommendation published by the Auger Cast-In-Place Pile Committee of the Deep Foundation Institute.

Piles should be placed at a center-to-center distance of not less than 3 pile diameters. The capacity of a pile group must be reduced depending upon the number of piles in the group and their respective position.

A minimum time period of 12 hours should be specified for the installation of piles within 5 feet, center -to-center of each other.

The minimum acceptable grout factor (actual grout volume divided by theoretical grout volume) should be 1.10.

G. Soil Supported Structures:

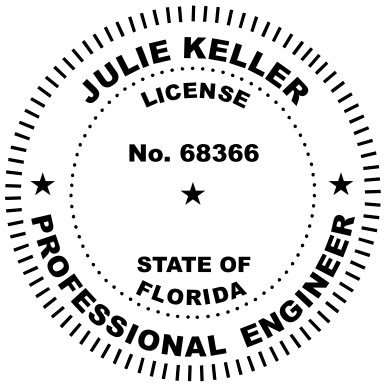
An allowable bearing capacity of 2,000 psf may be used for any structure not required to be supported on pilings provided that the site is properly prepared.

H. Closure:

This report has been prepared in accordance with generally accepted soil and foundation engineering practices based on the results of the borings and the assumed loading conditions.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact us.

Respectfully,



Julie E. Keller, P.E.
President
P.E. #68366

JEK:jt

CC: Todd Smith

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-1

CLIENT Giordano Residence c/o Gordon Mock
PROJECT NAME S. Ocean Drive, Parcel ID 2401-502-0007-000-1
PROJECT NUMBER 193481-b
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/5/19 **COMPLETED** 9/5/19
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 12.42 ft
LOGGED BY SF/SH **CHECKED BY** JEK
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Brown Sand with Traces of Roots and Shell Fragments					
		Brown Sand with Traces of Shell Fragments	SS		5-7-9 (16)		
			SS		10-10-9 (19)		
5		Brown Sand	SS		4-3-4 (7)		
		Light Brown Sand with Traces of Shell Fragments	SS		3-4-9 (13)		
		Light Brown Sand, Slightly Silty	SS		8-11-12 (23)		
10		▽					
		Gray Sand, Slightly Silty with Some Shell	SS		12-15-18 (33)		
15							
		Grayish Brown Sand, Slightly Silty	SS		11-13-17 (30)		
20							
			SS		13-13-19 (32)		
25							
		Light Gray Sand, Slightly Silty with Lots of Shell	SS		21-27-29 (56)		
30							
			SS		14-21-19 (40)		
35							

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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35		Light Gray Sand, Slightly Silty with Lots of Shell *(continued)*						
		Light Gray Sand, Slightly Silty with Some Shell	SS		16-19-21 (40)			
40		Bottom of borehole at 40.0 feet.						

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KSM Engineering & Testing
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Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-2

CLIENT Giordano Residence c/o Gordon Mock
PROJECT NAME S. Ocean Drive, Parcel ID 2401-502-0007-000-1
PROJECT NUMBER 193481-b
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 9/5/19 **COMPLETED** 9/5/19
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 11.67 ft
LOGGED BY SF/SH **CHECKED BY** JEK
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Brown Sand with Traces of Roots and Shell Fragments					
		Brown Sand with Traces of Shell Fragments	SS		5-5-7 (12)		
			SS		8-11-14 (25)		
5		Brown Sand	SS		3-3-4 (7)		
		Light Brown Sand, Slightly Silty with Traces of Shell Fragments	SS		4-6-9 (15)		
10			SS		8-8-11 (19)		
		▽					
		Gray Sand, Slightly Silty with Some Shell	SS		10-15-18 (33)		
15							
		Grayish Brown Sand	SS		9-9-12 (21)		
20							
			SS		10-14-13 (27)		
25							
		Light Gray Sand, Slightly Silty with Lots of Shell	SS		17-24-26 (50)		
30							
			SS		19-13-16 (29)		
35							

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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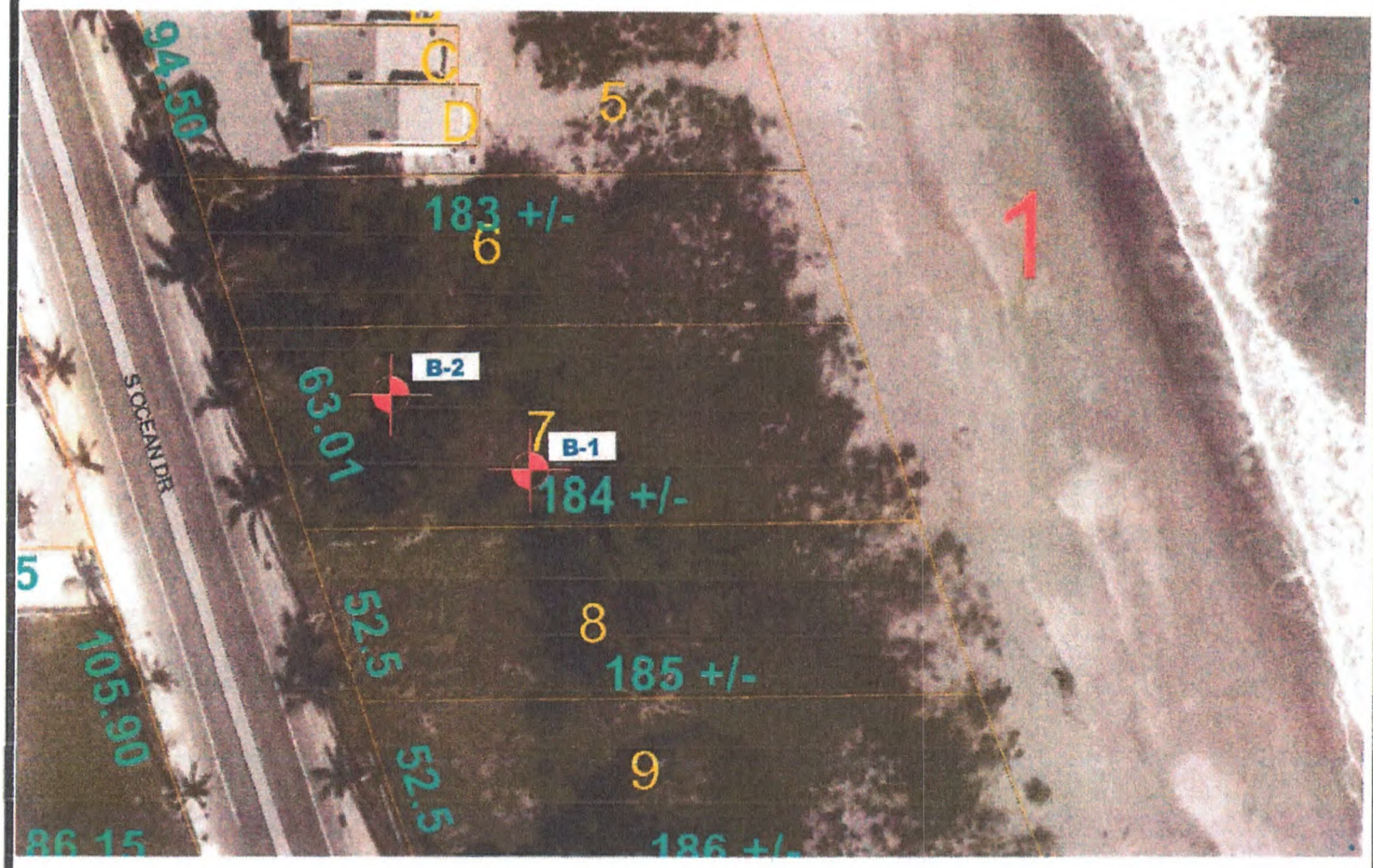
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DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
35		Light Gray Sand, Slightly Silty with Lots of Shell *(continued)*						
		Light Gray Sand, Slightly Silty with Some Shell	SS		12-16-15 (31)			
40		Bottom of borehole at 40.0 feet.						

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 3/9/21 09:37 - K:\KSM FILES\19 DOCS (KSM-SERVER)\193481-B.GPJ



LOCATION OF TESTS

PROJECT: S. Ocean Drive, Parcel ID 2401-502-0007-000-1, Fort Pierce, Florida

SHEET 1 OF 1
PERMIT #:
PROJECT #: 193481-b

KSM ENGINEERING AND TESTING

DRAWN BY: J.L.
DESIGNED BY: J.K.
DATE: 20190909
SCALE: NONE

Technical Review Committee **4. c.**

Meeting Date: 06/17/2021

REQUESTED ACTION

Site Plan and Conditional Use - RV Storage - 2192 Peters Road

LOCATION

2192 Peters Road

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 06/03/2021 03:41 PM

Final Approval Date: 06/03/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON C. CREAGAN, MCRP, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-04000011

DATE: JUNE 3, 2021

Development Review & Design Review - RV Storage - 2192 Peters Road

Application for Development Review & Design Review to construct an RV storage lot at 2192 Peters Road. The vehicle storage aspect of the project requires a Conditional Use approval as well. The parcel was recently annexed into the City Limits and applications have been submitted to change the zoning to C-3, General Commercial and change the Future Land Use to GC, General Commercial. The parcel ID is 2313-432-0000-000-4.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by June 15, 2021.

Please do not hesitate to contact me should you require any additional information at 772-467-3741.

Thank you.

Brandon Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 2192 Copenhaver Rd (SE Corner of Graham Rd. and Copenhaver Rd.)

Parcel ID #(s) 2313-432-0000-000-4

Project description RV Storage Facility

R V Development, LLC	Macritchie Storage Ventures, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
547 Wash Roberts Lane	715 5th Avenue., SW, Suite 1700
Street Address	Street Address
MC Minnville TN 37110	Calgary AB T2P 2X6
City State Zip	City State Zip
954-214-4553	403-973-4882
Phone Number	Phone Number
	blokhorst@macritchie.biz
Email Address	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.*

James A Wynne IV

Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Warren COUNTY

The foregoing instrument was acknowledged before me this 20th day of April 20 21 by

_____ who is personally known to me or has produced

_____ as identification.

Sheila Butcher

Signature of Notary

SHEILA BUTCHER STATE OF TENNESSEE NOTARY PUBLIC (seal) WARREN COUNTY

expires 7-27-21

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		
☒ Site Plan	☒ Conditional Use with New Const.	☐ Major Amendment
☒ Conceptual Development Plan		☐ Minor Amendment

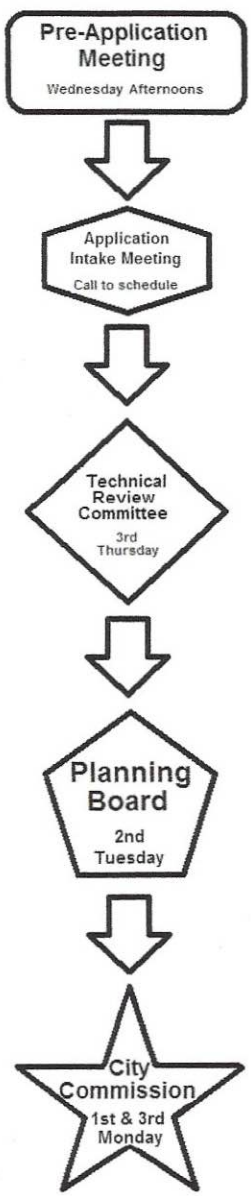
Site Information:

Non-Residential: Proposed Sq. Ft.: 776,675 Residential: Proposed Units:_____

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

North	South	East	West
Single Family	Pasture Land	I-95	Pasture Land

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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 2192 Copenhaver Road (SE Corner of Graham Road and Copenhaver Road)

Parcel ID #(s) 2313-432-0000-000-4

Project Description RV Storage Facility

R V Development, LLC	Macritchie Storage Ventures, LLC
Property Owner(s)	Applicant/Representative, Title, Company
547 Wash Roberts Lane	715 5th Avenue, SW, Suite 1700
Street Address	Street Address
MC Minnville TN 37110	Calgary AB T2P 2X6
City State Zip	City State Zip
954-214-4553	403-973-4882
Phone Number	Phone Number
	blokhorst@macritchie.biz
Email Address	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.*

JAMES A WINNE JR

Property Owner(s) Signature(s)

STATE OF ~~FLORIDA~~ Warren COUNTY

The foregoing instrument was acknowledged before me this 20th day of April, 2021, by

_____ who is personally known to me or has produced

_____ as identification.

SHEILA BUTCHER STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

Sheila Butcher
Signature of Notary

expires 7-27-21

(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Planner_____

Planner Assigned _____

Approved _____ Date_____

Comments _____

Intake Date Stamp

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.

Kimley»Horn

May 27, 2021

Jennifer Hofmeister, AICP
City of Fort Pierce
Planning Director
100 N. U.S. Highway 1
Fort Pierce, FL 34950
(772) 567-8000

Re: Ft. Pierce RV Storage- 2192 Copenhaver Road - Design and Development Review Project Narrative

Dear Ms. Hofmeister:

We are proposing a RV Storage lot containing 503 spaces on approximately 17.45 acres of land on Copenhaver Road (Peters Road) (Parcel ID # 2433-342-0000-000-4). Currently the site is a vacant cow pasture with a cluster of trees on the north side of the property. We are proposing a wet detention pond on the south portion of our site that will include a fountain feature. The pond will act as a buffer between the storage lot and the parcel to our south. We are proposing a 3.03-acre tree preservation area on the northern portion of the site that will act as a buffer while also preserving the vast majority of existing trees.

We are requesting the removal of the requirement of interior landscape islands due to the use of the site being for the storage of RVs. The majority of the spaces will be covered which makes interior landscaping difficult to maintain. Also, due to the size of the RVs the landscaping will not be visible to pedestrians. We are proposing to take the required trees for the interior landscape areas and place them in the perimeter landscape buffer. As shown on L-100 this takes the required 276 trees and places them along the perimeter. We have concentrated a large portion of the trees on the eastern property line to increase the buffer between the site and I-95.

The site will be completely fenced with security gates at the two driveways. The southern driveway will be the only entrance with the northern driveway being used for exiting the site. At the southern driveway there will be temporary sales office with parking provided. After the lot hits a certain level of occupancy the sales office will be removed, and the site will be completely automated.

There will be a sanitary dumping station that will connect to a private lift station. At this same station will be a washdown area which will also be collected into the private lift station.

We performed a Traffic Impact Study to look at the potential impact of the project on the surrounding roadways. The project will produce 91 daily trips with 10 PM peak hour trips. Based off the AM and PM peak trips neither a southbound left-turn lane or northbound right-turn lane are warranted for the project. We are working with St. Lucie County on the improvements of Peter's Road and the work will be permitted through the County.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.
Very truly yours,



Blaine Bergstresser, P.E.

kimley-horn.com | 445 24th Street, Suite 200, Vero Beach, FL 32960 | 772 794 4100

Stanaro & Hurrell
Box 34

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2294957 OR BOOK 1828 PAGE 2810
Recorded:10/24/03 16:00

* Doc Assump: $ 0.00
* Doc Tax : $ 12,250.70
* Int Tax : $ 0.00

Prepared by and return to:
Chester B. Griffin, Esquire
Neill Griffin Fowler Tierney Neill & Marquis - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Courthouse Box #50
Parcel ID Number: 2324-122-0001-0003 ; 2313-432-0000-000/4
2324-121-0000-000/3 [Space Above for Recording]

WARRANTY DEED

This Warranty Deed made this 24th day of ~~October~~ Sept, 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL**, hereinafter called the grantor, to **R. V. DEVELOPMENT, LLC, a Florida limited liability corporation**, hereinafter called the grantee, whose address is: **2560 SE 12th Street, Pompano Beach, Florida 33062.**

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH: That the said grantor, for and in consideration of the sum of $10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in St. Lucie County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

THE PROPERTY BEING CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF ANY OF THE GRANTORS.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2002.

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; that the Grantor hereby fully 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, 2002; zoning ordinances and rights of way for public roads.

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

Signed, sealed and delivered
in our presence:

Susan G. Spee
Print Name of Witness: Susan G. Spee
Witness as to Both

Marcia L Heffelfinger
Print Name of Witness: MARCIA L. HEFFELFINGER
Witness as to Both

CHESTER B. GRIFFIN

RICHARD V. NEILL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing was acknowledged before me this 24th day of ~~October~~ Sept, 2003, by **CHESTER B. GRIFFIN and RICHARD V. NEILL,** [✓] who are personally known to me or [ ] who produced their drivers license as identification.

MARCIA L. HEFFELFINGER
MY COMMISSION # CC 905632
EXPIRES: April 15, 2004
Bonded Thru Notary Public Underwriters

Marcia L. Heffelfinger
Print Name of Notary: MARCIA L. HEFFELFINGER
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:

Exhibit "A"

That portion of theWest 1/2 of the SW 1/4 of the SE 1/4, lying West of the Westerly right of way line of I-95, of Section 13, Township 35 South, Range 39 East,lying and being in St. Lucie County, Florida, less and except road rights of way for I-95; Graham Road; Copenhaver Road and less canal rights of way for NSLRDD Canal No. 37 on South line.

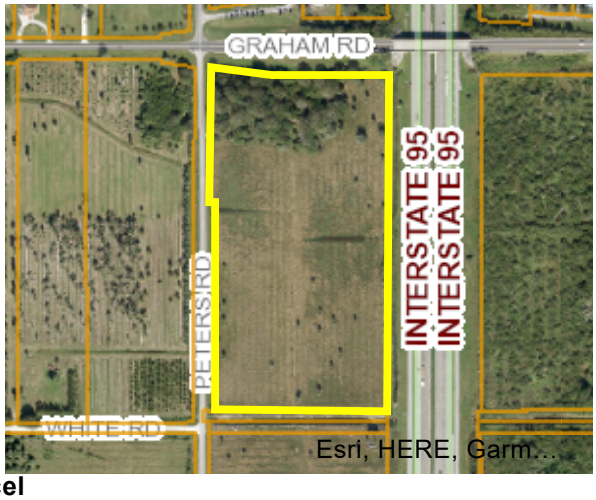
AND

The West 3/4 of the North Half of the Northwest Quarter of the Northeast Quarter, Less road and canal rights of way for I-95; White Road, AND ALSO, the Southwest Quarter of the Northwest Quarter of the Northeast Quarter, Less road rights of way for I-95 and Less the South 125 feet of the West 375 feet thereof, all lying and being in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Tuesday, April 6, 2021

Parcel Report



Parcel

PARCELNO:	2313-432-0000-000-4
Property ID:	13775
Owner1:	R V Development Llc
SiteAddress:	2192 COPENHAVER RD

Owner

Owner1:	R V Development Llc
Owner2:	
Owner3:	
MailingAddress:	%Bud Wynne 547 Wash Roberts Ln McMinnville, TN 37110-4971

Overview

PrimaryLandUse:	6000 - GRZNG SLD CP
DistrictGroup:	0002 - Saint Lucie County
Subdivision:	Metes and Bounds
Just/Market Value:	$308,400
FinishedArea:	
Acres:	16.81
TotalArea:	732,243.6

Legal Description

LegalDescription: 13 35 39 W 1/2 OF SW 1/4 OF SE 1/4 LYG SLY AND WLY OF I-95 R/W (16.81 AC) (OR 1828-2810)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2020	$308,400	$0	$308,400	$0	$15,149	$0	$15,149	$17,651	$275,600
2019	$315,600	$7,200	$308,400	$0	$23,712	$0	$23,712	$16,288	$275,600
2018	$287,900	$7,500	$280,400	$0	$22,911	$0	$22,911	$17,389	$247,600

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	16.81	$310.99
County Solid Waste	2009	12	$276.14

Land Lines

Line Number	Units	Unit Type
1	16	MACR
2	16	CACR
3	0.81	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
09/24/2003	$1,750,100	XX02	WD	Griffin Chester B	1828-2810	Clerk of Courts
12/31/1899	$0				-	Clerk of Courts

Photos



ALTA/NSPS LAND TITLE SURVEY

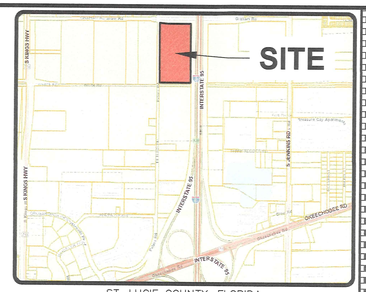
FOR: R.V. DEVELOPMENT, LLC

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JANUARY 5, 2021.
3. SITE ADDRESS: 2192 COPENHAVER ROAD, FORT PIERCE, FLORIDA.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. ALL MATTERS OF RECORD SHOWN HEREON ARE SHOWN IN REFERENCE TO TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2140–2672737, DATED DECEMBER 4, 2020.
5. PARCELS CONTAIN A TOTAL OF 17.45 ACRES ACRES, MORE OR LESS.
6. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17–6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON NGS CONTROL MONUMENT DESIGNATED 195 F 14, HAVING A PUBLISHED ELEVATION OF 46.99 FEET.
8. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM–EAST ZONE, NAD 83 (1990).
9. SUB–SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
10. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
11. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. AT THE LOCATION SHOWN AS THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SECTION HAS EVIDENCE OF PREVIOUS CONTROL/OCCUPATION. A #5 IRON ROD HAS BEEN RESET IN IT'S PLACE.

SYMBOL & ABBREVIATION LEGEND:

Ⓐ	AIR RELEASE VALVE		CONCRETE SIGNAL LIGHT POLE	FIBER RISER	FIBER OPTIC RISER	IP	IRON PIPE	No.	NUMBER	RWV	RECLAIMED WATER VALVE	TOB	TOP OF BANK/BERM
AL	ARC LENGTH	CMP	CORRUGATED METAL PIPE	(M)	FIELD MEASURED	IR	IRON ROD	O.R.B.	OFFICIAL RECORDS BOOK	RLS	REGISTERED LAND SURVEYOR	T.O.N.	TOP OF NUT
ASPH	ASPHALT		CURB INLET	F.F.E.	FINISHED FLOOR ELEVATION	IR/C	IRON ROD AND CAP	OHW	OVER HEAD WIRES		REINFORCED CONCRETE PIPE	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
BFP	BACK FLOW PREVENTER		DECORATIVE LIGHT POST	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		IRRIGATION CONTROL VALVE	PG	PAGE	RCP	RIGHT–OF–WAY	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
	BENCHMARK (BM)	(D)	DEED	FPL	FLORIDA POWER AND LIGHT	L	LENGTH	PCN	PARCEL CONTROL NUMBER	R/W	ROD AND CAP	TWNSHP	TOWNSHIP
	BIKE RACK	D.B.	DEED BOOK	FT	FOOT		LIGHT POST	PK NAIL	PARKER–KALON NAIL	R/C	SANITARY MANHOLE	T	TRAFFIC HANDHOLD
CATV	CABLE RISER	ø	DIAMETER (DIA.)	FM	FORCE MAIN	MAG/D	MAG NAIL MAG BRAND NAIL	PK/D	PARKER–KALON NAIL & DISK	S	SANITARY VALVE	TSCB	TRAFFIC SIGNAL CONTROL BOX
(C)	CALCULATED	D	DRAINAGE MANHOLE	FND	FOUND	M	MAILBOX	PCP	PERMANENT CONTROL POINT	SV	SECTION	TYP	TYPICAL
	CATCH BASIN	DIP	DUCTILE IRON PIPE	F	FPL MANHOLE	M.C.	MARTIN COUNTY	PRM	PERMANENT REFERENCE MONUMENT	SEC	PROPERTY CORNER	UNK	UNKNOWN
℄	CENTERLINE	E	EAST/EASTING	SQ. FT.	SQUARE FEET	MHWL	MEAN HIGH WATER LINE	P.B.	PLAT BOOK		RIGHT–OF–WAY CONTROL	RISER	UNKNOWN HANDHOLD
CCR	CERTIFIED CORNER RECORD	EOW	EDGE OF WATER	GAS	GAS VALVE	MLWL	MEAN LOWER WATER LINE	PLAT	PLAT DATA		SIGN	BOX	UNKNOWN RISER BOX
CLF	CHAIN LINK FENCE	EB	ELECTRIC BOX	GIS	GEOGRAPHIC INFORMATION SYSTEMS		METAL LIGHT POST	P.O.B.	POINT OF BEGINNING	S	SOUTH	U	UNKNOWN TYPE MANHOLE
CHD.	CHORD	EHH	ELECTRIC HAND HOLE (EHH)	GND	GROUND	MP	METAL PIPE	P.O.C.	POINT OF COMMENCEMENT		SPIGOT	VCP	VITRIFIED CLAY PIPE
CO	CLEAN OUT	EM	ELECTRIC METER		GROUND LIGHT	MON	MONITORING WELL	P.C.C.	POINT OF COMPOUND CURVE		SPRINKLER VALVE	WM	WATER METER
COMM RISER	COMMUNICATION RISER	ELEC PANEL	ELECTRICAL PANEL		GUY WIRE ANCHOR	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	P.C.	POINT OF CURVATURE	S.L.C.	ST. LUCIE COUNTY	W	WATER METER SERVICE METER (WM)
CONC	CONCRETE	EL./ELEV.	ELEVATION		HANDICAP			P.T.	POINT OF TANGENCY	STA	STATION	WV	WATER VALVE (WV)
	CONCRETE LIGHT POST	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	HDPE	HIGH DENSITY POLYETHYLENE PIPE	N/D	NON DESCRIPT NAIL AND DISK	P.O.T.	POINT OF TERMINUS		STORMWATER DRAINAGE MANHOLE		
CM	CONCRETE MONUMENT	F.O.	FIBER OPTIC	HWF	HOG WIRE FENCE	N.R.	NON RADIAL	PVC	POLYVINYL CHLORIDE		STREET SIGN	W	WEST
CPP	CONCRETE POWER POLE (CPP)	FOHH	FIBER OPTIC HAND HOLE		HYDRANT	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988	PSL	PORT SAINT LUCIE, FLORIDA			WF	WOOD FENCE
	CONCRETE POWER POLE W/STREET LIGHT		FIBER OPTIC MARKER	IN	INCH	N	NORTH OR NORTHING	PLS	PROFESSIONAL LAND SURVEYOR	R	RADIUS		WOOD POLE STREET LIGHT
				INV	INVERT			R	RADIUS	RGE	RANGE		WOOD POWER POLE
								RTK	REAL TIME KINEMATIC	TELE RISER	TELEPHONE RISER BOX		
										TOE	TOE OF SLOPE		



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

Zoning District		Maximum Gross Density (Du/Ac)	Minimum Lot Size (sf)	Minimum Lot Width	Minimum Road Frontage	Minimum Yard				Max. Hht.	Max. Lot Coverage by Buildings
						Front	Rear	Side	Side @ corner		
RS–2	RESIDENTIAL, SINGLE–FAMILY – 2	2.00	15,000	100.00	30.00	25(I)	15(g)(I)	10(I)	20(I)	35.00	20%

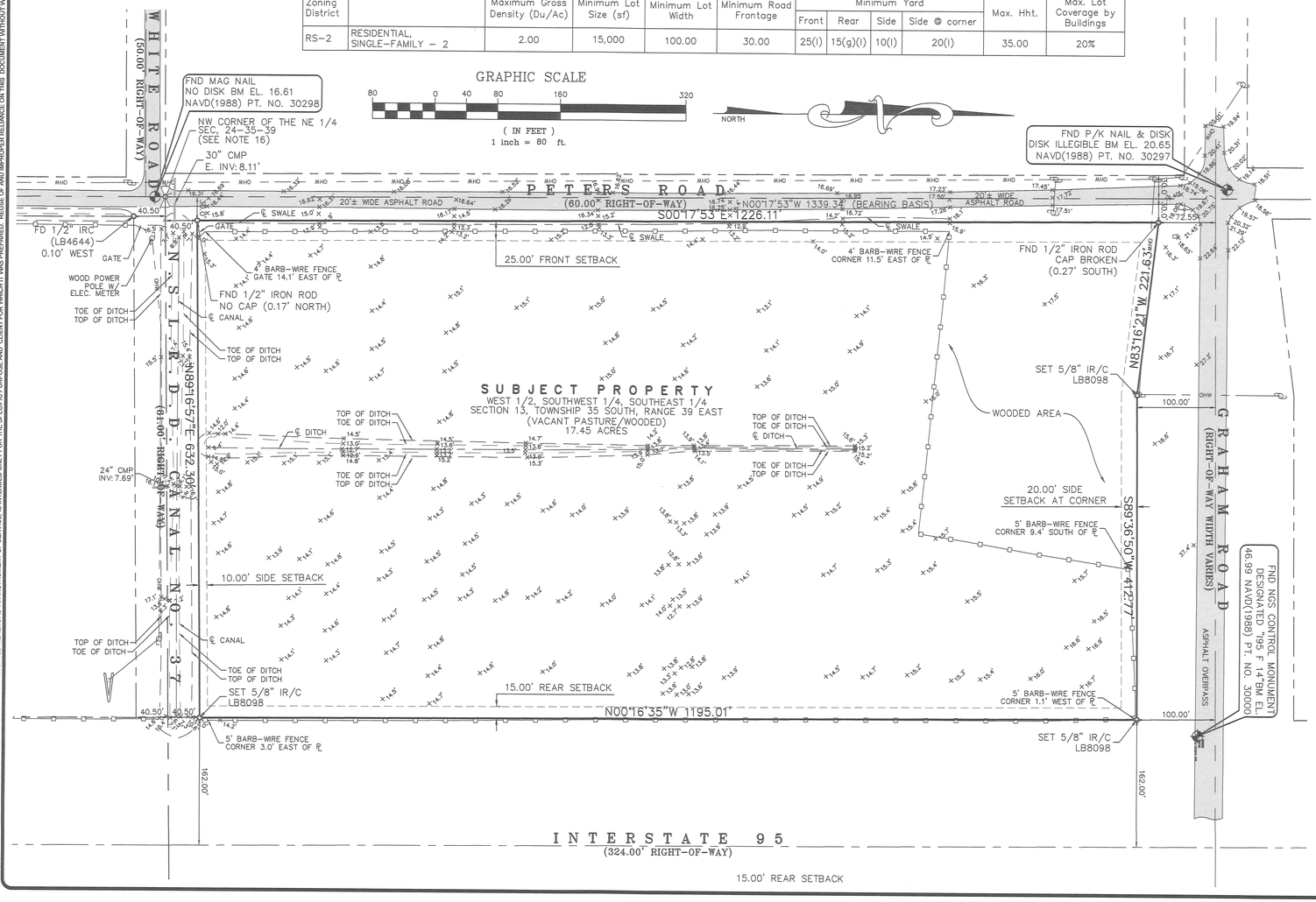
GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

1 inch = 80 ft.

NORTH



LEGAL DESCRIPTION:

THAT PORTION OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I–95, OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHTS OF WAY FOR I–95; GRAHAM ROAD; COPENHAVER ROAD AND LESS CANAL RIGHTS OF WAY FOR NSLRDD CANAL NO. 37 ON SOUTH LINE.

CONTAINING 17.45 ACRES ACRES, MORE OR LESS.

SCHEDULE B–II ITEMS

TITLE COMMITMENT PREPARED BY
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT # 2140–2672737
COMMITMENT DATE: DECEMBER 4, 2020, AT 8:00 AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
   SHOWN HEREON.
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
8. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
9. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN BOOK 452, PAGE 1600 AND IN BOOK 680, PAGE 1696.
   EASEMENTS DO NOT AFFECT SUBJECT PROPERTY.
10. NOTICE OF CONSENT ORDER RECORDED IN BOOK 3738, PAGE 2484.
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
11. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
12. ANY MAP OR DIAGRAM NOW OR PREVIOUSLY PROVIDED IS FOR REFERENCE AND INFORMATIONAL PURPOSES ONLY. THE COMPANY AND ITS AGENTS EXPRESSLY DISCLAIM ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON SUCH MAP(S) OR DIAGRAM(S). THE FOREGOING DOES NOT LIMIT ANY EXPRESS COVERAGES PROVIDED BY THE TERMS AND PROVISIONS OF ANY TITLE INSURANCE POLICY FOR MATTERS WHICH MIGHT BE REVEALED BY A SURVEY PREPARED AND CERTIFIED IN ACCORD WITH FLORIDA STATUTES SECTION 472.027.
    NOT A SURVEY MATTER.

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11, 13, 14, 15, 16, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 5, 2021.

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE: 8-27-21

ENGINEERS ⊘ SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DATE	REVISION COMMENTS

SPT DRAWN BY
MTO CHECKED BY
RH FIELD CREW
20-426 ALTA.dwg FILENAME
LAYOUT1 LAYOUT
AS SHOWN SCALE
December 23, 2020 DATE

ALTA/NSPS LAND TITLE SURVEY

FOR: R.V. DEVELOPMENT

THE W. 1/2 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SEC. 13, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
☎ 772-462-2455

20-426

1 OF 1

Z:\EDC\2020\20-426 - MacRitchie - 2192 Copenhaver Rd FT&S\RVDWG\Dwg - PDP\Survey\20-426 ALTA.dwg, 1/8/2021 9:25 AM
COPYRIGHT © 2021 ENGINEERING, DESIGN AND CONSTRUCTION, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN UNPUBLISHED WORK AND CONTAINS INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPROVED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM. ANY REUSE OF THESE DRAWINGS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.

CONSTRUCTION PLANS

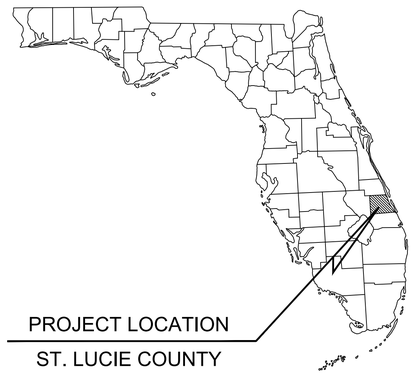
FOR

FORT PIERCE RV STORAGE

LOCATED AT

PETERS ROAD, FORT PIERCE, FLORIDA

SECTION 13, TOWNSHIP 35S, RANGE 39E



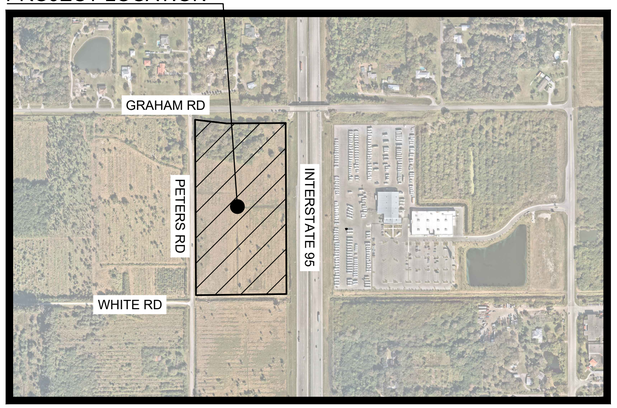
LEGAL DESCRIPTION

PER OFFICIAL RECORDS BOOK 4050, PAGE 2327

THAT PORTION OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-95, OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHTS OF WAY FOR I-95; GRAHAM ROAD; COPENHAVER ROAD AND LESS CANAL RIGHTS OF WAY FOR NSLRDD CANAL NO. 37 ON SOUTH LINE.

CONTAINING 17.45 ACRES ACRES, MORE OR LESS.

PROJECT LOCATION



LOCATION MAP

1"=500'

NORTH

SHEET INDEX	
C-000	COVER SHEET
C-001	GENERAL NOTES
C-004	DEMOLITION AND EROSION CONTROL PLAN PHASE 1
C-005	DEMOLITION AND EROSION CONTROL PHASE 2
C-006	EROSION CONTROL DETAILS
C-100	SITE PLAN
C-101	SITE DETAILS
C-102	SITE DETAILS
C-103	SITE DETAILS
C-200	PAVING GRADING AND DRAINAGE PLAN
C-201	PAVING GRADING AND DRAINAGE DETAILS
C-202	PAVING GRADING AND DRAINAGE DETAILS
C-300	UTILITY PLAN
C-400	FPUA DETAILS
C-401	FPUA DETAILS
C-402	FPUA DETAILS
C-403	FPUA DETAILS
C-404	FPUA DETAILS
E-100	PHOTOMETRIC SITE PLAN
E-100	PHOTOMETRIC DETAILS

PROJECT TEAM

OWNER
R V DEVELOPMENT, LLC
547 WASH ROBERTS LANE
MC MINNVILLE, TN 37110
954-214-4553

CIVIL ENGINEER
BLAINE BERGSTRESSER, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100
BLAINE.BERGSTRESSER@KIMLEY-HORN.COM

SURVEYOR
EDC ENGINEERS & SURVEYORS INC.
1934 TUCKER COURT
FORT PIERCE, FL 34950
772-462-2455
SAMTROTTER@EDC-INC.COM

DEVELOPER
BEN LOKHORST
MACRITCHIE STORAGE VENTURES, LLC
715 5TH AVE SW, SUITE 1700
CALGARY AB T2P 2X6
403-973-4882
BLOKHORST@MACRITCHIE.BIZ

LANDSCAPE ARCHITECT
KEVIN BARRETT, FCLD
KIMLEY-HORN & ASSOCIATES INC.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4095
KEVIN.BARRETT@KIMLEY-HORN.COM

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT
147814000

DATE
04/06/2021

SCALE AS SHOWN

DESIGNED BY	BRB
DRAWN BY	TJE
CHECKED BY	BRB

COVER SHEET

FORT PIERCE RV STORAGE

FL

FORT PIERCE

SHEET NUMBER
C-000

Plotted By:Enright, Tyler Sheet Set:FT PIERCE RV STORAGE Layout:C-000 COVER SHEET May 27, 2021 09:05:21am K:\VRB_LDEV\147814000 - Ft Pierce RV Storage\CAD\PlanSheets\C-000 COVER SHEET.dwg
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GENERAL

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.

EROSION CONTROL

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.
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.

POTABLE WATER AND SANITARY SEWER SYSTEM

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.

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 TO 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.

STORM DRAINAGE SYSTEM

1. STANDARD INDEXES REFER TO THE 2021/2022 EDITION OF F.D.O.T. "STANDARD PLANS FOR ROADWAY CONSTRUCTION"
2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C–76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.
4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H–20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.
5. CONSTRUCTION OF THE ENTIRE STORMWATER MANAGEMENT SYSTEM SHOWN ON THE PLANS MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY LOT; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
6. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER JURISDICTION REGULATIONS (MANUFACTURER'S RECOMMENDATIONS SHALL BE UTILITIZED IF MORE STRINGENT).
7. STORM WATER PIPES, STRUCTURES, MINIMUM COVER AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT STANDARDS.

PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN–PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

DRAINAGE SYSTEM TESTING AND INSPECTION

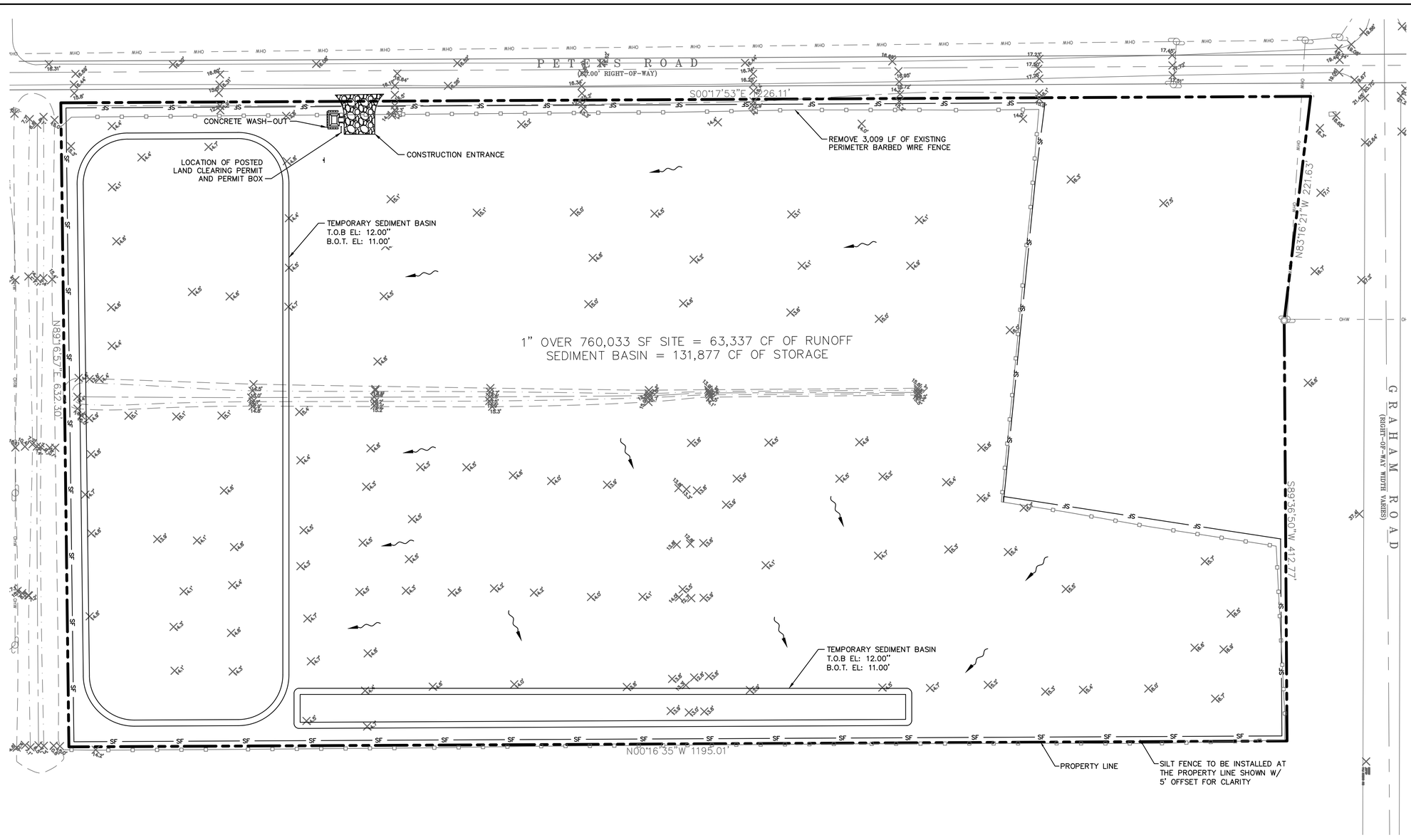
1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 2 FULL BUSINESS DAYS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.

PAVING, GRADING AND DRAINAGE

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 FDOT 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.

DEMOLITION

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF–SITE IN A LEGAL MANNER.
7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION
9. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
10. 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.
11. THE CONTRAC



NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

EROSION CONTROL LEGEND

SF	PROPOSED SILT FENCE
	EXISTING FENCE
	PROPERTY BOUNDARY

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1) AND INSTALL SILT FENCE.
2. DEMOLISH EXISTING STRUCTURES, IF APPLICABLE
3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
4. INSTALL INLET PROTECTION AT EXISTING INLET(S).
5. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.)
6. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

PHASE 2:
7. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
8. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
9. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
10. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND CURBS.
11. INSTALL INLET PROTECTION AT ALL STORM DRAIN INLETS AS EACH INLET IS INSTALLED. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
12. PREPARE SITE FOR PAVING AND PAVE SITE.
13. CONTACT CIVIL ENGINEER ONCE THE SITE APPEARS TO BE FULLY STABILIZED.
14. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER INSPECTION AND APPROVAL OF THE ENGINEER AND STABILIZE ANY AREA DISTURBED BY THE REMOVAL OF BMPS.
15. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION IS SIGNED OFF BY THE CONSTRUCTION MANAGER THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE TERMINATED.

HALT ALL ACTIVITIES AND CONTACT THE CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH CONSULTANT AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

EROSION & SEDIMENTATION CONTROL

1. THE LAND DISTURBING ACTIVITY SHALL CONFORM TO EXISTING TOPOGRAPHY AND SOIL TYPE SO AS TO CREATE THE LOWEST PRACTICAL EROSION POTENTIAL
2. LAND-DISTURBING ACTIVITIES SHALL BE CONDUCTED IN A MANNER MINIMIZING EROSION
3. THE DISTURBED AREA AND THE DURATION OF EXPOSURE TO EROSIVE ELEMENTS SHALL BE KEPT TO A PRACTICABLE MINIMUM
4. EROSION CONTROL MUST BE STRICTLY MAINTAINED DURING CUT AND FILL OPERATIONS
5. DISTURBED SOIL SHALL BE STABILIZED AS QUICKLY AS PRACTICABLE
6. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED, PROTECTED AND SUPPLEMENTED
7. TEMPORARY VEGETATION OR MULCHING SHALL BE EMPLOYED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT
8. PERMANENT VEGETATION AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE
9. ADEQUATE PROVISIONS MUST BE PROVIDED TO MINIMIZE DAMAGE FROM SURFACE WATER TO THE CUT FACE OF EXCAVATIONS OR THE SLOPING SURFACE FILLS
10. TO THE EXTENT NECESSARY, SEDIMENT IN RUNOFF WATER MUST BE TRAPPED BY THE USE OF DEBRIS BASINS, SEDIMENT BASINS, SILT TRAPS OR SIMILAR MEASURES UNTIL THE DISTURBED AREA IS STABILIZED
11. CUTS AND FILLS MUST BE CONSTRUCTED IN SUCH A MANNER THAT EROSION AND RUNOFF FROM THE SITES DOES NOT ENDANGER ADJOINING PROPERTY
12. FILLS MAY NOT ENCROACH UPON NATURAL WATERCOURSES OR CONSTRUCTED CHANNELS IN A MANNER SO AS TO ADVERSELY AFFECT OTHER PROPERTY OWNERS WITHOUT ADEQUATE PROVISIONS FOR AN EQUIVALENT ALTERNATE SYSTEM WITH A POSITIVE OUTFALL
13. ALL R.O.W'S WATERWAYS, STREETS AND SIDEWALKS SHALL BE BUFFERED BY A TWENTY FOOT WIDE STRIP OF GRASS OR OTHER SUITABLE MEANS
14. GRADING EQUIPMENT MUST CROSS FLOWING STREAMS BY MEANS OF BRIDGES OR CULVERTS EXCEPT WHEN SUCH METHODS ARE NOT FEASIBLE AND PROVIDED IN ANY CASE, THAT SUCH CROSSINGS ARE KEPT TO A MINIMUM AND SEDIMENTATION CONTROL DEVICES ARE PROVIDED

MAINTENANCE

ALL MEASURES STATED ON THIS SITE MAP, 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 IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, 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.
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 EXITS 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 EXITS 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 AREA 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 50%.

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	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																								

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT 147814000
DATE 04/06/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

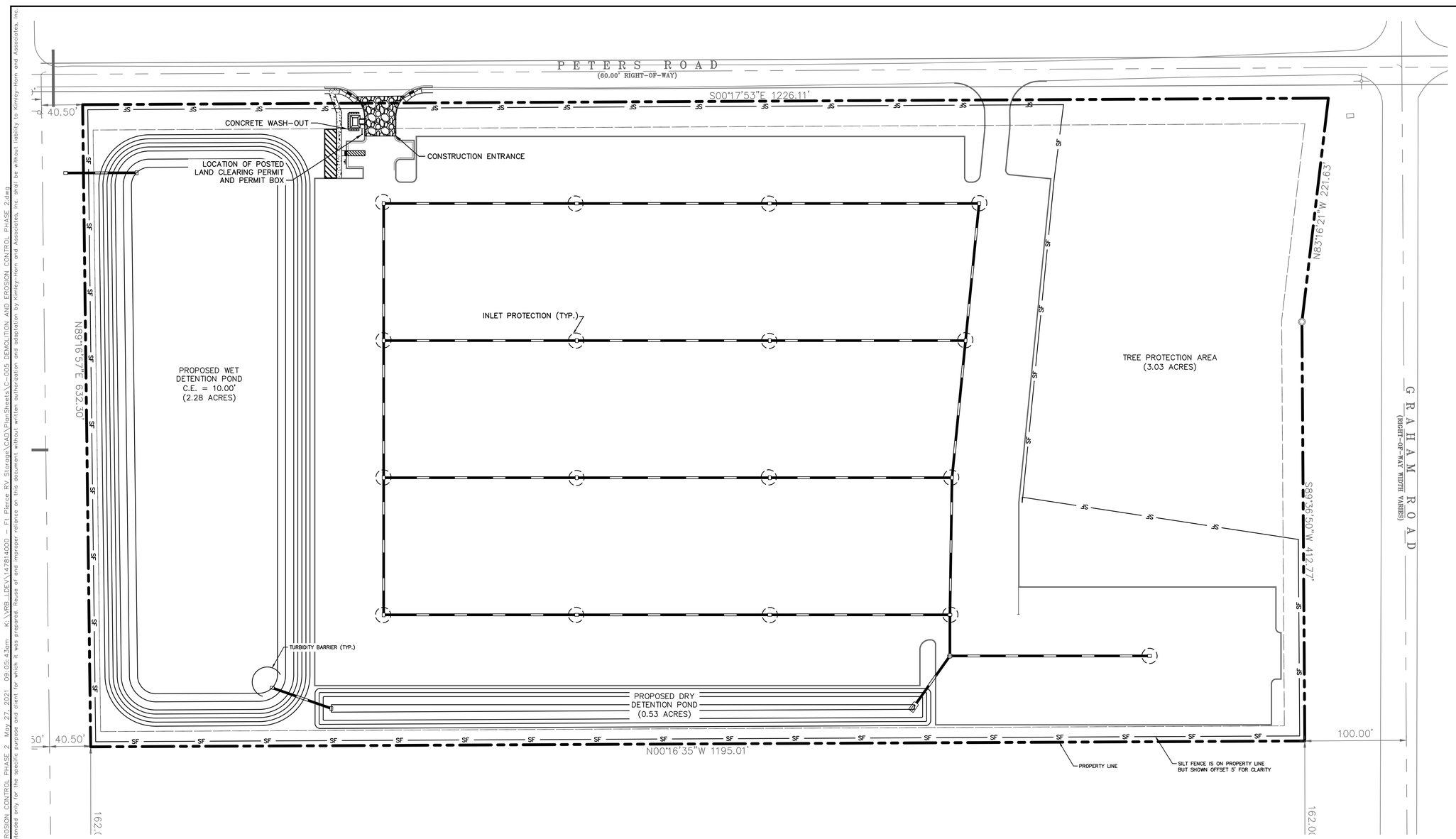
DEMOLITION AND EROSION CONTROL PLAN PHASE 1

FORT PIERCE RV STORAGE

FORT PIERCE FL

SHEET NUMBER
C-004

Plotted By:Enright, Tyler Sheet Set:FT PIERCE RV STORAGE Layout:C-004 DEMOLITION AND EROSION CONTROL PLAN PHASE 1 May 27, 2021 09:05:35am K:\VRB_LDEV\147814000 - Ft Pierce RV Storage\CAD\PlanSheets\C-004 DEMOLITION AND EROSION CONTROL PLAN PHASE 1.dwg
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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

EROSION CONTROL LEGEND

SF — PROPOSED SILT FENCE

PROPERTY BOUNDARY

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No.	REVISIONS	DATE	BY

Kimley»Horn

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT 147814000
DATE 04/06/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

DEMOLITION AND EROSION CONTROL PHASE 2

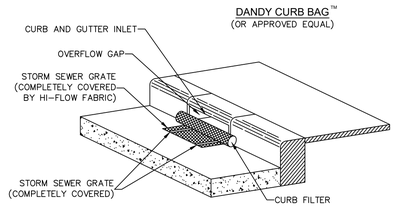
FORT PIERCE RV STORAGE

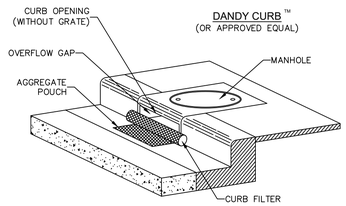
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FORT PIERCE

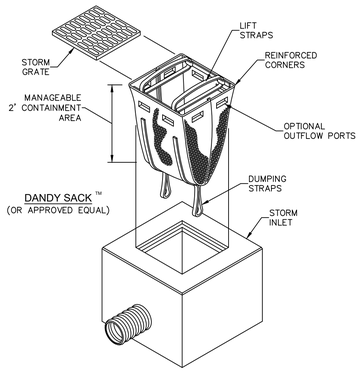
SHEET NUMBER
C-005

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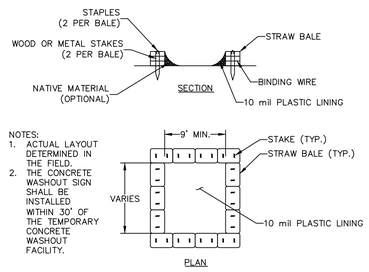




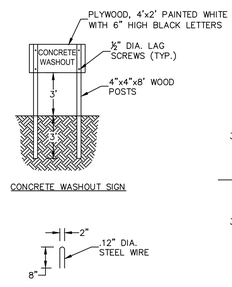
CURB INLET SEDIMENT CONTROL
N.T.S

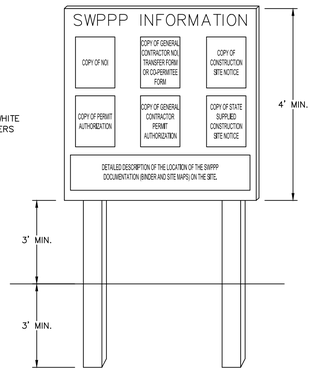


INLET INSERT
N.T.S



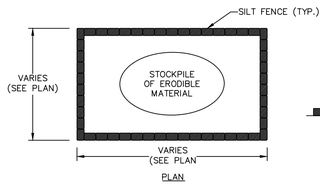
CONCRETE & STUCCO WASTE MANAGEMENT
N.T.S





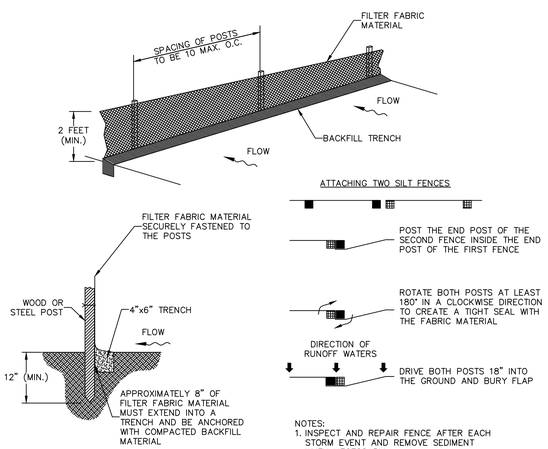
NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. 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.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
N.T.S



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

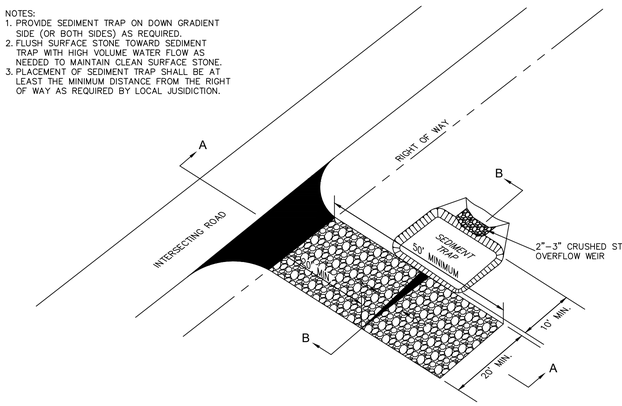
NOTE:
WHEN STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

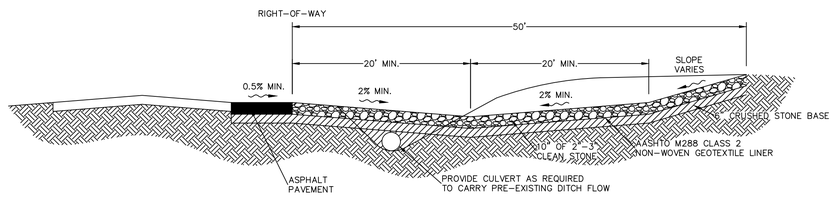


SILT FENCE INSTALLATION
N.T.S

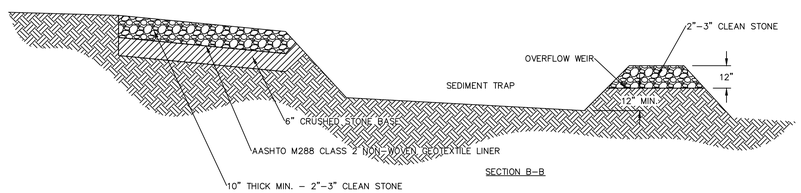
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JUSIDICTION.





SECTION A-A



SECTION B-B

CONSTRUCTION EXIT
N.T.S

TYPICAL SWALE SECTION
N.T.S

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No.	REVISIONS	DATE	BY

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT	147814000
DATE	04/06/2021
SCALE	AS SHOWN
DESIGNED BY	BRB
DRAWN BY	TJE
CHECKED BY	BRB

EROSION CONTROL DETAILS

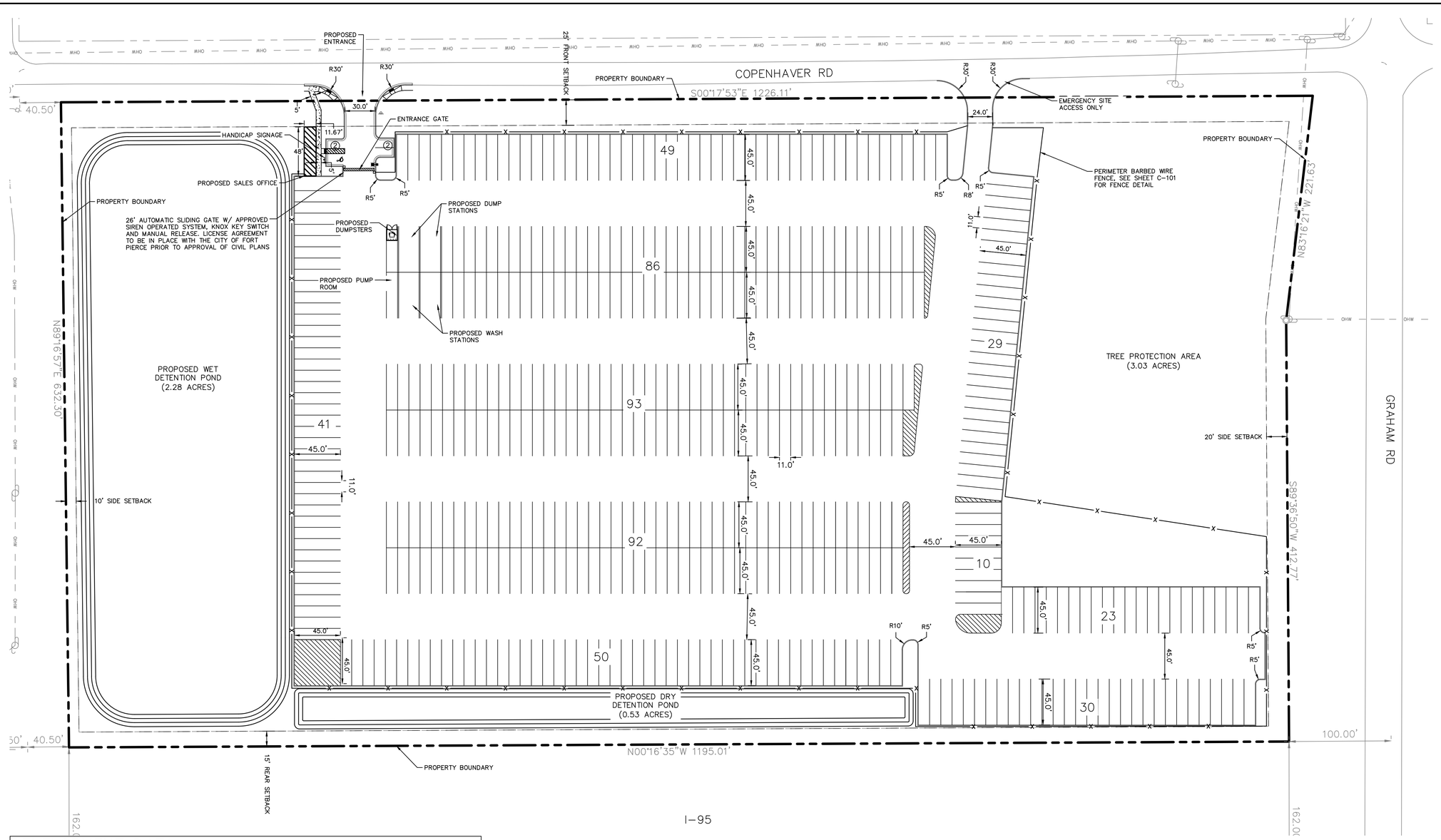
FORT PIERCE RV STORAGE

FL

FORT PIERCE

SHEET NUMBER
C-006

Plotted By: Enright, Tyler Sheet Set: FT PIERCE RV STORAGE Layout: C-006 EROSION CONTROL DETAILS May 27, 2021 09:06:48am K:\VRB_LDE\147814000 - Ft Pierce RV Storage\CAD\PlanSheets\C-006 EROSION CONTROL DETAILS.dwg
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DEVELOPMENT DATA

TAX PARCEL ID NO.	2313-432-0000-000-4		
ADDRESS	2192 COPENHAVER ROAD, FORT PIERCE, FL		
PROJECT USE	RV STORAGE FACILITY		
CURRENT ZONING	ST LUCIE COUNTY – RS-2		
CURRENT FUTURE LAND USE	ST LUCIE COUNTY – RU		
PROPOSED ZONING	CITY OF FORT PIERCE – C-3		
PROPOSED FUTURE LAND USE	CITY OF FORT PIERCE – GC		
REQUIRED PARKING (1/300 SF OF BUILDING AREA)	2 SPACES		
RV SPACES PROPOSED	503 SPACES		
STANDARD SPACES PROPOSED	3 SPACES		
ACCESSIBLE SPACES PROPOSED	1 SPACE		
TOTAL AREA OF TRACT	760,033 SF	17.45 AC	100%
AREA OF PROPOSED BUILDINGS	880 SF	0.02 AC	0.12%
AREA OF PROPOSED PAVEMENT	414,267 SF	9.51 AC	54.51%
TOTAL PROPOSED IMPERVIOUS AREA	572,597 SF	12.34 AC	70.72%
AREA OF PROPOSED OPEN SPACE	222,374 SF	5.11 AC	29.26%
AREA OF PROPOSED POND	122,404 SF	2.81 AC	16.11%
OPEN SPACE REQUIRED	145,133 SF	3.33 AC	15%

OWNER

R V DEVELOPMENT, LLC
547 WASH ROBERTS LANE
MC MINNVILLE, TN, 37110

DEVELOPER

BEN LOKHORST
MACRITCHIE STORAGE VENTURES, LLC
715 5TH AVENUE, SW, SUITE 1700
CALGARY AB T2P 2X6
PHONE: 403-973-4882

UTILITY PROVIDERS

WATER/WASTEWATER: FORT PIERCE UTILITY AUTHORITY
IRRIGATION: WELL

FLOOD ZONE

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE F.I.R.M. MAP NO. 12111C0167J, DATE 02/16/2012.

LEGAL DESCRIPTION

THAT PORTION OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 , LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-95, OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHTS OF WAY FOR I-95; GRAHAM ROAD; COPENHAVER ROAD AND LESS CANAL RIGHTS OF WAY FOR NSLRDD CANAL NO. 37 ON SOUTH LINE

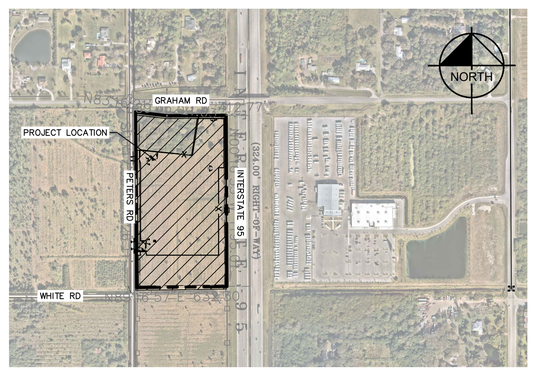
CONTAINING 17.45 ACRES ACRES, MORE OR LESS.

VERTICAL DATUM

THE ELEVATIONS SHOWN HERON ARE BASED ON THE NORTH AMERICAN DATUM OF 1988.

BUILDING SETBACKS

	SETBACK
NORTH	20 FT
SOUTH	10 FT
EAST	15 FT
WEST	25 FT



LOCATION MAP
SCALE: 1"=1000'

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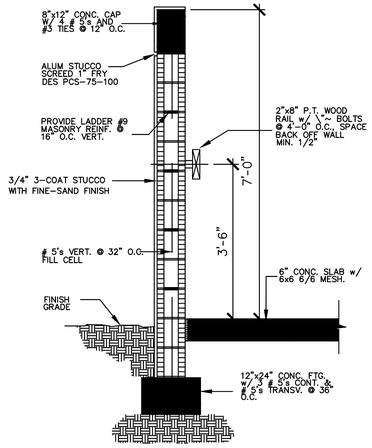
SITE PLAN

FORT PIERCE RV STORAGE

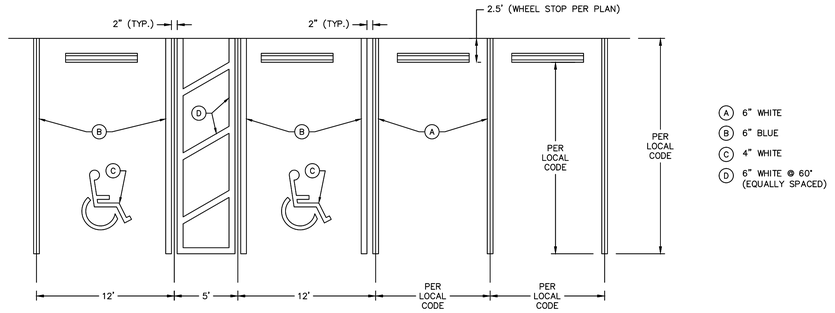
FORT PIERCE FL

SHEET NUMBER C-100

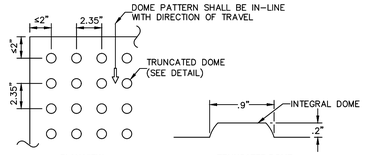
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SECTION D
N.T.S.

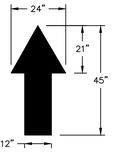


PARKING STALL STRIPING
N.T.S



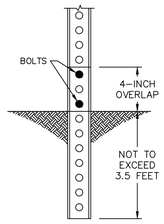
NOTES
1. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN. (23 MM), A HEIGHT OF NOMINAL 0.2 IN (5MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. (60 MM)
2. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHALL EXTEND EITHER THE FULL DEPTH OF THE CURB RAMP OR 24" DEEP MINIMUM MEASURED FROM THE BACK OF THE CURB ON THE RAMP SURFACE.
3. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
4. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTREGAL PART OF THE WALKING SURFACE.

DETECTABLE WARNING
N.T.S



NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT

ON-SITE TRAFFIC FLOW ARROW
N.T.S



U-CHANNEL STEEL POST

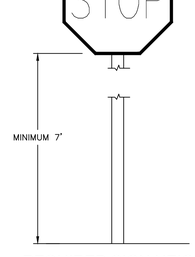
CROSS SECTION

NOTE:
1. THE U-CHANNEL, ROLLED, MILD, CARBON STEEL POST WILL BEND, BREAK, OR PULL OUT OF THE GROUND WHEN IT IS HIT.
2. THE POST SHOULD BE DRIVEN INTO THE GROUND AND NOT ENCASED IN CONCRETE. DRIVE POSTS INTO THE GROUND NO MORE THAN 3.5 FEET TO MAKE IT EASIER TO PULL OUT DAMAGED POSTS.
3. SPLICES CAN BE PURCHASED COMMERCIALLY TO INSTALL AT GROUND LEVEL. THEY ALLOW THE POST TO BREAK OFF ON IMPACT. THESE DEVICES IMPROVE SAFETY WHEN THE POST IS HIT AND WILL MAKE REPAIR EASIER.

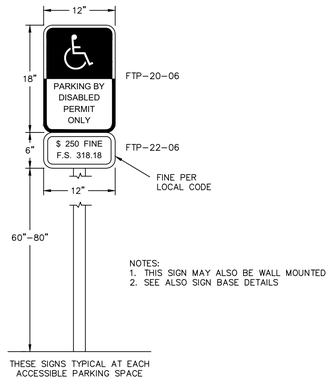
SIGN POST
N.T.S

FENCE DETAIL C
N.T.S.

FENCE DETAIL B
N.T.S.



REQUIRED SIGN HEIGHT
N.T.S



THESE SIGNS TYPICAL AT EACH ACCESSIBLE PARKING SPACE

ACCESSIBLE PARKING SIGN
N.T.S

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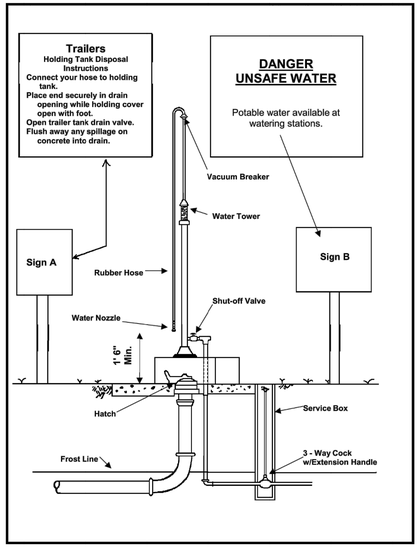
KHA PROJECT 147814000
DATE 04/06/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

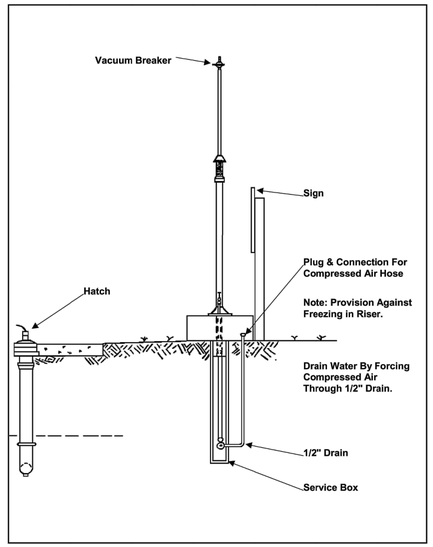
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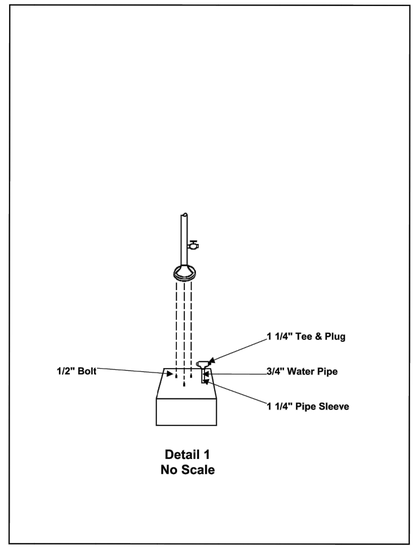
FORT PIERCE RV STORAGE
FORT PIERCE FL

SHEET NUMBER
C-101

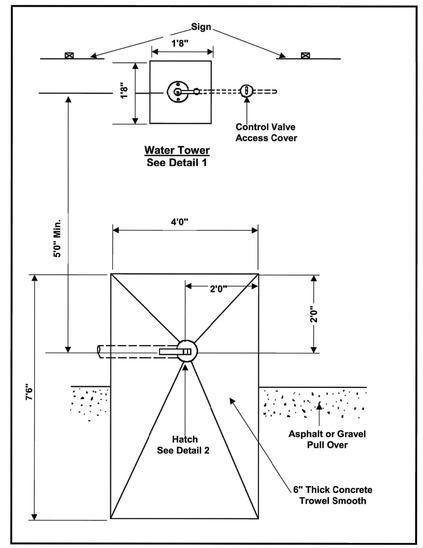
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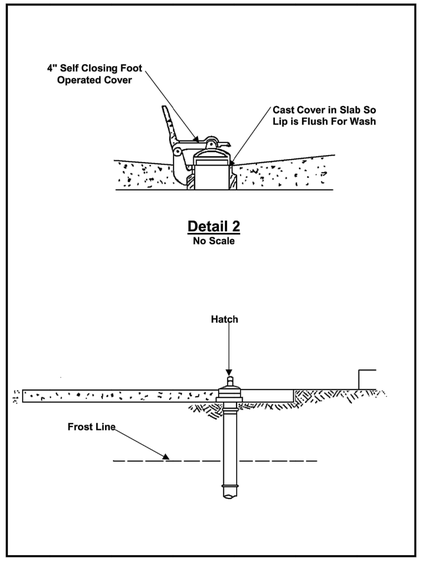




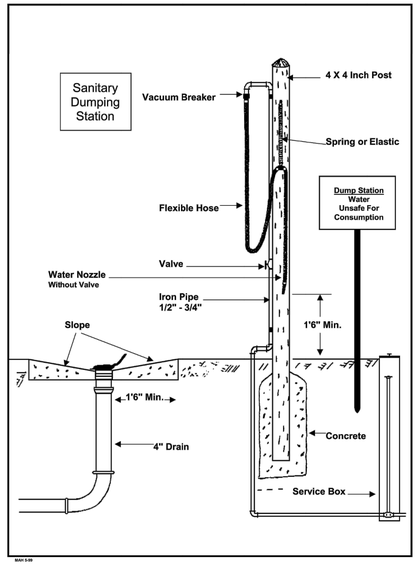


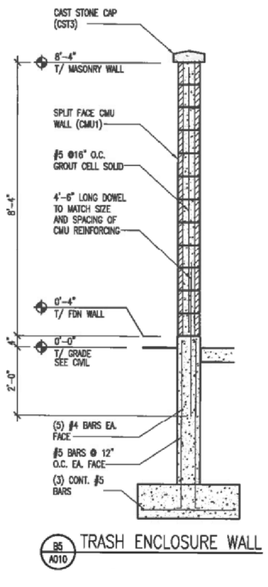
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No Scale



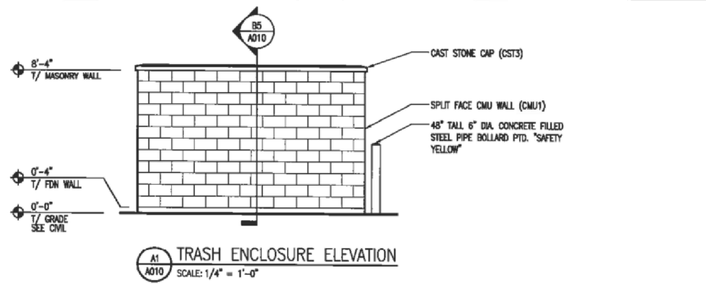


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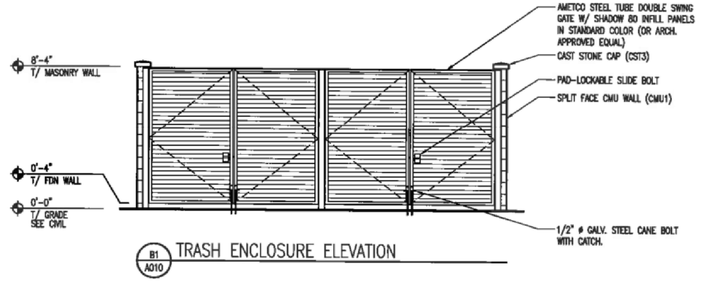




B5 / A010 TRASH ENCLOSURE WALL



A1 / A010 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



B1 / A010 TRASH ENCLOSURE ELEVATION

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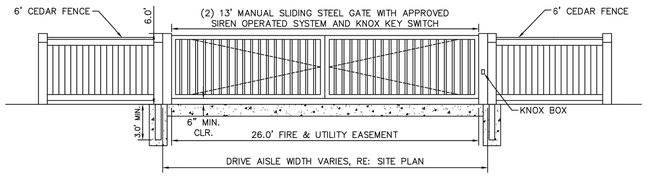
SITE DETAILS

FORT PIERCE RV STORAGE

FORT PIERCE FL

SHEET NUMBER
C-102

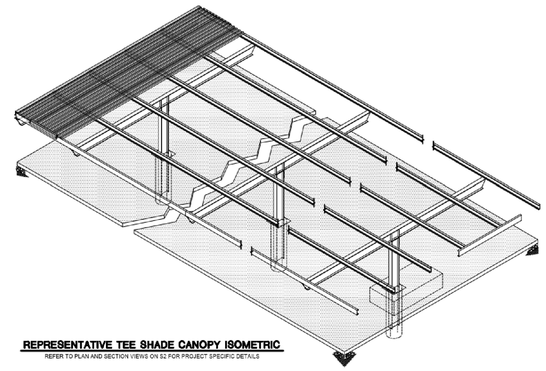
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BLACK METAL MANUAL SLIDING GATE

SCALE: NTS

NOTES:
1. (2) 13' ELECTRICAL SLIDING GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE.
2. GATE SHALL BE LOCATED 35' MINIMUM BACK FROM ADJACENT STREET FLOW LINE. RE: SITE PLAN.
3. THE MINIMUM CLEAR OPENING WIDTH OF THE GATING SYSTEM SHALL NOT BE LESS THAN THIRTEEN FEET (13') FOR TWO WAY TRAFFIC. THERE MUCH BE A 6" MINIMUM CLEARANCE ACROSS THE FULL GATING SYSTEM TO THE ROAD SURFACE.
4. POSTS OR COLUMNS CANNOT ENCROACH INTO THE 26' FIRE LANE AND UTILITY EASEMENT.
5. PROVIDE SIGN OUTSIDE OF EACH GATED ENTRYWAY "ENTERING THROUGH ACCESS FIRE LANE".
6. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION, GATE SLIDE DIRECTIONS, ETC.
7. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR THE LIFE SAFETY PLANS EXAMINER.



REPRESENTATIVE TEE SHADE CANOPY ISOMETRIC

REFER TO PLAN AND SECTION VIEWS ON S2 FOR PROJECT SPECIFIC DETAILS

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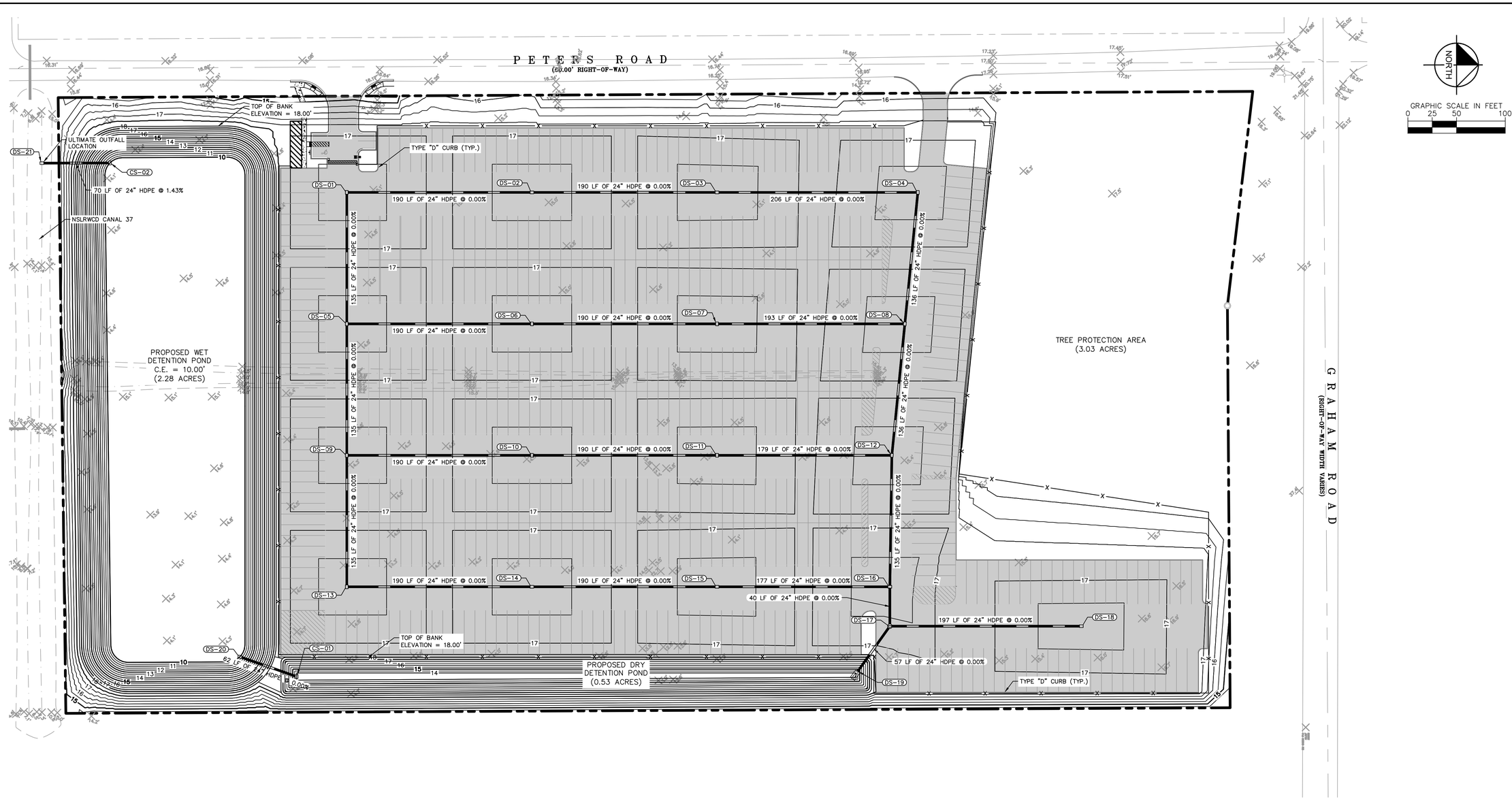
SITE DETAILS

FORT PIERCE RV STORAGE

FORT PIERCE FL

SHEET NUMBER C-103

Plotted By:Enright, Tyler Sheet Set:FT PIERCE RV STORAGE Layout:C-103 SITE DETAILS May 27, 2021 09:06:05am K:\VRB_LDEV\147814000 - Ft Pierce RV Storage\CAD\PlanSheets\C-100 SITE PLAN.dwg
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DRAINAGE NOTES

1. ELEVATIONS SHOWN HERON ARE REFERENCED TO NAVD 1988.
2. SURVEY INFORMATION SHOWN HEREON WAS PROVIDED BY HSQ GROUP, INC.
3. 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 APPROVAL PRIOR TO ANY CONSTRUCTION.
4. 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.
5. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
6. 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 OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
7. ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
8. 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' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
9. 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"-24" DIAMETER.
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280,CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL.
   C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
10. 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.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
13. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
14. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
15. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
16. 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".
17. ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES.
18. CONTRACTOR TO FLUSH AND VACUUM ENTIRE ON-SITE STORM WATER SYSTEM UPON COMPLETION OF PROPOSED WORK.
19. MINIMUM DRAINAGE PIPE SHALL BE 15 INCHES PER CITY OF FORT PIERCE LAND DEVELOPMENT ORDINANCE SEC 119-3 DESIGN STANDARDS; STORMWATER MANAGEMENT; APPROVALS.

STRUCTURE TABLE

NAME:	DETAILS:	RIM ELEV:	INVERT ELEV:
CS-01	DRY POND CONTROL STRUCTURE	14.00	5.00 (S)
CS-02	WET POND CONTROL STRUCTURE	12.58	9.00 (S)
DS-01	TYPE C INLET W/ USF 6606	16.00	10.00 (E) 10.00 (N)
DS-02	TYPE C INLET W/ USF 6606	16.00	10.00 (N) 10.00 (S)
DS-03	TYPE C INLET W/ USF 6606	16.00	10.00 (N) 10.00 (S)
DS-04	TYPE C INLET W/ USF 6606	16.00	10.00 (S) 10.00 (E)
DS-05	TYPE C INLET W/ USF 6606	16.00	10.00 (W) 10.00 (E) 10.00 (N)
DS-06	TYPE C INLET W/ USF 6606	16.00	10.00 (S) 10.00 (N)
DS-07	TYPE C INLET W/ USF 6606	16.00	10.00 (N) 10.00 (S)
DS-08	TYPE C INLET W/ USF 6606	16.00	10.00 (W) 10.00 (E) 10.00 (S)
DS-09	TYPE C INLET W/ USF 6606	16.00	10.00 (W) 10.00 (E) 10.00 (N)
DS-10	TYPE C INLET W/ USF 6606	16.00	10.00 (S) 10.00 (N)

STRUCTURE TABLE

NAME:	DETAILS:	RIM ELEV:	INVERT ELEV:
DS-11	TYPE C INLET W/ USF 6606	16.00	10.00 (N) 10.00 (S)
DS-12	TYPE C INLET W/ USF 6606	16.00	10.00 (W) 10.00 (E) 10.00 (S)
DS-13	TYPE C INLET W/ USF 6606	16.00	10.00 (W) 10.00 (N)
DS-14	TYPE C INLET W/ USF 6606	16.00	10.00 (S) 10.00 (N)
DS-15	TYPE C INLET W/ USF 6606	16.00	10.00 (S) 10.00 (N)
DS-16	TYPE C INLET W/ USF 6606	16.00	10.00 (S) 10.00 (E) 10.00 (W)
DS-17	MANHOLE W/ USF 420-C	16.64	10.00 (SE) 10.00 (W) 10.00 (N)
DS-18	TYPE C INLET W/ USF 6606	16.00	10.00 (S)
DS-19	MITERED END SECTION	12.18	10.00 (NW)
DS-20	WET POND OUTFALL	10.02	5.00 (N)
DS-21	CANAL OUTFALL	11.74	8.00 (N)

LEGEND

- TYPE "F" CURB AND GUTTER
- TYPE "D CURB
- 6' OPAQUE SCREENING WALL
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT

DRAINAGE LEGEND

- PROPOSED STORM INLET
- PROPOSED MITERED END SECTION
- PROPOSED DRAINAGE PIPE
- PROPOSED DIRECTION OF SURFACE WATER RUNOFF
- XXX PROPOSED SURFACE ELEVATION
- 72 EXISTING CONTOUR

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No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM CA 00000696

BLAINE BERGSTRESSER
FL LICENSE NUMBER 84598

KHA PROJECT 147814000
DATE 04/06/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

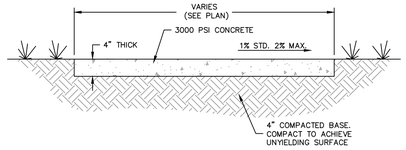
PAVING GRADING AND DRAINAGE PLAN

FORT PIERCE RV STORAGE

FORT PIERCE FL

SHEET NUMBER C-200

Plotted By:Enright, Tyler Sheet Set:FT PIERCE RV STORAGE Layout:C-200 PAVING GRADING AND DRAINAGE PLAN May 27, 2021 09:06:24am K:\VRB_LOE\147814000 — Ft Pierce RV Storage\CAD\PlanSheets\C-200 PAVING GRADING AND DRAINAGE PLAN.dwg
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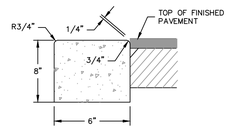


NOTE
SEE SITE PLAN FOR SPECIFIC SIDEWALK LOCATIONS.

SIDEWALK CONSTRUCTION SHALL BE PER FDOT DESIGN STANDARDS INDEX 522-001. DETECTABLE WARNINGS AND CURB RAMPS SHALL BE PER INDEX 522-002.

TYPICAL 4" SIDEWALK SECTION

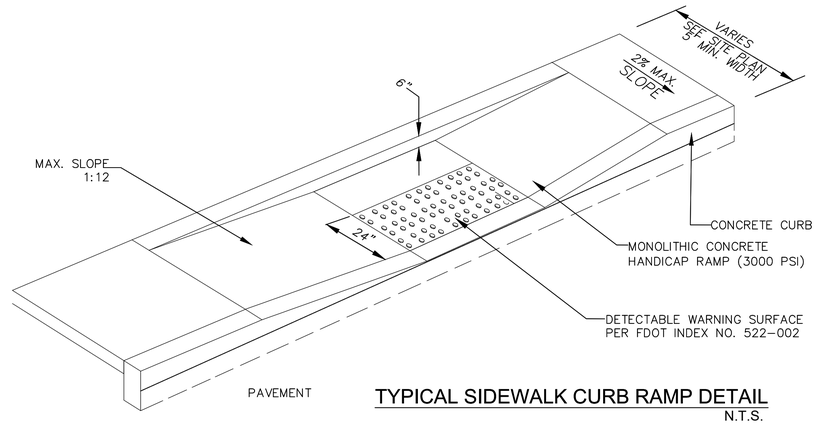
N.T.S.



ALL CONCRETE SHALL BE 3,000 PSI

6" EDGE CURB

PGKH24A.DWG N.T.S.



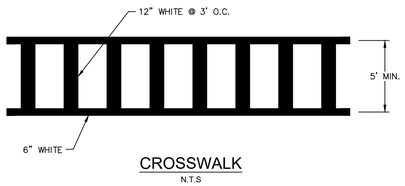
TYPICAL SIDEWALK CURB RAMP DETAIL

N.T.S.

TABLE OF SIDEWALK THICKNESS - 'T'	
LOCATION	'T'
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

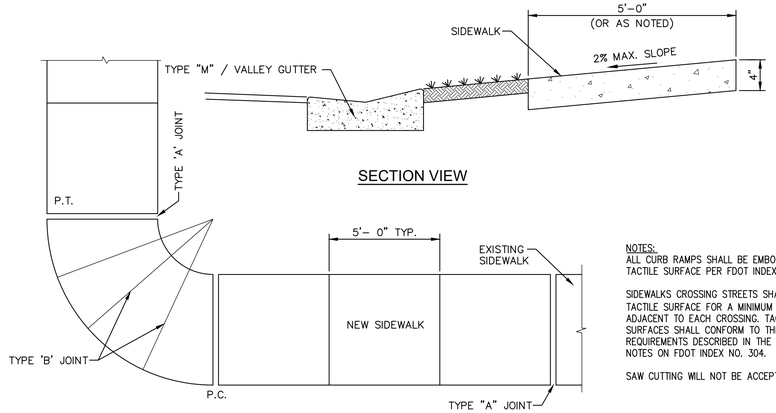
NOTE: CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. AND P.T. OF CURVES.
'B'	5'- 0" CENTER TO CENTER ON SIDEWALKS. (NOT LESS THAN 4' AND NOT GREATER THAN 10')
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES. JUNCTION OF EXISTING AND NEW SIDEWALKS AT INTERVALS NOT GREATER THAN 100'.



CROSSWALK

N.T.S



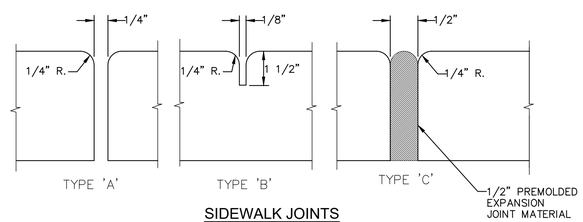
SECTION VIEW

PLAN

NOTES:
ALL CURB RAMPS SHALL BE EMBOSSED WITH A TACTILE SURFACE PER FDOT INDEX NO. 304.

SIDEWALKS CROSSING STREETS SHALL HAVE A TACTILE SURFACE FOR A MINIMUM OF 2' ADJACENT TO EACH CROSSING. TACTILE SURFACES SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE GENERAL NOTES ON FDOT INDEX NO. 304.

SAW CUTTING WILL NOT BE ACCEPTED.



SIDEWALK JOINTS

SIDEWALK CONSTRUCTION

N.T.S.

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DESIGNED BY	BRB
DRAWN BY	TJE
CHECKED BY	BRB

PAVING GRADING AND DRAINAGE DETAILS

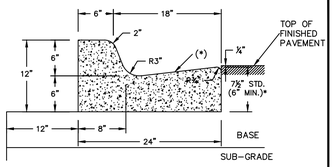
FORT PIERCE RV STORAGE

FL

FORT PIERCE

SHEET NUMBER
C-201

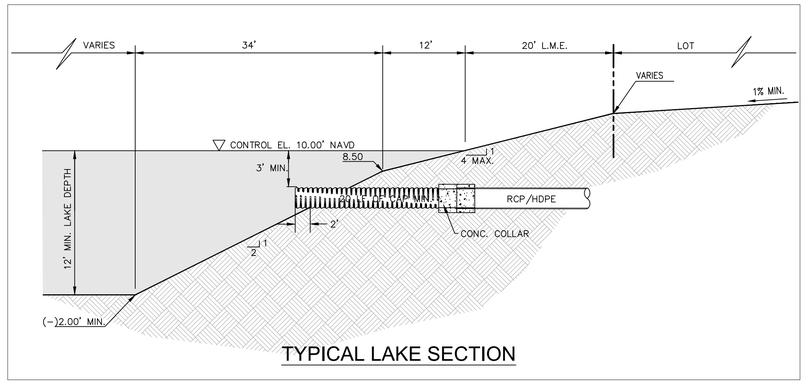
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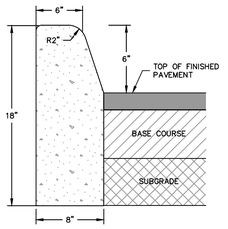
* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN ON THE PLANS. ASPHALT SURFACE ON HIGH SIDE TO BE FLUSH WITH LIP OF CURB OR CURB & GUTTER.

TYPE "F" CURB AND GUTTER

N.T.S



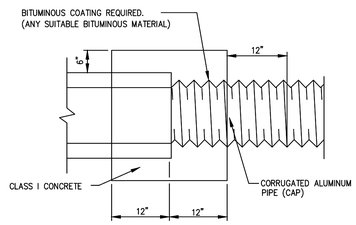
TYPICAL LAKE SECTION



ALL CONCRETE SHALL BE 3,000 PSI

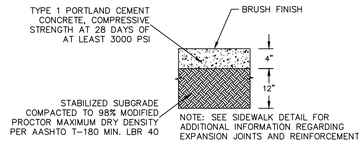
TYPE "D" CURB

PGKH22A.DWG N.T.S.



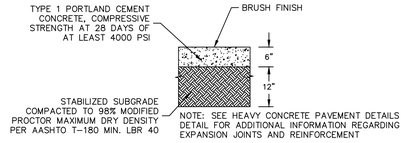
CONCRETE COLLAR DETAIL

N.T.S.



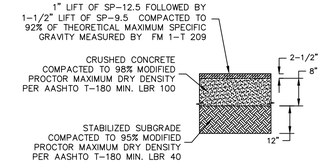
STANDARD DUTY CONCRETE

N.T.S



HEAVY DUTY CONCRETE

N.T.S



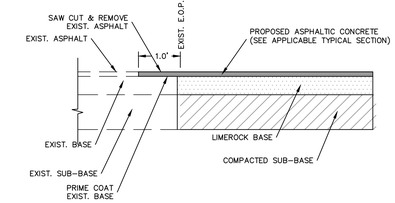
HEAVY DUTY ASPHALT

N.T.S

NOTE:
CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT FOR SITE WORK SPECIFICATIONS.

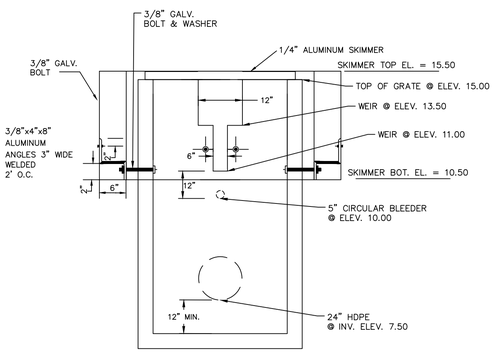
CRUSHED CONCRETE SHALL BE FROM AN FDOT APPROVED PLANT.

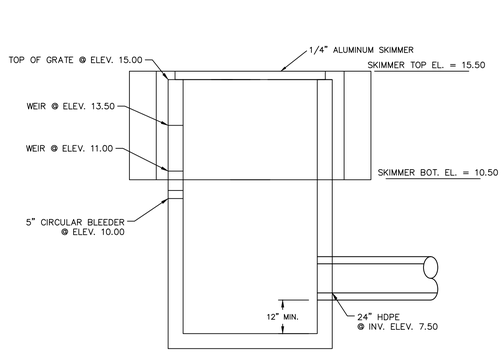
CRUSHED CONCRETE GRADATION SHALL BE AVAILABLE ON SITE AND SUBMITTED FOR THE AS-BUILT.

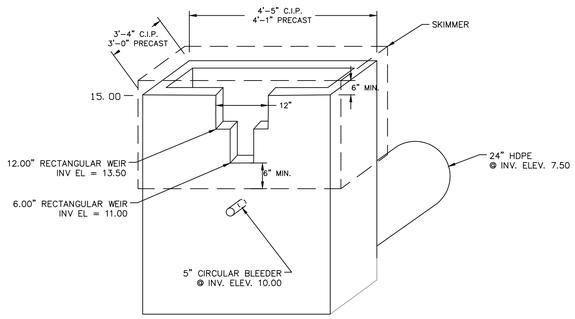


NEW ASPHALT PAVEMENT TIE-IN TYPICAL SECTION

PGKH43A.DWG N.T.S.







CONTROL STRUCTURE NOTES:
1. CONTRACTOR TO REFER TO FDOT FY 2021-22 STANDARD PLANS INDEX 425-052 FOR REBAR SPACING AND SIZING.

CONTROL STRUCTURE (CS-02)
FDOT TYPE 'C' STRUCTURE

NTS

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT	147814000
DATE	04/06/2021
SCALE	AS SHOWN
DESIGNED BY	BRB
DRAWN BY	TJE
CHECKED BY	BRB

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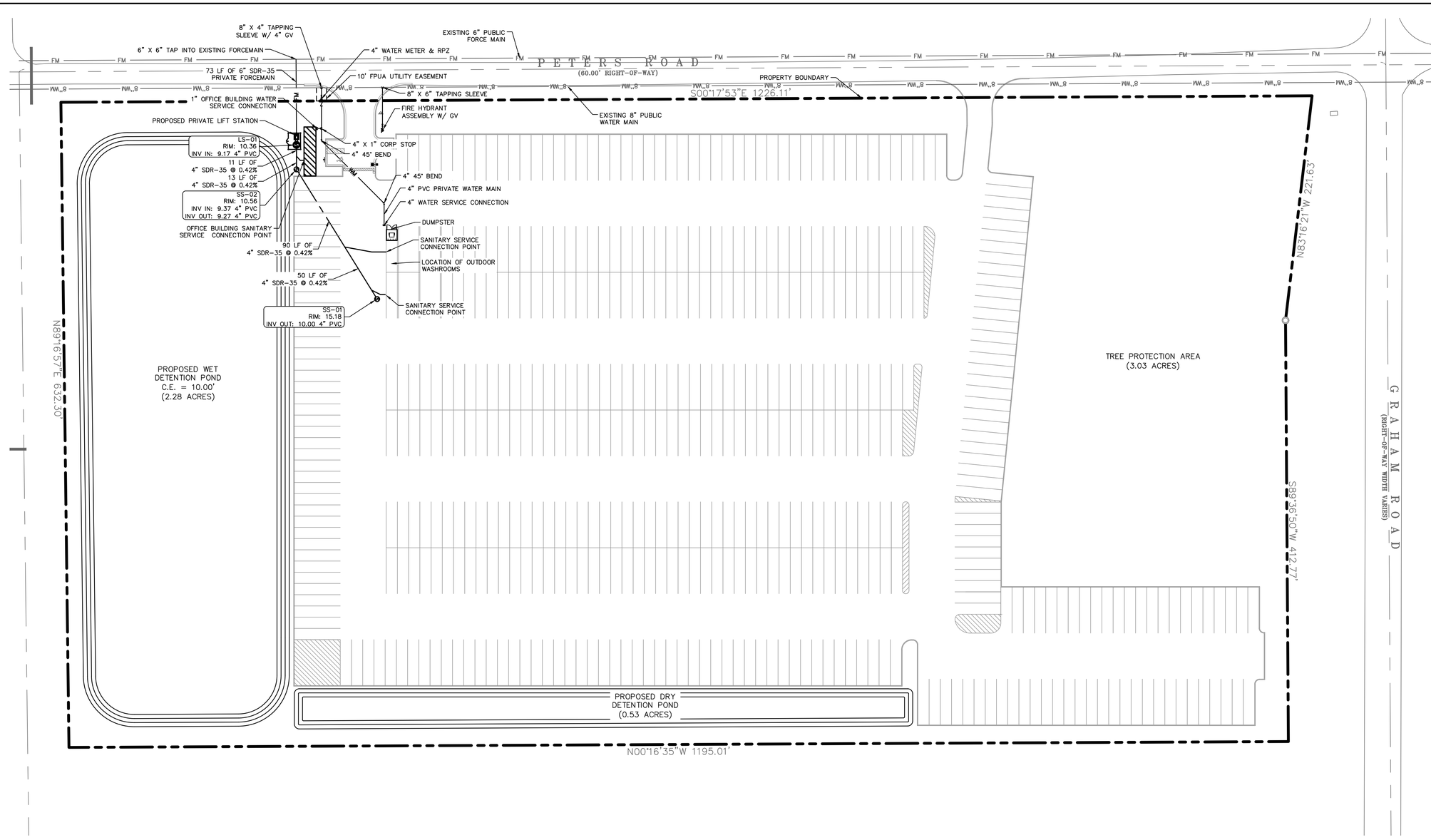
FORT PIERCE RV STORAGE

FL

FORT PIERCE

SHEET NUMBER
C-202

Plotted By:Enright, Tyler Sheet Set:FT PIERCE RV STORAGE Layout:C-202 PAVING GRADING AND DRAINAGE DETAILS May 27, 2021 09:06:34am K:\VRB_LOCAL\147814000 — Ft Pierce RV Storage\CAD\PlanSheets\C-202 PAVING GRADING AND DRAINAGE DETAILS.dwg
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UTILITY NOTES:

1. 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 APPROPREITE 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.
2. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
4. SANITARY SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:
   8" PVC SDR26 PER ASTM D 3034 DEPTHS LESS THAN 15'
   8" PVC C900 FOR DEPTHS GREATER THAN 15'
5. WATER LINES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER ROADS, OTHERWISE CLASS 150
6. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATERLINES AND FORCEMAINS.
8. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
9. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 COMPRESSION STRENGTH AT 3000 P.S.I.
10. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
11. VALVES ARE NOT TO BE PLACED IN CURBS, SIDEWALKS, OR DRIVEWAYS.
12. ALL MANHOLES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO BEGINNING PAVING.

UTILITY LEGEND

- WM — PROPOSED WATER MAIN
- SS — PROPOSED SEWER GRAVITY MAIN
- FM — PROPOSED SEWER FORCE MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER AND RPZ
- PROPOSED SEWER MANHOLE

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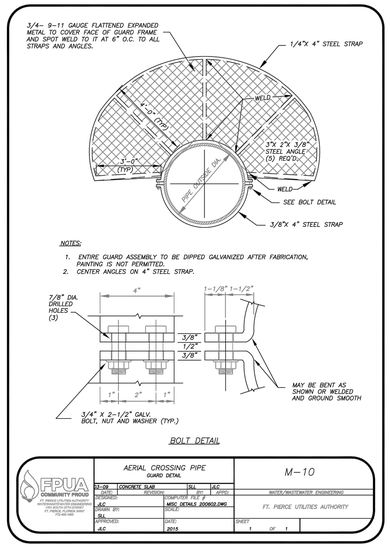
UTILITY PLAN

FORT PIERCE RV STORAGE

FORT PIERCE FL

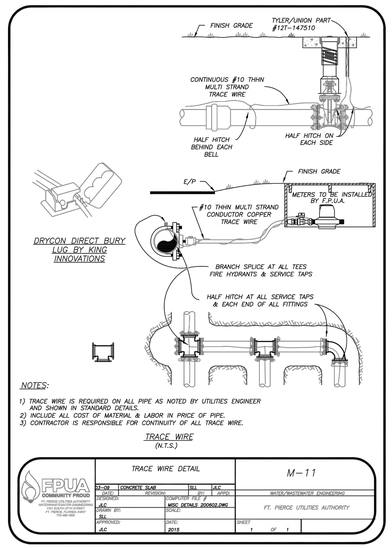
SHEET NUMBER C-300

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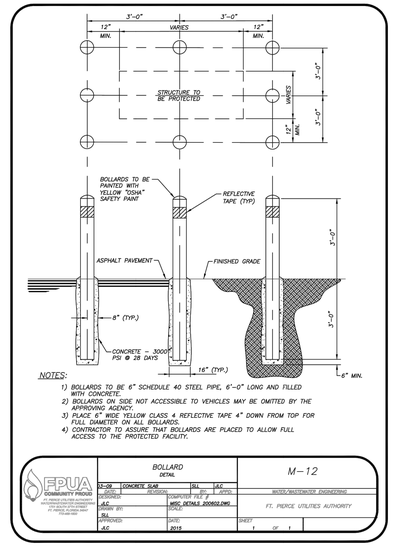
BOLT DETAIL

FPUA COMMUNITY PROUD	AERIAL CROSSING PIPE GUARD DETAIL	M–10
12–09 DATE:	CONCRETE SLAB REVISIONS:	SLL BY: / A.C. APPD:
DESIGNED: A.C.	COMPUTER FILE #: MISC. DETAILS 2009S2.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE:	FT. PIERCE UTILITIES AUTHORITY
APPROVED: A.C.	DATE: 2015	SHEET 1 OF 1



TRACE WIRE
(N.T.S.)

FPUA COMMUNITY PROUD	TRACE WIRE DETAIL	M–11
12–09 DATE:	CONCRETE SLAB REVISIONS:	SLL BY: / A.C. APPD:
DESIGNED: A.C.	COMPUTER FILE #: MISC. DETAILS 2009S2.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE:	FT. PIERCE UTILITIES AUTHORITY
APPROVED: A.C.	DATE: 2015	SHEET 1 OF 1



FPUA COMMUNITY PROUD	BOLLARD DETAIL	M–12
12–09 DATE:	CONCRETE SLAB REVISIONS:	SLL BY: / A.C. APPD:
DESIGNED: A.C.	COMPUTER FILE #: MISC. DETAILS 2009S2.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE:	FT. PIERCE UTILITIES AUTHORITY
APPROVED: A.C.	DATE: 2015	SHEET 1 OF 1

MATERIAL UPGRADE NOTES

MATERIAL UPGRADES ARE REQUIRED FOR UTILITY INSTALLATIONS THAT ARE IN CLOSE PROXIMITY TO SALT WATER (FOR EXAMPLE, HUTCHINSON ISLAND, INDIAN RIVER FLOOD PLAIN AND AREAS EAST OF U.S. HIGHWAY 1) AND AS DIRECTED BY FPUA WATER/WASTEWATER ENGINEERING DEPARTMENT.

1) PIPE – ALL DUCTILE IRON PIPE SHALL BE EPOXY COATED (EXTERIOR)

2) FITTINGS – ALL DUCTILE IRON FITTINGS SHALL BE EPOXY COATED (EXTERIOR). PVC FITTINGS CAN ALSO BE USED. HOWEVER, PVC FITTINGS MUST BE EXTRUDED OR FORMED FITTINGS MEETING ALL AWWA REQUIREMENTS. NO FABRICATED FITTINGS WILL BE ALLOWED. ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

3) RESTRAINTS – ALL MECHANICAL JOINT RESTRAINTS SHALL BE EPOXY COATED. ALL HARDWARE (RODS, NUTS, BOLTS, WASHERS) SHALL BE 316SS ONLY.

4) FIRE HYDRANTS – ALL NUTS AND BOLTS SHALL BE 316SS ONLY.

5) VALVES – ALL VALVES SHALL BE EPOXY COATED. ALL NUTS AND BOLTS SHALL BE 316SS. VALVE STEM AND 2–INCH OPERATING NUT SHALL BE CAST BRONZE.

6) HARDWARE – 316 SS, A4–70 AND A4–80 ARE ACCEPTABLE NOMENCLATURES SEEN ON FASTENERS

7) ALL OTHER MATERIALS SHALL BE PROVIDED WITH MANUFACTURER'S STANDARD UPGRADES FOR USE IN CORROSIVE ENVIRONMENTS.

FPUA COMMUNITY PROUD	MATERIAL UPGRADE NOTES	M–13
12–09 DATE:	CONCRETE SLAB REVISIONS:	SLL BY: / A.C. APPD:
DESIGNED: A.C.	COMPUTER FILE #: MISC. DETAILS 2009S2.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE:	FT. PIERCE UTILITIES AUTHORITY
APPROVED: A.C.	DATE: 2015	SHEET 1 OF 1

FPUA COMMUNITY PROUD	DIRECTIONAL BORE WIRE ATTACHMENT	M–16
12–09 DATE:	CONCRETE SLAB REVISIONS:	SLL BY: / A.C. APPD:
DESIGNED: A.C.	COMPUTER FILE #: MISC. DETAILS 2009S2.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE:	FT. PIERCE UTILITIES AUTHORITY
APPROVED: A.C.	DATE: 2015	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:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. SEWER LATERAL, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE LATERAL. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO LATERALS CAN BE CONNECTED IN A "Y" CONFIGURATION AS SHOWN.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. SEWER LATERAL, 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.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF SIX FEET AND PREFERABLY 10 FEET.
4. THE WASTEWATER LATERAL SHALL BE LOCATED WITHIN RIGHT–OF–WAY AND TERMINATE AT THE PROPERTY LINE.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WASTEWATER LATERAL WITHIN THE EASEMENT OR RIGHT–OF–WAY, UP TO THE POINT OF CONNECTION.

WASTEWATER SERVICE PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD	WASTEWATER SERVICE PLACEMENT POLICY	S–1
12–09 12–15 DATE:	CONCRETE SLAB REVISIONS:	SLL BY: / APPD:
DESIGNED: A.C.	COMPUTER FILE #: SEWER DETAIL 2009S2.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: A.C.	DATE: 2010	SHEET 1 OF 1

SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD	SERVICE CONNECTION WASTEWATER	S–2
12–09 DATE:	REVISIONS:	BY: APPD:
DESIGNED: A.C.	COMPUTER FILE #: SEWER DETAIL 2009S2.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: A.C.	DATE: 2015	SHEET 1 OF 1

RECREATIONAL VEHICLE PARK SANITARY CLEANOUT
(N.T.S.)

FPUA COMMUNITY PROUD	RECREATIONAL VEHICLE PARK SANITARY CLEANOUT WASTEWATER	S–4C
12–09 DATE:	REVISIONS:	BY: APPD:
DESIGNED: A.C.	COMPUTER FILE #: SEWER DETAIL 2009S2.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: A.C.	DATE: 2010	SHEET 3 OF 3

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2021 KIMLEY–HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772–794–4100
WWW.KIMLEY–HORN.COM CA 00000696

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

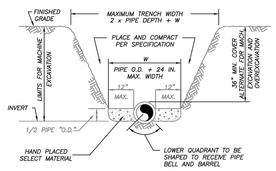
KHA PROJECT 147814000
DATE 04/06/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

FPUA DETAILS

FORT PIERCE RV STORAGE
FORT PIERCE FL

SHEET NUMBER C–400

Plotted By:Enright, Tyler Sheet Set:FT PIERCE RV STORAGE Layout:C–400 FPUA DETAILS May 27, 2021 09:07:02am K:\VRB_LDE\V\147814000 – Ft Pierce RV Storage\CAD\PlanSheets\C–400 CITY OF FORT PIERCE DETAILS.dwg
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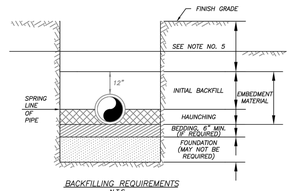
NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

FPUA COMMUNITY PROUD	TYPICAL TRENCH DETAIL		M-1
12-09 CONCRETE SLAB	SLL	JJC	WATER/WASTEWATER ENGINEERING
DATE: REVISION:	BY:	APPD:	
DESIGNED: JJC	COMPUTER FILE #: MISC. DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:		
APPROVED: JJC	DATE: 2015	SHEET 1 OF 1	



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.

2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.

3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.

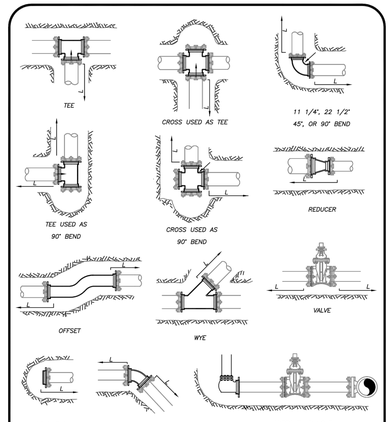
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.

6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.

7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

FPUA COMMUNITY PROUD	BACKFILLING REQUIREMENTS		M-2
12-09 CONCRETE SLAB	SLL	JJC	WATER/WASTEWATER ENGINEERING
DATE: REVISION:	BY:	APPD:	
DESIGNED: JJC	COMPUTER FILE #: MISC. DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:		
APPROVED: JJC	DATE: 2015	SHEET 1 OF 1	



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

FPUA COMMUNITY PROUD	MECHANICAL JOINT ANCHORING REQUIREMENTS		M-3
12-09 CONCRETE SLAB	SLL	JJC	WATER/WASTEWATER ENGINEERING
DATE: REVISION:	BY:	APPD:	
DESIGNED: JJC	COMPUTER FILE #: MISC. DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:		
APPROVED: JJC	DATE: 2015	SHEET 1 OF 1	

MECHANICAL JOINT RESTRAINT NOTES

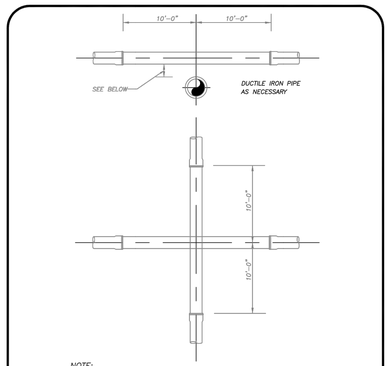
NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.

2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.

3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

FPUA COMMUNITY PROUD	MECHANICAL JOINT RESTRAINT NOTES		M-4
12-09 CONCRETE SLAB	SLL	JJC	WATER/WASTEWATER ENGINEERING
DATE: REVISION:	BY:	APPD:	
DESIGNED: JJC	COMPUTER FILE #: MISC. DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:		
APPROVED: JJC	DATE: 2015	SHEET 1 OF 1	

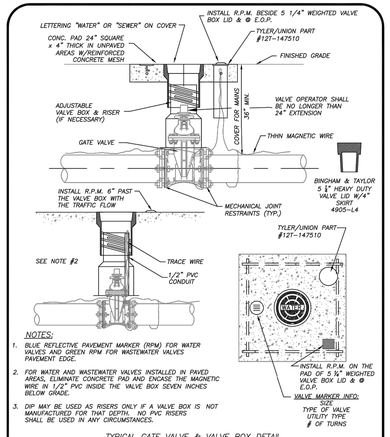


NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER // SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

FPUA COMMUNITY PROUD	UTILITY CROSSING DETAIL		M-5
12-09 CONCRETE SLAB	SLL	JJC	WATER/WASTEWATER ENGINEERING
DATE: REVISION:	BY:	APPD:	
DESIGNED: JJC	COMPUTER FILE #: MISC. DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:		
APPROVED: JJC	DATE: 2015	SHEET 1 OF 1	

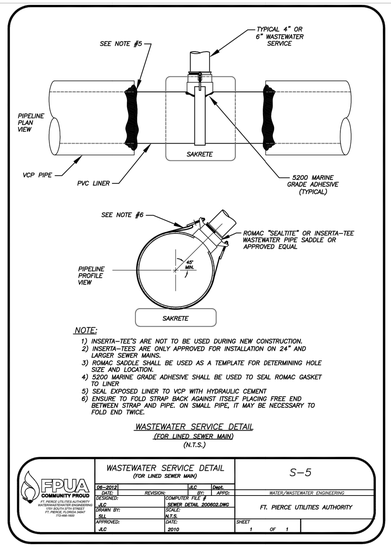


NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

FPUA COMMUNITY PROUD	TYPICAL GATE VALVE & VALVE BOX DETAIL		M-6
12-09 CONCRETE SLAB	SLL	JJC	WATER/WASTEWATER ENGINEERING
DATE: REVISION:	BY:	APPD:	
DESIGNED: JJC	COMPUTER FILE #: MISC. DETAILS 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:		
APPROVED: JJC	DATE: 2015	SHEET 1 OF 1	

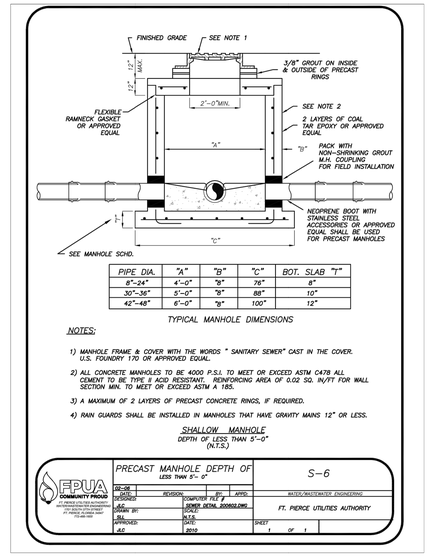


NOTE:

1) INSERTA-TEE'S ARE NOT TO BE USED DURING NEW CONSTRUCTION.
2) INSERTA-TEE'S ARE ONLY APPROVED FOR INSTALLATION ON 24" AND LARGER SEWER MAINS.
3) ROMAC SADDLE SHALL BE USED AS A TEMPLATE FOR DETERMINING HOLE SIZE AND LOCATION.
4) 5200 MARINE GRADE ADHESIVE SHALL BE USED TO SEAL ROMAC GASKET TO LINER
5) SEAL EXPOSED LINER TO VCP WITH HYDRAULIC CEMENT
6) ENSURE TO FOLD STRAP BACK AGAINST ITSELF PLACING FREE END BETWEEN STRAP AND PIPE. ON SMALL PIPE, IT MAY BE NECESSARY TO FOLD END TWICE.

WASTEWATER SERVICE DETAIL
(FOR LINED SEWER MAIN)
(N.T.S.)

FPUA COMMUNITY PROUD	WASTEWATER SERVICE DETAIL (FOR LINED SEWER MAIN)		S-5
08-2021	JJC	Dept.	
DATE: REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJC	COMPUTER FILE #: SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.		
APPROVED: JJC	DATE: 2010	SHEET 1 OF 1	



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	"B"	78"	8"
30"-36"	5'-0"	"B"	88"	10"
42"-48"	6'-0"	"B"	100"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.

2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.

3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.

4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'-0"
(N.T.S.)

FPUA COMMUNITY PROUD	PRECAST MANHOLE DEPTH OF LESS THAN 5'- 0"		S-6
03-08			
DATE: REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJC	COMPUTER FILE #: SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.		
APPROVED: JJC	DATE: 2010	SHEET 1 OF 1	

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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No.	REVISIONS	DATE	BY

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT	147814000
DATE	04/06/2021
SCALE	AS SHOWN
DESIGNED BY	BRB
DRAWN BY	TJE
CHECKED BY	BRB

FPUA DETAILS

FORT PIERCE RV STORAGE

FORT PIERCE FL

SHEET NUMBER
C-401

Plotted By:Enright, Tyler Sheet Set:FT PIERCE RV STORAGE Layout:C-401 FPUA DETAILS May 27, 2021 09:07:13am K:\VRB_LDEV\147814000 - Ft Pierce RV Storage\CAD\PlanSheets\C-401 FPUA DETAILS.dwg
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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.



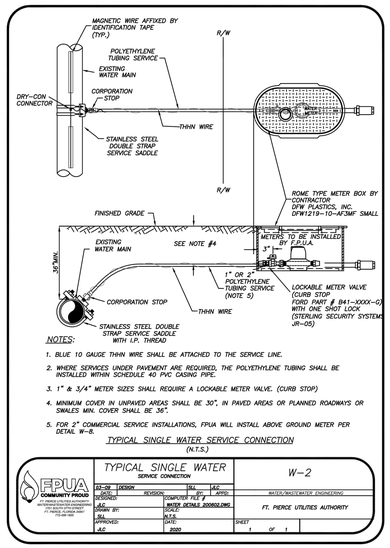
NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION 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 ③.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. 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
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

WATER METER PLACEMENT POLICY	W-1
03-08 DESIGN: JLL; 02-15 REVISION: JLL; BY; APPD.; DATE:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLL; COMPUTER FILE # WATER DETAILS 2020022.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLM; SCALE: N.T.S.	
APPROVED: AJC; DATE: 2015	SHEET 1 OF 1



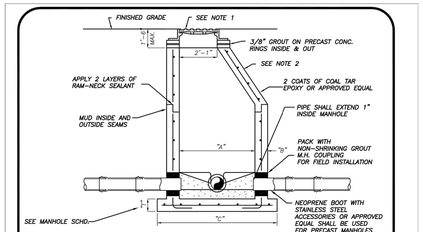
NOTES:

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

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

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
03-08 DESIGN: JLL; 02-15 REVISION: JLL; BY; APPD.; DATE:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLL; COMPUTER FILE # WATER DETAILS 2020022.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC; SCALE: N.T.S.	
APPROVED: AJC; DATE: 2020	SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	"B"	76"	8"
30"-36"	5'-0"	"B"	88"	10"
42"-48"	6'-0"	"B"	100"	12"

TYPICAL MANHOLE DIMENSIONS

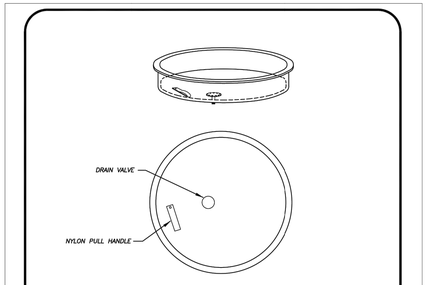
NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

STANDARD MANHOLE
DEPTH 5'-0" AND GREATER
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

PRECAST MANHOLE DEPTH 5'- 0" & GREATER	S-7
02-08 DESIGN: JLL; 02-15 REVISION: JLL; BY; APPD.; DATE:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLL; COMPUTER FILE # SEWER DETAIL 2006022.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC; SCALE: N.T.S.	
APPROVED: AJC; DATE: 2015	SHEET 1 OF 1



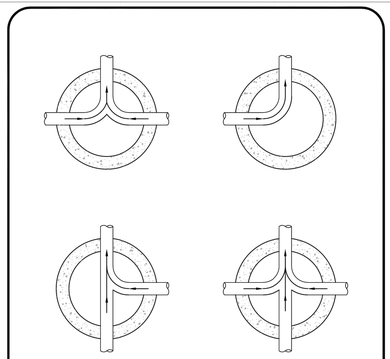
NOTES:

1) SEWER RAIN GUARDS SHALL BE INSTALLED ON ALL MANHOLES WHERE GRAVITY MAINS ARE 12" OR LESS AND IN AREAS DESIGNATED BY ENGINEER TO BE IN A FLOOD AREA.
2) SEWER RAIN GUARDS SHALL BE MANUFACTURED BY PARSON ENVIRONMENTAL PRODUCTS, INC., PART # PM-23S (PARSON MANHOLE INSERTS) WITH DOUBLE VALVING, OR APPROVED EQUAL.
3) RAINGUARDS MUST BE "SNUG" FIT.

RAINGUARD DETAIL
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

RAINGUARD DETAIL	S-11
03-08 DATE: JLL; 02-15 REVISION: JLL; BY; APPD.; DESIGNED: JLL; COMPUTER FILE # SEWER DETAIL 2006022.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: AJC; SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AJC; DATE: 2015	SHEET 1 OF 1



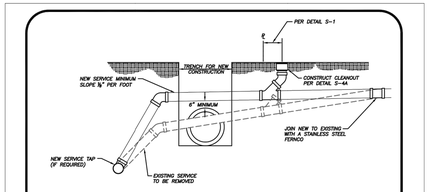
NOTES:

1) INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2) SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.

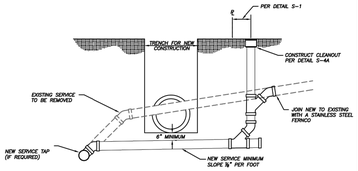
FLOW PATTERNS
FOR INVERT CHANNELS

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

FLOW PATTERNS FOR INVERT CHANNELS	S-12
DATE: REVISION: BY; APPD.; DESIGNED: COMPUTER FILE # WATER DETAIL 2006022.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: JLM; SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AJC; DATE: 2015	SHEET 1 OF 1



SANITARY LATERAL RELOCATION OPTION OVER NEW CONSTRUCTION



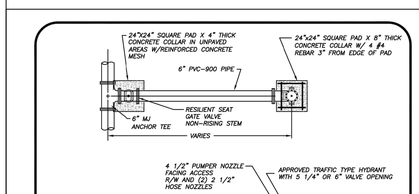
SANITARY LATERAL RELOCATION OPTION UNDER NEW CONSTRUCTION

NOTES:

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

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

SANITARY SEWER LATERAL ADJUSTMENT FOR NEW CONSTRUCTION	S-17
03-08 DESIGN: JLL; 02-15 REVISION: JLL; BY; APPD.; DATE:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLL; COMPUTER FILE #	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC; SCALE:	
APPROVED: AJC; DATE: 2020	SHEET 1 OF 1



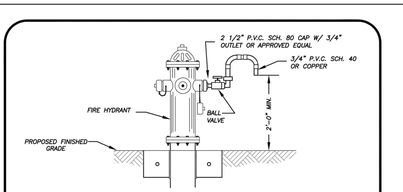
NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE; MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-S.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE.
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

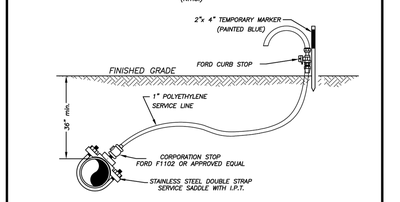
TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

TYPICAL FIRE HYDRANT ASSEMBLY	W-5
03-08 DESIGN: JLL; 02-15 REVISION: JLL; BY; APPD.; DATE:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLL; COMPUTER FILE # MISTERCIVIL.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC; SCALE: N.T.S.	
APPROVED: AJC; DATE: 2015	SHEET 1 OF 1



BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)



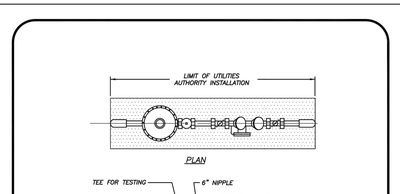
BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

BACTERIOLOGICAL SAMPLING POINT DETAIL	W-6
03-08 DESIGN: JLL; 02-15 REVISION: JLL; BY; APPD.; DATE:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLL; COMPUTER FILE # MISTERCIVIL.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC; SCALE: N.T.S.	
APPROVED: AJC; DATE: 2015	SHEET 1 OF 1



PROFILE

NOTES:

1. 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.
2. 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.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICE METER SIZE 2" OR LESS	W-8
03-08 DESIGN: JLL; 02-15 REVISION: JLL; BY; APPD.; DESIGNED: JLL; COMPUTER FILE #	WATER/WASTEWATER ENGINEERING
DRAWN BY: AJC; SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AJC; DATE: 2015	SHEET 1 OF 1

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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IT'S THE LAW! DIAL 811

811 Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT	147814000
DATE	04/06/2021
SCALE	AS SHOWN
DESIGNED BY	BRB
DRAWN BY	TJE
CHECKED BY	BRB

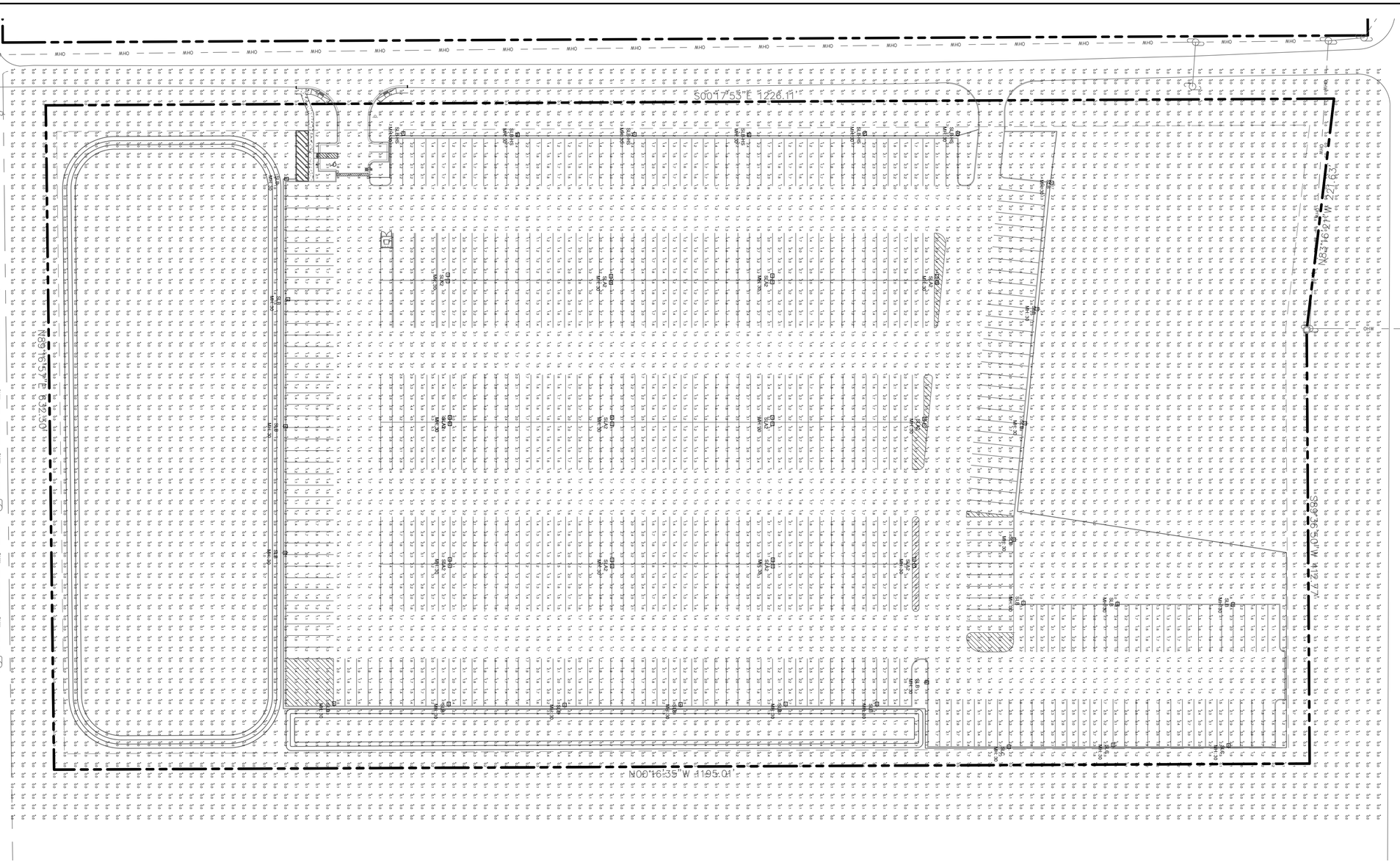
FPUA DETAILS

FORT PIERCE RV STORAGE

FORT PIERCE FL

SHEET NUMBER
C-402

Plotted By:Enright, Tyler Sheet Set:FT PIERCE RV STORAGE Layout:C-402 FPUA DETAILS May 27, 2021 09:07:16am K:\VRB_LDE\V\147814000 - Ft Pierce RV Storage\CAD\PlanSheets\C-400 CITY OF FORT PIERCE DETAILS.dwg
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Landreth Lighting Luminaire Schedule									
Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting	13	SLA2	BACK-BACK	DSX0 LED P7 40K T5M MVOLT NLTAIR2 PIRHN RPA FINISH TBD; MOUNTED @ 30' AFG ON A DIRECT BURY CONCRETE POLE	1.000	166	19056	B4-U0-G2
	Lithonia Lighting	18	SLB	SINGLE	DSX0 LED P7 40K TFTM MVOLT NLTAIR2 PIRHN RPA FINISH TBD; MOUNTED @ 30' AFG ON A DIRECT BURY CONCRETE POLE	1.000	166	18355	B3-U0-G4
	Lithonia Lighting	6	SLB-HS	SINGLE	DSX0 LED P7 40K TFTM MVOLT HS NLTAIR2 PIRHN RPA FINISH TBD; MOUNTED @ 30' AFG ON A DIRECT BURY CONCRETE POLE	1.000	166	14332	B2-U0-G3
	Lithonia Lighting	3	SLC	SINGLE	DSX0 LED P7 40K BLC MVOLT NLTAIR2 PIRHN RPA FINISH TBD; MOUNTED @ 30' AFG ON A DIRECT BURY CONCRETE POLE	1.000	166	15049	B2-U0-G2

Landreth Lighting Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Boundary	Illuminance	Fc	0.05	0.5	0.0	N.A.	N.A.
RV Parking Area	Illuminance	Fc	2.00	6.5	0.8	2.50	8.13

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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WWW.KIMLEY-HORN.COM CA 00000696

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT 147814000
DATE 04/06/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

PHOTOMETRIC SITE PLAN

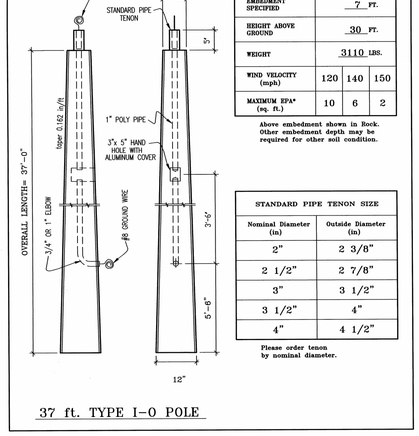
FORT PIERCE RV STORAGE

FORT PIERCE FL

SHEET NUMBER
E-100

Plotted By:Enright, Tyler Sheet Set:FT PIERCE RV STORAGE Layout:E-100 PHOTOMETRIC SITE PLAN May 27, 2021 09:07:34am K:\VRB_LDEV\147814000 - Ft Pierce RV Storage\CAD\PlanSheets\E-100 PHOTOMETRIC SITE PLAN.dwg
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JOB NO: _____ PROJECT: _____ CUSTOMER: _____



37 ft. TYPE I-O POLE

LENGTH OF POLE	37 FT.
EMBEDMENT SPECIFIED	7 FT.
HEIGHT ABOVE GROUND	30 FT.
WEIGHT	3110 LBS.

WIND VELOCITY (mph)	120	140	150
MAXIMUM EPA* (sq. ft.)	10	6	2

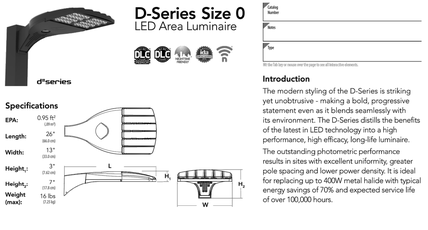
Above embedment shown in Rock. Other embedment depth may be required for other soil condition.

STANDARD PIPE TENON SIZE	
Nominal Diameter (in)	Outside Diameter (in)
2"	2 3/8"
2 1/2"	2 7/8"
3"	3 1/2"
3 1/2"	4"
4"	4 1/2"

Please order tenon by nominal diameter.

1380 N.E. 48th Street
Pompano Beach, Fl 33064
PHONE: (954) 781-4040
(800) 749-4041
FAX: (954) 781-3539 SALES & ADMINISTRATIVE

Pre-Cast Specialties, Inc.
Precast and Prestressed Concrete



D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

d-series

Specifications

EPA: 0.95 ft² (.09m²)
Length: 26" (660.4mm)
Width: 13" (330.4mm)
Height$_1$: 3" (7.62 mm)
Height$_2$: 7" (177.8mm)
Weight (max): 16 lbs (7.3 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7[1] P4 [1] **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4W Type IV medium T4FTM Forward throw medium T5WS Type V very short	T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT (120V-277V)[3] XVOLT (277V-480V)[3,4] 120[4] 208[4] 240[4] 277[4] 347[4] 480[4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting [5] WBA Wall bracket [5] SPUMBA Square pole universal mounting adaptor [5] RPUMBA Round pole universal mounting adaptor [5] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [5]

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled [6,7,8] PIRHN Network, high/low motion/ambient sensor [9] PER NEMA twist-lock receptacle only (control ordered separate) [8] PERS Five-pin receptacle only (control ordered separate) [8,10] PERT Seven-pin receptacle only (leads exit fixture) (control ordered separate) [8,10] DMG 0-10V dimming extend out back of housing for external control (control ordered separate) [8]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [9,11] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [9,11] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [9,11] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [9,11] FAO Field adjustable output [7] **Shipped installed** HS House-side shield [12] SF Single fuse (120, 277, 347V) [3] DF Double fuse (208, 240, 480V) [3] L90 Left rotated optics [13] R90 Right rotated optics [13] DDL Diffused drop lens [12] HA 50°C ambient operations [3] **Shipped separately** BS Bird spikes [12] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU — Photocell - SSL twist-lock (120-277V) [14]
DLL347F 1.5 CUL JU — Photocell - SSL twist-lock (347V) [14]
DLL480F 1.5 CUL JU — Photocell - SSL twist-lock (480V) [14]
DSHIELD DBLX — Shorting cap [14]
DSHIELD BC U — House-side shield for P1,P2,P3 and P4 [15]
DSHIELD FTC U — House-side shield for P5,P6,P7 and P8 [15]
DSHIELD HS U — House-side shield for P5,P6 and P7 [15]
DUSSOCL U — Diffused drop lens (polycarbonate) [15]
PUMA50-SPADG U* — Square pole round pole universal mounting bracket adapter (specify finish) [16]
RPUMA50DDBXD U — Round pole universal mounting bracket adapter (specify finish) [16]
DSSKD DWHGXD U — External glare shield

For more control options, visit DTL and ROAM online

NOTES
1 Not not available with P6, P7, and P13.
2 Any Type V distribution and universal mounting (U) or RPU only available together.
3 Any Type V (T5S and T5W) not compatible, is not available with SPAA.
4 Not available with HS or DDL.
5 Single fuse (SF) requires 120V, 277V, or 347V. Not available with 480V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
6 MVOLT only available for use with P4, P7 and P13.
7 XVOLT only available for use with P5, P6, P7 and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Suitable for mounting to round poles between 3.5" and 12" diameter.
10 Five-pin receptacle only (leads intended for retrofit on existing pre-drilled poles only. 1.5 CU elevation load rating per ANSI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
11 Must order fixture with SPA mounting. Must be ordered as a separate accessory see Accessories information. For use with 2-3/8" diameter mast arm (not included).
12 Must be ordered with fixture for factory pre-drilling.
13 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Must be ordered as a separate accessory; not to be installed in the field. Requires luminaire to be specified with SPA mounting bracket adaptor (specify finish). See accessories, Shorting Cap included.
16 Must be ordered as a separate accessory; not to be installed in the field. Requires luminaire to be specified with RPA mounting bracket adaptor (specify finish). See accessories, Shorting Cap included.
17 If DCWGP mode required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
18 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRHN1FC3V, PAO.
19 Not available with emergency battery backup.
20 Reference Motion Sensor Default Table on page 4 to see functionality.
21 Not available with other dimming controls options.
22 Not available with P1, P2, P3, P4, P10, P11, P12 or P13.
23 Must be ordered with fixture for factory pre-drilling.
24 Not available with NLTAIR2 PIRHN. Must be ordered with "PIRT" option. See Controls Table on page 4.
25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

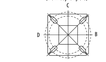
EGS – External Glare Shield

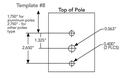




Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

Tenon O.D.	Wall Thickness	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RTN	AST3-5 90	AST3-5 2@	AST3-5 3@	AST3-5 3@	AST3-5 4@
2-7/8"	RTN	AST25-190	AST25-2@	AST25-3@	AST25-3@	AST25-4@
4"	RTN	AST35-190	AST35-2@	AST35-2@	AST35-3@	AST35-4@

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Shaded Areas Indicate Factory Predrilling							
SPA	#8	2-3/8"	2-7/8"	3.5"	3.5"	3.5"	3.5"
RPA	#8	2-3/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	4"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

DSX0 Area Luminaire - EPA

Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	1 @ 90°	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
Mounting Type	SPA or RPA	SPA or RPA	SPA or RPA	SPA or RPA	SPA or RPA	SPA or RPA
DSX0 LED	0.950	1.900	1.838	2.850	2.850	3.544

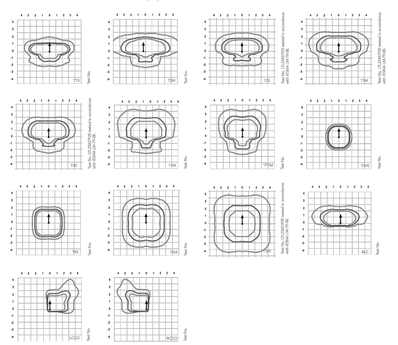
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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND
0.1 fc
0.5 fc
1.0 fc



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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Luminaire Input Power
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate CLF use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Ordering Information Default Settings

Option	Dimmed State	High Level (when motion is detected)	Photocell Operation	Dwell	Ramp-up Time	Ramp-down Time
PIR or PIRH	70 (27%) Output	100 (100%) Output	Disabled at 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	70 (27%) Output	100 (100%) Output	Disabled at 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control.

Electrical Load

	Performance Package	LCE Count	Drive Current	System Watts	Max Input Watts	Current (A) 120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	388	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11	
	P3	20	1000	71	0.60	0.37	0.32	0.27	0.21	0.15	
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20	
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20	
	P6	40	1000	134	1.13	0.65	0.55	0.48	0.39	0.29	
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37	
Rotated Optics (Requires LCE or RTO)	P10	30	530	33	0.45	0.26	0.23	0.21	0.16	0.12	
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16	
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23	
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27	

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PERT	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected, effectively trimming the light output.	Acuity Controls SBGR	Also available with PIR1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the Clarity Pro app.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	LCE Count	Drive Current	System Watts	Max Input Watts	30K (3000 K, 70 CRI) Lumens	B	U	G	BUG	40K (4000 K, 70 CRI) Lumens	B	U	G	BUG	50K (5000 K, 70 CRI) Lumens	B	U	G	BUG
P1	20	530	388	38	T1S	4,369	1	0	1	115	4,786	1	0	1	124	4,766	1	0	1	125
					T2S	4,364	1	0	1	115	4,781	1	0	1	124	4,761	1	0	1	125
					T2M	4,268	1	0	1	112	4,676	1	0	1	122	4,656	1	0	1	122
					T3S	4,381	1	0	1	115	4,800	1	0	1	126	4,780	1	0	1	126
					T3M	4,381	1	0	1	115	4,800	1	0	1	126	4,780	1	0	1	126
					T4W	4,281	1	0	1	113	4,712	1	0	2	123	4,692	1	0	2	123
					T4FTM	4,373	1	0	1	115	4,813	1	0	2	126	4,793	1	0	2	126
					T5WS	4,548	2	0	0	120	4,980	2	0	0	131	4,962	2	0	0	131
					T5S	4,552	2	0	0	120	4,984	2	0	0	131	4,966	2	0	0	131
					T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
					T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
					BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
					LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
					RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	530	49W		T1S	5,370	1	0	1	114	6,085	1	0	1	122	6,077	2	0	2	124
					T2S	5,364	1	0	1	114	5,994	1	0	2	122	6,070	2	0	2	124
					T2M	5,249	1	0	1	114	6,020	1	0	1	123	6,102	1	0	1	125
					T3S	5,417	1	0	2	111	5,693	1	0	2	119	5,909	2	0	2	121
					T3M	5,388	1	0	2	114	6,071	1	0	2	123	6,061	1	0	2	124
					T4W	5,268	1	0	2	112	5,933	1	0	2	120	6,067	1	0	2	124
					T4FTM	5,376	1	0	2	114	6,057	1	0	2	123	6,083	1	0	2	124
					T5WS	5,599	2	0	0	118	6,347	2	0	0	127	6,327	2	0	0	129
					T5S	5,604	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
					T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
					T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
					BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
					LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
					RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W		T1S	7,493	2	0	2	110	8,418	2	0	2	119	8,745	2	0	2	120
					T2S	7,485	2	0	2	110	8,409	2	0	2	119	8,736	2	0	2	120
					T2M	7,325	2	0	2	108	8,471	2	0	2	119	8,588	2	0	2	121
					T3S	7,617	2	0	2	107	8,285	2	0	2	116	8,589	2	0	2	117
					T3M	7,596	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
					T4W	7,475	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
					T4FTM	7,641	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
					T5WS	8,155	3	0	0	115	8,783	3	0	0	124	8,896	3	0	0	125
					T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
					T5M	8,141	3	0	1	115	8,770	3	0	1	124	8,881	3	0	1	125
					T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
					BLC	6,427	2	0	1	91	6,923	2	0	1	98	7,010	2	0	1	99
					LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
					RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W		T1S	9,750	2	0	2	106	10,547	2	0	2	115	10,881	2	0	2	116
					T2S	9,740	2	0	2	106	10,536	2	0	2	115	10,869	2	0	2	116
					T2M	9,851	2	0	2	107	10,590	2	0	2	115	10,734	2	0	2	117
					T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
					T3M	9,497	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
					T4W	9,344	2	0	2	104	10,233	2	0	2	112	10,466	2	0	2	114
					T4FTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
					T5WS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
					T5S	10,203	3	0	1	111	10,991	3	0	1	119	11,131	3	0	1	121
					T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
					T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
					BLC	8,036	1	0	2	87	8,658	1	0	2	94	8,766	1	0	2	95
					LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
					RCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

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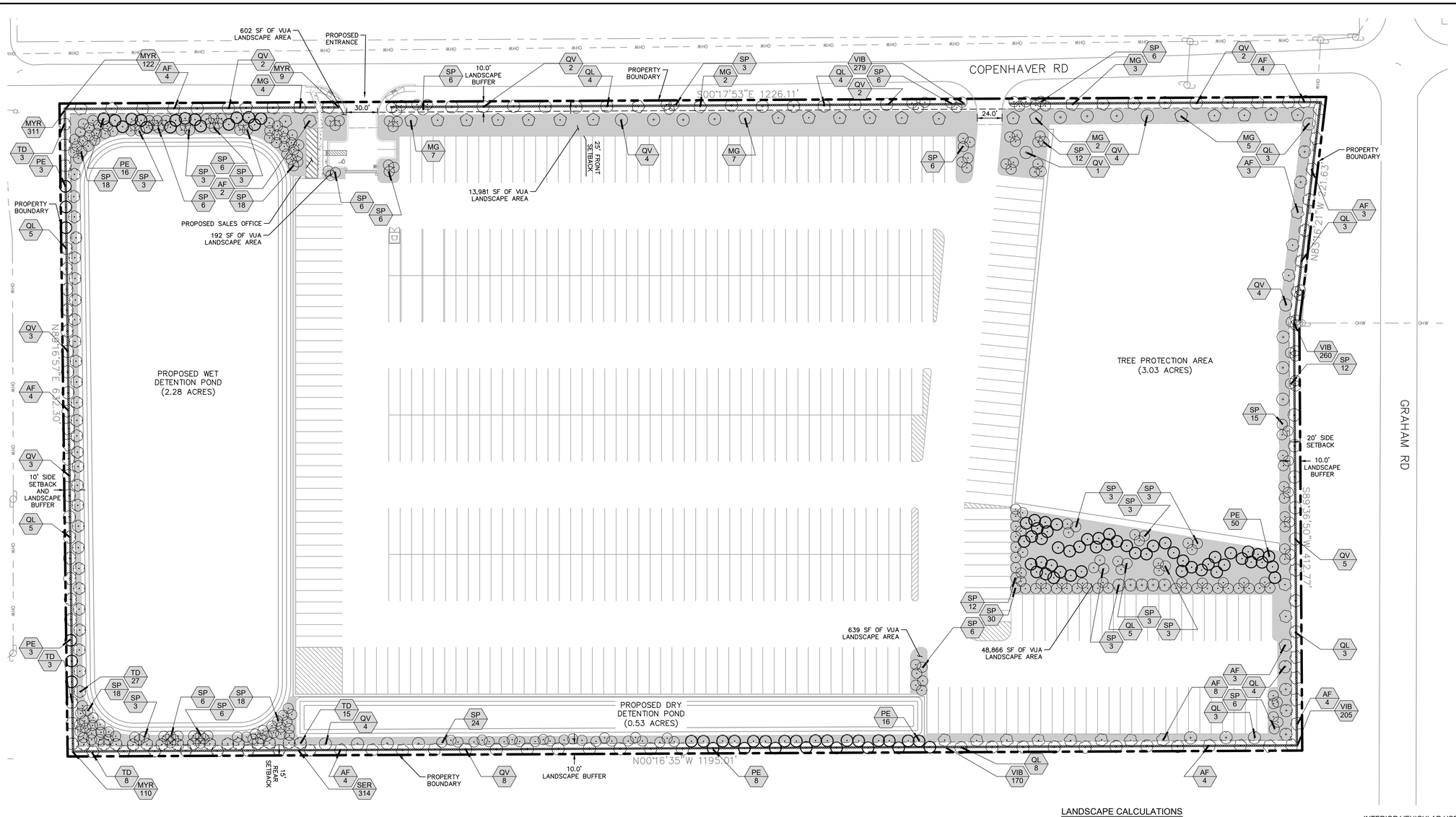
Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	LCE Count	Drive Current	System Watts	Max Input Watts	30K (3000 K, 70 CRI) Lumens	B	U	G	BUG	40K (4000 K, 70 CRI) Lumens	B	U	G	BUG	50K (5000 K, 70 CRI) Lumens	B	U	G	BUG
P5	40	700	89W		T1S	10,037	2	0	2	122	11,668	2	0	2	131	11,916	2	0	2	133
					T2S	10,026	2	0	2	122	11,656	2	0	2	131	11,904	2	0	2	133
					T2M	9,853	2	0	2	119	11,454	2	0	2	128	11,699	2	0	2	130
					T3S	10,153	2	0	2	122	11,796	2	0	2	131	11,996	2	0	2	133
					T3M	10,076	2	0	2	122	11,714	2	0	2	131	11,915	2	0	2	133
					T4W	10,013	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
					T4FTM	10,042	2	0	3	122	11,680	2	0	2	131	11,828	2	0	2	133
					T5WS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
					T5S	11,286	3	0	1	127	12,159	3	0	1	137	12,312	3	0	1	138
					T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
					T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
					BLC	8,899	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
					LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
					RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W		T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
					T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
					T2M	14,861	3	0	3	111	16,014	3	0	3	120	16,257	3	0	3	121
					T3S	14,996	3	0	3	107	15,500	3	0	3	115	15,795	3	0	3	117
					T3M	14,929	3	0	3	111	15,373	3	0	3	119	15,717	3	0	3	121
					T4W	14,767	2	0	3	110	15,908	3	0	3	119	16,122	3	0	3	120
					T4FTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
					T5WS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
					T5S	15,426	3	0	2	115	16,618	4	0	1	124	16,828	4	0	1	126
					T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
					T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
					BLC	12,151	1	0	2	91	13,080	1	0	2	98	13,235	1	0	2	99
					LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,865	1	0	3	74
					RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,865	1	0	3	74
P7	40	1300	166W		T1S	17,033	3	0	3	103	18,338	3	0	3	111	18,573	3	0	3	112
					T2S	17,017	3	0	3	103	18,321	3	0	3	111	18,555	3	0	3	112
					T2M	16,960	3	0	3	102	18,413	3	0	3	111	18,560	3	0	3	112
					T3S	17,253	3	0	3	104	17,832	3	0	3	107	18,058	3	0	3	109
					T3M	17,051	3	0	3	103	18,369	3	0	3



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	AF	43	Acer rubrum `Florida Flame` / Florida Flame Red Maple	3" cal., 12' ht., 4' spr.	FG, Straight, Single leader, Full, FL #1
	MG	30	Magnolia grandiflora / Southern Magnolia	3" cal., 12' ht., 4' spr.	FG, Straight, Single leader, Full, FL #1
	PE	96	Pinus elliotti / Slash Pine	3" cal., 12' ht., 4' spr.	FG, Straight, Single leader, Full, FL #1
	QL	47	Quercus laurifolia / Laurel Oak	3" cal., 12' ht., 4' spr.	FG, Straight, Single leader, Full, FL #1
	QV	44	Quercus virginiana / Southern Live Oak	3" cal, 12' ht, 4' spr	FG, Straight, Single Leader, Full, FL #1
	TD	56	Taxodium distichum / Bald Cypress	3" cal., 12' ht., 4' spr.	FG, Straight, Single Leader, Full, FL#1

PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	SP	282	Sabal palmetto / Palmetto	10-12' ct	FG, Straight, Slick, Full, FL #1

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	MYR	552	Myrica cerifera / Wax Myrtle	24" x 24", 24" o.c.	Full to Ground
	SER	314	Serenoa repens / Saw Palmetto	24" x 24", 24" O.C.	Full heads, min. 3 per pot
	VIB	914	Viburnum odoratissimum / Walter`s Viburnum	24" x 24", 24" o.c.	Full to Ground

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	MULCH	TBD	'FLORIMULCH' SHREDDED GRADE B		
	SOD	TBD	PASPALUM NOTATUM / BAHIA GRASS	100% INSECT / DISEASE FREE, LAID TIGHT, ROLLED	

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.
6. ALL PLANT MATERIAL IN SHOCK HAS TO BE REPLACED PRIOR TO A CO.
7. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
8. ALL LANDSCAPED AREAS SHALL BE FULLY IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
9. 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.
10. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
11. PROVIDE A METAL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
12. 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.
13. 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.
14. 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.
15. 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.
16. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
17. 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.
18. 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.
19. EXISTING LANDSCAPE THAT IS DAMAGED, NOT SCHEDULED FOR REMOVAL, SHALL BE REPLACED TO EXISTING CONDITION.
20. ALL EXISTING TREES TO BE PRUNED/ CLEANED-UP BY A CERTIFIED ARBORIST.
21. ALL INVASIVE / EXOTIC SPECIES ONSITE TO BE REMOVED.
22. 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.
23. ALL DISTURBED AREAS ON SITE NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH SEED OR HYDROMULCH.
24. 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.
25. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
26. ALL BED AREAS TO BE MULCHED WITH SHREDDED HARDWOOD MULCH AT 3" MIN.. DEPTH. (FLORA MULCH OR APPROVED EQUAL.)
27. NOTIFY LANDSCAPE DESIGNER 772-794-4100 SHOULD AVAILABILITY ISSUE(S) ARISE.
28. MINIMUM 5 FOOT TREE SETBACK FROM ALL UTILITIES & 7.5' CLEARANCE AROUND FIRE HYDRANTS & FDC'S FROM LANDSCAPING.
29. PROVIDE ROOT BARRIER WHERE PROPOSED LANDSCAPING IS WITHIN 7' OF UNDERGROUND UTILITIES.

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.

LANDSCAPE CALCULATIONS

LANDSCAPE STRIPS SEC 123-37 (4) & (6)
BETWEEN VEHICLE USE AREA AND RIGHT OF WAY (WEST, NORTH AND EAST PROPERTY LINES)
REQUIRED:
MINIMUM 10' WIDE STRIP WITH 1 TREE PER 300 SF OF REQUIRED AREA AND
36" HIGH CONTINUOUS UNBROKEN SOLID SCREEN

BETWEEN VEHICLE USE AREA AND PROPERTY LINE (SOUTH PROPERTY LINE)
REQUIRED:
MINIMUM 10' WIDE STRIP WITH 1 TREE PER 200 SF OF REQUIRED AREA AND
36" HIGH CONTINUOUS UNBROKEN SOLID SCREEN

WEST PROPERTY LINE (COPENHAVER ROAD) ±1,226 LF - 30 LF DRIVEWAY - 24 LF DRIVEWAY = ± 1,172 LF
REQUIRED
11,720 SF AREA REQUIRED, 40 TREES AND 36" H. CONTINUOUS SCREEN

PROVIDED
11,720 SF AREA
40 TREES PROVIDED (8 MAPLES, 9 MAGNOLIAS, 8 LAUREL OAKS, 8 LIVE OAKS AND 21 PALMS AT 3:1)
CONTINUOUS SCREEN

NORTH PROPERTY LINE (GRAHAM ROAD) ±635 LF
REQUIRED
6,350 SF AREA REQUIRED, 22 TREES AND 36" H. CONTINUOUS SCREEN

PROVIDED
6,350 SF AREA
22 TREES PROVIDED (7 MAPLES, 6 LAUREL OAKS, 5 LIVE OAKS AND 12 PALMS AT 3:1)
CONTINUOUS SCREEN

EAST PROPERTY LINE (INTERSTATE 95) ±1,195 LF
REQUIRED
11,950 SF AREA REQUIRED, 40 TREES AND 36" H. CONTINUOUS SCREEN

PROVIDED
11,950 SF AREA
40 TREES PROVIDED (8 MAPLES, 8 PINES, 8 LAUREL OAKS, 8 LIVE OAKS AND 8 BALD CYPRESS)
CONTINUOUS SCREEN

SOUTH PROPERTY LINE ±633 LF
REQUIRED
6,330 SF AREA REQUIRED, 32 TREES AND 36" H. CONTINUOUS SCREEN

PROVIDED
6,330 SF AREA
32 TREES PROVIDED (4 MAPLES, 6 PINES, 10 LAUREL OAKS, 6 LIVE OAKS AND 6 BALD CYPRESS)
CONTINUOUS SCREEN

INTERIOR VEHICULAR USE AREAS SEC 123-37 (7)
1 SF OF LANDSCAPE AREA FOR EVERY 15 SF OF VEHICULAR USE AREA WITH
1 TREE PER 100 SF OF REQUIRED LANDSCAPE AREA
VUA = 413,908 SF

REQUIRED
27,594 SF AREA REQUIRED, 276 TREES

PROVIDED
64,280 SF AREA
276 TREES PROVIDED (16 MAPLES, 21 MAGNOLIAS, 82 PINES, 15 LAUREL OAKS, 17 LIVE OAKS AND 42 BALD CYPRESS AND 249 PALMS AT 3:1 RATIO)

GRAPHIC SCALE IN FEET
0 25 50 100

SITE DATA

TAX PARCEL ID 2313-432-000-000-4

ADDRESS: 2192 COPENHAVER ROAD, FORT PIERCE, FL 34947

ZONING: C3, GENERAL COMMERCIAL

LAND USE: COMMERCIAL

SITE AREA: 760,033 SF (17.45 AC)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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.

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No.	REVISIONS	DATE	BY

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

KHA PROJECT	147814000
DATE	04/06/2021
SCALE	AS SHOWN
DESIGNED BY	KPB
DRAWN BY	KPB
CHECKED BY	KPB

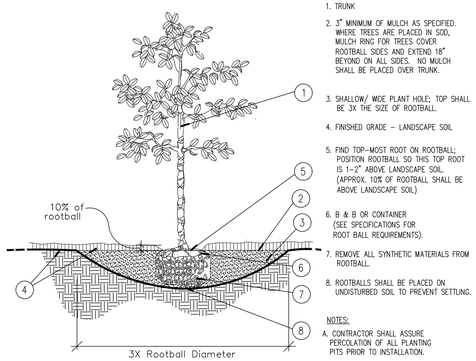
LANDSCAPE PLAN

FORT PIERCE RV STORAGE

FORT PIERCE FL

SHEET NUMBER
L-100

Plotted By:Enright, Tyler Street Set:FT PIERCE RV STORAGE Layout:L-100 LANDSCAPE PLAN May 27, 2021 09:07:56am K:\VRB_LOE\147814000 - Ft Pierce RV Storage\CAD\PlanSheets\L-100 LANDSCAPE PLAN.dwg
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1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE – LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

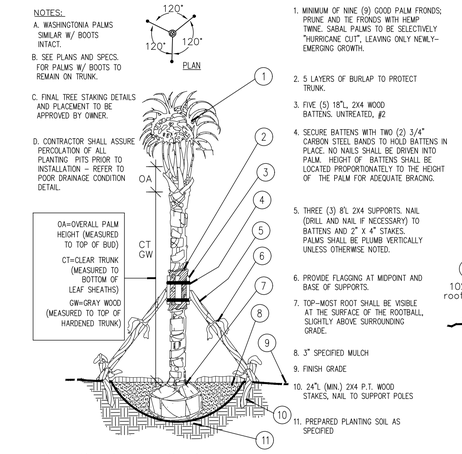
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — NTS



NOTES:

A. WASHINGTONIA PALMS SIMILAR W/ BOOTS INTACT.

B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

C. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

D. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION – REFER TO POOR DRAINAGE CONDITION DETAIL.

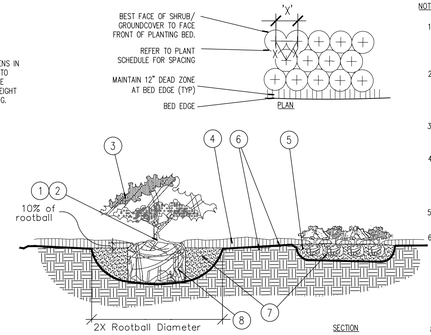
OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)

CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)

GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED

B Palm Planting and Staking
SECTION — NTS

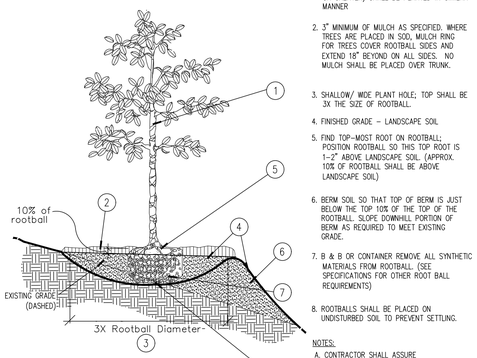


NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED – DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION — NTS



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE – LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
SECTION — NTS

1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

E Staking – up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION — NTS

1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8" LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
10. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
7. FINISHED GRADE (SEE GRADING PLAN)

NOTES:

A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* Refer to details B and D for planting

F Large Tree Staking – 100 Gal + or B&B 4" +
SECTION — NTS

1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" – 3/4" GRAVEL.
8. WATER TABLE. (DEPTH VARIES)

NOTE:

FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION — NTS



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

H Tree/Shrub Protector
Barrier Detail — NTS

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811 Know what's **below.** **Call** before you dig.

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No.	REVISIONS	DATE	BY

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

KHA PROJECT 147814000
DATE 04/06/2021
SCALE AS SHOWN
DESIGNED BY KPB
DRAWN BY KPB
CHECKED BY KPB

LANDSCAPE DETAILS

FORT PIERCE RV STORAGE
FORT PIERCE FL

SHEET NUMBER
L-101

Plotted By:Enright, Tyler Sheet Set:FT PIERCE RV STORAGE Layout:L-101 LANDSCAPE DETAILS May 27, 2021 09:07:56am K:\VRB_LDEV\147814000 – Ft Pierce RV Storage\CAD\PlanSheets\L-100 LANDSCAPE PLAN.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS	SAMPLES
MULCH	ONE (1) CUBIC FOOT
TOPSOIL	ONE (1) CUBIC YARD
PLANTS	ONE (1) OF EACH VARIETY

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TOPSOIL AND SAND

TOPSOIL FOR USE IN PREPARING SOIL FOR BACKFILLING PLANT PITS SHALL BE THIRTY PERCENT (30%) MUCK AND SEVENTY PERCENT (70%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.

SAND SHALL BE COARSE, CLEAN, WELL DRAINING NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.

TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ONSITE UNLESS DETERMINED TO BE UNSUITABLE AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

G. COMMERCIAL FERTILIZER

COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14
3. SOD - 8-8-8 FERTILIZER

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL ("FLORA-MULCH," EUCALYPTUS MULCH, PINE STRAW, OR CYPRESS) AND GRADE.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANTING BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION E). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:

- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
- LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.

13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.

15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

5. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES.

Q. CLEAN-UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

T. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

U. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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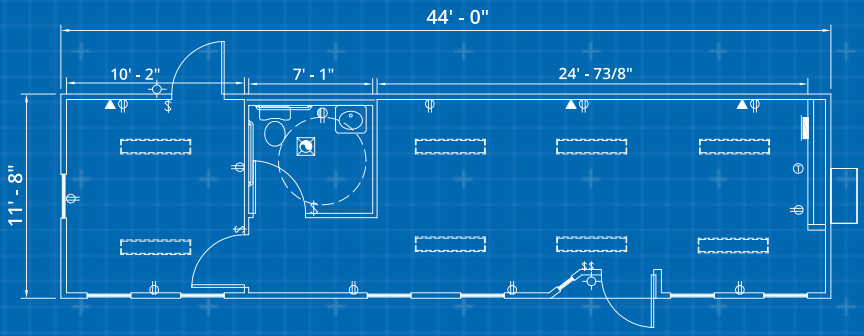
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CUSTOMIZATION

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- Technology
- Site Services
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Dimensions

- 48’ Long (including hitch)
- 44’ Box size
- 12’ Wide
- 8’ Ceiling height

Exterior Finish

- Aluminum or wood siding
- I-Beam Frame
- Standard drip rail gutters

Interior Finish

- Vinyl covered gypsum walls
- Commercial carpeting throughout
- Gypsum or T-grid suspended ceiling

Electric

- Fluorescent ceiling lights
- Single phase electric and breaker panel

Heating/Cooling

- Central HVAC and duct heating

Windows/Doors

- Large glass windows
- French door

Other

- Large display/reception area
- Private office(s)
- Handicapped accessible restroom
- Coffee bar

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PROFESSIONAL OFFICE PACKAGE

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PROFESSIONAL	
Standard Desk	1x
Small White Board	1x
Floor Chair Mat	1x
Small Office Trash Can	1x
Over Door Coat Hook	1x
Luxhide Executive Chair	1x
Stackable Side Chair	2x
3 Drawer Pedestal File Cabinet	1x
Office Supply Starter Kit	1x

RECOMMENDED ADD-ONS



A



B



C



D

A | 50" Flat Screen

B | 4 High Bookcase

C | Wardrobe / Cupboard Tower

D | Modesty Panels*

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PROFESSIONAL	
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Convenience Starter Kit	1x
Large Trash Can	1x
Café Table	1x
Full Size Refrigerator	1x
Keurig	1x

RECOMMENDED ADD-ONS



A



B



C



D

A | Vented Lockers

B | Wardrobe / Cupboard Tower

C | Folding Chairs

D | Manager's Chairs

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Your Williams Scotsman Representative
Eric Ramos
Phone: (480) 940-8463
Email: emramos@willscot.com
Toll Free: 800-782-1500

Contract Number:1442406
Revision: 1
Date: March 11, 2021

Lease Agreement

Lessee:
Cox Armored Mini Storage Management Inc
1650 E. Lamar Road
Phoenix, Arizona, 85016

Contact:
Debbie Conlon
1650 E. Lamar Road
Phoenix, AZ, 85016
Phone: (602) 997-9690 #203
E-mail: debbie@coxarmored.com

Ship To Address:
PEORIA, AZ, 85345

Delivery Date(on or about):
5/24/2021
5/24/2021

Rental Pricing Per Month		**Quantity**	**Price**	**Extended**
48x12 Sales Office (44x12 Box)	Unit Number:	1	$662.90	$662.90
Bas. Entrance-Steps T2		1	$72.00	$72.00
Property Damage Waiver (11/12)		1	$89.00	$89.00
ADA/IBC Ramp-switchback & step		1	$398.00	$398.00
General Liability - Allen Insurance		1	$22.00	$22.00
Prof. Office Package T2		1	$70.00	$70.00
Prof. Cafe Package T2		1	$75.00	$75.00
Minimum Lease Term: 12 Months			Total Monthly Building Charges:	$662.90
			Subtotal of Other Monthly Charges:	$726.00
			Total Rental Charges Per Month:	$1,388.90
Delivery & Installation				
Ramp - Delivery & Installation		1	$666.20	$666.20
State Inspection Fee		1	$1,780.82	$1,780.82
Hitch removal		1	$50.00	$50.00
Tiedowns into asphalt		8	$116.47	$931.76
Block and Level		1	$211.71	$211.71
Delivery Freight		1	$579.16	$579.16
Vinyl skirting		112	$13.08	$1,464.96
			Total Delivery & Installation Charges:	$5,684.61
Final Return Charges*				
Tiedown-Asphalt Removal-Code		8	$20.57	$164.56
Skirting Removal - Vinyl LF		112	$4.17	$467.04
Ramp - Knockdown & Return		1	$666.20	$666.20
Teardown		1	$157.14	$157.14
Return Freight		1	$574.58	$574.58
			Due On Final Invoice*:	$2,029.52
			Total Charges Including (12) Month Rental, Delivery, Installation & Return:**	$24,380.93

Comments

AZ state permitting process is estimated +8 weeks out. Customer is responsible for providing official site plans, power source and plumbing information.

Summary of Charges

Model: SO4812	QUANTITY: 1	Total Charges for (1) Building(s): $24,380.93

Williams Scotsman, Inc.
1775 N Delaware Street
Chandler, AZ 85225-1747

Your Williams Scotsman Representative
Eric Ramos
Phone: (480) 940-8463
Email: emramos@willscot.com
Toll Free: 800-782-1500

Contract Number:1442406
Revision: 1
Date: March 11, 2021

INSURANCE REQUIREMENTS ADDENDUM

QTY	PRODUCT	EQUIPMENT VALUE/BUILDING	DEDUCTIBLE PER UNIT
1	SO4812	$29701.00	$3000.00

Lessee: Cox Armored Mini Storage Management Inc

Pursuant to the Williams Scotsman Lease Agreement and its Terms and Conditions ("Agreement"), a Lessee is obligated to provide insurance to Williams Scotsman, Inc. ("Lessor") with the following insurance coverage**:**

1. **Commercial General Liability Insurance:** policy of combined bodily injury and property damage insurance insuring Lessee and Lessor against any liability arising out of the use, maintenance, or possession of the Equipment. Such insurance shall be in an amount not less than $1,000,000 per occurrence, naming the Lessor as Additional Insured and Loss Payee.
2. **Commercial Property Insurance**: covering all losses or damage, in an amount equal to 100% of the Equipment Value set forth in the Lease providing protection against perils included within the classification and special extended perils (all "risk" insurance), naming the Lessor as Additional Insured and Loss Payee.

By signing below, the Lessee agrees to the terms and conditions stated herein. All other general Terms and Conditions of the Agreement shall remain the same and in full force and effect. Each party is hereby authorized to accept and rely upon a facsimile or electronic signature of the other party on this Addendum. Any such signature shall be treated as an original signature for all purposes.

Commercial General Liability Insurance

Lessee elects to participate in the Commercial General Liability Insurance Program, whereby Lessee will receive insurance coverage through American Southern Insurance Company ("Insurer") and administered by Allen Insurance Group ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party liability policy that covers those amounts that Lessee is legally obligated to pay due to bodily insurance and property damage arising from the proper use and occupancy of Equipment leased from Williams Scotsman up to the policy limits. Coverage is subject to underwriting and specific terms and conditions set forth in the policy. An outline of cover is available upon request. By signing below, Lessee understands and agrees that the Lessor is not providing the insurance coverage and serves only as a billing agent for the Insurer and its Agent; and, accordingly, it assumes no liability therefore.

Signature of Lessee: _____ Print Name: _____ Date: _____

Damage Waiver Program

Lessee elects to participate in the Lessor's Damage Waiver Program. Lessee understands and agrees that under this program, the Lessor waives, for a fee, Lessee's obligation to carry Commercial Property Insurance and Lessee's liability to Lessor for repair or replacement of the modular units leased from Williams Scotsman resulting from loss or damage as specified in the Lease Agreement. Lessee remains liable to Williams Scotsman for the amount of the damage deductible per unit of equipment noted above. Please refer to the Agreement for specific details on coverage, exclusions and restrictions on coverage. The Property Damage Waiver is not and shall not constitute a contract for insurance.

Signature of Lessee: _____ Print Name: _____ Date: _____

Please return this signed document with the signed lease agreement



D-Series Size 0
LED Area Luminaire

Catalog Number

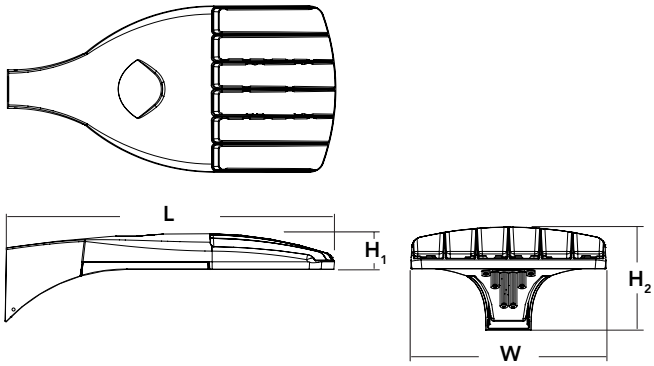
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series
DSX0 LED

LEDs
Forward optics
P1 P5
P2 P6
P3 P7[1]
P4[1]
Rotated optics
P10[2] P12[2]
P11[2] P13[1,2]

Color temperature
30K 3000 K
40K 4000 K
50K 5000 K

Distribution
T1S Type I short (Automotive)
T2S Type II short
T2M Type II medium
T3S Type III short
T3M Type III medium
T4M Type IV medium
TFTM Forward throw medium
T5VS Type V very short[3]
T5S Type V short[3]
T5M Type V medium[3]
T5W Type V wide[3]
BLC Backlight control[4]
LCCO Left corner cutoff[4]
RCCO Right corner cutoff[4]

Voltage
MVOLT (120V-277V)[5,6]
XVOLT (277V-480V)[7,8,9]
120[6]
208[6]
240[6]
277[6]
347[6]
480[6]

Mounting
Shipped included
SPA Square pole mounting
RPA Round pole mounting[10]
WBA Wall bracket[3]
SPUMBA Square pole universal mounting adaptor[11]
RPUMBA Round pole universal mounting adaptor[11]
Shipped separately
KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options
Shipped installed
NLTAIR2 nLight AIR generation 2 enabled[13,14]
PIRHN Network, high/low motion/ambient sensor[15]
PER NEMA twist-lock receptacle only (control ordered separate)[16]
PER5 Five-pin receptacle only (control ordered separate)[16,17]
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)[16,17]
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[18]
PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[19,20]
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[19,20]
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[19,20]
PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[19,20]
FAO Field adjustable output[21]

Other options
Shipped installed
HS House-side shield[22]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[2]
R90 Right rotated optics[2]
DDL Diffused drop lens[22]
HA 50°C ambient operations[1]
Shipped separately
BS Bird spikes[23]
EGS External glare shield

Finish *(required)*
DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

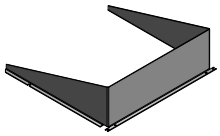
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [24]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [24]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [24]
DSHORT SBK U	Shorting cap [24]
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 [22]
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 [22]
DSX0HS 40C U	House-side shield for P5,P6 and P7 [22]
DSX0DDL U	Diffused drop lens (polycarbonate) [22]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [25]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX0EGS (FINISH) U	External glare shield

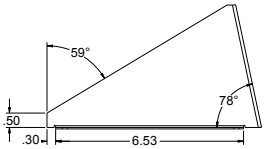
For more control options, visit DTL and ROAM online. Link to nLight Air 2

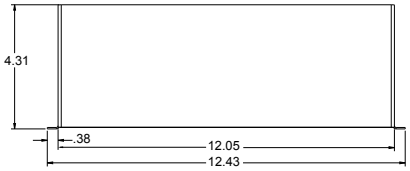
NOTES

1 HA not available with P4, P7, and P13.
2 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS or DDL.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
7 XVOLT only suitable for use with P4, P7 and P13.
8 XVOLT operates with any voltage between 277V and 480V.
9 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
12 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN.
14 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
15 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link
16 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
17 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
18 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
19 Reference Controls Options table on page 4.
20 Reference Motion Sensor Default Table on page 4 to see functionality.
21 Not available with other dimming controls options.
22 Not available with BLC, LCCO and RCCO distribution.
23 Must be ordered with fixture for factory pre-drilling.
24 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8

EGS – External Glare Shield

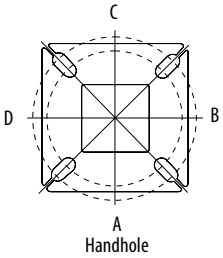


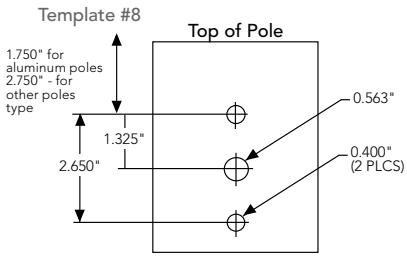




Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	**Drilling Template**	**Single**	**2 @ 180**	**2 @ 90**	**3 @ 90**	**3 @ 120**	**4 @ 90**
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.950	1.900	1.830	2.850	2.850	3.544

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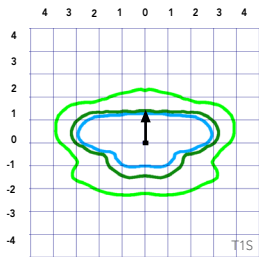
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

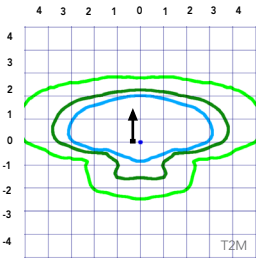
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND

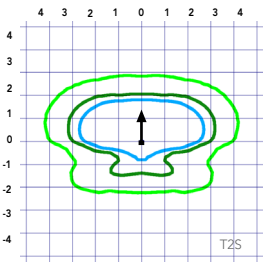
- 0.1 fc
- 0.5 fc
- 1.0 fc



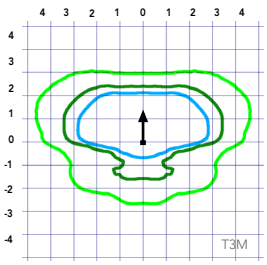
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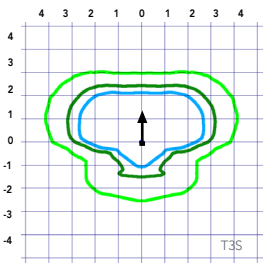
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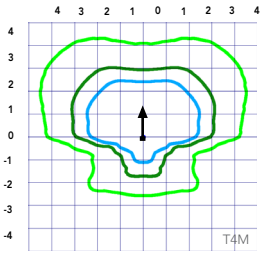
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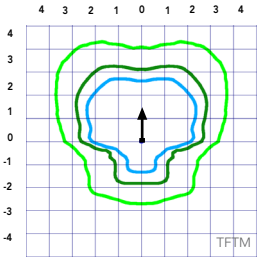
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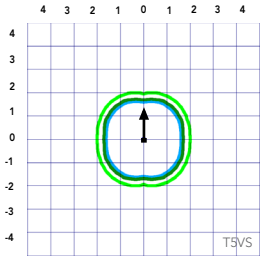
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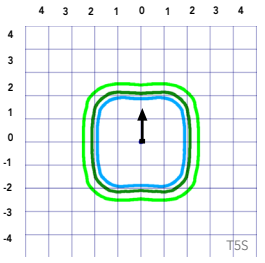
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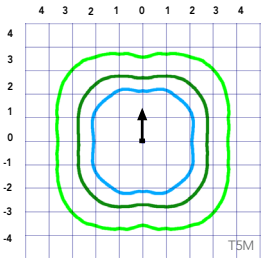
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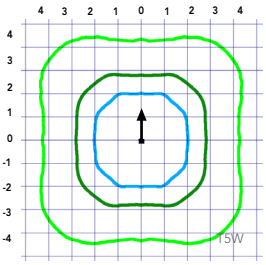
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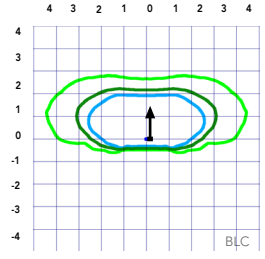
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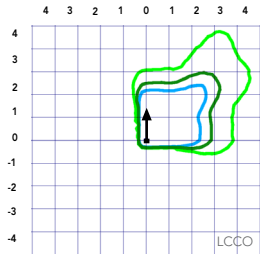
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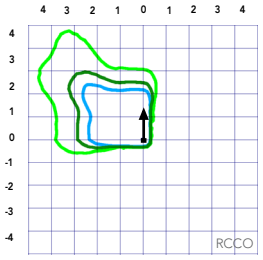
Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



Test No.



Test No.



Test No.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

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Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
				RCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
				RCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

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Performance Data

Lumen Output

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Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44
				RCCO	5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C to 50°C ambient with HA option. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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Natural Resource Assessment

RV Storage Ft. Pierce

St. Lucie County, Florida

Prepared for:
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715 5th Avenue, SW, Suite 1700
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147814000
March 2021
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Natural Resource Assessment
Technical Memorandum

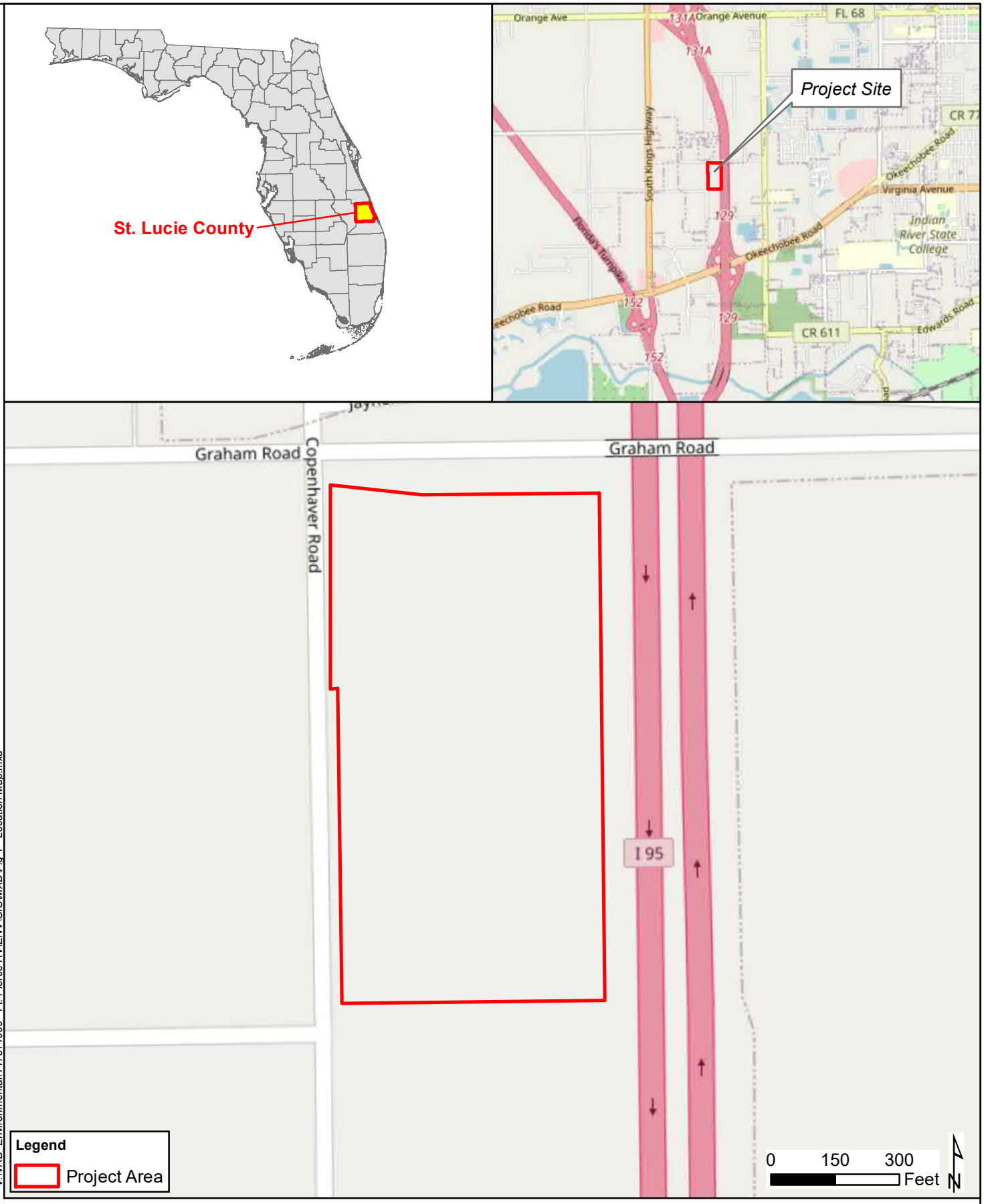
RV Storage Ft. Pierce
St. Lucie County, Florida

1.0 INTRODUCTION

The following technical memorandum summarizes a review of readily available documentation and the results of field reconnaissance conducted at the project site. The purpose of this Natural Resource Assessment was to characterize the existing conditions of the above-referenced project site relative to threatened and endangered species and their habitat, ecological communities, land cover and vegetation, wetlands, soils, hydrology, archaeological and historical resources, and floodplains.

The scope of this assessment included field reconnaissance to determine habitat present and to determine environmental regulatory constraints for this project site.

The project site is approximately 17 acres and is located in Fort Pierce, near the southeast corner of Graham Road and Copenhaver Road in Section 13, Township 35 South, Range 39 East, St. Lucie County, Florida. A location map is attached as ***Figure 1***. A portion of the U.S. Geological Service (USGS) 7.5-Minute Providence, Florida quadrangle map depicting the location of the project site is attached as ***Figure 2***. Based on review of the USGS quadrangle map, elevations on the project site are approximately 10 feet.



V:\VRB Environmental\147814000 - Ft. Pierce RV\ENV\GIS\MXD\Fig 1 - Location Map.mxd

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Project Location Map

Ft. Pierce RV Natural Resource Assessment
St. Lucie County, Florida

1 inch = 300 feet	PROJECT NUMBER: 147814000	FEBRUARY 2021	FIGURE 1



V:\VRB Environmental\147814000 - Ft. Pierce RV\ENV\GIS\MXD\Fig 2 - USGS Map.mxd

Source: ESRI, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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USGS 7.5 Minute Quadrangle Map

Ft. Pierce RV Natural Resource Assessment
St. Lucie County, Florida

1 inch = 1,000 feet	PROJECT NUMBER: 147814000	FEBRUARY 2021	FIGURE 2

2.0 METHODOLOGY

The methodology for this assessment included a review of the following resources:

- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (http://www.fnai.org/biointro.cfm)
- Various Geographic Information System (GIS) data layers from the U.S. Fish and Wildlife Service (USFWS), U.S. Geological Survey (USGS), Florida Fish and Wildlife Conservation Commission (FWC) [(https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx)]
- USFWS IPaC data [(https://ecos.fws.gov/ipac/)]
- U.S. Department of Agriculture (USDA)/Natural Resources Conservation Service (NRCS) Soil Survey of St. Lucie County, Florida (http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx)
- State Historic Preservation Officer (SHPO), Florida Master Site File (http://www.flheritage.com/)
- USFWS National Wetlands Inventory (NWI) Maps (Web-based maps available from http://www.fws.gov/wetlands/Data/mapper.html)
- Federal Emergency Management Agency (FEMA) Digital Flood Insurance Rate Maps (FIRM; Web-based maps available from http://msc.fema.gov/)
- United States Geological Survey (USGS) Quadrangle Maps, Land Boundary Information System (LABINS; http://www.labins.org)
- South Florida Water Management District Interactive GIS Map (SFWMD.gov)
- Florida Department of Environmental Protection (FDEP) MapDirect GIS (https://floridadep.gov)
- St. Lucie County Land Development Code

On March 10, 2021 a field review of the project limits was conducted by environmental scientists to document the existing habitat conditions and determine potential wildlife utilization. The field review also included a 15% gopher tortoise survey.

3.0 EXISTING CONDITIONS

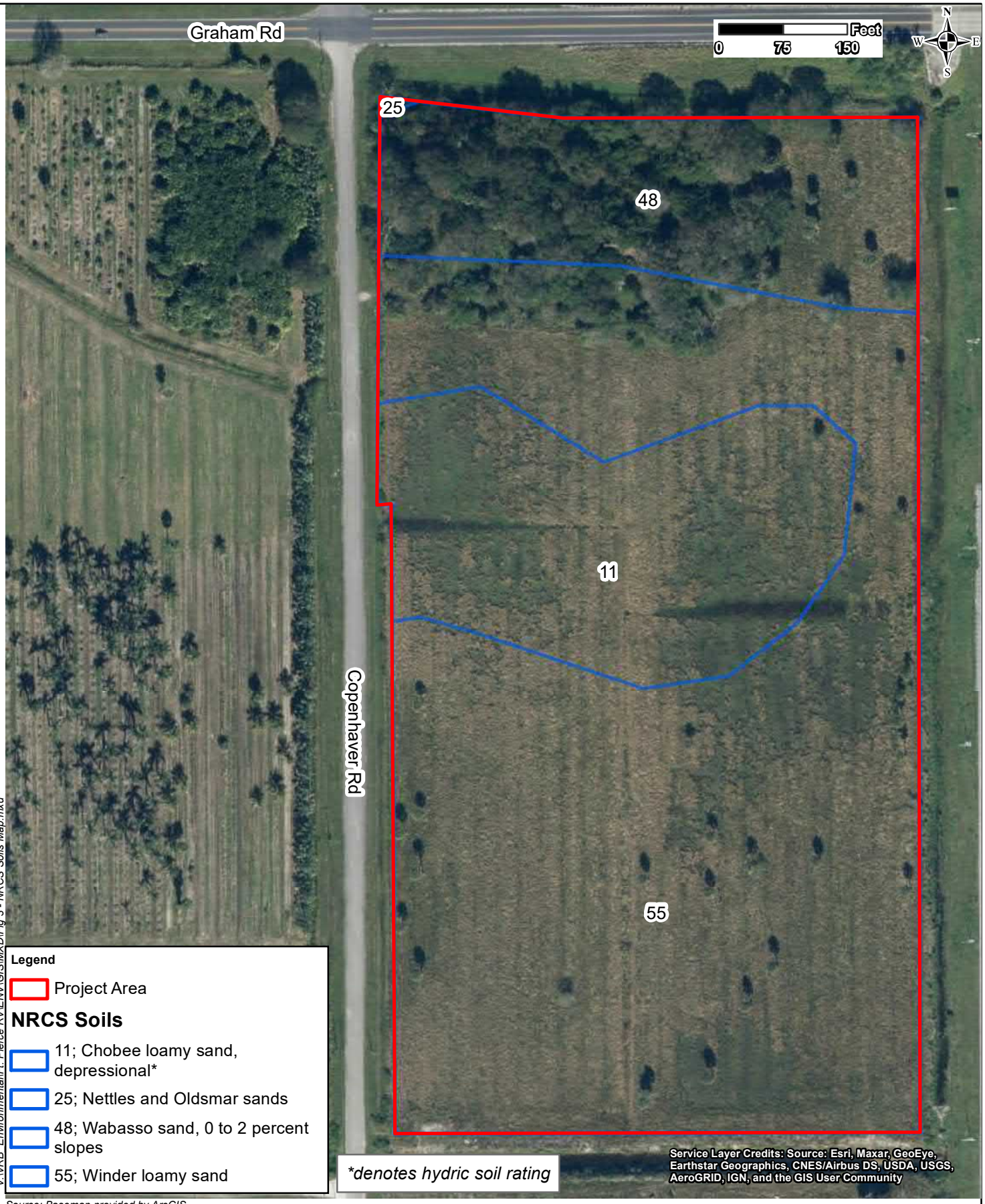
3.1 SOILS

The USDA/NRCS *Soil Survey of St. Lucie County, Florida,* maps the following soil on the property: (11) Chobee Loamy Sand, (25) Nettles and Oldsmar Sands, (48) Wabasso Sand, and (55) Winder Loamy Sand. A copy of the digital USDA/NRCS soils mapping data is illustrated in ***Figure 3*** and details regarding each soil are provided in ***Table 1***.

Table 1
NRCS Soils Identified Within Study Area

Soil ID Number[1]	Soil Name	Occurrence[2]	Characteristics	Drainage Class	Groundwater Depth	Hydric, Hydric Inclusions, or Non-hydric
11	Chobee Loamy Sand	Depressional areas	Moderately rapid to very slow permeability	Very poorly drained	Above surface to 10 inches	Hydric
25	Nettles and Oldsmar Sands	Broad flats and depressional areas	Very slow to slow	Poorly drained	10-40 inches	Non-hydric
48	Wabasso Sand	Flatwood areas	Rapid to moderately slow permeability	Poorly drained	10-40 inches	Non-hydric
55	Winder Loamy Sand	Depressional areas	Rapid to slow permeability	Poorly drained	10-40 inches	Non-hydric

[1] Reference: https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/florida/FL111/0/lucie.pdf
[2] Reference: https://soilseries.sc.egov.usda.gov/OSD_Docs/A/ANKONA.html



V:\VRB Environmental\Ft. Pierce RV\ENV\GIS\MXD\Fig 3 - NRCS Soils Map.mxd

Source: Basemap provided by ArcGIS

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NRCS Soils Map

Ft. Pierce RV Natural Resource Assessment
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147814000	FEBRUARY 2021	FIGURE 3

3.2 LAND COVER AND NATURAL COMMUNITIES

Vegetative communities on the project site were identified through pedestrian transects and aerial photograph interpretation. Vegetative communities were classified using the *Florida Land Use, Cover, and Forms Classification System* (FLUCFCS, Florida Department of Transportation, 1999). A FLUCFCS map of the project site is attached as ***Figure 4***. The description of the upland land cover provided below characterizes dominant vegetation observed along random pedestrian transects and does not represent an all-inclusive vegetative inventory.

FLUCFCS 211 – IMPROVED PASTURES

This cover type encompassed approximately 13.25 acres of the project site and was primarily made up of smut grass (*Sporobolus indicus*) with scattered cabbage palm (*Sabal palmetto*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), and Brazilian pepper (*Schinus terebinthifolius*).

FLUCFCS 420 – UPLAND HARDWOOD FOREST

This cover type encompassed approximately 2.74 acres of the project site. The canopy was primarily made up of mature live oak and laurel oak, and cabbage palm. The understory included Brazilian pepper, saw palmetto (*Serenoa repens*), lantana (*Lantana camara*), and clover (*Trifolium* spp.).

3.3 WETLANDS, TIDAL WATERS AND OTHER SURFACE WATERS

The presence of wetlands was evaluated based on the Florida unified wetland delineation methodologies in accordance with Chapter 62-340, Florida Administrative Code (FAC) and Chapter 62-331 FAC under the State 404 Program. These methods consider prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology. Surface waters include both natural and manmade bodies of water, such as streams, lakes, ponds, canals, and ditches. Based on initial database review and subsequent assessment of the vegetative communities, hydrologic conditions, and soils observed during on-site reconnaissance, there appears to be approximately 0.96 acres of wetlands and surface waters on-site.

FLUCFCS 510 – STREAMS AND WATERWAYS

This cover type encompassed approximately 0.14 acres of the project site and encompasses a surface water through the central portion of the property, which does not appear to connect to any other waterways. This surface water feature appears to have been historically excavated.

FLUCFCS 643 – WET PRAIRIES

This cover type encompassed approximately 0.82 acres of the project site and was primarily made up of smartweed (*Persicaria setacea*), hydrocotyl (*Hydrocotyle vulgaris*), torpedo grass (*Panicum repens*), jointed spikerush (*Eleocharis interstincta*), pickerel weed (*Pontederia cordata*), beaksedge (*Rhynchospora spp*.), and occasional smut grass.

3.4 WILDLIFE UTILIZATION

Wildlife observed included the mourning dove (*Zenaida macroura*), black vulture (*Coragyps atratus*), great blue heron (*Ardea herodias*), and monarch butterfly (*Danaus plexippus*).

3.5 ENDANGERED, THREATENED, AND SPECIES OF SPECIAL CONCERN

A list of protected species potentially occurring within the project vicinity was generated using the databases described in Section 2.0 Methodology. Information regarding previously documented occurrences, on-site observations conducted as part of this assessment, and likelihood of occurrence is summarized below.

FNAI – The FNAI report includes data from FNAI Matrix Unit 65769 (***Appendix A***). Based on the FNAI report, there are no documented listed species within the vicinity of the site. FNAI lists wood storks (*Mycteria Americana*) as likely to occur within the matrix unit.

FWC – There are no known wading bird colonies on, or within one mile of, the project site. Additionally, no bald eagles (*Haliaeetus leucocephalus*) or evidence of bald eagles were observed on the project site and there are no documented occurrences of bald eagles or their nests within one mile of the project site. No further coordination is anticipated regarding these species.

USFWS Consultation Areas – The project site is in the below-listed USFWS Consultation Areas.

- Audubon's crested caracara
- Florida scrub-jay
- Everglade snail kite
- Grasshopper sparrow

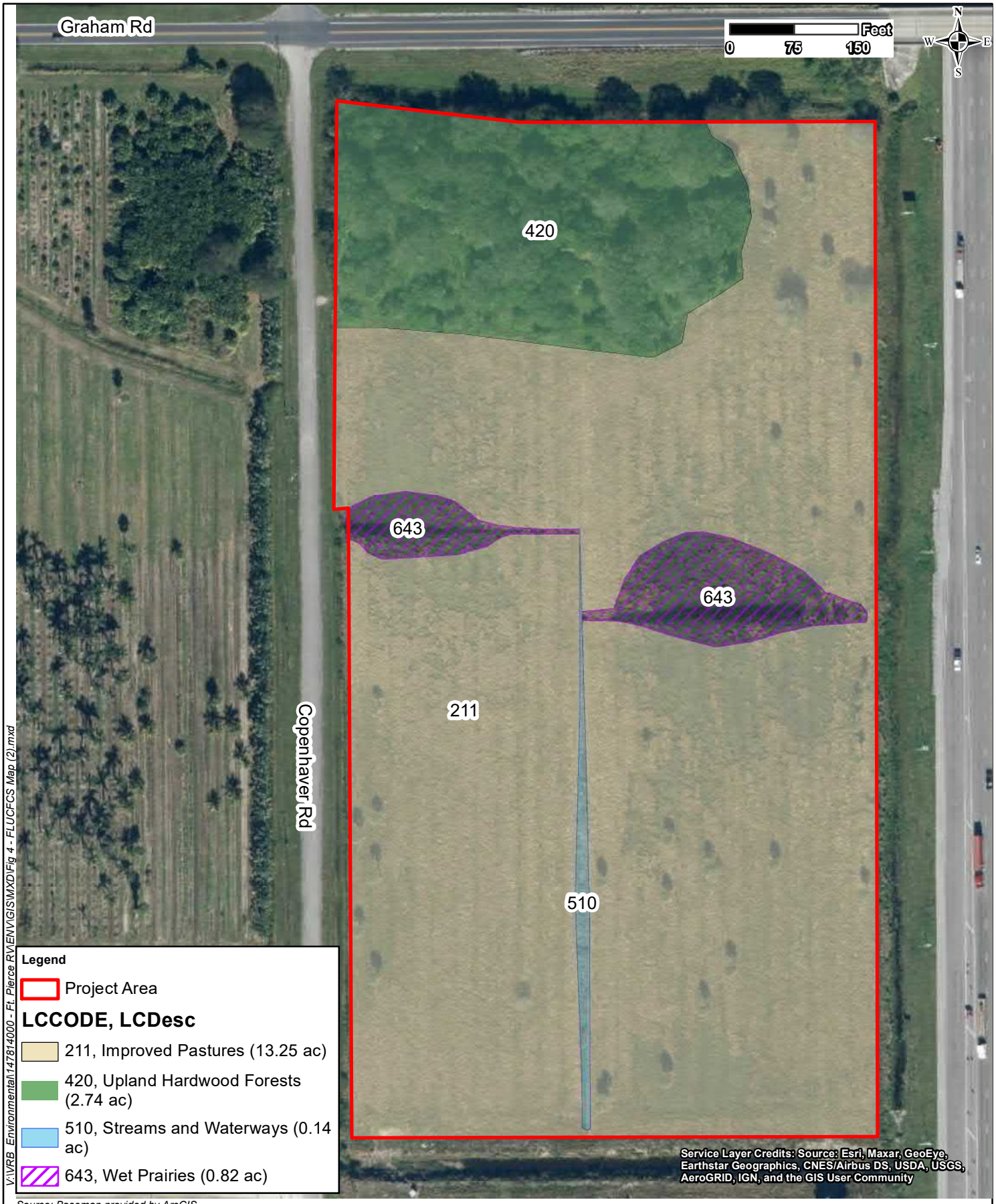
Habitat for the Florida scrub-jay, everglade snail kite, and grasshopper sparrow does not occur on-site, thus, no further coordination regarding these species is anticipated. Suitable habitat for the Audubon's crested caracara is present on-site, and the species is discussed further below.

USFWS Wood Stork Colonies – The project site is within the core foraging area (CFA) of two known wood stork colonies, North Fork St. Lucie River and Cypress Creek Bluefield Road. The CFA for an active wood stork colony is defined as a circular area within an 18.6-mile radius from the wood stork colony. Potential wood stork foraging habitat exists within the wetlands and surface water on-site. More on this is discussed below.

USFWS IPaC Data – The IPaC Trust Resources includes historical data in their reporting, which results in some species findings that do not reflect current on-site conditions. The following species are listed in the data and have suitable habitat within the project site: wood stork and Audubon's crested caracara. Species listed in the data that do not have suitable habitat on-site include: Everglade snail kite, Florida grasshopper sparrow, whooping crane, American alligator, hawksbill sea turtle, leatherback sea turtle, loggerhead sea turtle, Miami blue butterfly, Florida panther, and southeastern beach mouse. This dataset confirmed that the project site is not within any USFWS designated Critical Habitat (***Appendix A***).

Based on field reconnaissance and database reviews, a list of state and federally listed species potentially occurring on, or within the immediate vicinity of, the project site has been compiled. ***Table 2*** lists species that may occur and their likelihood of occurrence. Likelihood of occurrence is based on actual observation of the species, signs of the species (burrows, tracks, scat, etc.), observance of suitable habitat, or documented occurrences of the species within various databases.

Table 2						
Potential Listed Species Occurrence						
Common Name		Scientific Name	Federal Status	State Status	Comments	Likelihood of Occurrence
Birds	Wood Stork	*Mycteria americana*	T	FT	Observed On-site: No Observed in Proximity: No Habitat Present: Yes Habitat Type: Foraging	Moderate
	Audubon's Crested Caracara	*Polyborus plancus audubonii*	T	FT	Observed On-site: No Observed in Proximity: No Habitat Present: Yes Habitat Type: Nesting/foraging	Moderate
	Burrowing Owl	*Athene cunicularia*	NL	ST	Observed On-site: No Observed in Proximity: No Habitat Present: Marginal Habitat Type: Burrowing/foraging	Low
	Southeastern American Kestrel	*Falco sparverius paulus*	NL	ST	Observed On-site: No Observed in Proximity: No Habitat Present: Yes Habitat Type: Nesting/foraging	Moderate
	Florida Sandhill Crane	*Grus canadensis pratensis*	NL	ST	Observed On-site: No Observed in Proximity: No Habitat Present: Yes Habitat Type: Nesting/foraging	Moderate
Reptiles	Eastern Indigo Snake	*Drymarchon corais couperi*	T	FT	Observed On-site: No Observed in Proximity: No Habitat Present: Marginal Habitat Type: foraging	Low
	Gopher Tortoise	*Gopherus polyphemus*	C	ST	Observed On-site: No Observed in Proximity: No Habitat Present: Yes Habitat Type: Burrowing/foraging	Moderate
Federal Status: E = Endangered; T = Threatened; T(S/A) = Threatened due to Similarity of Appearance; C = Candidate Species; NL = Not Listed. State Status: FE- Federally Endangered; FT – Federally Threatened; FT(S/A) – Federally Threatened due to Similarity of Appearance; ST- State Threatened; SSC = Species of Special Concern. Note: Coordination is not required with FWC for Federally listed species.						



V:\VRB Environmental\147814000 - Ft. Pierce RV\ENV\GIS\MXD\Fig 4 - FLUCFCS Map (2).mxd

Source: Basemap provided by ArcGIS

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FLUCFCS Map

Ft. Pierce RV Natural Resource Assessment
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147814000	MARCH 2021	FIGURE 4

Based on the database review and field reconnaissance, the following species could occur on-site or require additional evaluation, survey, or permitting.

Eastern Indigo Snake

The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. The snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in hydric habitats. No individuals were observed during field reconnaissance; however, marginal habitat for the eastern indigo snake does exist on-site. Thus, per the Eastern Indigo Snake Effect Determination Key (August 13, 2013), if the USFWS *Standard Protection Measures for the Eastern Indigo Snake* (***Appendix B***) are implemented during construction, impacts to the Eastern indigo snake are not anticipated to occur, and no further action is anticipated.

Audubon's Crested Caracara

The Audubon's crested caracara inhabits wet prairies with cabbage palms and may also be found in wooded areas with saw palmetto, pastures and farmlands, cypress, and scrub oaks. During field reconnaissance, potential nesting and foraging habitat for the caracara was observed on-site. Thus, consultation with USFWS and a crested caracara survey is recommended to determine the presence or absence of a nest onsite. Surveys must adhere to the *USFWS Crested Caracara Draft Survey Protocol Additional Guidance (2016-2017 Breeding Season)* (***Appendix C***) and begin no later than January 10 and continue through April 30.

Wood Stork

The wood stork inhabits both fresh and saltwater habitats, such as fresh and saltwater marshes, tidal flats, wet prairies, cypress swamps, and drainage features. As part of the Effect Determination Key for the Wood Stork in South Florida, 18.6-mile core foraging area (CFA) buffers were established around known wood stork colonies. These buffers monitor proposed impacts to suitable foraging habitats (SFH) for the wood stork, which include shallow-water areas containing relatively open (<25% aquatic vegetation) water with a permanent or seasonal water depth between 2 and 15 inches. No wood storks were observed during field reconnaissance; however, the surface water and wetlands on-site

provides SFH for wood storks. Therefore, if impacts to the surface water or wetlands are anticipated, coordination regarding the wood stork will be required with the SFWMD and a wood stork foraging assessment may be required. Further discussion is provided in Section 4.3 below.

Burrowing Owl

The Florida burrowing owl is a small, ground-dwelling owl that is boldly spotted and bared with brown and white. They often dig their own burrow and line the entrance with decorative materials prior to laying eggs at the bottom of the burrow. They inhabit high, sparsely vegetated, sandy ground and can be found in ruderal areas such as pastures, airports, ball fields, and road rights-of-ways. Burrowing owl habitat on-site is marginal, and no individuals or burrows were observed. No further action is required regarding this species.

Southeast American Kestrel

The southeast American Kestrel's range is limited by nest and perch site availability, foraging habitat and food supply all near one another. Kestrels utilize a wide variety of habitats and nest in open pine habitats, woodland edges, prairies, and pastures throughout much of Florida. Nest sites are in tall dead trees or utility poles generally with an unobstructed view of surroundings. No kestrels were observed within the project site, however, habitat is present on-site. A kestrel survey for the Florida subspecies (*Falco sparverius paulus*) is recommended before development occurs, which will need to be conducted during non-migratory periods when the northern kestrel would not be present. That survey can be conducted between May – August.

Sandhill Crane

The Florida sandhill crane is listed as threatened by the FWC and inhabits prairies, freshwater marshes, and pasture lands. This crane is known to forage within agricultural areas like feed lots and crop fields, golf courses and other open lawns. Potential foraging habitat occurs on-site; however, nesting habitat was marginal on-site and no sandhill cranes were observed. If Florida sandhill cranes are not nesting on-site, no further action is required.

Gopher Tortoise

The gopher tortoise is a burrowing tortoise that inhabits upland habitats such as pine flatwoods, xeric oak hammocks, and open sandy pastures, but can also often occur in disturbed areas. A 15% gopher tortoise burrow survey was conducted, and no gopher tortoises or their burrows were observed. Potential habitat for the gopher tortoise does occur on-site, and thus a 100% gopher tortoise survey will need to be completed no more than 90 days prior to construction. Impacts to or within 25 feet of gopher tortoise burrows require a relocation permit from FWC. This permit authorizes gopher tortoises to be relocated by an authorized agent off the development property to a protected certified recipient area.

Listed Plant Species

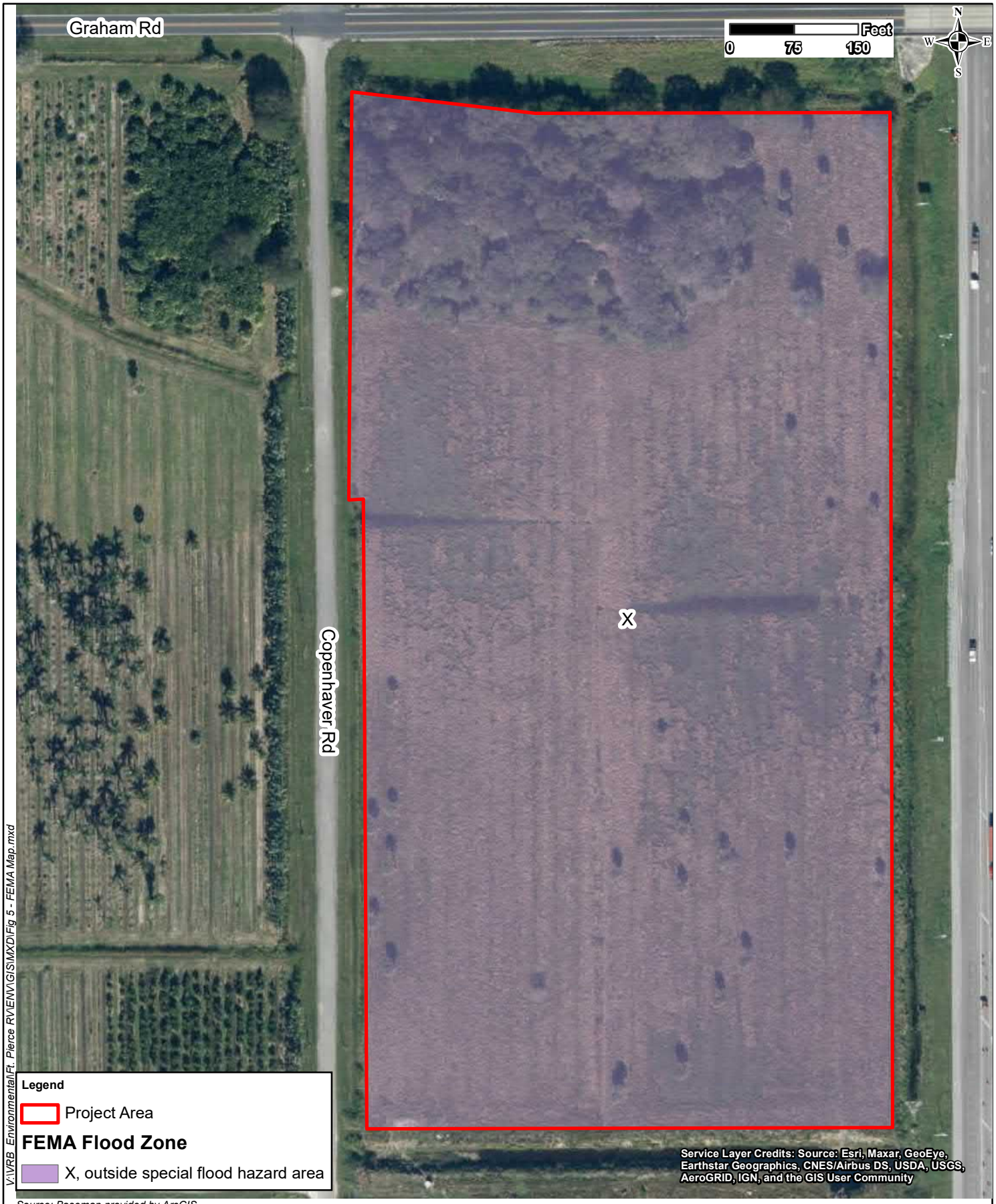
The Florida Department of Agriculture and Consumer Service's *Notes on Florida's Threatened and Endangered Plants*, and Richard Wunderlin's *Guide to Vascular Plants of Florida*, were consulted to assess habitat requirements for listed plant species. Although seven state-listed plants were noted by FNAI as possibly occurring in this area, none were observed during field reconnaissance. No further action is required regarding listed plant species.

3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES

Kimley-Horn requested an inquiry from the Department of State, State Historic Preservation Officer (SHPO) Division of Historical Resources Florida Master Site File (FMSF) regarding the presence of known historical or archaeological findings on the project site, or in the immediate vicinity (***Appendix D***). The FMSF lists two standing structures and one resource group within a 0.25-mile radius of the project area, however, none are within the project site, thus no historic or archaeological resources are anticipated to be impacted by development of the project site.

3.7 FLOODPLAIN INFORMATION

The FEMA FIRM panel [12061C0166E] indicates that the entirety of the project site is located within Flood Zone X – defined as areas determined to be outside of the special flood hazard area. A FEMA flood zone map is attached as ***Figure 5***. No required floodplain compensation is anticipated.



V:\IVRB Environmental\Ft. Pierce RV\ENV\GIS\MXD\Fig 5 - FEMA Map.mxd

Source: Basemap provided by ArcGIS

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FEMA Flood Zone Map

Ft. Pierce RV Natural Resource Assessment
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147814000	FEBRUARY 2021	FIGURE 5

4.0 REGULATORY REQUIREMENTS

4.1 LOCAL ENVIRONMENTAL ORDINANCES

Based on a review of the municipal codes and ordinances for St. Lucie County, existing permitting requirements and regulations of state and federal regulatory agencies must be followed and applied. Additionally, per the Land Development Code of St. Lucie County, vegetation removal activities of native species in unincorporated areas requires a Vegetation Removal Permit from the Public Works Director. A tree survey will be required to determine status of trees on-site.

The St. Lucie County Land Development Code also gives St. Lucie County regulatory authority over all wetlands, however this authority is carried out via coordination with state and federal agencies. Thus, a state or federal permit required for construction, dredging, filling, or alteration within jurisdictional wetlands will supersede the county permitting mechanism. Mitigation must demonstrate no net losses due to impacts of these areas. Additionally, a minimum 10-foot buffer zone of native upland transitional vegetation is required around any isolated wetlands preserved on development sites.

4.2 STATE REGULATORY REQUIREMENTS

Environmental Resource Permit

An Environmental Resource Permit (ERP) will be required for the project if impacts to the on-site surface water or wetlands are proposed. The ERP evaluates the project impacts to wetlands, surface waters, and stormwater management design including floodplain impacts. An ERP may also be required from the SFWMD if any stormwater improvements are proposed as part of this project. Drainage design and stormwater management is not discussed further in this report as the scope was limited to natural resources.

It should be noted that the FDEP has assumed administration of the Clean Water Act (CWA) Section 404 program. FDEP will process Section 404 permits within State-assumed Waters of the US (WOTUS) rather than the US Army Corps of Engineers (USACE). Based on a preliminary review, there do not appear to be WOTUS present on-site, and therefore, authorization under Section 404 should not be required.

Listed Species Permitting

The following state-listed species may potentially occur on-site:

- Gopher tortoise
- Southeastern American kestrel

Gopher Tortoise

Based on the presence of potential gopher tortoise habitat on-site, a 100% gopher tortoise burrow survey is required to be conducted within 90 days prior to construction commencement, and a gopher tortoise relocation permit will be required from FWC if any relocation is required.

Southeastern American kestrel

Based on the on-site habitat suitable for the southeastern American kestrel, a kestrel survey is recommended for the Florida subspecies prior to site development. This will need to be conducted between May and August.

4.3 FEDERAL REGULATORY REQUIREMENTS

Section 404 Dredge and Fill Permitting

Please refer to State Regulatory Requirements above. Based on a preliminary review, WOTUS do not appear to be present on-site, and therefore, authorization under Section 404 is not required. This project is not within 300 ft. of a USACE retained water, so permitting under Section 404 can be authorized under the DEP State 404 Program.

Federal Listed Species

The following federally listed species were observed or potentially occur on-site:

- Wood Stork
- Eastern indigo snake
- Audubon's crested caracara

Wood Stork

The proposed project occurs within the CFA of two wood stork colonies. Foraging habitat is present in the surface water through the central portion of the property. In accordance with USFWS's 2010 South Florida Programmatic Concurrence and Key, a wood stork foraging analysis may be required if impacts to SFH are proposed. Mitigation requirements will be based on this analysis.

Eastern Indigo Snake

Per the Eastern Indigo Snake Effect Determination Key (August 13, 2013), if the USFWS Standard Protection Measures for the Eastern Indigo Snake (***Appendix B***) are implemented during construction, impacts to the Eastern indigo snake are not anticipated to occur, and no further action is anticipated to be required.

Audubon's Crested Caracara

Potential caracara habitat exists on-site. Therefore, consultation with USFWS and a crested caracara survey is recommendedto determine the presence or absence of a nest on-site. Surveys must adhere to the USFWS Crested Caracara Draft Survey Protocol Additional Guidance (2016-2017 Breeding Season) and begin no later than January 10 and continue through April 30.

5.0 SUMMARY AND RECOMMENDATIONS

- A tree survey and Vegetation Removal Permit from St. Lucie County may be required for tree removal prior to development.
- An ERP from SFWMD will be required to authorize stormwater improvements and any wetland or surface water impacts as part of site development. Based on the FMSF, there were no historic or archaeological resources within the study area.
- The site does not appear to contain jurisdictional WOTUS, so authorization under Section 404 will not be required through a State 404 Program permit.
- The following state and federally listed species were observed or potentially occur on-site: Audubon's crested caracara, wood stork, gopher tortoise, Southeastern American kestrel, and Eastern indigo snake. Additional surveys and permits may be required for the crested caracara, gopher tortoise, kestrel, and wood stork. Implementation of the Standard Protection Measures is recommended for the eastern indigo snake.

- The project site is not within a FEMA designated floodplain, and additional engineering analysis regarding the floodplain is not anticipated. This topic will be evaluated during civil engineering design and permitting with the SFWMD.

APPENDIX A
FNAI BIODIVERSITY MATRIX
IPAC SPECIES LIST

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

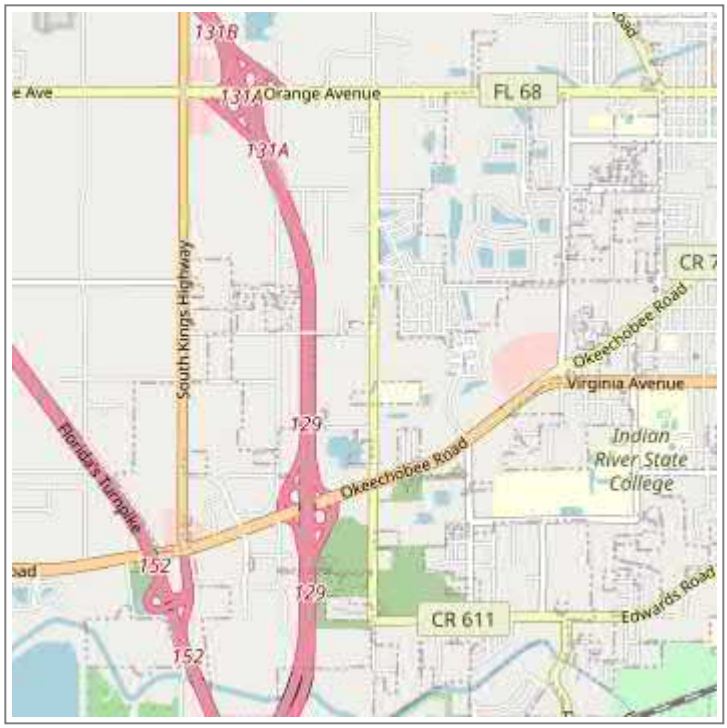
UNOFFICIAL REPORT

Created 3/15/2021

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 65769



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 65769

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	LT	FT

Matrix Unit ID: 65769

13 **Potential** Elements for Matrix Unit 65769

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing

Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC
Coelorachis tuberculosa Piedmont Jointgrass	G3	S3	N	T
Conradina grandiflora Large-flowered Rosemary	G3	S3	N	T
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Eudocimus albus White Ibis	G5	S4	N	SSC
Glandularia maritima Coastal Vervain	G3	S3	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua Nodding Pinweed	G3	S3	N	T
Linum carteri var. smallii Small's Flax	G2T2	S2	N	E
Nemastylis floridana Celestial Lily	G2	S2	N	E
Pteroglossaspis ecristata Giant Orchid	G2G3	S2	N	T
Sceloporus woodi Florida Scrub Lizard	G2G3	S2S3	N	N
Sciurus niger shermani Sherman's Fox Squirrel	G5T3	S3	N	SSC

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
South Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
Phone: (772) 562-3909 Fax: (772) 562-4288
http://fws.gov/verobeach

In Reply Refer To: March 18, 2021
Consultation Code: 04EF2000-2021-SLI-0510
Event Code: 04EF2000-2021-E-01258
Project Name: Ft. Pierce RV

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

South Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
(772) 562-3909

Project Summary

Consultation Code: 04EF2000-2021-SLI-0510
Event Code: 04EF2000-2021-E-01258
Project Name: Ft. Pierce RV
Project Type: DEVELOPMENT
Project Description: NRA
Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@27.42731565,-80.38981320093714,14z



Counties: St. Lucie County, Florida

Endangered Species Act Species

There is a total of 16 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Florida Panther *Puma (=Felis) concolor coryi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) *Puma (=Felis) concolor (all subsp. except coryi)* Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)
Southeastern Beach Mouse *Peromyscus polionotus niveiventris* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3951	Threatened

Birds

NAME	STATUS
Audubon's Crested Caracara *Polyborus plancus audubonii* Population: FL pop. No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8250	Threatened
Everglade Snail Kite *Rostrhamus sociabilis plumbeus* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/7713	Endangered
Florida Grasshopper Sparrow *Ammodramus savannarum floridanus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/32	Endangered
Whooping Crane *Grus americana* Population: U.S.A. (CO, ID, FL, NM, UT, and the western half of Wyoming) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential
Wood Stork *Mycteria americana* Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
American Alligator *Alligator mississippiensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776	Similarity of Appearance (Threatened)
Hawksbill Sea Turtle *Eretmochelys imbricata* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle *Dermochelys coriacea* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle *Caretta caretta* Population: Northwest Atlantic Ocean DPS There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

Insects

NAME	STATUS
Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/3797

Flowering Plants

NAME	STATUS
Fragrant Prickly-apple *Cereus eriophorus var. fragrans*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/982

Lakela's Mint *Dicerandra immaculata*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/6390

Tiny Polygala *Polygala smallii*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/996

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

APPENDIX B

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

United States Department of the Interior

FISH AND WILDLIFE SERVICE
South Florida Ecological Services Office
1339 20th Street
Vero Beach, Florida 32960

August 1, 2017

Donnie Kinard
U.S. Army Corps of Engineers
Post Office Box 4970
Jacksonville, Florida 32232-0019

Subject: Consultation Key for the Eastern Indigo Snake – Revised

Dear Mr. Kinard:

This letter revises and replaces the January 25, 2010, and August 13, 2013, letters to the U.S. Army Corps of Engineers (Corps) regarding the use of the eastern indigo snake programmatic effect determination key (Key) for projects occurring within the South Florida Ecological Service's Office (SFESO) jurisdiction. This revision supersedes all prior versions of the Key in the SFESO area. The purpose of this revision is to clarify portions of the previous keys based on questions we have been asked, specifically related to habitat and refugia used by eastern indigo snakes (*Drymarchon corais couperi*), in the southern portion of their range and within the jurisdiction of the SFESO. This Key is provided pursuant to the Service's authorities under the Endangered Species Act of 1973, as amended (Act) (87 Stat. 884; 16 U.S.C.1531 *et seq.*). This Key revision has been assigned Service Consultation Code: 41420-2009-I-0467-R001.

The purpose of this Key is to assist the Corps (or other Federal action agency) in making appropriate effects determinations for the eastern indigo snake under section 7 of the Act, and streamline informal consultation with the SFESO for the eastern indigo snake when the proposed action can be walked through the Key. The Key is a tool available to the Corps (or other Federal action agency) for the purposes of expediting section 7 consultations. There is no requirement to use the Key. There will be cases when the use of the Key is not appropriate. These include, but are not limited to: where project specific information is outside of the scope of the Key or instances where there is new biological information about the species. In these cases, we recommend the Corps (or other Federal action agency) initiates traditional consultation pursuant to section 7 of the Act, and identify that consultation is being requested outside of the Key.

This Key uses project size and home ranges of eastern indigo snakes as the basis for making determinations of "may affect, but is not likely to adversely affect" (NLAA) and "may affect. and is likely to adversely affect" (may affect). Suitable habitat for the eastern indigo snake consists of a mosaic of habitats types, most of which occur throughout South Florida. Information on home ranges for individuals is not available in specific habitats in South Florida. Therefore, the SFESO uses the information from a 26-year study conducted by Layne and Steiner (1996) at Archbold Biological Station, Lake Placid, Florida, as the best available

information. Layne and Steiner (1996) determined the average home range size for a female eastern indigo snake was 46 acres and 184 acres for a male.

Projects that would remove/destroy less than 25 acres of eastern indigo snake habitat are expected to result in the loss of a portion of an eastern indigo snakes home range that would not impair the ability of the individual to feed, breed, and shelter. Therefore, the Service finds that take would not be reasonably certain to occur due to habitat loss. However, these projects have the potential to injure or kill an eastern indigo snake if the individual is crushed by equipment during site preparation or other project aspects. The Service's *Standard Protection Measures for the Eastern Indigo Snake* (Service 2013 or most current version) and the excavation of underground refugia (where a snake could be buried, trapped and/or injured), when implemented, are designed to avoid these forms of take. Consequently, projects less than 25 acres that include the Service's *Standard Protection Measures for the Eastern Indigo Snake* (Service 2013 or most current version) and a commitment to excavate underground refugia as part of the proposed action would be expected to avoid take and thus, may affect, but are not likely to adversely affect the species.

If a proposed project would impact less than 25 acres of vegetated eastern indigo snake habitat (not urban/ human-altered) completely surrounded by urban development, and an eastern indigo snake has been observed on site, the Key should not be used. The Service recommends formal consultation for this situation because of the expected increased value of the vegetated habitat within the individual's home range.

Projects that would remove 25 acres or more of eastern indigo snake habitat could remove more than half of a female eastern indigo snakes home range. This loss of habitat within a home range would be expected to significantly impair the ability of that individual to feed, breed, and shelter. Therefore, the Service finds take through habitat loss would be reasonably certain to occur and formal consultation is appropriate. Furthermore, these projects have the potential to injure or kill an eastern indigo snake if the individual is crushed by equipment during site preparation or other project aspects. The Service's *Standard Protection Measures* for the *Eastern Indigo Snake* (Service 2013 or most current version) and the excavation of underground refugia (where a snake could be buried, trapped and/or injured), when implemented, are designed to avoid these forms of take.

Eastern indigo snakes use a variety of habitat and are difficult to detect. Therefore, site specific information on the land use, observations of eastern indigo snakes within the vicinity, as well as other factors, as appropriate, will all be considered by the Service when making a final recommendation on the appropriate effects determination and whether it is appropriate to conclude consultation with the Corps (or other Federal action agency) formally or informally for projects that will impact 25 acres or more of habitat. Accordingly, when the use of the Key results in a determination of "may affect," the Corps (or other Federal action agency) is advised that consultation may be concluded informally or formally, depending on the project specific effects to eastern indigo snakes. Technical assistance from the Service can assist you in making a determination prior to submitting a request for consultation. In circumstances where the Corps (or other Federal action agency) desires to proceed with a consultation request prior to receiving

additional technical assistance from the Service, we recommend the agency documents the biological rationale for their determination and proceed with a request accordingly.

If the use of the Key results in a determination of "no effect," no further consultation is necessary with the SFESO. If the use of the Key results in a determination of "NLAA," the SFESO concurs with this determination based on the rationale provide above, and no further consultation is necessary for the effects of the proposed action on the eastern indigo snake. For "no effect" or "NLAA" determinations, the Service recommends that the Corps (or other Federal action agency) documents the pathway used to reach your no effect or NLAA determination in the project record and proceed with other species analysis as warranted.

Eastern Indigo Snake Programmatic Effect Determination Key
Revised July 2017
South Florida Ecological Service Office

Scope of the Key

This Key should be used only in the review of permit applications for effects determinations for the eastern indigo snake (*Drymarchon corais couperi*) within the South Florida Ecological Service's Office (SFESO) area (Broward, Charlotte, Collier, De Soto, Glades, Hardee, Hendry, Highlands, Lee, Indian River, Martin, Miami-Dade, Monroe, Okeechobee, Osceola, Palm Beach, Polk, Sarasota, and St. Lucie Counties). There is no designated critical habitat for the eastern indigo snake.

This Key is subject to revision as the Corps (or other Federal action agency) and Service deem necessary and in particular whenever there is new information on eastern indigo snake biology and effects of proposed projects.

The Key is a tool available to the Corps (or other Federal action agency) for the purposes of expediting section 7 consultations. There is no requirement to use the Key. There will be cases when the use of the Key is not appropriate. These include, but are not limited to: where project specific information is outside of the scope of the Key or instances where there is new biological information about the species. In these cases, we recommend the Corps (or other Federal action agency) initiates traditional consultation pursuant to section 7 of the Act, and identify that consultation is being requested outside of the Key.

Habitat

Habitat use varies seasonally between upland and wetland areas, especially in the more northern parts of the species' range. In southern parts of their range eastern indigo snakes are habitat generalists which use most available habitat types. Movements between habitat types in northern areas of their range may relate to the need for thermal refugia (protection from cold and/or heat).

In northern areas of their range eastern indigo snakes prefer an interspersion of tortoise-inhabited sandhills and wetlands (Landers and Speake 1980). In these northern regions eastern indigo

snakes most often use forested areas rich with gopher tortoise burrows, hollowed root channels, hollow logs, or the burrows of rodents, armadillos, or land crabs as thermal refugia during cooler seasons (Lawler 1977; Moler 1985a; Layne and Steiner 1996). The eastern indigo snake in the northern region is typically classified as a longleaf pine savanna specialist because here, in the northern four-fifths of its range, the eastern indigo snake is typically only found in vicinity of xeric longleaf pine–turkey oak sandhills inhabited by the gopher tortoise (Means 2006).

In the milder climates of central and southern Florida, comprising the remaining one fifth of its range, thermal refugia such as those provided by gopher tortoise burrows may not be as critical to survival of indigo snakes. Consequently, eastern indigo snakes in these regions use a more diverse assemblage of habitats such as pine flatwoods, scrubby flatwoods, floodplain edges, sand ridges, dry glades, tropical hammocks, edges of freshwater marshes, muckland fields, coastal dunes, and xeric sandhill communities; with highest population concentrations of eastern indigo snakes occurring in the sandhill and pineland regions of northern and central Florida (Service 1999). Eastern indigo snakes have also been found on agricultural lands with close proximity to wetlands (Zeigler 2006).

In south Florida, agricultural sites (*e.g.*, sugar cane fields and citrus groves) are occupied by eastern indigo snakes. The use of sugarcane fields by eastern indigo snakes was first documented by Layne and Steiner in 1996. In these areas there is typically an abundance of wetland and upland ecotones (due to the presence of many ditches and canals), which support a diverse prey base for foraging. In fact, some speculate agricultural areas may actually have a higher density of eastern indigo snakes than natural communities due to the increased availability of prey. Gopher tortoise burrows are absent at these locations but there is an abundance of both natural and artificial refugia. Enge and Endries (2009) reporting on the status of the eastern indigo snake included sugarcane fields and citrus groves in a Global Information Systems (GIS)-base map of potential eastern indigo snake habitat. Numerous sightings of eastern indigo snakes within sugarcane fields have been reported within south Florida (Florida Fish and Wildlife Conservation Commission Indigo Snake Database [Enge 2017]). A recent study associated with the Comprehensive Everglades Restoration Plan (CERP) (A-1 FEB Project formerly A-1 Reservoir; Service code: 41420-2006-F-0477) documented eastern indigo snakes within sugarcane fields. The snakes used artificial habitats such as piles of limerock, construction debris, and pump stations. Recent studies also associated with the CERP at the C-44 Project (Service code: 41420-2009-FA-0314), and C-43 Project (Service code: 41420-2007-F-0589) documented eastern indigo snakes within citrus groves. The snakes used artificial habitats such as boards, sheets of tin, construction debris, pipes, drain pipes in abandoned buildings and septic tanks.

In extreme south Florida (*i.e.*, the Everglades and Florida Keys), eastern indigo snakes also utilize tropical hardwood hammocks, pine rocklands, freshwater marshes, abandoned agricultural land, coastal prairie, mangrove swamps, and human-altered habitats. Though eastern indigo snakes have been found in all available habitats of south Florida it is thought they prefer hammocks and pine forests since most observations occur there and use of these areas is disproportionate compared to the relatively small total area of these habitats (Steiner *et al.* 1983).

Even though thermal stress may not be a limiting factor throughout the year in south Florida, eastern indigo snakes still seek and use underground refugia. On the sandy central ridge of central Florida, eastern indigo snakes use gopher tortoise burrows more (62 percent) than other underground refugia (Layne and Steiner 1996). Other underground refugia used include armadillo (*Dasypus novemcinctus*) burrows near citrus groves, cotton rat (*Sigmodon hispidus*) burrows, and land crab (*Cardisoma guanhumi*) burrows in coastal areas (Layne and Steiner 1996; Wilson and Porras 1983). Natural ground holes, hollows at the base of trees or shrubs, ground litter, trash piles, and crevices of rock-lined ditch walls are also used (Layne and Steiner 1996). These refugia are used most frequently where tortoise burrows are not available, principally in low-lying areas off the central and coastal ridges.

Minimization Measures

The Service developed protection measures for the eastern indigo snake "Standard Protection Measures for the Eastern Indigo Snake" (Service 2013) located at: https://www.fws.gov/verobeach/ReptilesPDFs/20130812_EIS%20Standard%20Protection%20Measures_final.pdf. These protections measures (or the most updated version) are considered a minimization measure for projects proposed within eastern indigo snake habitat.

Determinations

If the use of this Key results in a determination of "**no effect**," no further consultation is necessary with the SFESO.

If the use of this Key results in a determination of "**NLAA**," the SFESO concurs with this determination and no further consultation is necessary for the effects of the proposed action on the eastern indigo snake.

For no effect or NLAA determinations, the Corps (or other Federal action agency) should make a note in the project file indicating the pathway used to reach your no effect or NLAA determination.

If a proposed project would impact less than 25 acres of vegetated eastern indigo snake habitat (not urban/ human-altered) completely surrounded by urban development, and an eastern indigo snake has been observed on site, the subsequent Key should not be used. The Service recommends formal consultation for this situation because of the expected increased value of the vegetated habitat within the individual's home range.

If the use of this Key results in a determination of "**may affect**," consultation may be concluded informally or formally depending on project effects to eastern indigo snakes. Technical assistance from the Service can assist you in making a determination prior to submitting a request for consultation. In circumstances where the Corps desires to proceed with a consultation request prior to receiving additional technical assistance from the Service, we recommend the Corps document the biological rationale for their determination and proceed with a request accordingly.

A. Project is not located in open water or salt marsh.....go to B

Project is located solely in open water or salt marsh.....**no effect**

B. Permit will be conditioned for use of the Service's most current guidance for Standard Protection Measures For The Eastern Indigo Snake (currently 2013) during site preparation and project construction.....go to C

Permit will not be conditioned as above for the eastern indigo snake, or it is not known whether an applicant intends to use these measures and consultation with the Service is requested.....**may affect**

C. The project will impact less than 25 acres of eastern indigo snake habitat (*e.g.*, sandhill, scrub, pine flatwoods, pine rocklands, scrubby flatwoods, high pine, dry prairie, coastal prairie, mangrove swamps, tropical hardwood hammocks, hydric hammocks, edges of freshwater marshes, agricultural fields [including sugar cane fields and active, inactive, or abandoned citrus groves], and coastal dunes).....go to D

The project will impact 25 acres or more of eastern indigo snake habitat (*e.g.*, sandhill, scrub, pine flatwoods, pine rocklands, scrubby flatwoods, high pine, dry prairie, coastal prairie, mangrove swamps, tropical hardwood hammocks, hydric hammocks, edges of freshwater marshes, agricultural fields [including sugar cane fields and active, inactive, or abandoned citrus groves], and coastal dunes).....**may affect**

D. The project has no known holes, cavities, active or inactive gopher tortoise burrows, or other underground refugia where a snake could be buried, trapped and/or injured during project activities.....**NLAA**

The project has known holes, cavities, active or inactive gopher tortoise burrows, or other underground refugia where a snake could be buried, trapped and /or injured.....go to E

E. Any permit will be conditioned such that all gopher tortoise burrows, active or inactive, will be excavated prior to site manipulation in the vicinity of the burrow[1]. If an eastern indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity. Any permit will also be conditioned such that holes, cavities, and snake refugia other than gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an eastern indigo snake, no work will commence until the snake has vacated the vicinity of proposed work.....**NLAA**[2]

Permit will not be conditioned as outlined above.....**may affect**

End Key

---

[1] If excavating potentially occupied burrows, active or inactive, individuals must first obtain state authorization via a Florida Fish and Wildlife Conservation Commission Authorized Gopher Tortoise Agent permit. The excavation method selected should also minimize the potential for injury of an indigo snake. Applicants should follow the excavation guidance provided within the most current Gopher Tortoise Permitting Guidelines found at http://myfwc.com/gophertortoise.

[2] Please note, if the proposed project will impact less than 25 acres of vegetated eastern indigo snake habitat (not urban/ human-altered) completely surrounded by urban development, and an eastern indigo snake has been observed on site, NLAA is not the appropriate conclusion. The Service recommends formal consultation for this situation because of the expected increased value of the vegetated habitat within the individual's home range

Working with the Fish and Wildlife Foundation of Florida, the Service has established a fund to support conservation and recovery for the eastern indigo snake. Any project that has the potential to affect the eastern indigo snake and/or its habitat is encouraged to make a voluntary contribution to this fund. If you would like additional information about how to make a contribution and how these monies are used to support eastern indigo snake recovery please contact Ashleigh Blackford, Connie Cassler, or José Rivera at 772-562-3559.

This revised Key is effective immediately upon receipt by the Corps. Should circumstances change or new information become available regarding the eastern indigo snake and/or implementation of the Key, the determinations herein may be reconsidered and this Key further revised or amended.

Thank you for your continued cooperation in the effort to conserve fish and wildlife resources. If you have any questions or comments regarding this Key, please contact the SFESO at 772-562-3909.

Sincerely,

Roxanna Hinzman
Field Supervisor
South Florida Ecological Services

Cc:
Corps, Jacksonville, Florida (Dale Beter, Muriel Blaisdell, Ingrid Gilbert, Angela Ryan, Irene Sadowski, Victoria White, Alisa Zarbo)
Service, Athens, Georgia (Michelle Elmore)
Service, Jacksonville, Florida (Annie Dziergowski)
Service, Panama City, Florida (Sean Blomquist)

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STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE
U.S. Fish and Wildlife Service
August 12, 2013

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or "approval" from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11" x 17" or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands

and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A <u>LIVE</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A <u>DEAD</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.

2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5" x 11" paper and then properly folded, is attached). Photos of eastern indigo snakes may be accessed on USFWS and/or FWC websites.

3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).

2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.

3. Periodically during construction activities, the applicant's designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.

APPENDIX C

USFWS CRESTED CARACARA DRAFT SURVEY PROTOCOL ADDITIONAL GUIDANCE

USFWS Crested Caracara Draft Survey Protocol – Additional Guidance (2016-2017 Breeding Season)

The northern crested caracara (*Caracara cheriway*) is a resident, diurnal, and non-migratory raptor that occurs primarily in Florida, Texas, Arizona, Cuba, Mexico, Central America, and the northern portions of South America (Morrison and Dwyer 2012). Only the Florida population, which is isolated from the remainder of the species, is listed as threatened under the Endangered Species Act.

In order to avoid the potential for unauthorized take, future project sites within the caracara consultation area (Figure 1) containing habitats (same or similar) as described below should undergo a formal caracara survey to determine site utilization by caracaras. The intent of caracara surveys is three-fold: (1) to determine the location(s) of active caracara nest(s) that could be adversely affected by the proposed project; (2) to determine the presence and use of the project area by breeding and non-breeding caracaras, including the approximate boundaries of breeding territories, if possible; and (3) to determine the fate and productivity of any caracara nest found.

We recommend coordinating with the U.S. Fish and Wildlife Service (Service) prior to conducting surveys, including submittal of a proposed survey plan and list of observers which follows the guidance below. Following the guidance will ensure that the surveys are timed during the period of greatest detection to document caracaras within or adjacent to the proposed project. The Service has caracara observation and nest location data as well as designated caracara congregation areas that may be of use for planning surveys. For project consultations under the Endangered Species Act, surveys must follow this protocol and must be no older than the previous caracara nesting season (January – April) in order to be considered valid. In the event that construction or vegetation clearing activity will occur more than one year after permitting is completed, contact the Service to discuss the need for follow-up surveys.

Foraging and Nesting Habitat

The Florida caracara population commonly occurs on dry or wet prairies with scattered cabbage palms (*Sabal palmetto*). It may also be found in lightly wooded areas. Scattered saw palmetto (*Serenoa repens*), scrub oaks (*Quercus geminata, Q. minima, Q. pumila*), and cypress (*Taxodium* spp.) may also be present. Widespread changes in land use may have caused a change in habitat use in this species. Morrison and Humphrey (2001) found a strong association of caracara home ranges with improved pasture. The presence of seasonal wetlands, which may serve as foraging habitat, is an important factor in the attractiveness of these pastures to caracaras (Service 1999). Therefore, today we recognize caracara foraging habitat (and nesting territories) as those areas with short herbaceous vegetation. This includes native wet and dry prairies, but also improved, unimproved, and woodland pastures, sod farms, row crops, levees, and rangeland. Juvenile caracaras may also use citrus and tree farms.

The primary nesting substrate is cabbage palm, although there have been rare reports of nesting in slash pine (pers. obs.), cypress, oak, red cedar (Morrison 2007), Australian pine

(*Casuarina* sp.), saw palmetto, and black gum (*Nyssa sylvatica*), and even more atypical locations such as an electrical substation, radio tower, and billboard (Dwyer and DallaRosa 2015).

Survey Design and Planning

The protective area for a caracara nest is a radius of about 1,500 meters (m) (4,920 feet) from the nest. Therefore, the survey area should include the project area and a 1,500-m buffer zone around the perimeter of the project area (including access roads) to account for off-site nest trees in territories that might overlap onto the project area. A recent aerial photograph depicting the project boundary and buffer zone should be used to identify all areas of suitable habitat and to preliminarily map observation blocks. An observation block is defined as an area easily observable from one vantage point. Enough observation blocks must be identified to cover all suitable habitats within the project boundary and 1,500-m buffer. Surveyors should try to obtain legal access to non-project property within the survey area where suitable habitat exists; these efforts should be documented (e.g., copy of letter, email, etc.). If permission cannot be obtained, contact the Service for additional guidance prior to initiating surveys.

Prior to the first survey, a site visit should be conducted to confirm suitable habitat and the location of observation blocks. Based on this site assessment (*e.g.*, presence of visual obstructions), observation blocks may need to be revised. During the site visit, also identify observer survey stations (at least one per observation block). Survey stations should be located to allow full, unobstructed view of the observation block – strategic points are those where caracaras are more likely to be seen going to and from potential nesting or foraging sites. Based on the site assessment, update the aerial photo to show suitable habitat, and labeled observation blocks and their respective survey stations. The location of survey stations may be adjusted if needed based on initial survey results in order to obtain a different/better view of caracara activity. Any adjustments to the survey design should be documented via revised maps.

Observer Qualifications

Information from a recent study (Dwyer *et al.* 2012) suggested that the probability that a visit or series of visits (*i.e.*, a survey) would lead to the discovery of an existing caracara nest increases with an experienced observer. Due to their cryptic nest site locations and unorthodox method of foraging (walking on the ground), successful nest site surveys require a specific skillset acquired by conducting numerous surveys under the supervision of an experienced caracara surveyor. In addition, caracaras can be hard to find and identify at long distances, especially under low-light conditions. Caracaras may also be wary of humans and will change their behavior in the presence of people, which can make locating nests extremely difficult for less experienced observers. Due to these factors, surveys must be conducted by a qualified biologist having at least two years of experience conducting bird surveys and at least 40 hours of caracara survey experience (i.e., equivalent to one survey season) under the supervision of an experienced caracara surveyor. If an observer does not meet these minimum qualifications,

the observer should be accompanied by a qualified observer who will serve as the primary observer. Even in cases of qualified observers, and where staff resources allow it, having two observers at the same station can increase the probability of finding a nest.

Conducting Foraging and Nesting Surveys

The highest probability of success in finding caracara nests is during the period of January through March. This period covers the time when adult caracaras are foraging to feed nestlings and therefore, become more visible to observers. As such, surveys must start no later than January 10 and continue through April 30 to provide adequate data to conclude whether or not the site contains an active caracara nest and/or foraging habitat. If the survey starts after January 10, and no nest are found, the survey may not be considered valid by the Service. Surveys considered invalid should be repeated the following nesting season using the latest Service protocol to ensure that early nesting birds were not missed. Surveys should not be conducted in November or December without additional coordination with the Service to avoid disturbing nesting caracaras during nest initiation or incubation, when they are more prone to disturbance.

A complete survey of the project area consists of one survey session every two weeks of each observation block within the project area and the 1,500-m buffer from early January (i.e., Jan 1 - 10) through April 30 (unless a nest is found within the observation block prior to April 30; in that event, begin Productivity Surveys as described below). A survey session is defined as a single survey within an identified observation block initiated at least 15 minutes prior to sunrise and lasting 3 hours (Dwyer et al. 2012). The entire 3-hour survey session must be spent viewing the one observation block – observers cannot rotate between stations, cruise roads, or leave the observation block unless following a flying caracara. If the survey area is large or includes obstructed views, and multiple observation blocks are required, then multiple observers (preferred) or additional survey sessions will be needed to complete the survey of the entire project area. Afternoon or evening surveys are optional, but cannot be substituted for early morning surveys (in the event of not finding a nest). More frequent morning surveys (i.e., more than one during any two-week period) of an observation block are also optional, and can increase the probability of finding a nest, but cannot replace the subsequent “once per two-week surveys” through April 30 (in the event of not finding a nest).

Surveys should be conducted from inside a vehicle (best option is a truck or similar vehicle to maximize height and minimize view obstructions) or an appropriate wildlife blind using high-power binoculars. This minimizes caracara disturbance and behavior alteration, and increases the probability of finding nest locations. Depending on the distance being surveyed, or the proximity of the caracara/nest being observed, it may also be acceptable for the observer to be adjacent to the vehicle if that affords better viewing. A spotting scope is essential when documenting behavior of caracaras and confirming nest tree locations that are far away. If this cannot be accomplished (e.g., due to visibility or vehicle access restrictions), the Service should be contacted to provide site-specific guidance.

Weather conditions must be adequate to clearly view the whole area. Surveys should not be conducted when it is rainy or foggy (Dwyer *et al*. 2012). Wind speed should be less than 12 miles per hour (19 kilometers per hour; Beaufort Number 3). Weather conditions and other important information must be recorded on field data sheets as itemized below (see Reporting).

During the survey, from a stationary position, search for caracara activity, including birds perched in trees or on sentinel posts, flying along roads or levees, or carrying nesting material or food. Watch for other birds, such as American crows (*Corvus brachyrhynchos*), red-tailed hawks (*Buteo jamaicensis*), red-shouldered hawks (*Buteo lineatus*), bald eagles (*Haliaeetus leucocephalus*), and turkey vultures (*Cathertes aura*), that might elicit an aggressive response from caracaras. Nesting caracaras will often chase potential predators away from the nest, thus revealing their presence. Also, vultures can indicate the presence of carrion that may attract caracaras. If the observer is near or on a road, pay attention to road-killed animals that may serve as forage for caracaras. If in a pasture, look for cow or calf carcasses on which caracaras may forage.

If a caracara is sighted, document its activity (*i.e.*, foraging, roosting, preening, territorial behavior, etc.) and location on an aerial map. If a caracara is in flight, document on the aerial map the direction the bird came from, the direction it is flying in, and if it is carrying nesting material or food. Make all reasonable efforts to track the bird to a potential nest location. If a potential nest tree is detected, then the observer can reposition to improve observation of the bird's behavior. All observer locations during a survey should be marked on the aerial. All caracara observations must be recorded on the field data sheets, including time of observation, number of birds, plumage (adult/juvenile), activity/behavior (*e.g.*, perching, foraging, feeding, preening, courtship or territorial display, etc.), and nest stage (building, incubating, nestlings, fledglings), if applicable. Corresponding caracara locations and flight paths must be marked and labeled on the aerial map. Also mark any potential or confirmed nest tree locations on the aerial photo, with GPS coordinates of the observation site and an estimate of the direction and distance of the nest from the observation point (a rangefinder may help to measure distance). Do not try to approach the nest as this may cause the caracara to abandon their nesting attempt. It may be possible to use a compass bearing from two different locations to triangulate the location of a nest tree that may be too far away and not near recognizable landmarks.

Survey sessions of each observation block must be repeated at two week intervals. Once a nest tree location is confirmed, report the location to the Service and transition to Productivity Surveys. In addition to location of nest trees, the survey data described above can be used to understand the use of the survey area (*e.g.*, as foraging or roosting habitat) by both breeding and non-breeding caracaras. Non-breeding caracaras can include both juveniles and adults. Detailed survey data are also useful in approximating boundaries of breeding territories, which is typically important to identifying the number of territories that may be impacted by a proposed project and the anticipated effect that proposed activities may have on a breeding

caracara pair. This is especially true for projects which are large in size or include habitat conversion. For more details on caracaras, see Service (1999) and Morrison and Dwyer (2012).

Conducting Productivity Surveys

Once a nest tree is confirmed or highly suspected, begin productivity surveys. These surveys involve the same repeated, two-week visits, but the surveyor need only observe the nest for the amount of time necessary to determine nest status (*i.e.,* incubating, nestlings, fledglings, or failed) and may survey the nest tree at any time during the day (assuming the weather conditions are appropriate). This will likely require much less effort per day than nest surveys. Many times, a spotting scope can be more useful than binoculars in observing activity in the nest that will indicate the nest status. As nesting progresses, the nestlings will become more active and easier to observe. Record the bird activity and number of nestlings. Record the fledging date and number of fledglings. From the fledging date, and previous observations, estimate the egg-laying date. If the nest appears to fail, continue surveying the nest tree area until April 30 as re-nesting may occur. If nests are deemed active on April 30, continue surveying those nest trees until they are either successful or have failed.

Reporting

An example field data sheet is provided at the end of this document, but observers may use their own data sheet format as long as the required information is collected. Requirements for final reports are as follows:

1. Map of field-verified habitat types within the project area and 1,500-m buffer;
2. Copies of marked aerial photo(s) showing all suitable habitat, with labeled observation blocks and their respective survey stations (including any alternate station locations used);
3. For each survey station, copies of any photos taken that document the field of view, nest tree or caracaras;
4. Documentation of efforts to contact adjacent landowners, and copies of access agreements, if applicable;
5. A summary table with the following information for each observer: name, hours of experience conducting caracara surveys (as of January 1), approximate number of caracara nests previously found, and whether the observer served as a primary or secondary observer;
6. Copies of all individual field data sheets which include the following information for each survey:
    - observation block/survey station identification,
    - survey date,
    - observer name(s),
    - observer location (*e.g.*, in a vehicle, blind, on foot),
    - start and end times,

- start and end weather conditions (temperature, wind speed and direction, cloud cover, visibility, and precipitation),
- caracara location/activity details including (for each observation):
  - time of observation,
  - number of birds,
  - plumage,
  - activity/behavior, and
  - nesting stage, if applicable, and
- an aerial map showing all observed caracara locations and flight paths (labeled to correspond with activity details) and any potential/confirmed nest tree locations; and

7. Location data (*e.g.*, latitude/longitude) for all caracara observations and potential/confirmed nest trees in Excel, projected shapefile (the preferred projection is Florida Albers NAD83 in meters), or .kml/.kmz format and attributed to include the information in (6) above.

Additional survey or reporting requirements may exist if the caracara surveys are required by a Service Biological Opinion (BO)(in this event, refer to the Terms and Conditions of the BO). For questions or additional guidance regarding the above survey protocol, please contact the Service's caracara lead biologist, Steve Schubert, at 772-469-4249 or 772-562-3909.

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U.S. Fish and Wildlife Service (Service). 1999. South Florida multi-species recovery plan. Atlanta, Georgia. http://www.fws.gov/verobeach/MSRPPDFs/AudubonsCrestedCaracara.pdf

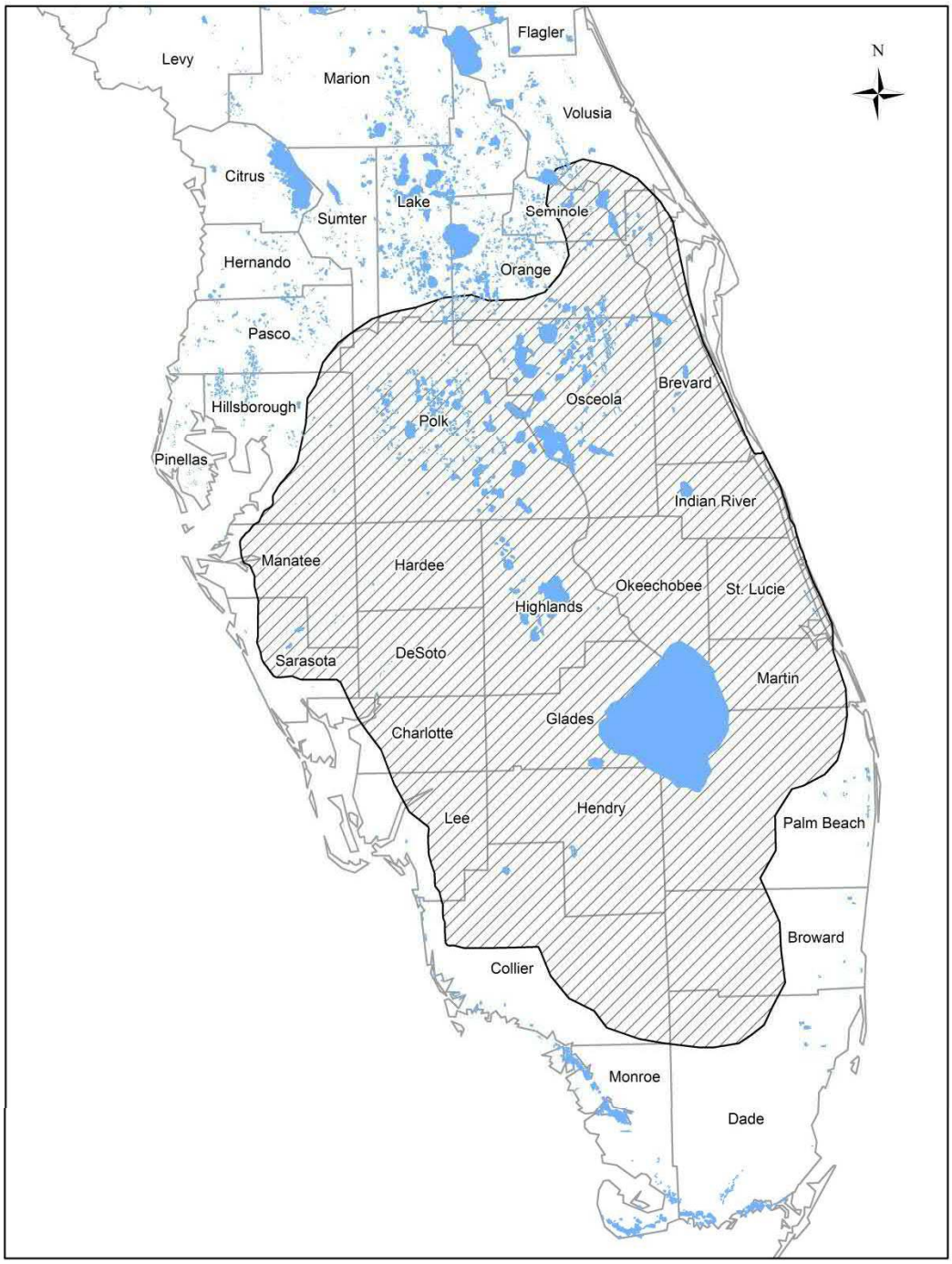


Figure 1. USFWS consultation area for crested caracara.

USFWS Crested Caracara Draft Survey Protocol –
Additional Guidance (2016-2017 Breeding Season)

Caracara Survey Form (updated 12/9/2016)

Project Name: _____

Location/Observation Block/Lat-Long:_____

Date	Start Time	Stop Time	Observer Name(s) and Experience Level(s)

Weather

Time	Air Temp	Wind Speed and Direction	% Cloud Cover	Cloud Type	Rain/Fog
Start:					
Finish:					

Observation Point Information

General Site and Habitat Conditions; Other Activities in the Area

Observations

(flight data, perching, preening, courtship, feeding, nest building, incubation, head throwback, diving, reaction to passing planes/traffic/pedestrians, other bird species, etc)

Observer Location	Age A/Im	Time	Description of behavior, flight path, etc

APPENDIX D

SHPO FLORIDA MASTER SITE FILE REPORT

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

March 15, 2021

Chloe Gossett
Kimley-Horn | 1920 Wekiva Way, Suite 200, West Palm Beach, FL 33411
Direct: 561 840 0217 | Mobile: 816 916 2233

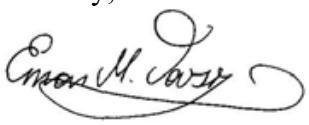
In response to your request on March 15, 2021, the Florida Master Site File lists two standing structures and one resource group recorded within 0.25 miles of the project area in St. Lucie County.

When interpreting the results of our search, please consider the following information:

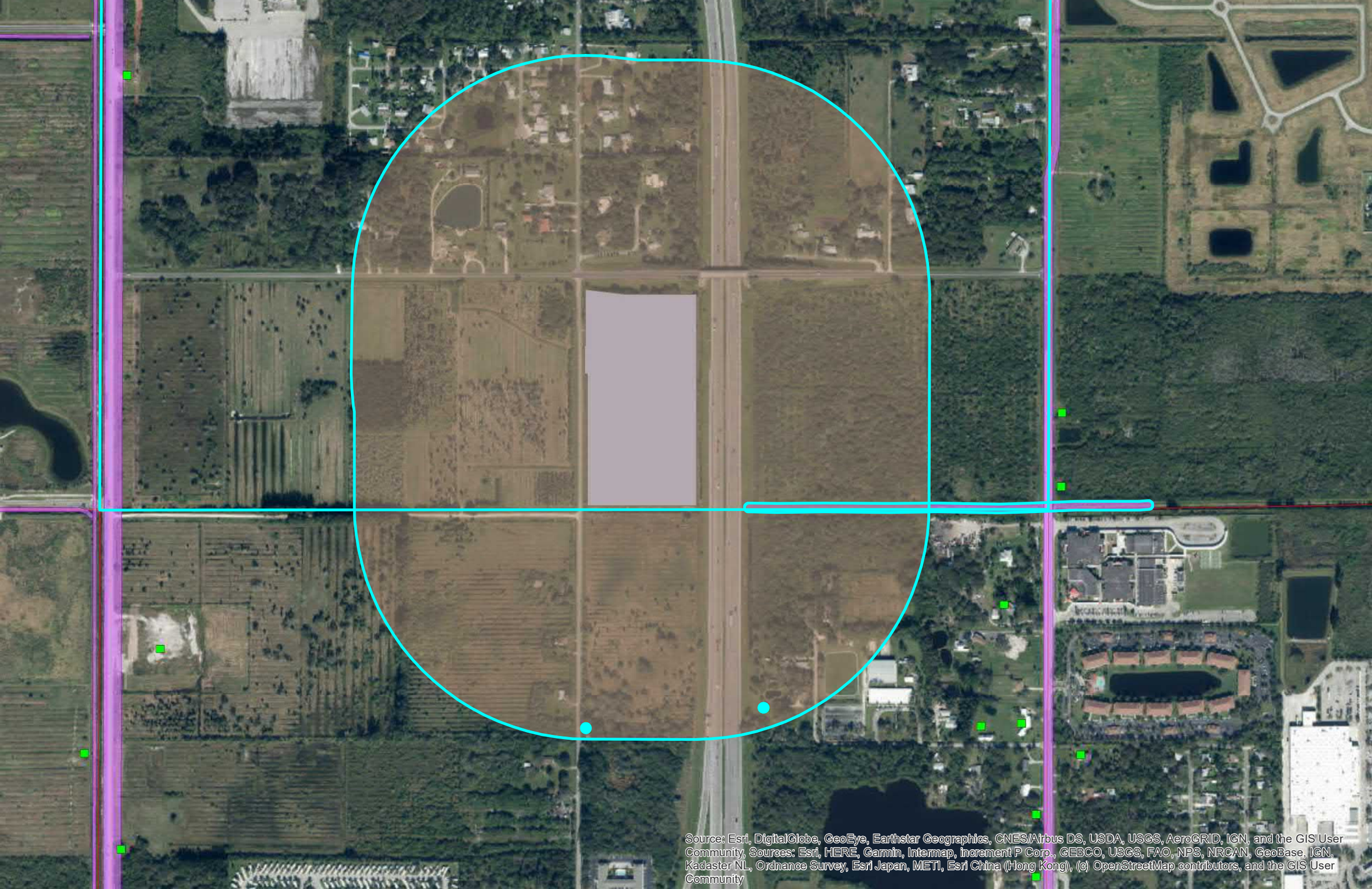
- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at** CompliancePermits@dos.MyFlorida.com

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,



Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

AR=0
SS=2
CM=0
RG=1
BR=0
Total=3

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SL01399	SS	2398 Peter Road	2398 Peter RD, Fort Pierce G.V.	1941 Masonry Vernacular		
SL01774	SS	6105 Tedder Road	6105 Tedder RD W, Ft Pierce	c1958 Masonry Vernacular	Not Eligible	
SL03140	RG	Canal No. 37	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	

TRAFFIC IMPACT ANALYSIS

FORT PIERCE RV STORAGE

CITY OF FORT PIERCE, FL

Prepared for:

MACRITCHIE, INC.

Prepared by:

KIMLEY-HORN AND ASSOCIATES, INC.

MARCH 2021

Kimley»Horn

TRAFFIC IMPACT ANALYSIS

FORT PIERCE RV STORAGE

CITY OF FORT PIERCE, FL

Prepared for:

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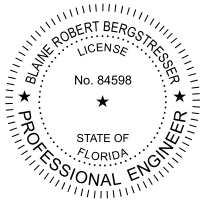
Prepared by:

KIMLEY-HORN AND ASSOCIATES, INC.

147814000
March 2021
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Kimley»Horn

THIS IS TO CERTIFY THAT THE ENCLOSED CALCULATIONS WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.



Blaine Bergstresser, P.E.

Florida Registration #84598

Kimley-Horn Registry #696

Date: _____

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APPENDIX A: Conceptual Site Plan

APPENDIX B: GTCRPM Model Output

APPENDIX C: Turning Movement Counts

APPENDIX D: Intersection Volume Development Worksheets

APPENDIX E: Synchro (v10) Output

- AM Peak Hour
  - 2021 Existing Traffic Conditions
  - 2024 Future Year Background Traffic Conditions
  - 2024 Future Buildout Conditions
- PM Peak Hour
  - 2021 Existing Traffic Conditions
  - 2024 Future Year Background Traffic Conditions
  - 2024 Future Buildout Conditions

APPENDIX F: NCHRP Report 457 Output

INTRODUCTION

Kimley-Horn performed a traffic impact analysis (TIA) to support a Recreational Vehicle (RV) storage facility generally located on the south side of Graham Road, east of Copenhaver Road, and west of I-95 Turnpike in St. Lucie County, Florida. The project property is currently vacant and is in the process of being annexed into the City of Fort Pierce. The development is proposed to consist of ±503 RV storage spaces and anticipated to have a buildout year of 2024.

The TIA evaluates traffic operational conditions and identifies transportation improvement needs within the study area under existing, future background, and future buildout traffic conditions. The analysis has been performed in accordance with St. Lucie County *Land Development Code Section 11.02.09* as adjacent roadway segments to the development are maintained by St. Lucie County.

Access to the site will be provided via one full-access driveway onto Copenhaver Road. There will also be an emergency exit north of the main entrance on Copenhaver Road, but it will not be evaluated because it will not be used in typical conditions. The access points are shown on the conceptual site plan provided in **Appendix A**.

This traffic analysis is based on traffic data collected in the field and supplemented by information obtained from St. Lucie County and Florida Department of Transportation (FDOT) sources. The study observed the established procedures found in Institute of Transportation Engineers (ITE) sources, FDOT sources, and the *Highway Capacity Manual 6* (HCM 6).

PROJECT TRIP GENERATION

Trip generation for the development was determined using data found in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, Tenth Edition. ITE land use code (LUC) 151 (Mini-Warehouse) was applied in the trip generation calculations using storage units as the independent variable.

The trip generation for the development is anticipated to be 91 daily net existing trips, 6 AM (3 in, 3 out) peak hour net new external trips, and 10 PM (5 in, 5 out) peak hour trips upon buildout. **Table 1** illustrates the trip generation calculations for the site.

Table 1 - Trip Generation of Proposed Development

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development Mini-Warehouse (RV Storage)	503 Units	91	6	3	3	10	5	5
TOTAL NET EXISTING TRIPS		91	6	3	3	10	5	5

Trip Generation was calculated using the data from ITE's Trip Generation Manual, 10th Edition

Mini-Warehouse [ITE 151]

Daily	T = 18.86(x) - 4.09 (X/100 is number of storage units)
AM Peak Hour of Adjacent Street	T = 1.98(X) - 3.79; (X/100 is number of storage units); (51% in/49% out)
PM Peak Hour of Adjacent Street	T = 1.52(X) + 2.02; (X/100 is number of storage units); (50% in/50% out)

TRIP DISTRIBUTION, ASSIGNMENT, AND STUDY AREA

Projected traffic demand of project trips on study roadways was derived with use of the adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the Greater Treasure Coast Regional Planning Model (GTCRPM) set and situated within the existing roadway network to appropriately represent project access. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic. The resulting model plots showing percent of daily project distribution are provided in **Appendix B**.

The study area was determined based on the St. Lucie County *Land Development Code Section 11.02.09*, which states that the study area should include all major roadways within 2.0-mile radius of the site. To determine roadway segments to be included in the TIA, a 1.0% significance test was performed for all major roadway segments within a 1.0-mile radius of the project site. Roadway segments that have less than 1.0% impact from the proposed development would be considered deminimis and will not be included within the roadway study area. The percent significance for project trips was determined by comparing the maximum directional peak hour project trips to the directional peak hour service capacity as provided the latest St. Lucie Transportation Planning Organization (TPO) Traffic Counts and Level of Service Report. Therefore, the following roadway segments were included within the project's study area:

- Copenhaver Road, from Graham Road to White Road

In addition to the above noted roadway segments, the following intersections are included within the study area:

- Graham Road & Copenhaver Road (unsignalized)
- Copenhaver Road & Project Driveway (unsignalized)

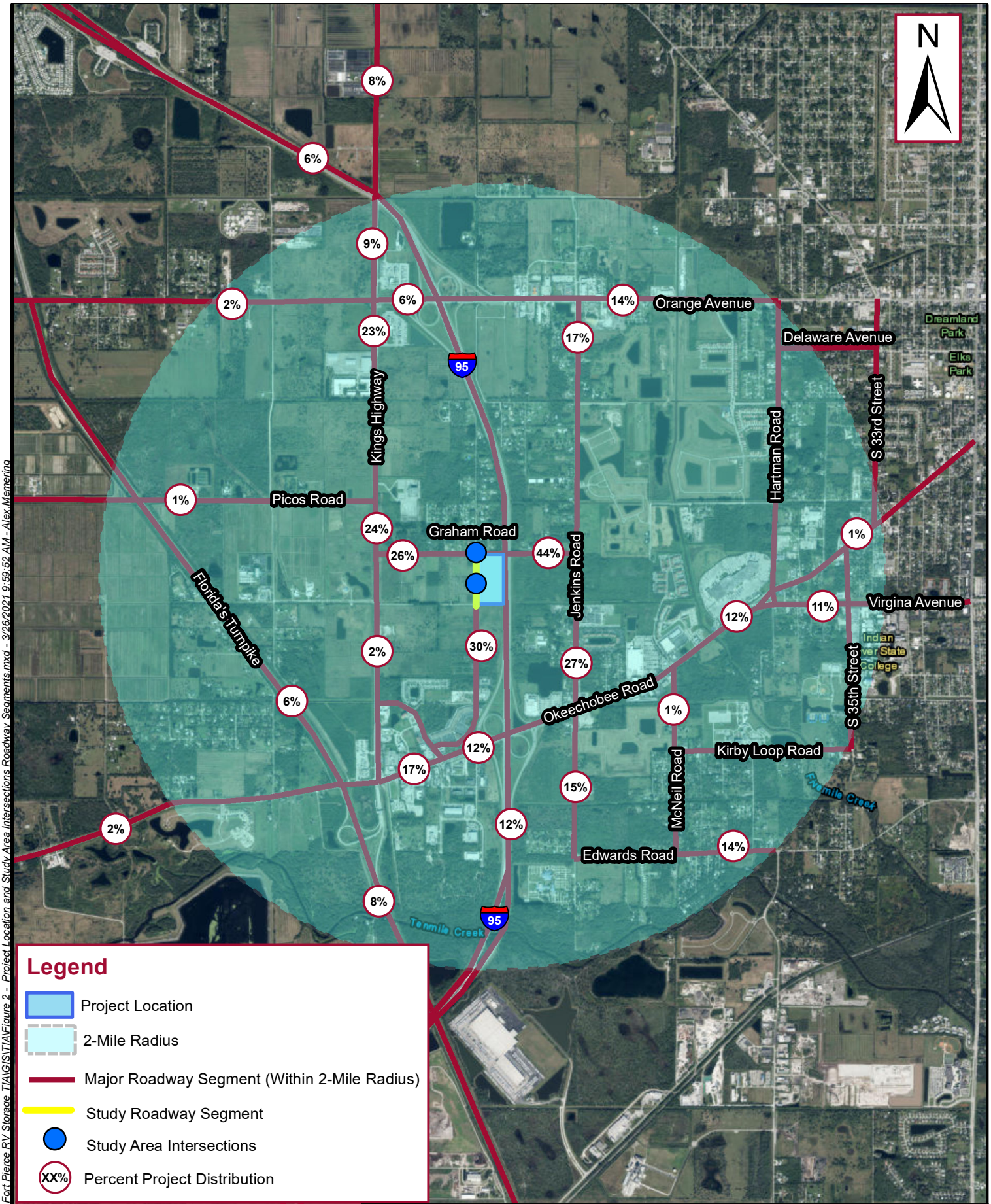
Table 2 illustrates the project impacts on roadways within a 2-mile radius per St. Lucie County Land Development Code 11.02.09 and the proposed study area. The site location, trip distribution, and study area for the traffic analysis is illustrated in **Figure 1**.

Table 2 – Study Area Determination

Roadway		Roadway Attributes [1]				Peak Hour Directional Maximum Service Volume [2]	PM Peak Hour Project Traffic				Significant Impact? [5]	Include In Study Area? [6]
From	To	Functional Classification	Area Type	Adopted LOS	Number of Lanes		% Assign [3]	NB / EB	SB / WB	Max % Impact [4]		
Copenhaver Road												
Graham Road	White Road	Local	U	D	2U	675	70.0%	4	4	0.59%	No	Yes [7]
Crossroads Parkway												
Okeechobee Road	Kings Highway	Local	U	D	2U	790	2.0%	0	0	0.00%	No	No
Delaware Avenue												
Hartman Road	S 33rd Street	Minor Collector	U	D	2U	600	2.0%	0	0	0.00%	No	No
Florida's Turnpike (SR 91)												
Orange Avenue	Okeechobee Road	Expressway	U	B	4D	2,260	6.0%	0	0	0.00%	No	No
Okeechobee Road	Glades Cut-Off Road	Expressway	U	D	4D	3,660	8.0%	0	0	0.00%	No	No
Graham Road												
Kings Highway	Jenkins Road	Local	U	D	2U	630	44.0%	2	2	0.32%	No	No
Hartman Road												
Okeechobee Road	Peterson Road	Minor Arterial	U	D	2U	750	0.0%	0	0	0.00%	No	No
Peterson Road	Deleware Avenue	Minor Arterial	U	D	2U	540	0.0%	0	0	0.00%	No	No
Deleware Avenue	Orange Avenue	Minor Arterial	U	D	2U	790	2.0%	0	0	0.00%	No	No
I-95												
Midway Road	Okeechobee Road	Interstate	U	C	6D	4,580	12.0%	1	1	0.02%	No	No
Okeechobee Road	Orange Avenue	Interstate	U	D	8D	7,320	0.0%	0	0	0.00%	No	No
Jenkins Road												
Edwards Road	Okeechobee Road	Minor Arterial	U	D	2U	880	15.0%	1	1	0.11%	No	No
Okeechobee Road	Graham Road	Minor Arterial	U	D	2U	920	27.0%	1	1	0.11%	No	No
Graham Road	Peterson Road	Minor Arterial	U	D	2U	630	17.0%	1	1	0.16%	No	No
Peterson Road	Orange Avenue	Minor Arterial	U	D	2U	920	14.0%	1	1	0.11%	No	No
Kings Highway												
Okeechobee Road	Crossroads Parkway	Principal Arterial	U	D	2U	830	0.0%	0	0	0.00%	No	No
Crossroads Parkway	Graham Road	Principal Arterial	U	D	2U	660	2.0%	0	0	0.00%	No	No
Graham Road	Picos Road	Principal Arterial	U	D	2U	660	24.0%	1	1	0.15%	No	No
Picos Road	Orange Avenue	Principal Arterial	U	D	2U	830	23.0%	1	1	0.12%	No	No
Orange Avenue	Angle Road	Principal Arterial	U	D	2U	870	9.0%	0	0	0.00%	No	No
Kirby Loop Road												
Edwards Road	35th Street	Minor Collector	U	D	2U	630	0.0%	0	0	0.00%	No	No
McNeil Road												
Okeechobee Road	Kirby Loop Road	Major Collector	U	D	2U	790	1.0%	0	0	0.00%	No	No
Kirby Loop Road	Edwards Road	Major Collector	U	D	2U	540	0.0%	0	0	0.00%	No	No
Okeechobee Road												
McCarty Road	Florida's Turnpike	Principal Arterial	R	B	4D	1,810	2.0%	0	0	0.00%	No	No
Florida's Turnpike	Kings Highway	Principal Arterial	U	C	4D	2,010	2.0%	0	0	0.00%	No	No
Kings Highway	Crossroads Parkway	Principal Arterial	U	D	6D	4,170	17.0%	1	1	0.02%	No	No
Crossroads Parkway	I-95	Principal Arterial	U	D	6D	4,170	6.0%	0	0	0.00%	No	No
I-95	Jenkins Road	Principal Arterial	U	D	6D	4,240	0.0%	0	0	0.00%	No	No
Jenkins Road	McNeil Road	Principal Arterial	U	D	6D	4,040	12.0%	1	1	0.02%	No	No
McNeil Road	Virginia Avenue	Principal Arterial	U	D	6D	3,170	12.0%	1	1	0.03%	No	No
Virginia Avenue	Hartman Road	Minor Arterial	U	D	4D	2,100	1.0%	0	0	0.00%	No	No
Hartman Road	35th St	Minor Arterial	U	D	4D	1,630	0.0%	0	0	0.00%	No	No
35th St	33rd St	Minor Arterial	U	D	4D	1,630	1.0%	0	0	0.00%	No	No
Orange Avenue												
Campbell Road	Kings Highway	Minor Arterial	R	D	2U	1,070	2.0%	0	0	0.00%	No	No
Kings Highway	I-95	Principal Arterial	U	D	4D	2,000	6.0%	0	0	0.00%	No	No
I-95	Jenkins Road	Principal Arterial	U	D	4D	2,000	0.0%	0	0	0.00%	No	No
Jenkins Road	Hartman Road	Principal Arterial	U	D	4D	2,000	14.0%	1	1	0.05%	No	No
Peters Road												
White Road	Crossroads Parkway	Local	U	D	2U	675	30.0%	2	2	0.30%	No	No
Picos Road												
Campbell Road	Kings Highway	Major Collector	U	D	2U	540	1.0%	0	0	0.00%	No	No
S 33rd Street												
Okeechobee Road	Deleware Avenue	Major Collector	U	D	2U	750	1.0%	0	0	0.00%	No	No
Deleware Avenue	Orange Avenue	Major Collector	U	D	2U	790	0.0%	0	0	0.00%	No	No
S 35th Street												
Kirby Loop Road	Cortez Boulevard	Minor Collector	U	D	2U	540	0.0%	0	0	0.00%	No	No
Cortez Boulevard	Virginia Avenue	Major Collector	U	D	2U	790	0.0%	0	0	0.00%	No	No
Virginia Avenue	Okeechobee Road	Major Collector	U	D	2U	750	1.0%	0	0	0.00%	No	No
Virginia Avenue												
Okeechobee Road	Hartman Road	Principal Arterial	U	D	6D	3,020	11.0%	1	1	0.03%	No	No
Hartman Road	S 35th Street	Principal Arterial	U	D	6D	3,020	10.0%	1	1	0.03%	No	No
S 35th Street	S 25th Street	Principal Arterial	U	D	6D	3,020	9.0%	0	0	0.00%	No	No

Notes:

1. The roadway attributes were obtained from the latest St. Lucie County Level of Service Report (Fall/Winter 2019/2020), 2010 FDOT St. Lucie County Federal Functional Classification Map, City of Fort Pierce Transportation Element, and supplemented with the 2020 FDOT Quality/LOS Tables.
2. Peak Hour Directional Maximum Service Volumes were determined using the sources listed in Note 1.
3. Percent project traffic assignment was calculated based on Greater Treasure Coast Regional Plannig Model (GTCRPM) Plots.
4. Percent impact was calculated as the maximum PM peak hour directional project traffic divided by the directional service volume.
5. A 1% significance test was perfomed for all major roadway segments within 1.0-mile radius of the project site.
6. The study area includes all roadway segments impacted by 1.0% or more of project traffic within 1.0-mile radius of the project site. Roadway segments that experience less than 1.0% impact from project traffic are considered deminimis impacts and are not included within the roadway study area.
7. The adjacent roadway segment of Copenhaver Road from Graham Road to White Road will be included within the study area as this the first accessed roadway from the site.



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FIGURE 1 - STUDY AREA, PROJECT LOCATION, AND TRIP DISTRIBUTION

FORT PIERCE RV STORAGE
CITY OF FORT PIERCE, FLORIDA

Project No.: 147814000	Not To Scale	March 2021	Page 7

Z:\OCA_Civil\147814000 - Fort Pierce RV Storage TIA\GIS\TIA\Figure 2 - Project Location and Study Area Intersections Roadway Segments.mxd - 3/26/2021 9:59:52 AM - Alex.Memering

HISTORICAL GROWTH RATE

The University of Florida's Bureau of Economic and Business Research (BEBR) analyzes population growth trends in counties throughout the state, along with other statistical metrics. To determine a reasonable background growth rate for the study area, the medium BEBR growth rate for St. Lucie County was calculated.

The medium BEBR growth rate for Year 2025 is approximately 1.55%. Therefore, a 1.55% annual background growth rate was applied for use on all roadway segments in this analysis to provide conservative results. Table 3 illustrates the growth rate calculations per BEBR population trends. Growth rate calculations are provided in **Table 3**.

Table 3 – Growth Rate Calculations

County	BEBR Pop Estimate	BEBR Population Projections (April 1)		
	Apr 1, 2019	Range	2025	2025
St. Lucie County	309,359	Low	319,300	0.46%
		Medium	342,900	1.55%
		High	364,600	2.55%

Source: Bureau of Economic and Business Research (BEBR) *Projections of Florida*

COMMITTED IMPROVEMENTS

Based on the St. Lucie Transportation Planning Organization (TPO) 2045 Long Range Transportation Plan (LRTP), the TPO's Transportation Improvement Program (TIP), and the Florida Department of Transportation (FDOT) 5-year work program, no improvements were located within the study area of the development.

ROADWAY SEGMENT ANALYSIS

The study area roadway segments were evaluated for level of service (LOS) and volume-to-capacity (v/c) ratios based on 2021 existing, 2024 future background, and 2024 future buildout conditions during both the AM and PM peak hours. AM peak hour (7AM-9AM) and PM (4PM-6PM) peak hour turning movement counts were performed at the study area intersections in March 2021. The turning movement counts were adjusted to peak season using adjustment factors published by FDOT. A peak season correctional factor from 2019 Florida Traffic Online was applied to the turning movement counts in order to grow the counts to typical peak season traffic conditions. The turning movement counts are provided in **Appendix C**.

AM and PM peak hour directional traffic volumes on the study area roadway segments were compared to the adopted LOS standard obtained from St. Lucie County and roadway service volumes from the 2020 FDOT Quality and Level of Service Handbook.

Based on 2021 existing conditions roadway segment analysis, all study area roadway segments are shown to operate acceptably during both the AM and PM peak hour. The existing AM and PM peak hour traffic conditions is provided in **Table 4** and **Table 5**, respectively.

FUTURE 2024 BACKGROUND TRAFFIC CONDITIONS ANALYSIS

The 2024 future background (without project) traffic volumes were developed by calculating the existing peak season traffic volumes and anticipated background growth applied through year 2024. An annual background growth rate of 1.55% was applied to the existing roadway segment volumes as previously calculated.

AM and PM peak hour directional traffic volumes on the study area roadway segments were compared to the adopted LOS standard as obtained from St. Lucie County guidelines and roadway service volumes from the 2020 FDOT Quality and Level of Service Handbook.

Table 6 and **Table 7** illustrate the 2024 future background (without project) traffic volumes and LOS analysis during AM and PM peak hour traffic conditions. The study area roadway segments are shown to operate acceptably during 2024 future background (without project) AM and PM peak hour traffic conditions.

FUTURE 2024 BUILDOUT TRAFFIC CONDITIONS ANALYSIS

The 2024 buildout (with project) traffic volumes were calculated as the sum of the background traffic volumes and project traffic. AM and PM peak hour directional traffic volumes on the study area roadway segments were compared to the adopted LOS standard as obtained from St. Lucie County guidelines and roadway service volumes from the 2020 FDOT Quality and Level of Service Handbook.

Table 8 and **Table 9** illustrate the 2024 buildout (with project) traffic volumes and LOS analysis during AM and PM peak hour traffic conditions. The study area roadway segments are shown to operate acceptably during 2024 buildout (with project) AM and PM peak hour traffic conditions.

Table 4 - Existing PM peak Hour Roadway Conditions

Roadway From	To	Roadway Attributes [1] Functional Classification	Area Type	Adopted LOS	Number of Lanes	Peak Hour Directional Maximum Service Volume [2]	Existing Peak Season Traffic Conditions Volumes [3] NB/EB	SB/WB	Max V/C Ratio	LOS
Copenhaver Road Graham Road	White Road	Local	U	D	2U	675	43	27	0.06	C

Notes:

1. The roadway attributes were obtained from the 2010 FDOT St. Lucie County Federal Functional Classification Map, St. Lucie County Transportation Element, and supplemented with the 2020 FDOT Quality/LOS Tables.
2. Peak Hour Directional Maximum Service Volumes were determined using the sources listed in Note 1.
3. Existing Peak Season Traffic Volumes obtained from turning movement counts performed in March 2021.

Table 5 - Existing PM peak Hour Roadway Conditions

Roadway From	To	Roadway Attributes [1] Functional Classification	Area Type	Adopted LOS	Number of Lanes	Peak Hour Directional Maximum Service Volume [2]	Existing Peak Season Traffic Conditions Volumes [3] NB/EB	SB/WB	Max V/C Ratio	LOS
Copenhaver Road Graham Road	White Road	Local	U	D	2U	675	41	47	0.07	C

Notes:

1. The roadway attributes were obtained from the 2010 FDOT St. Lucie County Federal Functional Classification Map, St. Lucie County Transportation Element, and supplemented with the 2020 FDOT Quality/LOS Tables.
2. Peak Hour Directional Maximum Service Volumes were determined using the sources listed in Note 1.
3. Existing Peak Season Traffic Volumes obtained from turning movement counts performed in March 2021.

Table 6 – Future Buildout AM Peak Hour Roadway Conditions

Roadway		Peak Hour Directional Maximum Service Volume [1]	Applied Growth Rate [2]	Future Background Peak Hour Traffic Conditions				AM Peak Hour Project Traffic			Future Buildout Peak Hour Traffic Conditions			
				Volumes [2]		Max V/C Ratio	LOS				Volumes [4]		Max V/C Ratio	LOS
From	To			NB / EB	SB / WB			% Assign [3]	NB / EB	SB / WB	NB / EB	SB / WB		
Copenhaver Road														
Graham Road	Project Driveway	675	1.55%	45	28	0.07	C	70.0%	2	2	47	30	0.07	C
Project Driveway	White Road	675	1.55%	45	28	0.07	C	30.0%	1	1	46	29	0.07	C

Notes:

1. The roadway attributes were obtained from the latest 2010 FDOT St. Lucie County Federal Functional Classification Map, St. Lucie County Transportation Element, and supplemented with the 2020 FDOT Quality/LOS Tables.

2. Peak Hour Directional Maximum Service Volumes were determined using the sources listed in Note 1.
3. Percent project traffic assignment was calculated as the maximum across roadway segment.
4. Buildout project traffic volumes are the summation of future background traffic and project traffic.

Table 7 – Future Buildout PM Peak Hour Roadway Conditions

Roadway		Peak Hour Directional Maximum Service Volume [1]	Applied Growth Rate [2]	Future Background Peak Hour Traffic Conditions				PM Peak Hour Project Traffic			Future Buildout Peak Hour Traffic Conditions			
				Volumes [2]		Max V/C Ratio	LOS				Volumes [4]		Max V/C Ratio	LOS
From	To			NB / EB	SB / WB			% Assign [3]	NB / EB	SB / WB	NB / EB	SB / WB		
Copenhaver Road														
Graham Road	Project Driveway	675	1.55%	43	49	0.07	C	70.0%	4	4	47	53	0.08	C
Project Driveway	White Road	675	1.55%	43	49	0.07	C	30.0%	2	2	45	51	0.08	C

Notes:

1. The roadway attributes were obtained from the latest 2010 FDOT St. Lucie County Federal Functional Classification Map, St. Lucie County Transportation Element, and supplemented with the 2020 FDOT Quality/LOS Tables.

2. Peak Hour Directional Maximum Service Volumes were determined using the sources listed in Note 1.
3. Percent project traffic assignment was calculated as the maximum across roadway segment.
4. Buildout project traffic volumes are the summation of future background traffic and project traffic.

INTERSECTION CAPACITY ANALYSIS

Intersection analyses was performed for the intersections within the project's study area. The intersection was evaluated for 2021 existing, 2024 future background (without project), and 2024 future buildout (with project) traffic conditions during both the AM and PM peak hour. AM peak hour (7AM-9AM) and PM (4PM-6PM) peak hour turning movement counts were performed at the study area intersections in March 2021. The turning movement counts were adjusted to peak season using adjustment factors published by FDOT. The turning movement counts are provided in **Appendix C**.

Intersection volume development worksheets detailing the future traffic development at the intersections are provided in **Appendix D**. The AM and PM peak hour intersection turning movement volumes at buildout for the study area intersections are illustrated in **Figure 2**.

2021 EXISTING TRAFFIC CONDITIONS ANALYSIS

Synchro (v10) software, which is based on *Highway Capacity Manual (2010*) was utilized to perform the intersection evaluations. Existing intersection geometry, peak hour factor and percent heavy vehicles (as obtained from the traffic counts) were input into Synchro (v10) for the analysis.

Table 8 details the intersection LOS results for 2021 existing traffic conditions. The study area intersection is shown to operate with an acceptable overall LOS and v/c ratio less than 1.0. Synchro 10 output is provided within **Appendix E**.

Table 8 – 2021 Existing Traffic Conditions Intersection Summary

Intersection	2021 Existing Conditions		
	Inter-section LOS	Inter-section Delay (S)	Max Movement V/C
AM Peak Hour Traffic			
Unsignalized[1] Graham Road & Copenhaver Road	B/B	10.7/11.2	0.07/0.07
PM Peak Hour Traffic			
Unsignalized[1] Graham Road & Copenhaver Road	B/B	10.2/11.0	0.06/0.03

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the stop-controlled approaches only.

2024 FUTURE BACKGROUND TRAFFIC CONDITIONS ANALYSIS

The intersection of Graham Road and Copenhaver Road within the study area was evaluated for 2024 future background (without project) traffic conditions. An annual background growth rate of 1.55% was applied to the existing peak season volumes as outlined previously. **Table 9** details the results of the intersection analysis considering 2024 future background (without project) traffic volumes. The study area intersection is shown to operate with acceptable LOS, delays, and v/c ratios less than 1.0. Synchro 10 output is provided within **Appendix E**.

Table 9 – 2024 Future Background Traffic Conditions Intersection Summary

Intersection	2024 Future Background Conditions		
	Inter-section LOS	Inter-section Delay (S)	Max Movement V/C
AM Peak Hour Traffic			
Unsignalized[1]			
Graham Road & Copenhaver Road	B/B	10.8/11.4	0.08/0.08
PM Peak Hour Traffic			
Unsignalized[1]			
Graham Road & Copenhaver Road	B/B	10.2/11.1	0.06/0.03

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the stop-controlled approaches only.

2024 FUTURE BUILDOUT TRAFFIC CONDITIONS ANALYSIS

The intersection and driveway within the study area was evaluated for 2024 buildout (with project) traffic conditions. Project traffic from the proposed development was added to the future background traffic volumes to calculate future buildout traffic volumes.

Table 10 details the results of the intersection analysis considering 2024 buildout (with project) traffic volumes. The study area intersection and project driveway are shown to operate with an acceptable level LOS and v/c ratio less than 1.0 upon buildout. Synchro 10 output is provided within **Appendix E**.

Table 10 – 2024 Future Buildout Traffic Conditions Intersection Summary

Intersection	2024 Future Buildout Conditions		
	Inter-section LOS	Inter-section Delay (S)	Inter-section V/C
AM Peak Hour Traffic			
Unsignalized[1]			
Graham Road & Copenhaver Road	B/B	10.9/11.5	0.08/0.08
Copenhaver Road & Project Driveway	A	9.7	0.01
PM Peak Hour Traffic			
Unsignalized[1]			
Graham Road & Copenhaver Road	B/B	10.5/11.2	0.08/0.03
Copenhaver Road & Project Driveway	A	9.7	0.01

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the stop-controlled approaches only.

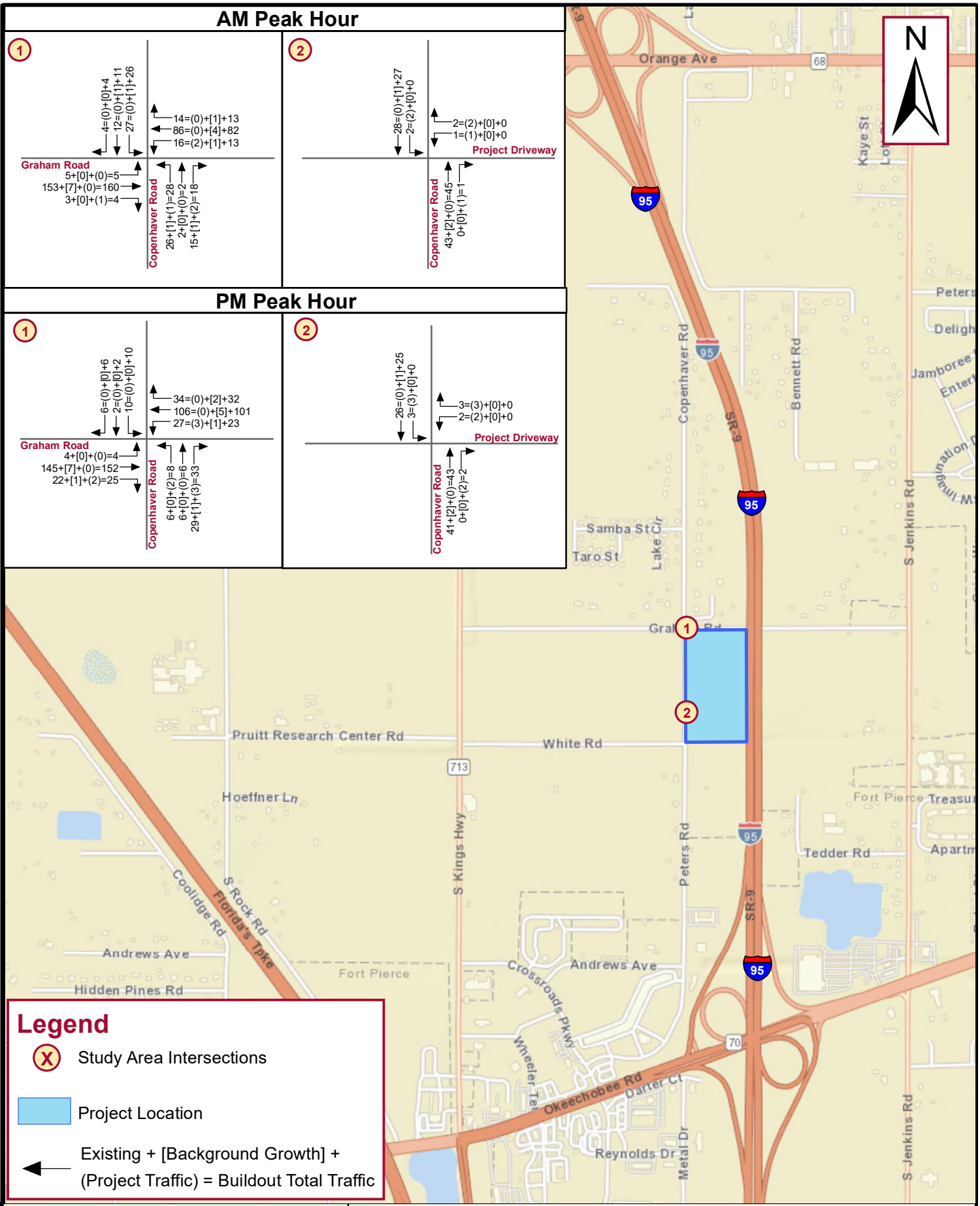


FIGURE 2 - AM & PM PEAK HOUR BUILDOUT TRAFFIC VOLUMES

FORT PIERCE RV STORAGE
CITY OF FORT PIERCE, FLORIDA

Kimley»Horn

© 2021 Kimley-Horn and Associates, Inc.
445 24th Street, Suite 200, Vero Beach FL 32960
Phone: 772 794 4100

Project No.: 147814000	Not To Scale	March 2021	Page 15

Z:\OCA_Civil\147814000 - Fort Pierce RV Storage TIA\GIS\TIA\Figure 2 - AM PM Peak Hour Buildout Traffic Volumes.mxd - 3/26/2021 10:02:24 AM - Alex.Memering

SITE ACCESS ANALYSIS

Access to the site will be provided via one full-access driveway onto Copenhaver Road. There will also be an emergency exit north of the main entrance on Copenhaver Road, but it was not be evaluated because it will not be used in typical conditions.

PROJECT DRIVEWAY AT PROPOSED FULL ACCESS DRIVEWAY

The observed traffic volumes on Copenhaver Road, as well as the projected ingress turning volumes at the proposed project driveway, were compared to the thresholds of the National Cooperative of Highway Research Programs (NCHRP) Report 457 for determination of whether a major road left-turn lane is required at a stop-controlled minor street intersection. Report NCHRP 457 compares the major street speed, approach volume, opposing volume, and left-turning volume to determine whether a dedicated left-turn lane is warranted on the major street approach. Based on the low ingress left-turn volumes projected at the project driveway, and the low existing traffic volumes on Copenhaver Road during the AM and PM peak hours, an exclusive southbound left-turn lane at the project driveway is not warranted based on the criteria within the NCHRP 457 analysis.

The observed traffic volumes on Copenhaver Road, as well as the projected ingress turning volumes at the proposed project driveway, were compared to the thresholds of the NCHRP Report 457 for determination of whether a major road right-turn lane is required at a stop-controlled minor street intersection. Report NCHRP 457 compares the major street speed, approach volume, and right-turning volume to determine whether a dedicated right-turn lane is warranted on the major street approach. Based on the low ingress right-turn volumes projected at the project driveway, and the low existing traffic volumes on Copenhaver Road during the AM and PM peak hours, an exclusive northbound right-turn lane at the project driveway is not warranted based on the criteria within the NCHRP 457 analysis.

The NCRHP Report 457 output for the southbound left-turn lane and northbound right-turn lane during the AM and PM peak hour are provided within **Appendix F**.

CONCLUSION

This traffic impact analysis was prepared to support the proposed Recreational Vehicle (RV) storage facility generally located on the south side of Graham Road, east of Copenhaver Road, and west of I-95 Turnpike in City of Fort Pierce, Florida. The project property is currently vacant and is in the process of being annexed into the City of Fort Pierce. The development is proposed to consist of ±503 RV storage spaces and anticipated to have a buildout year of 2024.

The analysis concludes that all road segments and intersections within the study area are anticipated to operate with acceptable LOS during both AM and PM peak hour 2021 existing, 2024 future background (without project), and 2024 future buildout traffic conditions.

Access to the site will be provided via one full-access driveway onto Copenhaver Road. There will also be an emergency exit north of the main entrance on Copenhaver Road, but it was not be evaluated because it will not be used in typical conditions. Based on the low ingress projected volumes at the project driveway on Copenhaver Road, no ingress turn lanes are warranted at the proposed project driveway.

The results within this report satisfy the requirements set forth by St. Lucie County for evaluating proposed development impacts.

APPENDICES

APPENDIX A:
Conceptual Site Plan

PRE-APP QUESTIONS:

1. WOULD THIS DEVELOPMENT TRIGGER A TRAFFIC STUDY?
2. WHAT ARE THE FIRE / LIFE SAFETY REQUIREMENTS? IN PARTICULAR, FOR SPRINKLERING OF THE CANOPIES OR IF FIRE HYDRANTS ARE REQUIRED AROUND THE SITE.
3. ARE THERE ANY OFF-SITE IMPROVEMENTS THAT ARE EXPECTED AS PART OF THIS DEVELOPMENT?
4. WHAT ARE THE SITE SCREENING AND SIGNAGE REQUIREMENTS. IN PARTICULAR, WE WOULD REQUEST VISIBILITY FROM I-95.

PROPOSED ENTRANCE
COPENHAVER RD
EMERGENCY SITE ACCESS ONLY
PROPOSED OFFICE
PROPOSED DUMP STATIONS
PROPOSED DUMPSTERS
PROPOSED PUMP ROOM
PROPOSED WASH STATIONS
PROPOSED DETENTION POND
TREE PROTECTION AREA
GRAHAM RD
PROPOSED SWALE
I-95

49
85
92
40
26
8
28
51
32

45.0'
40.0'

CANOPY SAMPLE



SITE DATA
SITE ADDRESS: 2192 COPENHAVER RD, FT PIERCE, FL
PARCEL ID: 2313432000000004

TOTAL SITE AREA: 17.375 AC
45' RV STORAGE: 443 SPACES
40' RV STORAGE: 60 SPACES
TOTAL RV STORAGE: 503 SPACES

ASSUMED ZONING: C-3 (GENERAL COMMERCIAL)

STORMWATER FACILITIES: ~3.74 AC
10-YR, 24-HOUR ASSUMED VOLUME: ≈8.57 AC-FT
25-YR, 72-HOUR ASSUMED VOLUME: ≈14.09 AC-FT

TREE PROTECTION AREA: ~3.03 AC

RV STORAGE - FT. PIERCE - CONCEPTUAL SITE PLAN

9 CANOPIES:
443 (11'X45') STALLS; 60 (11'X40' STALLS)

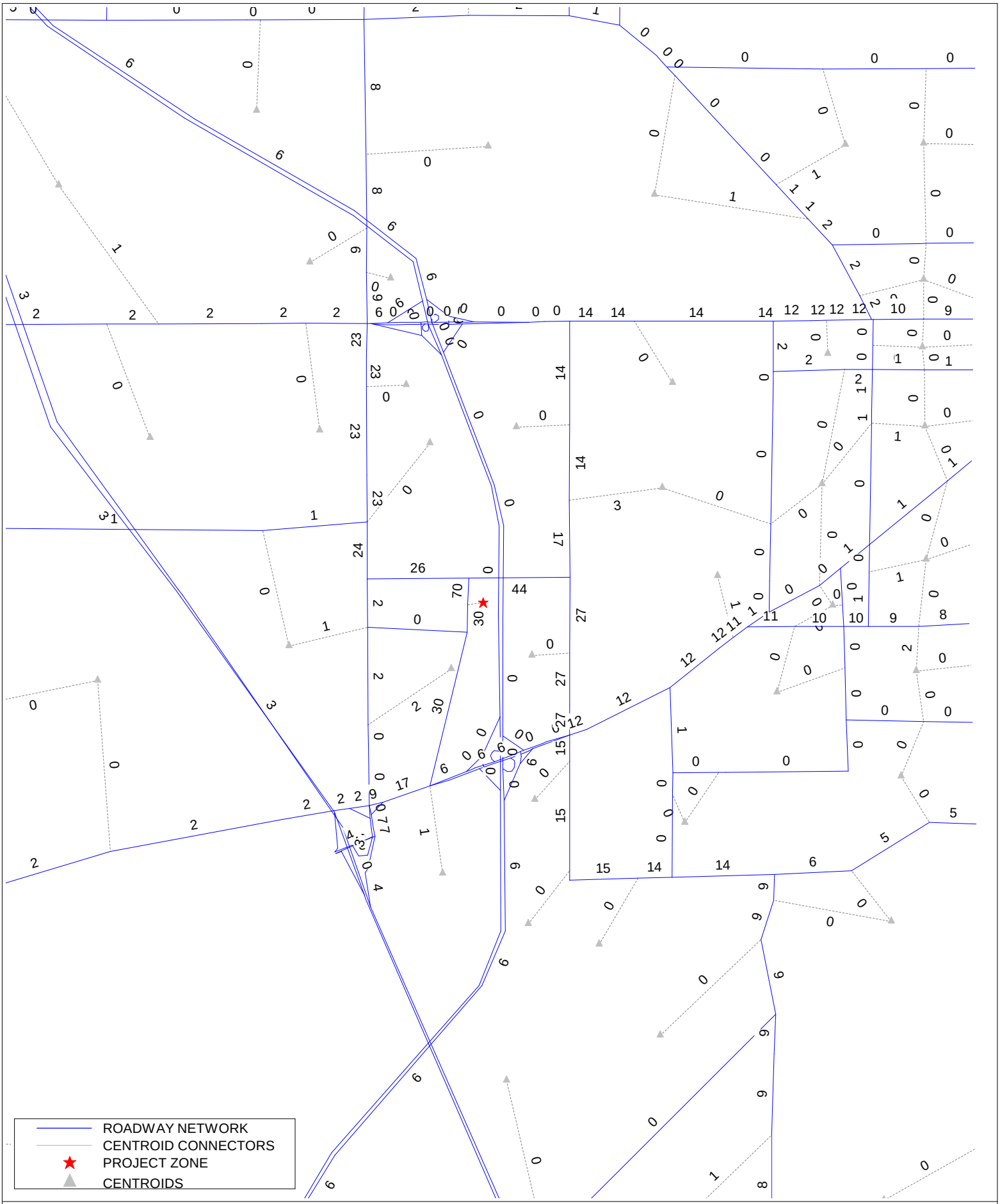
NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

DATE: 11/30/2020

Kimley»Horn

APPENDIX B:
GTCRPM Model Output



MODEL RUN - FORT PIERCE RV STORAGE
TRAFFIC DISTRIBUTION (PERCENTAGES)
3/1/2021
C:\FSUTMS\D4\GTCRPM\NGTC33\Base\minor mods\OUTPUT\FINAL_LOADED_A05.NET

cube

(Licensed to Kimley-Horn and Associates, Inc.)

APPENDIX C:
Turning Movement Counts

AM and PM peak hour turning movement counts were performed on March 11, 2021.

		Graham Road & Copenhaver Road (AM Peak Hour)											
		Northbound			Southbound			Eastbound			Westbound		
Interval	Time	L	T	R	L	T	R	L	T	R	L	T	R
1	7:00	1	0	2	8	0	1	0	28	1	3	16	2
2	7:15	2	0	5	5	3	1	0	44	0	4	15	1
3	7:30	9	1	3	8	3	1	0	41	0	5	26	1
4	7:45	7	0	4	2	3	2	4	38	1	0	20	8
5	8:00	8	1	3	11	2	0	1	30	2	4	21	3
6	8:15	0	0	5	3	0	0	0	29	1	8	21	2
7	8:30	5	0	2	4	0	2	0	25	1	3	16	2
8	8:45	1	0	7	9	1	0	0	19	1	3	13	5
AM Peak Hour: 7:15AM - 8:15AM				PHF	0.90								
	PH Vol.	26	2	15	26	11	4	5	153	3	13	82	13

		Graham Road & Copenhaver Road (PM Peak Hour)											
		Northbound			Southbound			Eastbound			Westbound		
Interval	Time	L	T	R	L	T	R	L	T	R	L	T	R
1	16:00	1	0	2	3	2	1	2	37	3	3	24	3
2	16:15	2	1	2	3	1	2	0	27	4	4	23	7
3	16:30	2	3	5	1	0	4	3	34	7	5	37	7
4	16:45	1	1	10	5	1	2	1	38	7	7	16	7
5	17:00	3	2	6	2	0	0	0	28	4	7	21	8
6	17:15	0	0	8	2	1	0	0	45	4	4	27	10
7	17:30	2	1	6	2	0	2	2	31	4	10	26	8
8	17:45	3	0	10	6	0	2	1	23	2	8	25	4
PM Peak Hour: 4:30PM - 5:30PM				PHF	0.89								
	PH Vol.	6	6	29	10	2	6	4	145	22	23	101	32

		Project Driveway & Copenhaver Road (AM Peak Hour)											
		Northbound			Southbound			Eastbound			Westbound		
Interval	Time	L	T	R	L	T	R	L	T	R	L	T	R
1	7:00	0	3	0	0	4	0	0	0	0	0	0	0
2	7:15	0	7	0	0	7	0	0	0	0	0	0	0
3	7:30	0	13	0	0	8	0	0	0	0	0	0	0
4	7:45	0	11	0	0	4	0	0	0	0	0	0	0
5	8:00	0	12	0	0	8	0	0	0	0	0	0	0
6	8:15	0	5	0	0	9	0	0	0	0	0	0	0
7	8:30	0	7	0	0	4	0	0	0	0	0	0	0
8	8:45	0	8	0	0	5	0	0	0	0	0	0	0
AM Peak Hour: 7:15AM - 8:15AM													
	PH Vol.	0	43	0	0	27	0	0	0	0	0	0	0

		Project Driveway & Copenhaver Road (PM Peak Hour)											
		Northbound			Southbound			Eastbound			Westbound		
Interval	Time	L	T	R	L	T	R	L	T	R	L	T	R
1	16:00	0	3	0	0	8	0	0	0	0	0	0	0
2	16:15	0	5	0	0	8	0	0	0	0	0	0	0
3	16:30	0	10	0	0	4	0	0	0	0	0	0	0
4	16:45	0	12	0	0	8	0	0	0	0	0	0	0
5	17:00	0	11	0	0	9	0	0	0	0	0	0	0
6	17:15	0	8	0	0	4	0	0	0	0	0	0	0
7	17:30	0	9	0	0	5	0	0	0	0	0	0	0
8	17:45	0	13	0	0	0	0	0	0	0	0	0	0
PM Peak Hour: 4:30PM - 5:30PM													
	PH Vol.	0	41	0	0	25	0	0	0	0	0	0	0

APPENDIX D:
Intersection Volume Development Worksheets

INTERSECTION VOLUME DEVELOPMENT

Graham Road & Copenhaver Road

AM PEAK HOUR	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 3/11/2021	26	2	15	26	11	4	5	153	3	13	82	13
Peak Season Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2021 Peak Season Volumes	26	2	15	26	11	4	5	153	3	13	82	13
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2024 Background Growth	1	0	1	1	1	0	0	7	0	1	4	1
Traffic % Assignment	26%		44%						26%	44%		
Project Traffic Direction	OUT		OUT						IN	IN		
Project Traffic	1		2						1	2		
2024 Background Traffic	27	2	16	27	12	4	5	160	3	14	86	14
2024 Total Traffic	28	2	18	27	12	4	5	160	4	16	86	14

PM PEAK HOUR	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 3/11/2021	6	6	29	10	2	6	4	145	22	23	101	32
Peak Season Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2021 Peak Season Volumes	6	6	29	10	2	6	4	145	22	23	101	32
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2024 Background Growth	0	0	1	0	0	0	0	7	1	1	5	2
Traffic % Assignment	26%		44%						26%	44%		
Project Traffic Direction	OUT		OUT						IN	IN		
Project Traffic	2		3						2	3		
2024 Background Traffic	6	6	30	10	2	6	4	152	23	24	106	34
2024 Total Traffic	8	6	33	10	2	6	4	152	25	27	106	34

INTERSECTION VOLUME DEVELOPMENT

Copenhaver Road & Project Driveway

AM PEAK HOUR	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 3/11/2021	0	43	0	0	27	0	0	0	0	0	0	0
Peak Season Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2021 Peak Season Volumes	0	43	0	0	27	0	0	0	0	0	0	0
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2024 Background Growth	0	2	0	0	1	0	0	0	0	0	0	0
Traffic % Assignment			30%	70%						30%		70%
Project Traffic Direction			IN	IN						OUT		OUT
Project Traffic			1	2						1		2
2024 Background Traffic	0	45	0	0	28	0	0	0	0	0	0	0
2024 Total Traffic	0	45	1	2	28	0	0	0	0	1	0	2

PM PEAK HOUR	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 3/11/2021	0	41	0	0	25	0	0	0	0	0	0	0
Peak Season Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2021 Peak Season Volumes	0	41	0	0	25	0	0	0	0	0	0	0
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2024 Background Growth	0	2	0	0	1	0	0	0	0	0	0	0
Traffic % Assignment			30%	70%						30%		70%
Project Traffic Direction			IN	IN						OUT		OUT
Project Traffic			2	3						2		3
2024 Background Traffic	0	43	0	0	26	0	0	0	0	0	0	0
2024 Total Traffic	0	43	2	3	26	0	0	0	0	2	0	3

APPENDIX E:
Synchro (v10) Output

AM Peak Hour

2021 Existing Traffic Conditions



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	153	3	13	82	13	26	2	15	26	11	4
Future Volume (vph)	5	153	3	13	82	13	26	2	15	26	11	4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	6	170	3	14	91	14	29	2	17	29	12	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	179	0	0	119	0	0	48	0	0	45	0
Sign Control		Free			Free			Stop			Stop	

Intersection Summary
Control Type: Unsignalized

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	153	3	13	82	13	26	2	15	26	11	4
Future Vol, veh/h	5	153	3	13	82	13	26	2	15	26	11	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	170	3	14	91	14	29	2	17	29	12	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	105	0	0	173	0	0	318	317	172	319	311	98
Stage 1	-	-	-	-	-	-	184	184	-	126	126	-
Stage 2	-	-	-	-	-	-	134	133	-	193	185	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1486	-	-	1404	-	-	635	599	872	634	604	958
Stage 1	-	-	-	-	-	-	818	747	-	878	792	-
Stage 2	-	-	-	-	-	-	869	786	-	809	747	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1486	-	-	1404	-	-	615	590	872	613	595	958
Mov Cap-2 Maneuver	-	-	-	-	-	-	615	590	-	613	595	-
Stage 1	-	-	-	-	-	-	815	744	-	874	783	-
Stage 2	-	-	-	-	-	-	842	777	-	788	744	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.9	10.7	11.2
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	684	1486	-	-	1404	-	-	630
HCM Lane V/C Ratio	0.07	0.004	-	-	0.01	-	-	0.072
HCM Control Delay (s)	10.7	7.4	0	-	7.6	0	-	11.2
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.2

2024 Future Year Background Traffic Conditions



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	160	3	14	86	14	27	2	16	27	12	4
Future Volume (vph)	5	160	3	14	86	14	27	2	16	27	12	4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	6	178	3	16	96	16	30	2	18	30	13	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	187	0	0	128	0	0	50	0	0	47	0
Sign Control		Free			Free			Stop			Stop	

Intersection Summary
Control Type: Unsignalized

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	160	3	14	86	14	27	2	16	27	12	4
Future Vol, veh/h	5	160	3	14	86	14	27	2	16	27	12	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	178	3	16	96	16	30	2	18	30	13	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	112	0	0	181	0	0	337	336	180	338	329	104
Stage 1	-	-	-	-	-	-	192	192	-	136	136	-
Stage 2	-	-	-	-	-	-	145	144	-	202	193	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1478	-	-	1394	-	-	617	585	863	616	590	951
Stage 1	-	-	-	-	-	-	810	742	-	867	784	-
Stage 2	-	-	-	-	-	-	858	778	-	800	741	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1478	-	-	1394	-	-	595	575	863	594	580	951
Mov Cap-2 Maneuver	-	-	-	-	-	-	595	575	-	594	580	-
Stage 1	-	-	-	-	-	-	806	738	-	863	775	-
Stage 2	-	-	-	-	-	-	829	769	-	777	737	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.9	10.8	11.4
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	668	1478	-	-	1394	-	-	611
HCM Lane V/C Ratio	0.075	0.004	-	-	0.011	-	-	0.078
HCM Control Delay (s)	10.8	7.4	0	-	7.6	0	-	11.4
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.3

2024 Future Buildout Conditions



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	160	3	16	86	14	28	2	18	27	12	4
Future Volume (vph)	5	160	3	16	86	14	28	2	18	27	12	4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	2%	2%	25%	13%	2%	2%	4%	2%	11%	2%	2%	2%
Adj. Flow (vph)	6	178	3	18	96	16	31	2	20	30	13	4
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	187	0	0	130	0	0	53	0	0	47	0
Sign Control		Free			Free			Stop			Stop	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	160	3	16	86	14	28	2	18	27	12	4
Future Vol, veh/h	5	160	3	16	86	14	28	2	18	27	12	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	25	13	2	2	4	2	11	2	2	2
Mvmt Flow	6	178	3	18	96	16	31	2	20	30	13	4

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	112	0	0	181	0	0	341	340	180	343	333	104
Stage 1	-	-	-	-	-	-	192	192	-	140	140	-
Stage 2	-	-	-	-	-	-	149	148	-	203	193	-
Critical Hdwy	4.12	-	-	4.23	-	-	7.14	6.52	6.31	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.14	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.14	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.317	-	-	3.536	4.018	3.399	3.518	4.018	3.318
Pot Cap-1 Maneuver	1478	-	-	1331	-	-	609	582	840	611	587	951
Stage 1	-	-	-	-	-	-	805	742	-	863	781	-
Stage 2	-	-	-	-	-	-	849	775	-	799	741	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1478	-	-	1331	-	-	587	571	840	586	576	951
Mov Cap-2 Maneuver	-	-	-	-	-	-	587	571	-	586	576	-
Stage 1	-	-	-	-	-	-	801	738	-	859	770	-
Stage 2	-	-	-	-	-	-	819	764	-	774	737	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	1.1	10.9	11.5
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	661	1478	-	-	1331	-	-	605
HCM Lane V/C Ratio	0.081	0.004	-	-	0.013	-	-	0.079
HCM Control Delay (s)	10.9	7.4	0	-	7.7	0	-	11.5
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.3	0	-	-	0	-	-	0.3



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	1	2	45	1	2	28
Future Volume (vph)	1	2	45	1	2	28
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	100%	100%	2%	100%	100%	2%
Adj. Flow (vph)	1	2	50	1	2	31
Shared Lane Traffic (%)						
Lane Group Flow (vph)	3	0	51	0	0	33
Sign Control	Stop		Free			Free

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	2	45	1	2	28
Future Vol, veh/h	1	2	45	1	2	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	100	100	2	100	100	2
Mvmt Flow	1	2	50	1	2	31

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	86	51	0	0	51	0
Stage 1	51	-	-	-	-	-
Stage 2	35	-	-	-	-	-
Critical Hdwy	7.4	7.2	-	-	5.1	-
Critical Hdwy Stg 1	6.4	-	-	-	-	-
Critical Hdwy Stg 2	6.4	-	-	-	-	-
Follow-up Hdwy	4.4	4.2	-	-	3.1	-
Pot Cap-1 Maneuver	722	797	-	-	1104	-
Stage 1	771	-	-	-	-	-
Stage 2	785	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	721	797	-	-	1104	-
Mov Cap-2 Maneuver	721	-	-	-	-	-
Stage 1	771	-	-	-	-	-
Stage 2	783	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.7	0	0.6
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	770	1104	-
HCM Lane V/C Ratio	-	-	0.004	0.002	-
HCM Control Delay (s)	-	-	9.7	8.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

PM Peak Hour

2021 Existing Traffic Conditions



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	145	22	23	101	32	6	6	29	10	2	6
Future Volume (vph)	4	145	22	23	101	32	6	6	29	10	2	6
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	4	163	25	26	113	36	7	7	33	11	2	7
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	192	0	0	175	0	0	47	0	0	20	0
Sign Control		Free			Free			Stop			Stop	

Intersection Summary
Control Type: Unsignalized

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	145	22	23	101	32	6	6	29	10	2	6
Future Vol, veh/h	4	145	22	23	101	32	6	6	29	10	2	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	163	25	26	113	36	7	7	33	11	2	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	149	0	0	188	0	0	372	385	176	387	379	131
Stage 1	-	-	-	-	-	-	184	184	-	183	183	-
Stage 2	-	-	-	-	-	-	188	201	-	204	196	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1432	-	-	1386	-	-	585	549	867	572	553	919
Stage 1	-	-	-	-	-	-	818	747	-	819	748	-
Stage 2	-	-	-	-	-	-	814	735	-	798	739	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1432	-	-	1386	-	-	568	536	867	535	540	919
Mov Cap-2 Maneuver	-	-	-	-	-	-	568	536	-	535	540	-
Stage 1	-	-	-	-	-	-	816	745	-	817	732	-
Stage 2	-	-	-	-	-	-	789	720	-	759	737	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	1.1	10.2	11
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	743	1432	-	-	1386	-	-	622
HCM Lane V/C Ratio	0.062	0.003	-	-	0.019	-	-	0.033
HCM Control Delay (s)	10.2	7.5	0	-	7.6	0	-	11
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0.1	-	-	0.1

2024 Future Year Background Traffic Conditions



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	152	23	24	106	34	6	6	30	10	2	6
Future Volume (vph)	4	152	23	24	106	34	6	6	30	10	2	6
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	4	171	26	27	119	38	7	7	34	11	2	7
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	201	0	0	184	0	0	48	0	0	20	0
Sign Control		Free			Free			Stop			Stop	

Intersection Summary
Control Type: Unsignalized

Intersection	
Int Delay, s/veh	2.1

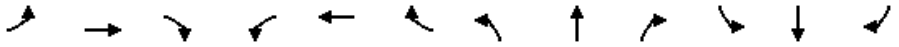
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	152	23	24	106	34	6	6	30	10	2	6
Future Vol, veh/h	4	152	23	24	106	34	6	6	30	10	2	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	171	26	27	119	38	7	7	34	11	2	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	157	0	0	197	0	0	389	403	184	405	397	138
Stage 1	-	-	-	-	-	-	192	192	-	192	192	-
Stage 2	-	-	-	-	-	-	197	211	-	213	205	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1423	-	-	1376	-	-	570	536	858	556	540	910
Stage 1	-	-	-	-	-	-	810	742	-	810	742	-
Stage 2	-	-	-	-	-	-	805	728	-	789	732	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1423	-	-	1376	-	-	553	523	858	519	527	910
Mov Cap-2 Maneuver	-	-	-	-	-	-	553	523	-	519	527	-
Stage 1	-	-	-	-	-	-	808	740	-	808	726	-
Stage 2	-	-	-	-	-	-	779	712	-	749	730	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	1.1	10.2	11.1
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	733	1423	-	-	1376	-	-	607
HCM Lane V/C Ratio	0.064	0.003	-	-	0.02	-	-	0.033
HCM Control Delay (s)	10.2	7.5	0	-	7.7	0	-	11.1
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0.1	-	-	0.1

2024 Future Buildout Conditions



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	152	25	27	106	34	8	6	33	10	2	6
Future Volume (vph)	4	152	25	27	106	34	8	6	33	10	2	6
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	2%	2%	8%	11%	2%	2%	25%	2%	9%	2%	2%	2%
Adj. Flow (vph)	4	171	28	30	119	38	9	7	37	11	2	7
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	203	0	0	187	0	0	53	0	0	20	0
Sign Control		Free			Free			Stop			Stop	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	152	25	27	106	34	8	6	33	10	2	6
Future Vol, veh/h	4	152	25	27	106	34	8	6	33	10	2	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	8	11	2	2	25	2	9	2	2	2
Mvmt Flow	4	171	28	30	119	38	9	7	37	11	2	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	157	0	0	199	0	0	396	410	185	413	405	138
Stage 1	-	-	-	-	-	-	193	193	-	198	198	-
Stage 2	-	-	-	-	-	-	203	217	-	215	207	-
Critical Hdwy	4.12	-	-	4.21	-	-	7.35	6.52	6.29	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.35	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.35	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.299	-	-	3.725	4.018	3.381	3.518	4.018	3.318
Pot Cap-1 Maneuver	1423	-	-	1321	-	-	525	531	840	549	535	910
Stage 1	-	-	-	-	-	-	759	741	-	804	737	-
Stage 2	-	-	-	-	-	-	749	723	-	787	731	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1423	-	-	1321	-	-	508	516	840	508	520	910
Mov Cap-2 Maneuver	-	-	-	-	-	-	508	516	-	508	520	-
Stage 1	-	-	-	-	-	-	757	739	-	802	719	-
Stage 2	-	-	-	-	-	-	723	705	-	743	729	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	1.3	10.5	11.2
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	705	1423	-	-	1321	-	-	598
HCM Lane V/C Ratio	0.075	0.003	-	-	0.023	-	-	0.034
HCM Control Delay (s)	10.5	7.5	0	-	7.8	0	-	11.2
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0.1	-	-	0.1



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	2	3	43	2	3	26
Future Volume (vph)	2	3	43	2	3	26
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	100%	100%	2%	100%	100%	2%
Adj. Flow (vph)	2	3	48	2	3	29
Shared Lane Traffic (%)						
Lane Group Flow (vph)	5	0	50	0	0	32
Sign Control	Stop		Free			Free

Intersection Summary
Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	3	43	2	3	26
Future Vol, veh/h	2	3	43	2	3	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	100	100	2	100	100	2
Mvmt Flow	2	3	48	2	3	29

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	84	49	0	0	50	0
Stage 1	49	-	-	-	-	-
Stage 2	35	-	-	-	-	-
Critical Hdwy	7.4	7.2	-	-	5.1	-
Critical Hdwy Stg 1	6.4	-	-	-	-	-
Critical Hdwy Stg 2	6.4	-	-	-	-	-
Follow-up Hdwy	4.4	4.2	-	-	3.1	-
Pot Cap-1 Maneuver	724	800	-	-	1105	-
Stage 1	773	-	-	-	-	-
Stage 2	785	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	722	800	-	-	1105	-
Mov Cap-2 Maneuver	722	-	-	-	-	-
Stage 1	773	-	-	-	-	-
Stage 2	783	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.7	0	0.9
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	767	1105	-
HCM Lane V/C Ratio	-	-	0.007	0.003	-
HCM Control Delay (s)	-	-	9.7	8.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

APPENDIX F:
NCHRP Report 457 Output

NCHRP 457 - Graham Rd Copenhaver Rd
Southbound Left-Turn Lane
AM Peak Hour

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

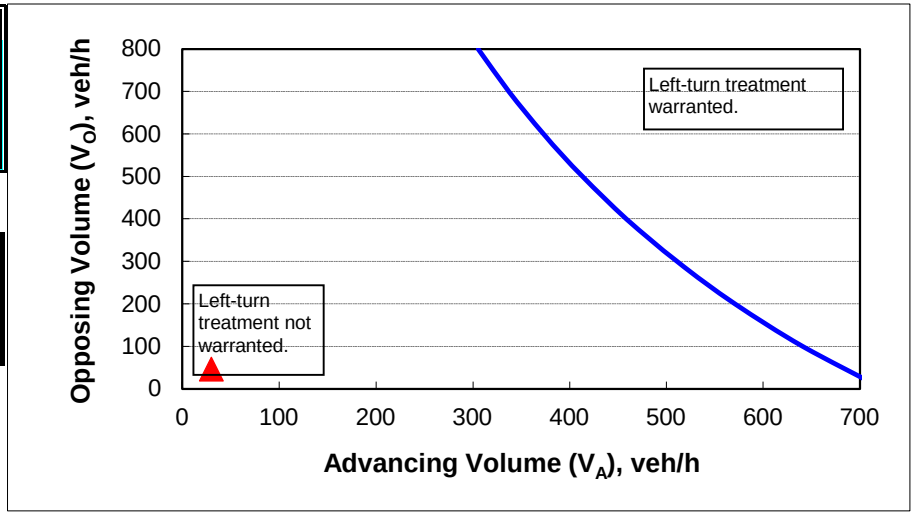
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	7%
Advancing volume (V_A), veh/h:	30
Opposing volume (V_O), veh/h:	46

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	684
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

NCHRP 457 - Graham Rd Copenhaver Rd
Southbound Left-Turn Lane
PM Peak Hour

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

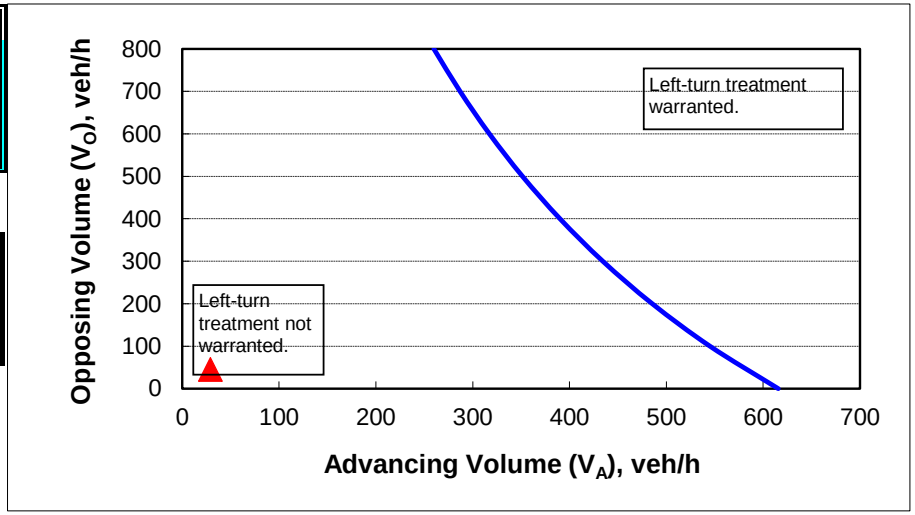
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	10%
Advancing volume (V_A), veh/h:	29
Opposing volume (V_O), veh/h:	45

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	582
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

NCHRP 457 - Copenhaver Road Project Driveway
Northbound Right-Turn Lane
AM Peak Hour

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

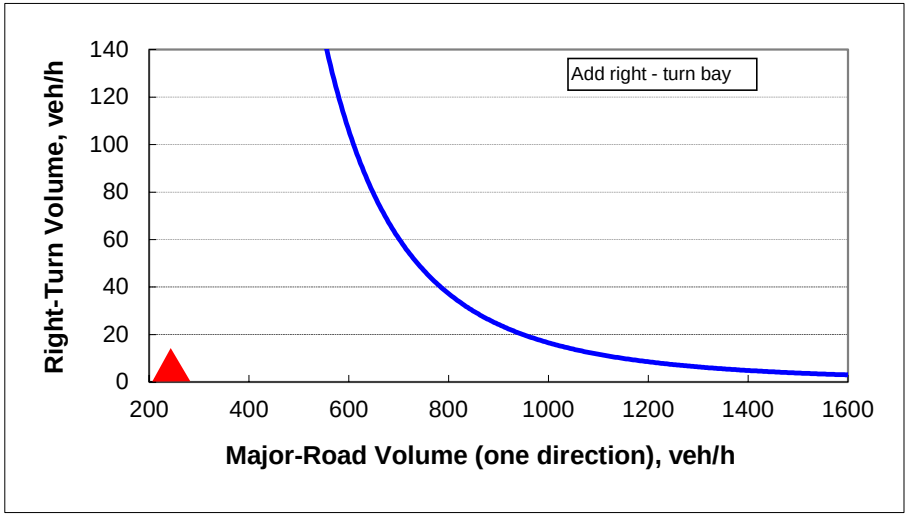
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	45
Right-turn volume, veh/h:	1

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	1304659
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



NCHRP 457 - Copenhaver Road Project Driveway
Northbound Right-Turn Lane
PM Peak Hour

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

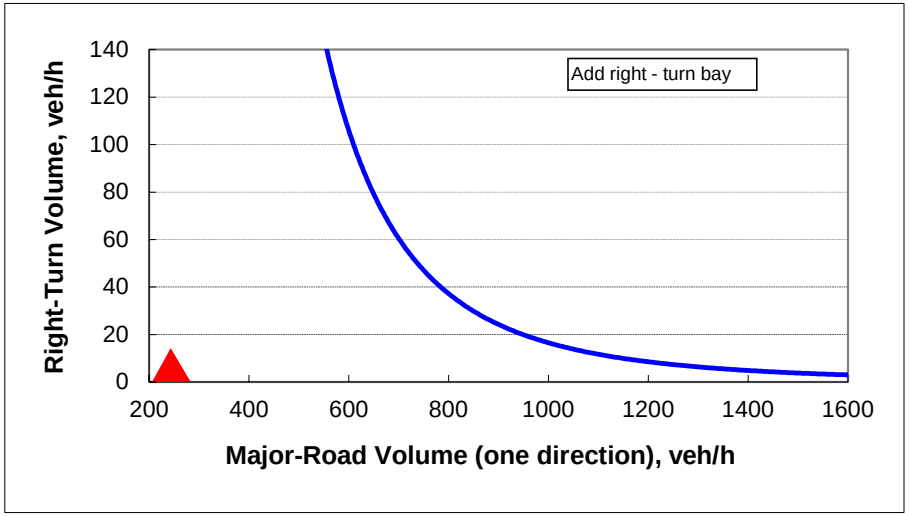
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	43
Right-turn volume, veh/h:	2

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	1539188
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Technical Review Committee **4. d.**

Meeting Date: 06/17/2021

REQUESTED ACTION

Site Plan - Dollar General - 1915 N. US Highway 1

LOCATION

1915 N US HWY 1

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

TBD

Attachments

TRC Memo Packet

Form Review

Form Started By: Vennis Gilmore Started On: 06/03/2021 04:57 PM

Final Approval Date: 06/03/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Planner
RE	:	Technical Review Project: (Site Plan & Design Review)
MEETING DATE	:	June 17th, 2021

Site Plan & Design Review – Dollar General – 1915 N US HWY 1

Attached are Applications for Site Plan & Design Review submitted by the property owner Gregory Mihalak, and representative, Morgan Hampton, Common Oak Engineering, for approval of the following: (1) A 9,100 sf Dollar General retail store.

Please review and provide comments on the applications. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 1915 N Us Highway 1, Fort Pierce, FL 34946

Parcel ID #(s) 1433-440-0009-000-8

Project description 9,100 sf Dollar General retail store

Property Owner(s)	Applicant/Representative, Title, Company
Gregory Mihalak	Morgan Hampton, Agent, Common Oak Engineering
542 Knollwood Drive	1209 Edgewater Drive Suite 100
Street Address	Street Address
Lake Orion MI 48362	Orlando FL 32804
City State Zip	City State Zip
248.425.3465	(407) 951-5915
Phone Number	Phone Number
SkySaw7@yahoo.com	mhampton@commonoakengineering.com
Email Address	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.*

Gregory Mihalak
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Stlucie

The foregoing instrument was acknowledged before me this 14 day of April, 2021, by Gregory Mihalak who is personally known to me or has produced _____ as identification.

Signature of Notary

ANNETTE KINSER
MY COMMISSION # HH 038469
EXPIRES: December 13, 2024
Bonded Thru Notary Public Underwriters

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		
❑ Site Plan	❑ Conditional Use with New Const.	☒ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

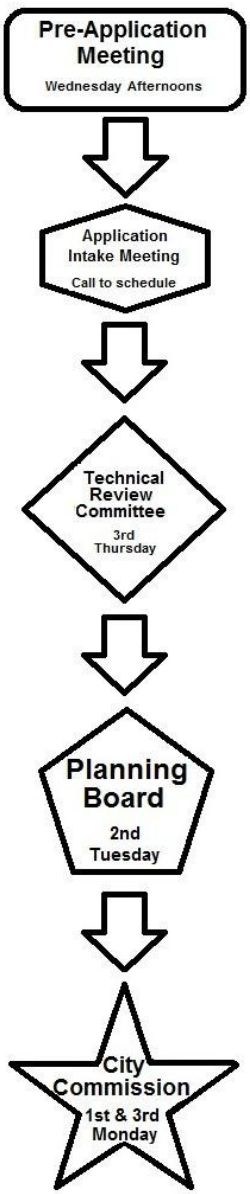
Site Information:

Non-Residential: Proposed Sq. Ft.: 9,100 sf Residential: Proposed Units:_____

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

North	South	East	West
Motel	Retail	US Highway 1	Vacant

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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 1915 N US Highway 1, Fort Pierce, FL 34946
Parcel ID #(s) 1433-440-0009-000-8
Project Description 9,100 sf Dollar General retail store

Gregory Mihalak
Property Owner(s)
542 Knollwood Drive
Street Address
Lake Orion MI 48362
City State Zip
248.425.3465
Phone Number
SKYSAW@YAHOO.com
Email Address

Morgan Hampton, Agent, Common Oak Engineering
Applicant/Representative, Title, Company
1209 Edgewater Drive Suite 100
Street Address
Orlando FL 32804
City State Zip
(407) 951-5915
Phone Number
mhampton@commonoakengineering.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.*

Gregory Mihalak
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St Lucie
The foregoing instrument was acknowledged before me this 14th day of April, 2021, by Gregory Mihalak who is personally known to me or has produced _____ as identification.

Signature of Notary

ANNETTE KINSER
MY COMMISSION # HH 038469
EXPIRES: December 13, 2024
Bonded Thru Notary Public Underwriters
(Seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Motel	GC	C-3
South	CVS/Retail	GC	C-3
East	US Highway 1	GC	C-3
West	Sandridge Road	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial	C-3	1 dwelling unit	0.93	X
****Proposed**	General Commercial	C-3	+/-9,100	0.93	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 2,532 GPD
Current Zoning/FLU	400 Total gallons per day
**Proposed Zoning/FLU	1,138 Total gallons per day
**Change in Demand	738 Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 910
Current Zoning/FLU	400 Total gallons per day
**Proposed Zoning/FLU	910 Total gallons per day
**Change in Demand	510 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)

Impact	Volume post development discharge shall meet state and local criteria.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	10	1/1
****Proposed Zoning/FLU**	570	62
***Change in Demand**	560 Trips	61 Trips
Impact to Capacity		

IV. Project Description

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

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Dollar General (Retail)		+/- 9,100	+/- 0.93		

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? +/- 1,922 sf

2. What is the current use of the structure to be demolished or re-used? residential home

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

WARRANTY DEED
INDIVID TO INDIVID

791852

RAMCO FORM 01

#2607

This Warranty Deed *Made the* 13th., *day of* November A D 19 86 *by*

GERALD L. JUSTICE and SANDRA L. JUSTICE, his wife

hereinafter called the grantor, to

GREGORY MIHALAK, a single adult

whose postoffice address is 2255 Novara, Pontiac, Michigan 48053
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* $ 10.00 *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, Florida, viz:*

The North 150 feet of that portion of the S½ of the SE¼ of the SE¼ lying West of U.S. Highway No. 1 and Easterly of Old U.S. #1, in Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida.

750.'

SUBJECT TO: Restrictions, Reservations and Easements of Record.

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; that the grantor hereby fully 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, 1985.*

This instrument prepared by:
Chicago Title Insurance Co.
Teresa Pauley
900 Virginia Ave., Suite 16
Fort Pierce, Florida 33482

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:

Teresa J. Pauley
Witness

Claudia J. Kirby
Witness

Gerald L. Justice (L.S.)
Gerald L. Justice

Sandra L. Justice (L.S.)
Sandra L. Justice

STATE OF FLORIDA
COUNTY OF ST. LUCIE

SPACE BELOW FOR RECORDERS USE

791852

'86 NOV 14 P2:07

FILED AND RECORDED
ROGER FOSTER, CLERK
ST. LUCIE COUNTY, FL.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Gerald L. Justice and Sandra L. Justice, his wife

to me known to be the person s described in and who executed the foregoing instrument an! who acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13th., day of November A. D. 19 86

(SEAL)

Teresa J. Pauley
Notary Public

My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE, MY COMMISSION EXPIRES MAY 8, 1988

This Instrument prepared by:

Address

OR BK 0520 PAGE 2412

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

Property Identification

Site Address:	1915 N US HIGHWAY 1
Parcel ID:	1433-440-0009-000-8
Account #:	11542
Map ID:	14/33S
Use Type:	0100
Zoning:	General Co
City/County:	Fort Pierce

Ownership

Gregory Mihalak
542 Knollwood Dr
Lake Orion, MI 48362

Legal Description

33 34 40 N 150 FT OF THAT PART OF S 1/2 OF SE 1/4 OF SE 1/4 LYGW OF US 1 AND E OF SR 4 (OR 520-2412)



Current Values

Just/Market Value:	$143,000
Assessed Value:	$143,000
Exemptions:	$0
Taxable Value:	$143,000

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.**

Total Areas

Finished/Under Air (SF):	1,922
Gross Sketched Area (SF):	2,680
Land Size (acres):	1.04
Land Size (SF):	45,475

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Sale History

Date:	Nov 1, 1986
Book/Page:	0520 / 2412
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$150,000
Date:	Aug 1, 1984
Book/Page:	0439 / 2521
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$160,000
Date:	Feb 1, 1984
Book/Page:	0426 / 0015
Sale Code:	XX01
Deed:	CV

Grantor:	
Price:	$0
Date:	Apr 1, 1979
Book/Page:	0307 / 0706
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$115,000
Date:	Nov 1, 1978
Book/Page:	0298 / 0052
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$57,100

Building Information (1 of 1)

Finished Area: 1,922 SF

Gross Sketched Area: 2,680 SF

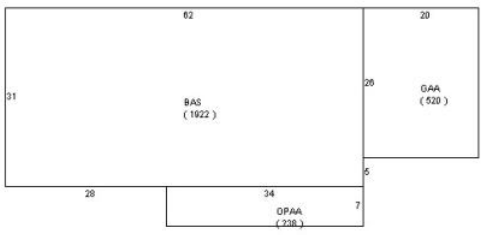
Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: HC-	Year Built: 1971	Frame:
Grade: C-	Effective Year: 1971	Primary Wall: 8in Brick
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$97,500
Land:	$45,500
Just/Market:	$143,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$143,000
Exemption(s):	$0
Taxable:	$143,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2014	0041	1	Fort Pierce Stormwater Charge	$69.00

This does not necessarily represent the total Special Assessements 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

Permits

Number:	BP09-0360
Issue Date:	Apr 3, 2009
Description:	Demolition
Amount:	$0
Fee:	$0
Number:	RF2006-553
Issue Date:	Aug 25, 2006
Description:	Roof
Amount:	$7,900
Fee:	$79
Number:	BP14-0292
Issue Date:	Jan 31, 2014
Description:	Electric
Amount:	$675
Fee:	$104

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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DigiSign Verified: B8D10EAE-1AFD-4FF3-BA56-E0B6EBC65187
DigiSign Verified: D5EDE515-CC9D-42B4-8375-B4DEFFD6CB2D

Commercial Contract

1. PARTIES AND PROPERTY: Hanlex Development, LLC ("Buyer")
agrees to buy and Gregory Mihalak ("Seller")
agrees to sell the property at:
Street Address: 1915 N US HIGHWAY 1, FT. PIERCE, FL 34946
Legal Description: Refer to Exhibit "A"
and the following Personal Property: N/A
(all collectively referred to as the "Property") on the terms and conditions set forth below.

2. PURCHASE PRICE: $ [redacted]

(a) Deposit held in escrow by: Noll Griffin Marcelis, PLLC (Ian Osking) $ [redacted]
("Escrow Agent") (checks are subject to actual and final collection)

Escrow Agent's address: 311 South Second Street Suite 200 Fort Pierce, Florida 34950 Phone: 772-464-8200

(b) Additional deposit to be made to Escrow Agent
☐within ____ days (3 days, if left blank) after completion of Due Diligence Period or
☐within ____ days after Effective Date $ ____

(c) Additional deposit to be made to Escrow Agent
☐within ____ days (3 days, if left blank) after completion of Due Diligence Period or
☐within ____ days after Effective Date $ ____

(d) Total financing (see Paragraph 5) $ ____

(e) Other None $ ____

(f) All deposits will be credited to the purchase price at closing.
Balance to close, subject to adjustments and prorations, to be paid via wire transfer. $ [redacted]

For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of Buyer's written notice of acceptability.

3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by Seller and Buyer and an executed copy delivered to all parties on or before July 9, 2020, this offer will be withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days from the date the counter offer is delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or 7/9/2020. Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 6:00 p.m. of the next business day. Time is of the essence in this Contract. GM

4. CLOSING DATE AND LOCATION:
(a) Closing Date: This transaction will be closed on See #22, Additional Terms (Closing Date), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended

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on Closing Date and Buyer is unable to obtain property insurance, Buyer may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

(b) **Location:** Closing will take place in mail-out County, Florida. (If left blank, closing will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

5. THIRD PARTY FINANCING:

BUYER'S OBLIGATION: On or before N/A days (5 days if left blank) after Effective Date, **Buyer** will apply for third party financing in an amount not to exceed _____% of the purchase price or $_____, with a fixed interest rate not to exceed _____% per year with an initial variable interest rate not to exceed _____%, with points or commitment or loan fees not to exceed _____% of the principal amount, for a term of N/A years, and amortized over N/A years, with additional terms as follows: N/A.

Buyer will timely provide any and all credit, employment, financial and other information reasonably required by any lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within N/A days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorizes the mortgage broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within N/A days (3 days if left blank) deliver written notice to **Seller** stating Buyer either waives this financing contingency or cancels this Contract. If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer** has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-approval letter not a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.

6. TITLE: **Seller** has the legal capacity to and will convey marketable title to the Property by ☐statutory warranty deed ☒special warranty deed ☐other _____, free of liens, easements and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) N/A;

provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the Property as a Commercial Retail Use.

(a) **Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. **Seller** will, at (check one) ☒**Seller's** ☐**Buyer's** expense and within 80 days after Effective Date or at least _____ days before Closing Date deliver to **Buyer** (check one) ☒ (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date. ☐(ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or

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Buyer's closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

(b) Title Examination: Buyer will, within 15 days from receipt of the evidence of title deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2) **Buyer** delivers proper written notice and **Seller** cures the defects within 30 days from receipt of the notice ("Curative Period"). Seller shall use good faith efforts to cure the defects. If the defects are cured within the Curative Period, closing will occur on the latter of 10 days after receipt by Buyer of notice of such curing or the scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) Survey: (check applicable provisions below)

(i.) ☒ **Seller** will, within 5 days from Effective Date, deliver to **Buyer** copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction:
any existing restrictions, easements, environmental reports, GEO technical reports, etc,
prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the date this Contract is terminated.

☒ **Buyer** will, at ☐ **Seller's** ☒ **Buyer's** expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☐ **Buyer** will accept the Property with existing encroachments ☒ such encroachments will constitute a title defect to be cured within the Curative Period.

(d) Ingress and Egress: Seller warrants that the Property presently has ingress and egress.

7. PROPERTY CONDITION: Seller will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller** makes no warranties other than marketability of title. In the event that the condition of the Property has materially changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a refund of any and all deposits paid, plus interest, if applicable, or require Seller to return the Property to the required condition existing as of the end of Due Diligence period, the cost of which is not to exceed $_____ (1.5% of the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any defects in the Property. (Check (a) or (b))

☐ **(a) As Is: Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☒ **(b) Due Diligence Period: Buyer** will, at **Buyer's** expense and within 270 days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter the Property and conduct inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a mechanic's lien being filed against the Property without **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the

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Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) **Buyer** will, at Buyer's expense release to **Seller** all reports and other work generated as a result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that **Buyer's** deposit will be immediately returned to Buyer and the Contract terminated.

(c) Walk-through Inspection: Buyer may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

8. OPERATION OF PROPERTY DURING CONTRACT PERIOD: Seller will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted ☒ only with **Buyer's** consent ☐ without **Buyer's** consent.

9. CLOSING PROCEDURE: Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.

(a) Possession and Occupancy: Seller will deliver possession and occupancy of the Property to **Buyer** at closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

(b) Costs: Buyer will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

(c) Documents: Seller will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller**, if requested by the **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement, mortgages and notes, security agreements, and financing statements.

(d) Taxes and Prorations: Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

(e) Special Assessment Liens: Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

(f) Foreign Investment in Real Property Tax Act (FIRPTA): If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply

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with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the requirement.

10. ESCROW AGENT: **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

11. CURE PERIOD: Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have 15 days (5 days if left blank) after delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

12. FORCE MAJEURE: **Buyer** or **Seller** shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.

13. RETURN OF DEPOSIT: Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer**'s deposit will be returned in accordance with applicable Florida Laws and regulations.

14. DEFAULT:

(a) In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make the title marketable after diligent effort, **Buyer** may elect to receive return of **Buyer**'s deposit without thereby waiving any action for damages resulting from **Seller**'s breach and may seek to recover such damages or seek specific performance. If **Buyer** elects a deposit refund, **Seller** may be liable to Broker for the full amount of the brokerage fee.

(b) In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1) retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1) terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving any remedy for **Buyer**'s default.

15. ATTORNEY'S FEES AND COSTS: In any claim or controversy arising out of or relating to this Contract, the prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable attorneys' fees, costs, and expenses.

16. NOTICES: All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice, document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker) representing a party will be as effective as if given by or delivered to that party.

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17. DISCLOSURES:

(a) Commercial Real Estate Sales Commission Lien Act: The Florida Commercial Real Estate Sales Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not attach to any interest in real property. This lien right cannot be waived before the commission is earned.

(b) Special Assessment Liens Imposed by Public Body: The Property may be subject to unpaid special assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such liens, if any, shall be paid as set forth in Paragraph 9(a).

(c) Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

(d) Energy-Efficiency Rating Information: Buyer acknowledges receipt of the information brochure required by Section 553.996, Florida Statutes.

18. RISK OF LOSS:

(a) If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of the **Buyer**.

(b) If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate with and assist **Buyer** in collecting any such award.

19. ASSIGNABILITY; PERSONS BOUND: This Contract may be assigned to a related entity, and otherwise ☐ is not assignable ☒ is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement to the **Seller** at least 5 days prior to Closing. The terms **"Buyer," "Seller"** and "Broker" may be singular or plural. This Contract is binding upon **Buyer, Seller** and their heirs, personal representatives, successors and assigns (if assignment is permitted).

20. MISCELLANEOUS: The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**. Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound. Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be construed under Florida law and will not be recorded in any public records.

21. BROKERS: Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to, a licensed real estate Broker other than:

(a) Seller's Broker: Coldwell Banker Paradise (Company Name) Hoyt C. Murphy (Licensee),
411 US-1 Fort Pierce, FL 34950 / (772) 971-7424 hoytmurphy@hotmail.com (Address, Telephone, Fax, E-mail),
who ☐ is a single agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ a listing agreement ☒ other (specify) 3% of Purchase Price

(b) Buyer's Broker: Overland Commercial (Company Name) Trung Huynh (Licensee),
1000 Color Place, Apopka, FL 32703, 407-637-9068, Trung.Huynh@Overland-Commercial.com (Address, Telephone, Fax, E-mail)

Buyer (TH) (_____) and **Seller** (_____) (GM) acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

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who ☐ is a single agent ☒ is a transaction broker ☐ has no brokerage relationship and who will be compensated by ☐ **Seller's Broker** ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ an MLS offer of compensation ☒ other (specify) 3% of Purchase Price (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to inquiries, introductions, consultations, and negotiations resulting in this transaction. **Seller** and **Buyer** agree to indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to Paragraph 10, (3) any duty accepted by Broker at the request of **Seller** or **Buyer**, which is beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of **Seller** or **Buyer**.

22. OPTIONAL CLAUSES: (Check if any of the following clauses are applicable and are attached as an addendum to this Contract):

☐ Arbitration	☐ Seller Warranty	☐ Existing Mortgage
☐ Section 1031 Exchange	☐ Coastal Construction Control Line	☐ Buyer's Attorney Approval
☐ Property Inspection and Repair	☐ Flood Area Hazard Zone	☐ Seller's Attorney Approval
☐ Seller Representations	☐ Seller Financing	☒ Other Exhibit "A" & "B"

23. ADDITIONAL TERMS:

Refer to Exhibit "B"

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER

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348 **ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL**
349 **REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER**
350 **REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF**
351 **THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND**
352 **GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND**
353 **FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.**

354 Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other
355 party that such signatory has full power and authority to enter into and perform this Contract in accordance with its
356 terms and each person executing this Contract and other documents on behalf of such party has been duly authorized
357 to do so.

358 _____ Date: 07/07/2020
(Signature of Buyer)

359 Han Pistor Tax ID No.: 45-3685846
(Typed or Printed Name of Buyer)

360 Title: President, Hanlex Development LLC Telephone: 321-303-3534

361 _____ Date: _____
(Signature of Buyer)

362 _____ Tax ID No.: _____
(Typed or Printed Name of Buyer)

363 Title: _____ Telephone: _____

364 Buyer's Address for purpose of notice 1000 Color Place, Apopka, FL 32703

365 Facsimile: 407-889-9400 Email: Hans.Pistor@hanlexgroup.com

366 Gregory Mihalak Date: 07-08-2020
(Signature of Seller)

367 Gregory Mihalak Tax ID No.: _____
(Typed or Printed Name of Seller)

368 Title: _____ Telephone: _____

369 _____ Date: _____
(Signature of Seller)

370 _____ Tax ID No.: _____
(Typed or Printed Name of Seller)

371 Title: _____ Telephone: (248) 425-3465

372 Seller's Address for purpose of notice: 542 Knollwood Dr. Orion MI 48362

373 Facsimile: _____ Email: skysaw7@yahoo.com

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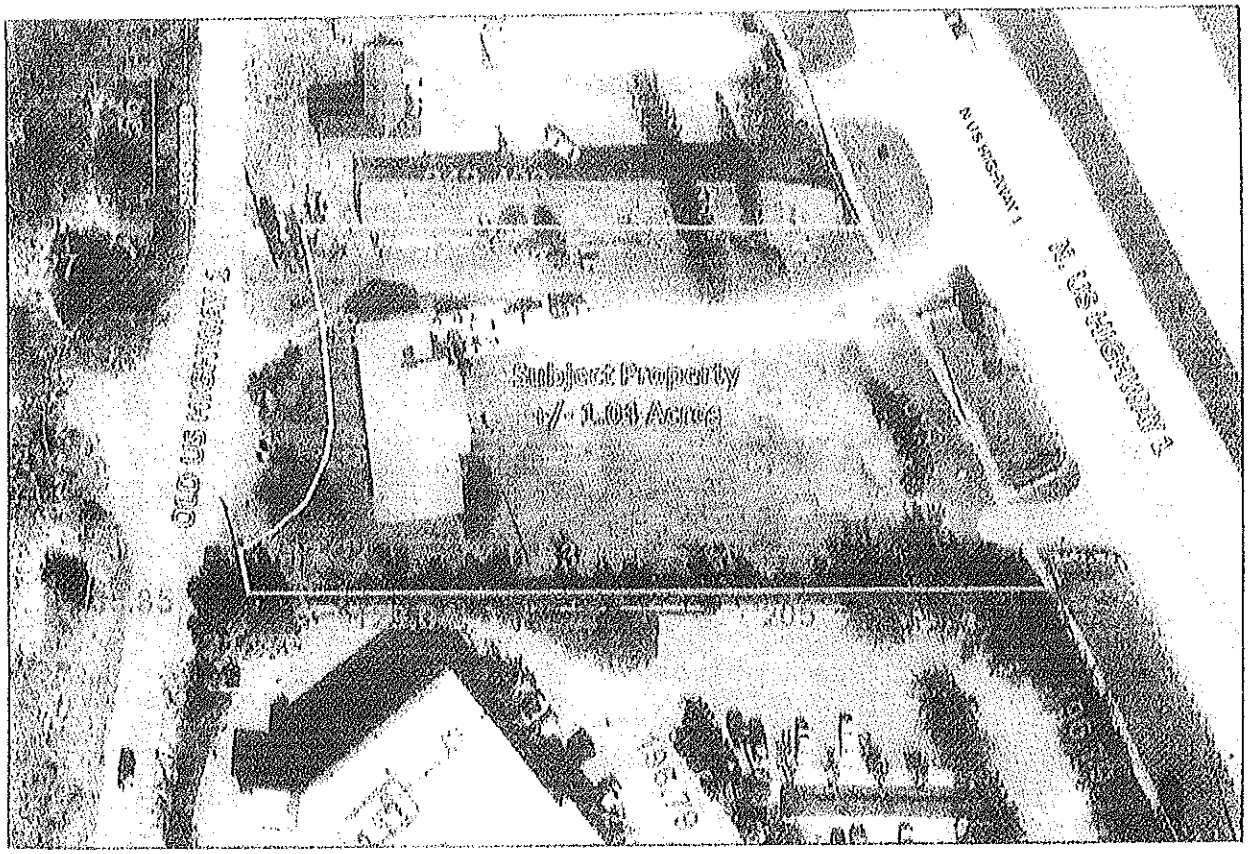
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EXHIBIT "A"

Subject Property

Subject to new Survey and Legal Description.

Owner's Name	Gregory Mihalak
Physical Address	1915 N US HIGHWAY 1, FT. PIERCE, FL 34946
Legal Description	33 34 40 N 150 FT OF THAT PART OF S 1/2 OF SE 1/4 OF SE 1/4 LYGW OF US 1 AND E OF SR 4 (OR 520-2412)
PID #:	1433-440-0009-000-8
Size	+/- 1.04 Acres



Buyer (___) and Seller GM (___) acknowledge receipt of a copy of this page.

DigiSign Verified: B8D10EAE-1AFD-4FF3-BA56-E0B6EBC65187
DigiSign Verified: D5EDE515-CC9D-42B4-8375-B4DEFFD6CB2D

EXHIBIT "B"
ADDITIONAL TERMS

Due Diligence Period: Buyer shall have 270 days from the Effective Date to investigate the property (the "Due Diligence Period"). During the first 90 days of the Due Diligence Period, Buyer shall obtain approval from their tenant, known as ("the Corporate Approval Period"). After written notice to Seller of a successful approval, Buyer shall then proceed with a further 180 days, commencing after the conclusion of the Corporate Approval Period to complete all of its on-site inspections, investigations, environmental studies, geo technical studies etc. Buyer shall also, during the Due Diligence Period, be in formal discussions with the appropriate government entities for buyers intended use(s). Seller will corporate with Buyer and execute all required Letter of Authorization (LOA) during Due Diligence Period from Buyer's standard LOA, local & state municipality officials' LOAs that required. Estimated schedule of Due Diligence items:

- Survey, phase I environment report, Geo technical report: To be completed within the first 90 days of the Due Diligence Period.
- Formal discussions and submittals with Local and State municipalities: To be completed within the last 90 days of the Due Diligence Period for site plan application and building drawing submissions.

Buyer's Closing Contingencies: It is hereby agreed that Buyer's obligation to close hereunder is subject to and conditioned upon the following:

A. Permits. Buyer's receipt of all permits, with acceptable conditions to allow for Buyer's intended use of the Property, (the "Permits"), which term shall include but not be limited to, any site construction permits, Florida Department of Transportation driveway and drainage permits, Florida Department of Environmental Protection and/or health department permits, Water Management District permits, and any other approvals or permits as may be require in Buyer's sole discretion for the construction of Buyer's intended improvements.

B. Environmental and GEO Technical Site Assessment. Buyer's obligation to close is contingent on Buyer obtaining satisfactory results of a Phase I Environmental Site Assessment and GEO Technical Investigation. The Assessment shall be conducted by an environmental consultant of Purchaser's choosing and at Purchaser's expense. It shall demonstrate that the Real Property is free from all hazardous/unsuitable substances and are in compliance with all federal, state and local environmental laws and regulations.

C. Cross Access Easements. If applicable, Buyer obtaining from Seller, or other controlling entity, all necessary cross access easements as may be required for access and/or utilities to the Property, by Buyer's sole determination and which serve the subject property. Further, Buyer and Seller shall, as soon as required under Buyer's lease with end user of the Property, but by no later than prior to the end of the Due Diligence Period, enter into a mutually acceptable written agreement(s) providing

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DigiSign Verified: D5EDE515-CC9D-42B4-8375-B4DEFFD6CB2D

for cross easements and restrictions encumbering the use of the subject property and adjacent property owned by, or under control by the Seller. In the event that easements and other joint use agreements are required from other adjoining owners of property not under the control of Seller, such agreements, in reasonably acceptable form to the Buyer, must be obtained by the Seller prior to end of the Due Diligence Period. Any delay caused by the Seller to complete the easement documentation in a timely manner will cause the Due Diligence Period to automatically extend by one (1) business day until resolved to the satisfaction of the Buyer and Seller jointly.

D. Coronavirus/Other Emergency Shutdown Period. If applicable, in the event that Coronavirus or other emergency that cause the local, state, or national municipalities to shut down or slow down due to remote working, the Contract's critical dates shall automatically extend to reflect the jurisdictional shutdown/slowdown period.

E. Rezone. If applicable, a rezone approval of the Subject Property with acceptable conditions from local and state municipalities for Buyer's intended retail use of the Property.

Closing: shall occur in Orlando (or by mail) and within Thirty (30) Days after all Buyer's Closing Contingencies above are met.

Seller's Cooperation: Seller agrees to assist with the municipality documents that will require owner's signature for the permitting applications and will review & sign these within a 3 business day time frame or the Due Diligence Period shall automatically be extended by one day for every day lost, via written notice from Buyer.

Deposit: Buyer shall deposit the $10,000 (ref in line item #12 of the Contract) within 5 business days after the completion of the initial boundary survey at Buyer's expense, but no more than 60 days from Effective Date. The $10,000 deposit shall be non-refundable & payable to Seller after 9 months, but applicable to the Purchase Price.

Copies of Due Diligence Reports done by Buyer shall be given to Seller if Buyer cancels the Contract.

In the Event Closing does not occur within 12 months from execution of this contract, Buyer agrees to pay monthly extension fees of $1,500 monthly (not to apply to the Purchase Price). In no event shall total closing time exceed 18 months.

Buyer agrees to start site plan process & apply for permits no later than 150 days from execution of this contract.

Seller's Operation During Contract Period: Seller shall reserve the right to (1) rent the home in the event it becomes vacant during the Contract Period. Any rental agreement must contain a provision that provides a 30-60 days notice period to vacate at Closing, so that the Subject

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DigiSign Verified: B8D10EAE-1AFD-4FF3-BA56-E0B6EBC65187

Property can be delivered vacant at closing, and (2) Seller shall have the right to make any minor alterations, cut down trees, comply with code enforcement issues, etc, as long as these actions do not materially affect the Property or Buyer's intended use of the Property.

Buyer (_____) and Seller (_____) acknowledge receipt of a copy of this page.

HANLEX DEVELOPMENT

1000 Color Place, Apopka, FL 32703
Phone: (407) 889-9400 • Fax: (407) 889-8328
www.hanlexgroup.com

April 16, 2021

LETTER OF AUTHORIZATION

Subject Property Information	
Owner	Hanlex Development, LLC
Property Address	1915 N US Highway 1 Ft. Pierce, FL
PID #:	1433-440-0009-000-8
Authorized Agent	Common Oak Engineering, Jeremy Anderson, Morgan Hampton

I, the undersigned purchaser of the Subject Property, hereby authorize the above Authorized Agent to act as my agent to submit and obtain any applications and permits associated with the development of the above property as required from any applicable municipalities: **City of Ft Pierce, St. Lucie County, Ft. Pierce Utility Authority, FDOT, FDEP, SFWMD,** and/or any other jurisdictional entity authorized to issue permits associated with the development of the Subject Property.

Any reproduction of this signed copy shall be deemed as original counterpart of this Letter of Authorization.

Owner's Signature: _____ 4/28/21

Owner's Name: Hans Pistor

Owner's Address: 1000 Color Place Apopka, FL

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28 day of April, 2021, by Hans Pistor, who is personally known to me or produced _____ as identification.

_____
Notary Sign & Print Name
My Commission Expires: 3-12-24

NICOLE HEW
MY COMMISSION # GG 957452
EXPIRES: March 12, 2024
Bonded Thru Notary Public Underwriters

Seal

HANLEX DEVELOPMENT

1000 Color Place, Apopka, FL 32703
Phone: (407) 889-9400 • Fax: (407) 889-8328
www.hanlexgroup.com

April 14, 2021

LETTER OF AUTHORIZATION

Subject Property Information	
Owner's name	Gregory Mihalak
Physical Address/Location	1915 N US Highway 1
PID #:	1433-440-0009-000-8
Seller's Agent	Hanlex Development, LLC, Common Oak Engineering, Hans Pistor, Nathan Wolfe, Jeremy Anderson, and Morgan Hampton

I, the undersigned owner of the Subject Property, hereby authorize the above Seller's Agent to act as my agent to submit and obtain any applications and permits associated with the development of the above property as required from any applicable municipalities: **City of Ft Pierce, St. Lucie County, Ft. Pierce Utility Authority, FDOT, FDEP, SFWMD,** and/or any other jurisdictional entity authorized to issue permits associated with the development of the Subject Property.

Any reproduction of this signed copy shall be deemed as original counterpart of this Letter of Authorization.

Owner's Signature: Gregory Mihalak

Owner's Name: Gregory Mihalak

Owner's Address: 542 Knollwood Dr. Lake Orion Mi 48362

STATE OF FLORIDA

COUNTY OF St Lucie

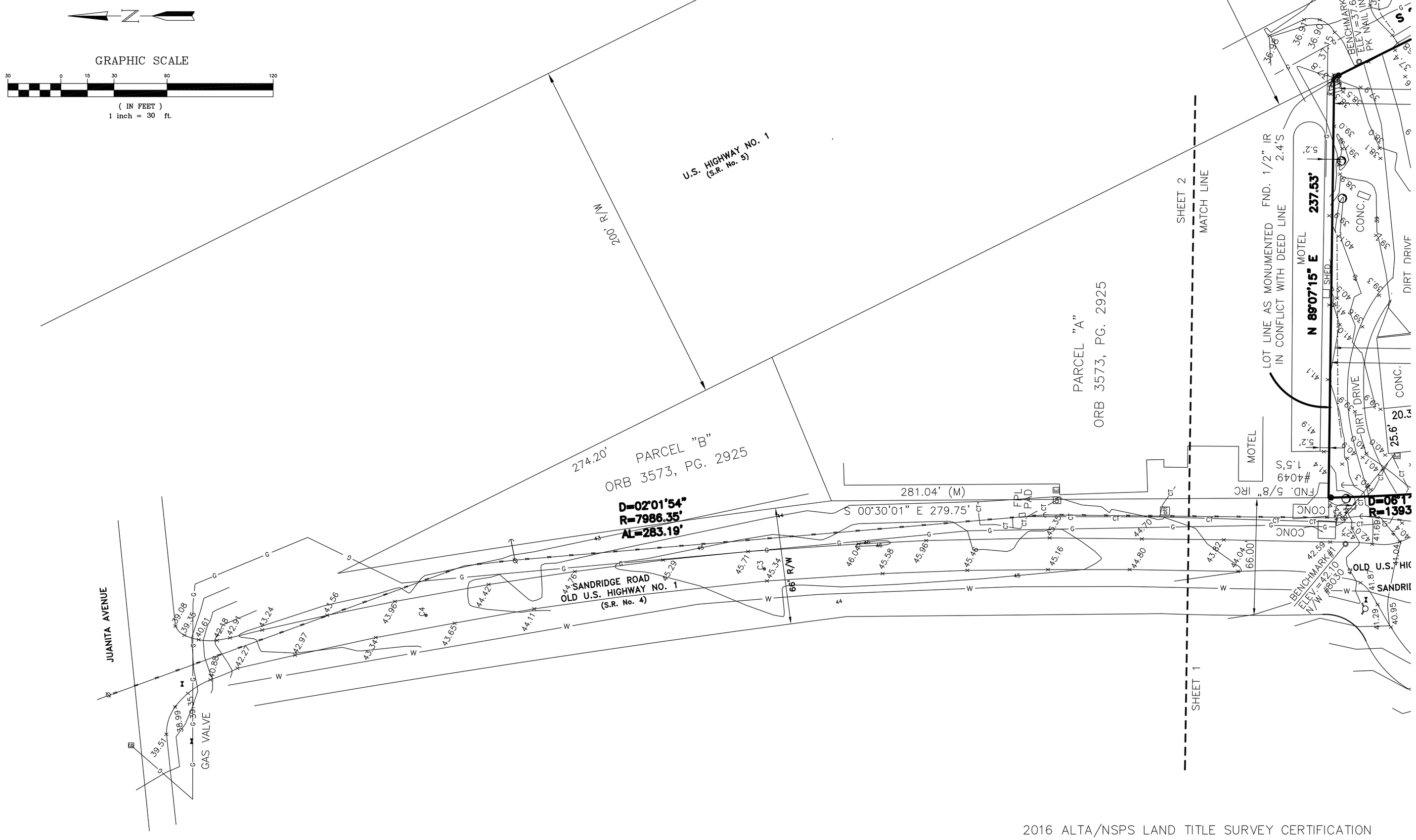
The foregoing instrument was acknowledged before me this 14th day of April, 2021, by Gregory Mihalak who is personally known to me or produced _____ as identification.

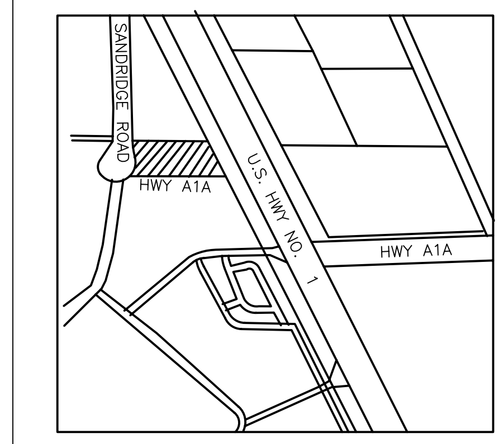
Notary Sign & Print Name Annette Kinser

My Commission Expires: 12/13/24

ANNETTE KINSER
MY COMMISSION # HH 038469
EXPIRES: December 13, 2024
Bonded Thru Notary Public Underwriters

Seal





LOCATION MAP

DESCRIPTION:

THE NORTH 150 FEET OF THAT PORTION OF THE SOUTH HALF (S1\2) OF THESOUTHEAST HALF (SE1\2) OF THE SOUTHEAST HALF (SE1\2) LYING WEST OF U.S. HIGHWAY NO. 1 AND EASTERLY OF OLD U.S. HIGHWAY #1, IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH THE EASTERLY HALF OF ABANDONED RIGHT OF WAY OF SANDRIDGE ROAD AS RECORDED IN O.R.B. 644, PAGE 313 LYING ADJACENT TO THE ABOSE DESCRIBED PARCEL.

SURVEYOR'S NOTES:

1. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT ORDER NO. 8608678, PREPARED BY COMMONWEALTH LAND TITLE DATED 7/13/2020, THE DESCRIPTION AND EASEMENTS THAT ARE STATED THEREIN ARE AS SHOWN HEREON.
2. ELEVATIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 BASED UPON NGS DISK 872 2207 WHICH HAS A PUBLISHED ELEVATION=34.58
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND DISTANCES ARE NOT TO BE SCALED FOR CONSTRUCTION AND/OR DESIGN PURPOSES.
4. THIS MAP, AS DEPICTED IN ITS GRAPHIC FORM, BEARING THE SIGNATURE AND SEAL OF THE SURVEYOR, IS THE OFFICIAL DOCUMENT OF THE LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE MAP.
5. THIS SURVEY IS PREPARED FOR THE PARTIES AS STATED HEREON AND IS NOT ASSIGNABLE TO OTHER PARTIES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

2016 ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: HANLEX GROUP
COMMONWEALTH LAND TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,7(a), 8,11(a), 13,14,16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 20, 2021

DATE OF MAP OR PLAT 2/25/2021

Legend

Indicates Set 1/2" Iron Rod & Cap #LB6936	(P) Indicates Plat Dimension	Indicates Bollard
Indicates Found Iron Rod & Cap	(G) Indicates Grid Bearing	CA Indicates CATV
Indicates Found Concrete Monument	Indicates Water Meter	att Indicates Att Riser
Indicates Wood Utility Pole	© Indicates Sanitary Cleanout	—W— Indicates Water Line
Indicates Concrete Power Pole	—OHUL— Indicates Overhead Utility Lines	Indicates Electric Service
Indicates Pole Anchor	Indicates Valve Box	Indicates Septic Lid
Indicates Catch Basin	Indicates FIRE HYDRANT	Indicates Light Pole
Indicates Gas Marker	(D) Indicates Storm Drainage Manhole	(S) Indicates Sanitary Manhole
	CA Indicates CATV	

		NOTE: This drawing is not valid without embossed seal or Digital Signature of Surveyor.
CONVERT TO ALTA SURVEY	1/19/21	RICHARD N. DEAN Professional Surveyor & Mapper Florida Certificate No. 4406 L.B. 6936
REVISIONS		

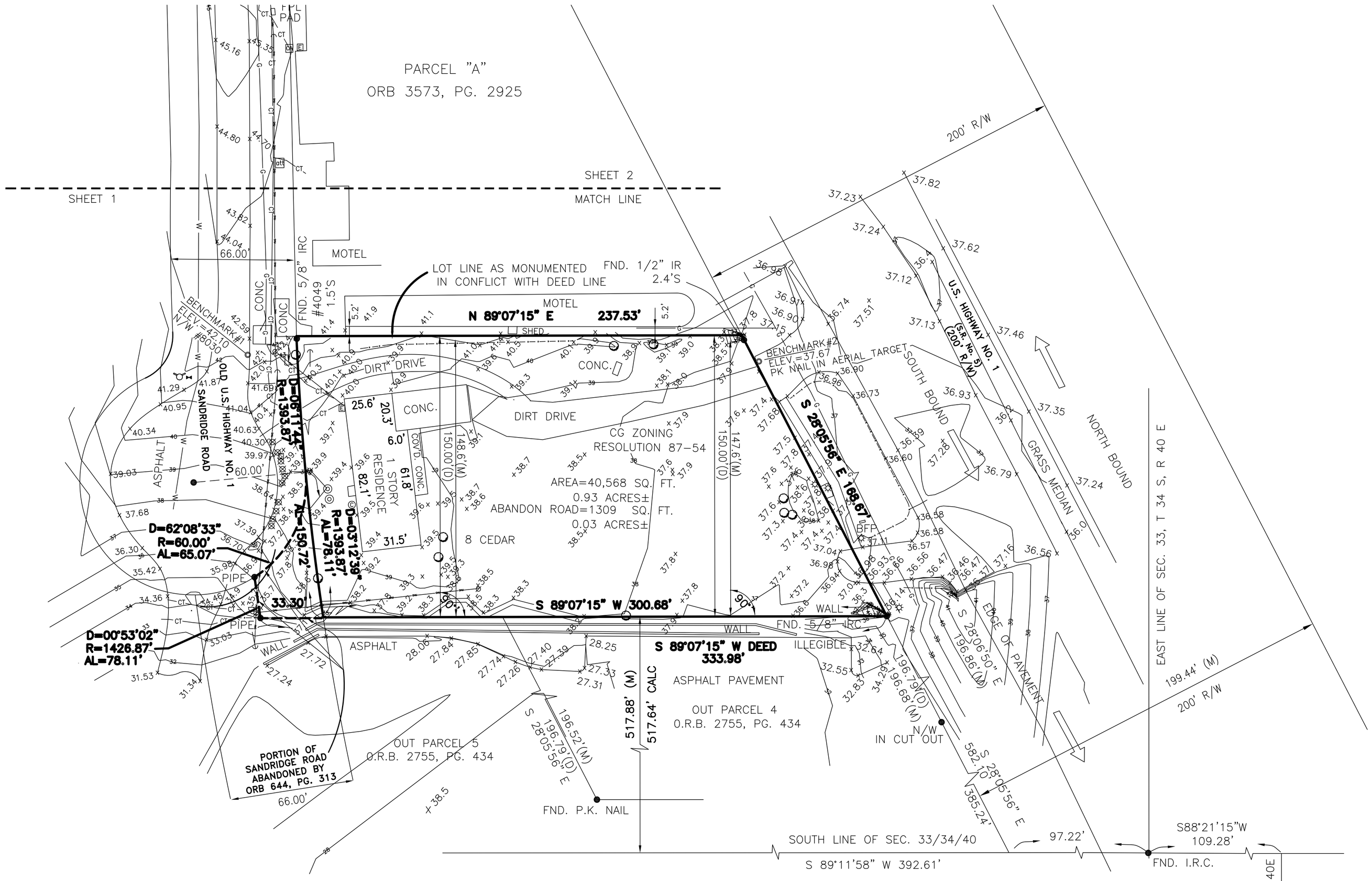
ALTA SURVEY Prepared For & certified to:
HANLEX GROUP

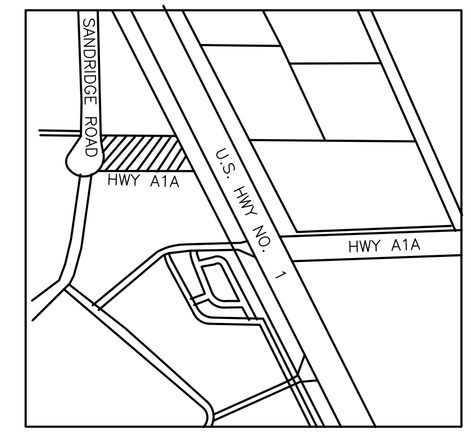
ADDRESS: 1915 U.S. HWY#1
FORT PIERCE, FL. 34946

PROPERTY LIES IN FLOOD ZONE "X" AS PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP 12111C-0187F

Dean Surveying and Mapping, Inc.
"The Measuring Line Shall Go Forth" Jeremiah 31:39
4201 Westgate Avenue
Suite A3
West Palm Beach, Florida 33409
Tel:(561)625-8748 Facsimile (561)626-4558

FIELD: B.P./L.J.	DATE: 07-16-20
DRAWN: M.R.	SCALE: 1" = 30'
SHEET: 2 of 2	JOB No.: 020-704





LOCATION MAP

DESCRIPTION:

THE NORTH 150 FEET OF THAT PORTION OF THE SOUTH HALF (S 1\2) OF THE SOUTHEAST HALF (SE 1\2) OF THE SOUTHEAST HALF (SE 1\2) LYING WEST OF U.S. HIGHWAY NO. 1 AND EASTERLY OF OLD U.S. HIGHWAY #1, IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. TOGETHER WITH THE EASTERLY HALF OF ABANDONED RIGHT OF WAY OF SANDRIDGE ROAD AS RECORDED IN O.R.B. 644, PAGE 131, LYING ADJACENT TO THE ABOSE DESCRIBED PARCEL

SURVEYOR'S NOTES:

1. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH TITLE COMMITMENT ORDER NO. 8608678, PREPARED BY COMMONWEALTH LAND TITLE DATED 7/13/2020, THE DESCRIPTION AND EASEMENTS THAT ARE STATED THEREIN ARE AS SHOWN HEREON.
2. ELEVATIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 BASED UPON NGS DISK 872 2207 WHICH HAS A PUBLISHED ELEVATION=34.58
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4. THIS MAP, AS DEPICTED IN ITS GRAPHIC FORM, BEARING THE SIGNATURE AND SEAL OF THE SURVEYOR, IS THE OFFICIAL DOCUMENT OF THE LANDS AS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE MAP.
5. THIS SURVEY IS PREPARED FOR THE PARTIES AS STATED HEREON AND IS NOT ASSIGNABLE TO OTHER PARTIES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

2016 ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: HANLEX GROUP
COMMONWEALTH LAND TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,7(a), 8,11(a), 13,14,16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 20, 2021

DATE OF MAP OR PLAT 2/25/2021

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Legend

Indicates Set 1/2" Iron Rod & Cap #LB6936	(P)	Indicates Plat Dimension	Indicates Bollard
Indicates Found Iron Rod & Cap	(G)	Indicates Grid Bearing	Indicates CATV
Indicates Found Concrete Monument	□	Indicates Water Meter	Indicates Att Riser
Indicates Wood Utility Pole	©	Indicates Sanitary Cleanout	Indicates Water Line
Indicates Concrete Power Pole	—OHUL—	Indicates Overhead Utility Lines	Indicates Electric Service
Indicates Pole Anchor		Indicates Valve Box	Indicates Septic Lid
Indicates Catch Basin		Indicates FIRE HYDRANT	Indicates Light Pole
Indicates Gas Marker	(D)	Indicates Storm Drainage Manhole	Indicates Sanitary Manhole
—G—	—CT—	Indicates CATV	

CONVERT TO ALTA SURVEY	1/19/21
REVISIONS	

NOTE:
This drawing is not valid without embossed seal or Digital Signature of Surveyor.

RICHARD N. DEAN
Professional Surveyor & Mapper
Florida Certificate No. 4406
L.B. 6936

ALTA SURVEY Prepared For & certified to:
HANLEX GROUP

ADDRESS: 1915 U.S. HWY#1
FORT PIERCE, FL. 34946

PROPERTY LIES IN FLOOD ZONE "X" AS PER NATIONAL FLOOD INSURANCE PROGRAM RATE MAP 12111C-0187F

Dean Surveying and Mapping, Inc.
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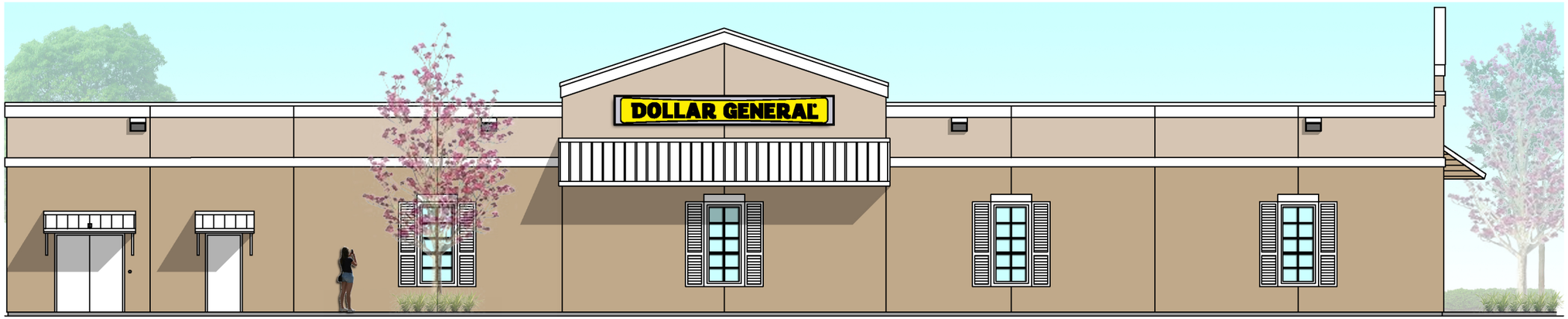
FIELD: B.P./L.J.	DATE: 07-16-20
DRAWN: M.R.	SCALE: 1" = 30'
SHEET: 1 of 2	JOB No.: 020-704



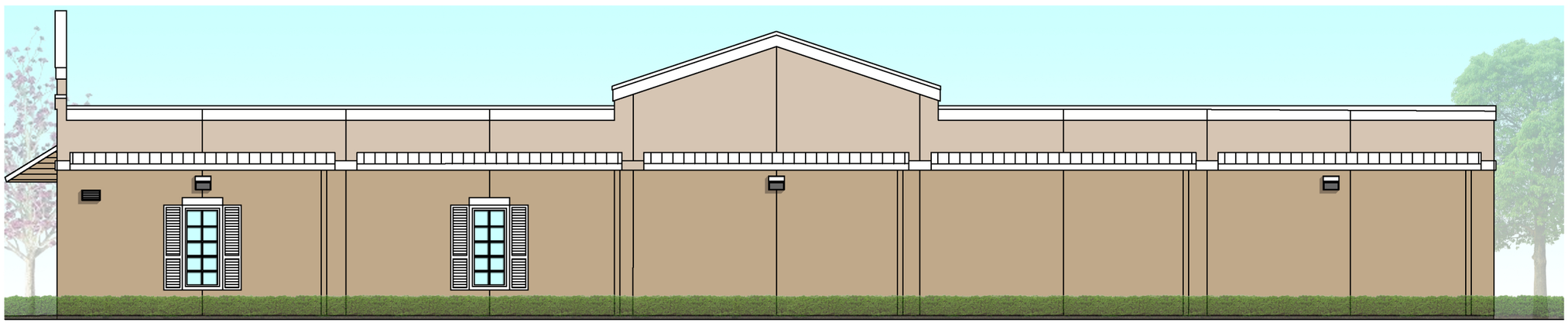
FRONT ELEVATION (EAST)



REAR ELEVATION (WEST)



SIDE ELEVATION (SOUTH)



SIDE ELEVATION (NORTH)

MATERIAL LEGEND

SHERWIN WILLIAMS
SAND DOLLAR
SW 6099

SHERWIN WILLIAMS
BASKET BEIGE
SW 6143

SHERWIN WILLIAMS
EXTRA WHITE
SW 7006

Dollar General, 1915 N US 1, Fort Pierce, FL

LIS ARCHITECTURE ENGINEERING

PROJECT DIRECTORY

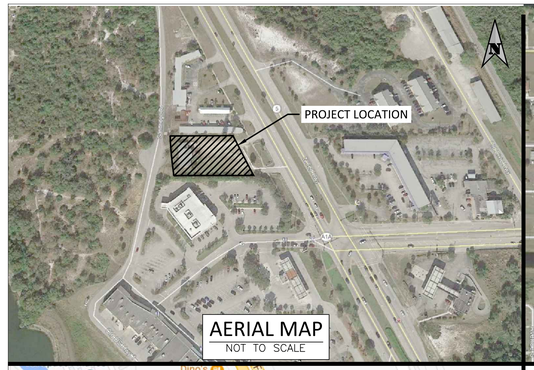
DEVELOPER:	HANLEX DEVELOPMENT, LLC 1000 COLOR PLACE APOPKA, FL 32703 PHONE: (407) 889-9400 FAX: (407) 889-8328
CIVIL ENGINEER:	COMMON OAK ENGINEERING, LLC 1209 EDGEWATER DRIVE, SUITE 100 ORLANDO, FL 32804 PHONE: (407) 951-5915
GEOTECH ENGINEER:	INTERTEK PSI 7950 NW 64TH STREET MIAMI, FL 33166 PHONE: (305) 471-7725 FAX: (305) 593-1915
SURVEYOR:	DEAN SURVEYING AND MAPPING, INC. 4201 WESTGATE AVENUE WEST PALM BEACH, FLORIDA 33409 PHONE: (561) 625-8748 FAX: (561) 626-4558

CONSTRUCTION DRAWINGS
1915 N. US HWY 1, DOLLAR GENERAL

PREPARED FOR:

HANLEX DEVELOPMENT

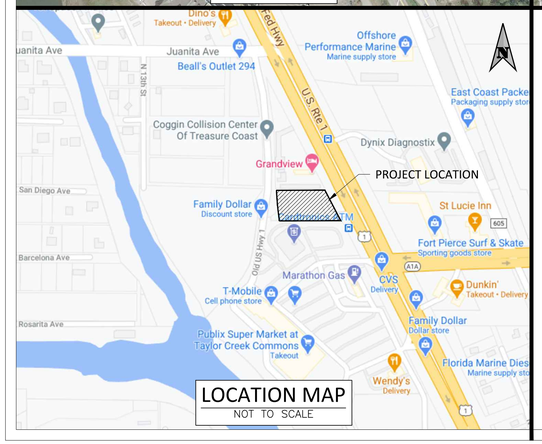
PARCEL NUMBERS: 1433-440-0009-000-8



AERIAL MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE NORTH 150 FEET OF THAT PORTION OF THE SOUTH HALF (S 1\2) OF THE SOUTHEAST HALF (SE 1\2) OF THE SOUTHEAST HALF (SE 1\2) LYING WEST OF U.S. HIGHWAY NO. 1 AND EASTERLY OF OLD U.S. HIGHWAY #1, IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
TOGETHER WITH THE EASTERLY HALF OF ABANDONED RIGHT OF WAY OF SANDRIDGE ROAD AS RECORDED IN O.R.B. 644, PAGE 131, LYING ADJACENT TO THE ABOSE DESCRIBED PARCEL

PLAN SHEET INDEX

DP1.0	COVER SHEET
DP2.0	SITE PLAN
DP3.0	LANDSCAPE PLAN
DP3.1	IRRIGATION PLAN
DP4.0	PHOTOMETRIC PLAN
DP5.0	DETAILS
DP5.1	DETAILS

LEGEND:

(#)	:	NO. OF PARKING SPACES
# / CX.X	:	DETAIL NO. / SHEET
	:	HEAVY DUTY ASPHALT PAVEMENT
	:	PROPOSED CONCRETE SURFACE
W	:	WATER LINE
UGE	:	ELECTRIC LINE
SS	:	WASTEWATER LINE
BFM	:	BURIED FORCE MAIN
UGT	:	TELEPHONE LINE
	:	FIRE HYDRANT
	:	VALVE
M	:	WATER METER
	:	BACKFLOW PREVENTER WITH CONCRETE PAD
75.40	:	SPOT ELEVATION (TO TOP OF PAVEMENT UNLESS SPECIFIED OTHERWISE)
	:	FLOW ARROW
#	:	REVISION NUMBER
FDC	:	FIRE DEPARTMENT CONNECTION

UTILITY PROVIDERS

WATER & SEWER:	FT. PIERCE UTILITY AUTHORITY 206 SOUTH 6TH STREET FT. PIERCE, FL 34950 PHONE: (772) 466-1600 EXT. - 3473
ELECTRIC & GAS:	FT. PIERCE UTILITY AUTHORITY 206 SOUTH 6TH STREET FT. PIERCE, FL 34950 PHONE: (772) 466-1600 EXT. - 6930
STORM:	CITY OF FT. PIERCE CONTACT: VENETIA BARNES PHONE: (772) 467-3783
TELEPHONE	AT&T USIC DISPATCH (800) 778-9140
CATV	COMCAST - PBG USIC DISPATCH CENTER (800) 778-9140

GENERAL REVISION LOG

NO:	DATE:	REVISION/ISSUE:	SHEETS REVISED	BY:

DOLLAR GENERAL

HANLEX DEVELOPMENT
Commercial Real Estate Development

COMMON OAK ENGINEERING
1209 EDGEWATER DRIVE,SUITE 100
ORLANDO, FL. 32804
(407)951-5915
CERTIFICATE OF AUTHORIZATION: 32644

DOLLAR GENERAL
AT
FORT PIERCE
1915 N. US HWY 1
FT. PIERCE, FL 34974
STORE # 23021

NO:	DATE:	REVISION/ISSUE:	BY:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 220.067

DATE 04/02/2021

SCALE N.T.S.

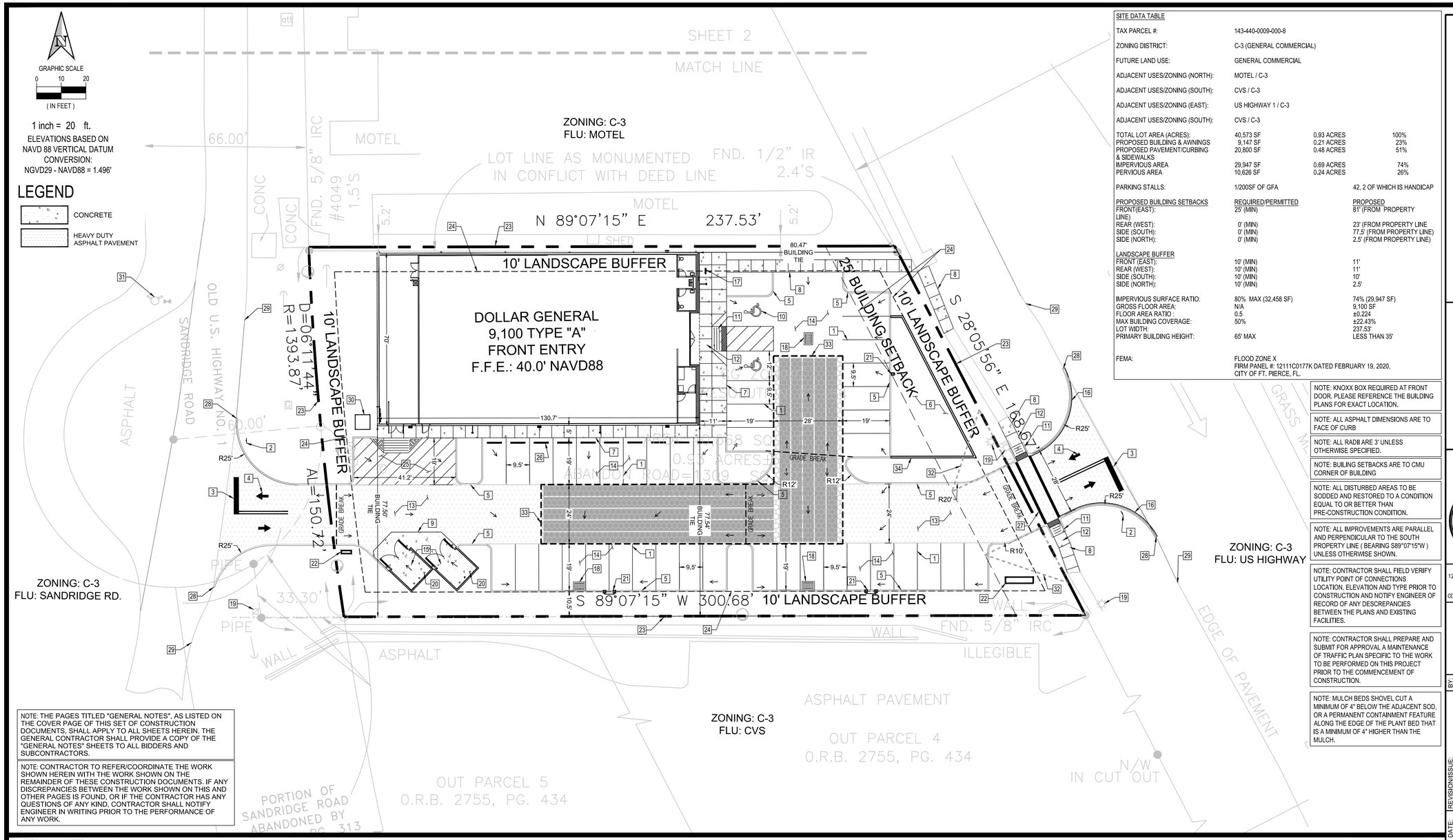
SHEET DP1.0

COVER SHEET

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

This item has been digitally signed and sealed by Jeremy R. Anderson on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



SITE DATA TABLE			
TAX PARCEL #:	143-440-0009-000-8		
ZONING DISTRICT:	C-3 (GENERAL COMMERCIAL)		
FUTURE LAND USE:	GENERAL COMMERCIAL		
ADJACENT USES/ZONING (NORTH):	MOTEL / C-3		
ADJACENT USES/ZONING (SOUTH):	CVS / C-3		
ADJACENT USES/ZONING (EAST):	US HIGHWAY 1 / C-3		
ADJACENT USES/ZONING (SOUTH):	CVS / C-3		
TOTAL LOT AREA (ACRES):	40,573 SF	0.93 ACRES	100%
PROPOSED BUILDING & AWNINGS	9,147 SF	0.21 ACRES	23%
PROPOSED PAVEMENT/CURBING & SIDEWALKS	20,800 SF	0.48 ACRES	51%
IMPERVIOUS AREA	29,947 SF	0.69 ACRES	74%
PERVIOUS AREA	10,626 SF	0.24 ACRES	26%
PARKING STALLS:	1/200SF OF GFA		42, 2 OF WHICH IS HANDICAP
PROPOSED BUILDING SETBACKS	REQUIRED/PERMITTED		PROPOSED
FRONT(EAST):	25' (MIN)		81' (FROM PROPERTY LINE)
REAR (WEST):	0' (MIN)		23' (FROM PROPERTY LINE)
SIDE (SOUTH):	0' (MIN)		77.5' (FROM PROPERTY LINE)
SIDE (NORTH):	0' (MIN)		2.5' (FROM PROPERTY LINE)
LANDSCAPE BUFFER			
FRONT (EAST):	10' (MIN)		11'
REAR (WEST):	10' (MIN)		11'
SIDE (SOUTH):	10' (MIN)		10'
SIDE (NORTH):	10' (MIN)		2.5'
IMPERVIOUS SURFACE RATIO:	80% MAX (32,458 SF)		74% (29,947 SF)
GROSS FLOOR AREA:	N/A		9,100 SF
FLOOR AREA RATIO :	0.5		±0.224
MAX BUILDING COVERAGE:	50%		±22.43%
LOT WIDTH:			237.53'
PRIMARY BUILDING HEIGHT:	65' MAX		LESS THAN 35'
FEMA:	FLOOD ZONE X FIRM PANEL #: 12111C0177K DATED FEBRUARY 19, 2020, CITY OF FT. PIERCE, FL.		

NOTE: KNOXX BOX REQUIRED AT FRONT DOOR. PLEASE REFERENCE THE BUILDING PLANS FOR EXACT LOCATION.

NOTE: ALL ASPHALT DIMENSIONS ARE TO FACE OF CURB

NOTE: ALL RADII ARE 3' UNLESS OTHERWISE SPECIFIED.

NOTE: BUILING SETBACKS ARE TO CMU CORNER OF BUILDING

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

NOTE: ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE SOUTH PROPERTY LINE (BEARING S89°07'15"W) UNLESS OTHERWISE SHOWN.

NOTE: CONTRACTOR SHALL FIELD VERIFY UTILITY POINT OF CONNECTIONS LOCATION, ELEVATION AND TYPE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD OF ANY DESCREPANCIES BETWEEN THE PLANS AND EXISTING FACILITIES.

NOTE: CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL A MAINTENANCE OF TRAFFIC PLAN SPECIFIC TO THE WORK TO BE PERFORMED ON THIS PROJECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

NOTE: MULCH BEDS SHOVEL CUT A MINIMUM OF 4" BELOW THE ADJACENT SOD, OR A PERMANENT CONTAINMENT FEATURE ALONG THE EDGE OF THE PLANT BED THAT IS A MINIMUM OF 4" HIGHER THAN THE MULCH.

NOTE: THE PAGES TITLED "GENERAL NOTES", AS LISTED ON THE COVER PAGE OF THIS SET OF CONSTRUCTION DOCUMENTS, SHALL APPLY TO ALL SHEETS HEREIN. THE GENERAL CONTRACTOR SHALL PROVIDE A COPY OF THE "GENERAL NOTES" SHEETS TO ALL BIDDERS AND SUBCONTRACTORS.

NOTE: CONTRACTOR TO REFER/COORDINATE THE WORK SHOWN HEREIN WITH THE WORK SHOWN ON THE REMAINDER OF THESE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES BETWEEN THE WORK SHOWN ON THIS AND OTHER PAGES IS FOUND, OR IF THE CONTRACTOR HAS ANY QUESTIONS OF ANY KIND, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING PRIOR TO THE PERFORMANCE OF ANY WORK.

SITE PLAN NOTES

1. 4" WHITE PAINT (TYP.)
2. STOP SIGN & POST - DETAIL: 3 / D1.0
3. 24" WHITE STOP BAR & STRIPING (TYP) DETAIL: 12 / D1.0 (FDOT INDEX 711-001)
4. PAVEMENT MARKING DIRECTIONAL ARROW (TYP.) - DETAIL: 12 / DP5.0 (FDOT INDEX 711-001)
5. TYPE D CURB (TYP) - DETAIL: 1 / DP5.0
6. STORMWATER POND (TYP.)
7. MONOLITHIC CURB & SIDEWALK (TYP.) - DETAIL: 8 / DP5.0
8. CONCRETE SIDEWALK (TYP.) - DETAIL: 10 / DP5.0 (FDOT INDEX 522-001)
9. CONCRETE PAVEMENT WITH APRON (TYP.) - DETAIL: 5 & 9 / DP5.0
10. HANDICAP ACCESSIBLE PARKING, SIGNAGE & MARKINGS DETAIL: 11 / DP5.0 & 3 / DP5.1 (FDOT INDEX 711-001 & 700-102)
11. HANDICAP ACCESSIBLE RAMP (WITH DETECTABLE WARNING WHERE SHOWN) DETAIL: 6 & 7 / DP5.0 (FDOT INDEX 522-002)
12. 5' X 5' LANDING (MIN) SLOPE NOT TO EXCEED 2%
13. HEAVY DUTY ASPHALT PAVEMENT (TYP.) - DETAIL: 13 / DP5.0
14. LIGHT DUTY ASPHALT PAVEMENT (TYP.) - DETAIL: 13 / DP5.0
15. DUMPSTER ENCLOSURE - DETAIL: 9 & 14 / DP5.0
16. 6" WIDE SOLID WHITE THERMOPLASTIC EDGE LINE (FDOT INDEX 711-001)
17. PROPOSED BICYCLE RACK - DETAIL 2 / DP5.1
18. STORM DRAINAGE STRUCTURE (TYP.)
19. EXISTING UTILITY POLES
20. BOLLARD (TYP.) - DETAIL: 4 / DP5.0
21. SITE LIGHTING POLES (TYP.) - SEE SHEET DP4.0 PHOTOMETRIC PLAN
22. PROPOSED MONUMENT SIGN
23. PROPERTY LINE / PROJECT BOUNDARY
24. LANDSCAPE AND BUILDING SETBACK LINE (TYP.)
25. LOADING ZONE (41.2' LONG BY 19' WIDE) (2 / DP5.0)
26. WHEELSTOP (TYP.) - DETAIL: 1 / D1.1 (FDOT INDEX 520-001)
27. CROSSWALK - DETAIL: 12 / D1.0 (FDOT INDEX 711-001) NOT TO EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL SLOPE.
28. PROPOSED CURB/SIDEWALK/PAVEMENT TO TRANSITION SMOOTHLY TO EXISTING ADJACENT SURFACE.
29. EDGE OF PAVEMENT (NO CURB)
30. GROUND MOUNTED TRANSFORMER
31. EXISTING FIRE HYDRANT
32. SITE VISIBILITY TRIANGLE - 25X25 (TYP.)
33. UNDERGROUND STORMWATER MANAGEMENT SYSTEM
34. POND RETAINING WALL

BURIED UTILITIES NOTE

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Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

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CERTIFICATE OF AUTHORIZATION: 32644

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FORT PIERCE
1915 N. US HWY 1
FT. PIERCE, FL 34974
STORE # 23021

NO:	DATE:	REVISION/ISSUE:	BY:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

PROJECT # 220.067

DATE 04/02/2021

SCALE 1:20

SHEET DP2.0

SITE PLAN

GRAPHIC SCALE
0 10 20
(IN FEET)

1 inch = 20 ft.

ELEVATIONS BASED ON NAVD 88 VERTICAL DATUM CONVERSION: NGVD29 - NAVD88 = 1.496'

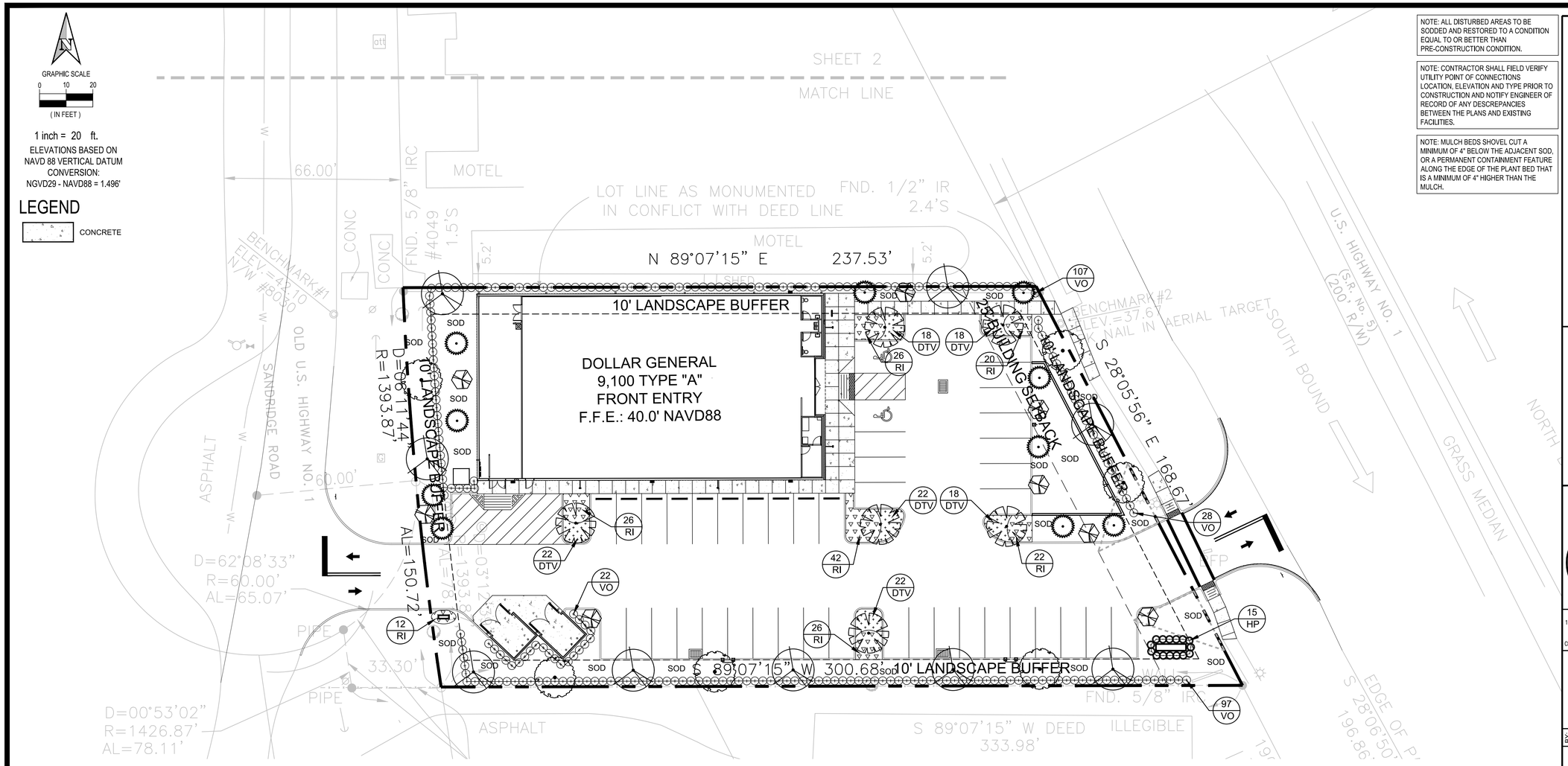
LEGEND

CONCRETE

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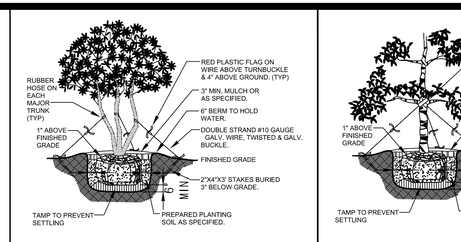


PLANT LIST

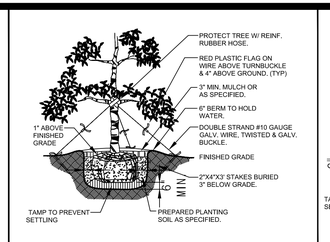
SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (LIVE OAK)	12' MIN.HT. 2.5" CAL.MIN. 6' CLEAR TRUNK	YES	YES	9
MG	MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)	10' MIN.HT. 2.5" CAL.MIN.	YES	YES	6
UP	ULMUS PARVIFOLIA (DRAKE ELM)	10' MIN.HT. 2.5" CAL.MIN. 6' CLEAR TRUNK	YES	YES	6
IV	ILEX VOMITORIA (YAUPON HOLLY)	7' MIN.HT. 2" CAL.	YES	YES	10
LI	LAGERSTROMIA INDICA (CRAPE MYRTLE MUSKOGEE)	7'+ MIN.HT. X 4'+ SPR. MULTI-TRUNK	YES	NO	8
DTV	DIANELLA TASMANICA 'VARIETA' (FLAX LILY)	8"-10" MIN.HT.1 GAL. 24" O.C.	YES	YES	120
RI	RAPHIOLEPIS INDICA (INDIAN HAWTHORNE)	12" MIN.HT.3 GAL. 24" O.C.	YES	NO	174
VO	VIBURNUM ODORATISSIMUM (SWEET VIBURNUM)	36" MIN.HT.24" SPREAD 7 GAL. 36" O.C.	YES	NO	254
HP	HAMILIA PATENS (FIREBUSH)	24" MIN.HT.24" SPREAD 3 GAL. 30" O.C.	YES	YES	15
SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	TBD

PLANT QUANTITY — 00 / XX — PLANT SYMBOL

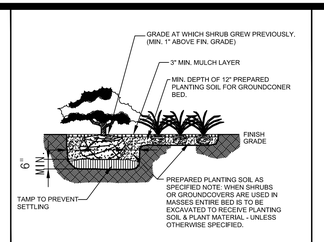
NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.



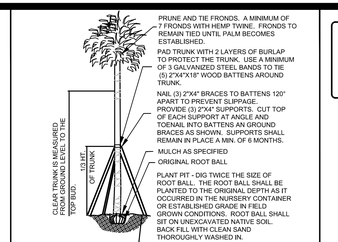
① MULTI-TRUNK DETAIL NTS



② TREE PLANTING DETAIL NTS



③ SHRUB AND GROUND COVER DETAIL NTS



④ PALM PLANTING DETAIL NTS

GENERAL LANDSCAPE NOTES:

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF AGRICULTURE, STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1992.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE ACTUAL NEEDS, THE PLANS SHALL GOVERN.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF NONCYPRESS MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OR FAILURE OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE GRADED FLUSH TO SIXES INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN WOOT SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED, ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED UNLESS OTHERWISE NOTED ON PLANS.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE. DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
12. THE TREE CALIPER OF ALL CANOPY TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT FOUR AND ONE HALF FEET ABOVE GRADE.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT SITES AS A RESULT OF THEIR WORK TO BUILDINGS, PAVING, UTILITIES, ETC. WHICH IS CAUSED BY PREPARING OR INSTALLING ANY ALL PLANT MATERIAL.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE, @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

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NOTE: LANDSCAPE PLAN CONFORMS TO FLORIDA FRIENDLY STANDARDS.

RICK ABT
5349 HUGH HOWELL RD.
STONE MOUNTAIN, GA 30087
404-909-2736

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

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NO	DATE:	REVISION/ISSUE	BY:

ENGINEER'S NAME & PE#

RICK ABT
FLORIDA RLA #1321

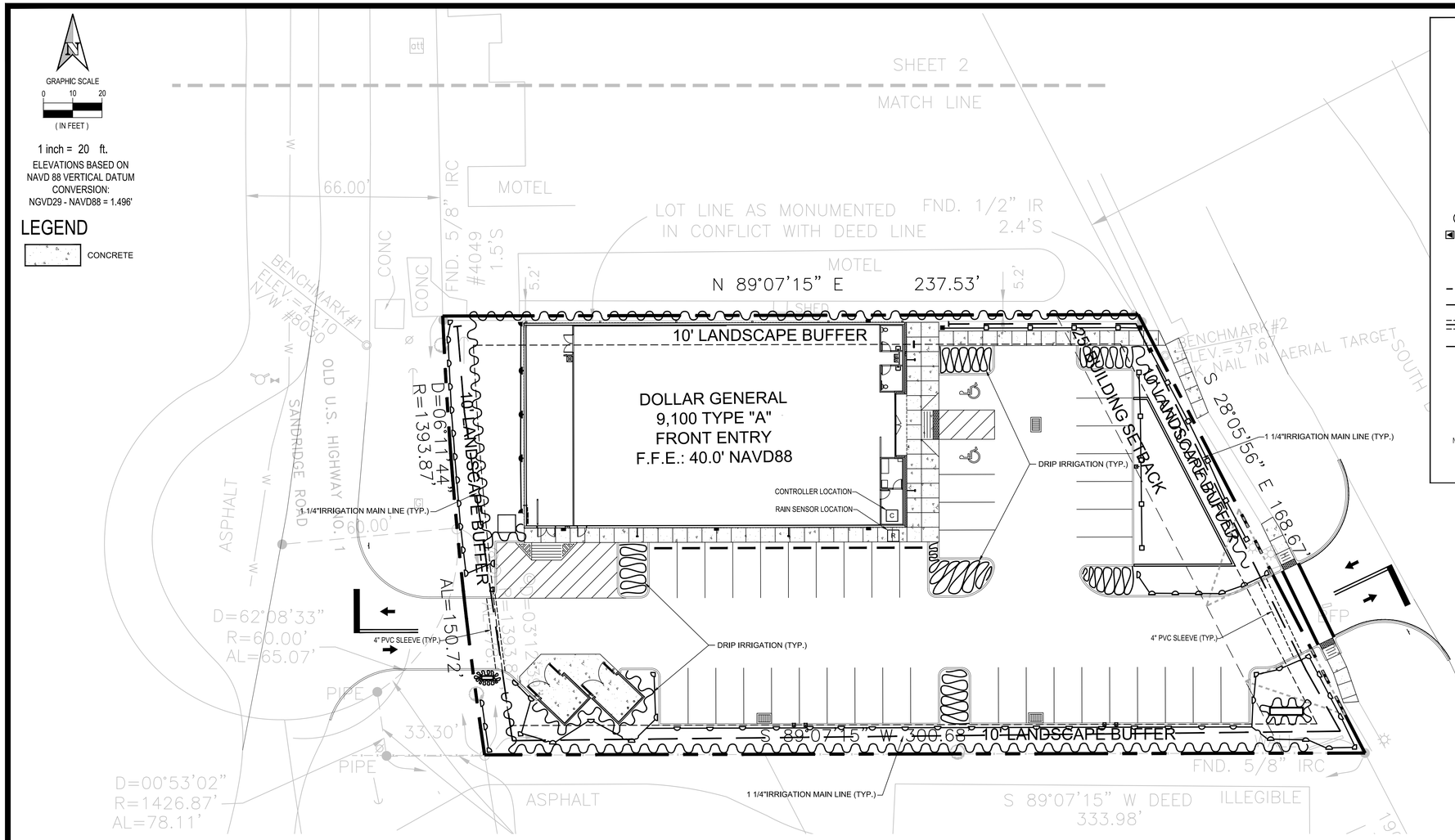
PROJECT # 220.067

DATE 04/02/2021

SCALE 1:20

SHEET DP3.0

LANDSCAPE PLAN



IRRIGATION LEGEND

FULL 6" POP-UP SPRAY HEAD	570-8-F
1/4 6" POP-UP SPRAY HEAD	570-8-Q
1/2 6" POP-UP SPRAY HEAD	570-8-H
1/3 6" POP-UP SPRAY HEAD	570-8-T
2/3 6" POP-UP SPRAY HEAD	570-8-TT
3/4 6" POP-UP SPRAY HEAD	570-8-TQ
FULL 6" POP-UP SPRAY HEAD	570-15-F
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1/3 6" POP-UP SPRAY HEAD	570-15-T
2/3 6" POP-UP SPRAY HEAD	570-15-TT
3/4 6" POP-UP SPRAY HEAD	570-15-TQ
CENTER STRIP SPRAY HEAD	570-4-CST
SIDE STRIP SPRAY HEAD	570-4-SST
END STRIP SPRAY HEAD	570-4-EST
DENOTES VARIABLE 6" POP-UP SPRAY HEAD IN 15' PATTERN	570-15-ADJ
DENOTES 4" POP-UP SPRAY HEAD OR ROTOR ON PVC RISER	

- POP-UP STREAM ROTOR
- 500 SERIES STREAM BUBBLER
- TORO PLASTIC VALVE
- CLASS 200 PVC MAIN LINE
- CLASS 160 PVC LATERAL LINE
- PVC SLEEVE 4" IN DIAMETER
- PIPE CROSSOVER
- BACKFLOW PREVENTER
- IRRIGATION METER
- CONTROLLER LOCATION TORO MODEL # CC-P09
- RAIN SENSOR LOCATION

2 (VALVE ZONE NO.) / 1" (VALVE SIZE) / 15 GPM (VALVE GPM)

VALVES

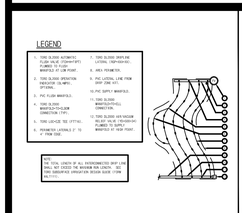
254-06-03	3/4" VALVES
252-06-04	1" VALVES
252-25-06	1.5" VALVES

NOTE: MODEL NOS. SHOWN REFLECT TORO SPRINKLER HEADS. ANY HEADS OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER. CONTRACTOR TO SIZE ALL LATERAL LINES AND INSURE THE PERFORMANCE OF ALL HEADS.

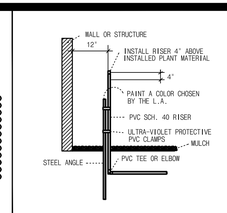
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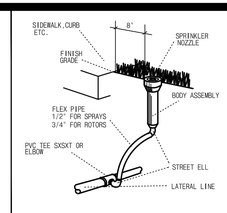
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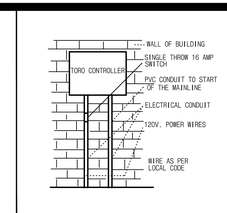
① DRIP IRRIGATION DETAIL NTS



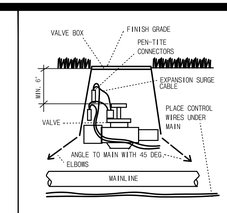
② SHRUB RISER DETAIL NTS



③ HEAD DETAIL NTS



④ CONTROLLER DETAIL NTS



⑤ ELECTRIC VALVE DETAIL NTS

IRRIGATION NOTES:

LANDSCAPE CONTRACTOR IS TO PROVIDE AN ENTIRE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANT AND GRASSED AREAS WITH HEAD TO HEAD SPACING OF SPRAY HEADS. PROVIDE ALL ITEMS NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM TO INCLUDE, BUT NOT LIMITED TO CONTROLLER, VALVES, PIPING, HEADS, RISERS, BACKFLOW PREVENTER, METER, WIRING, ELECTRICAL SUPPLY. PROVIDE AS-BUILT DRAWINGS UPON COMPLETION AND PRIOR TO FINAL PAYMENT. PROVIDE A RAIN SENSOR IN A CONSPICUOUS LOCATION OPEN TO RAINFALL. COORDINATE ALL WORK AND SLEEVE LOCATIONS WITH GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR IS TO PROVIDE AND INSTALL A SEPARATE WATER METER FOR IRRIGATION PURPOSES. LANDSCAPE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.

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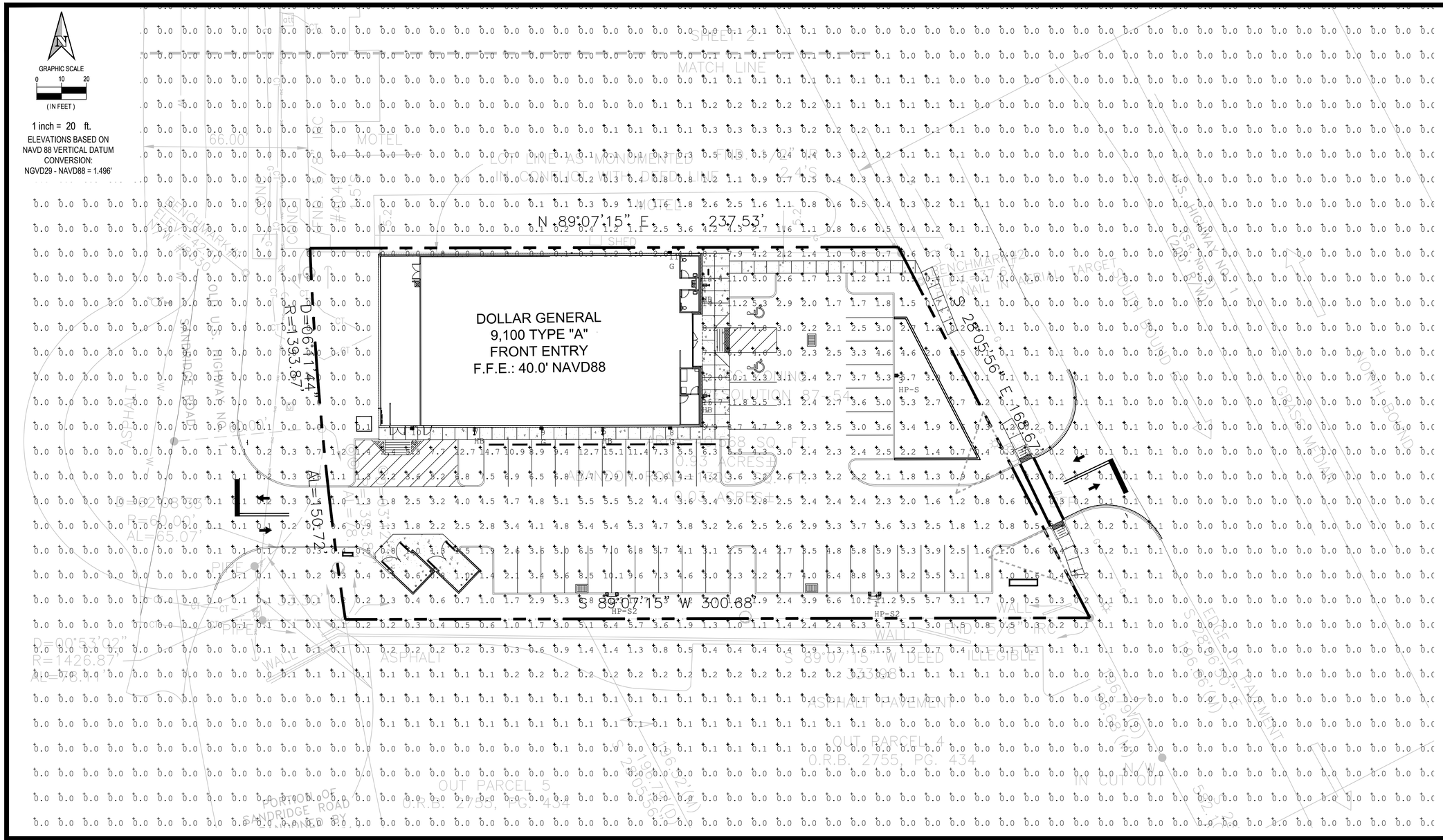
PROJECT # 220.067

DATE 04/02/2021

SHEET DP3.1

SCALE 1:30

IRRIGATION PLAN



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	1	HP-S	SINGLE	13632	0.950	LEDS-1210-S - Single Pole Mt 150w, Type 4, 5K, Shielded
	4	HB	SINGLE	19188	0.950	LEDS-AL120 - Wall Mt, 150w, Type 4, 5K
	4	G	SINGLE	4740	0.950	LEDBG42W001B-5000K - Wall Pack, 42W, Full Cutoff, 5K
	2	HP-S2	TWIN	13632	0.950	LEDS-1210-S - Double Pole Mt 150w, Type 4, 5K, Shielded

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.70	15.7	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	4.43	15.7	0.4	11.08	39.25

Luminaire Location Summary		
LumNo	Label	Z
1	HP-S2	27
2	HP-S2	27
3	HP-S	27
4	HB	16.5
5	HB	16.5
6	HB	16.5
7	HB	16.5
8	G	16.5
9	G	16.5
10	G	16.5
11	G	12

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IT'S THE LAW

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

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DOLLAR GENERAL

HANLEX DEVELOPMENT
Commercial Real Estate Development

COMMON OAK ENGINEERING

COMMON OAK ENGINEERING
1209 EDGEWATER DRIVE,SUITE 100
ORLANDO, FL. 32804
(407)951-5915
CERTIFICATE OF AUTHORIZATION: 32644

DOLLAR GENERAL
AT
FORT PIERCE
1915 N. US HWY 1
FT. PIERCE, FL 34974
STORE # 23021

NO:	DATE:	REVISION/ISSUE:	BY:

ENGINEER'S NAME & PE#

JEREMY R. ANDERSON, P.E.
P.E. LICENSE NO. 71636

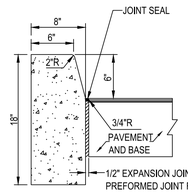
PROJECT # 220.067

DATE 04/02/2021

SCALE 1:20

SHEET DP4.0

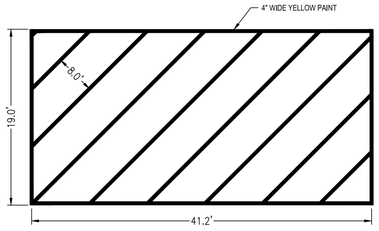
PHOTOMETRIC PLAN



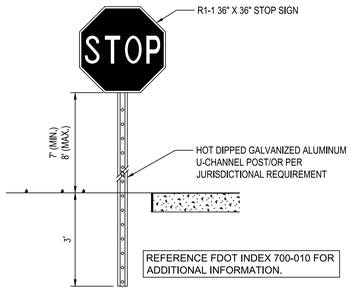
NOTE:
1. ENDS OF VERTICAL CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

REFERENCE FDOT INDEX 520-001 FOR ADDITIONAL INFORMATION.

1 TYPE 'D' CURB NTS
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

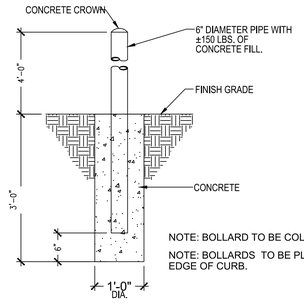


2 LOADING ZONE STRIPING DETAIL



REFERENCE FDOT INDEX 700-010 FOR ADDITIONAL INFORMATION.

3 SITE SIGNAGE/POST NTS



NOTE: BOLLARD TO BE COLORED YELLOW

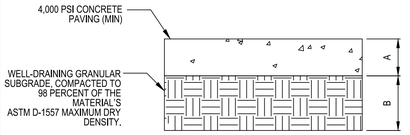
NOTE: BOLLARDS TO BE PLACED 6" FROM EDGE OF CURB.

4 BOLLARD NTS
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

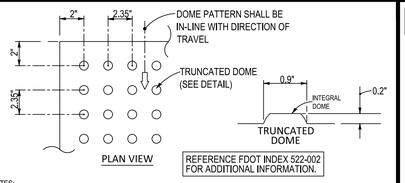
MINIMUM CONCRETE PAVEMENT THICKNESS*

CONCRETE SECTION	LOADING & DUMPSTER AREA
MIN THICKNESS (A)	6"
STABILIZED SUBGRADE (B)	12" FDOT TYPE B, LBR MINIMUM=40
MAXIMUM CONTROL JOINT SPACING	12' X 12'
RECOMMENDED SAW CUT DEPTH	2"

*REFER TO GEOTEHNICAL REPORT



5 CONCRETE PAVING SECTION NTS



REFERENCE FDOT INDEX 522-002 FOR ADDITIONAL INFORMATION.

NOTES:
1. RAMP RUNNING SLOPES SHALL NOT EXCEED A 1:12 SLOPE AND A 1: 50 CROSS SLOPE.

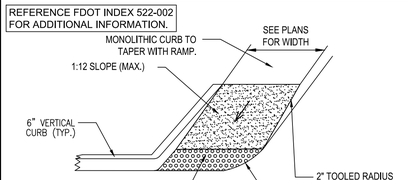
2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2.

3. WHERE ADJACENT SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK ON LIGHT OR LIGHT ON DARK. (SAFETY YELLOW OR BRICK RED)

4. SIDEWALK SHALL BE CONSTRUCTED PER CURRENT FDOT DESIGN SPECIFICATIONS, DETECTABLE WARNING STRIPS, A.K.A.TRUCATED DOMES, FOR DISTRICT SEVEN CONSTRUCTION AND MAINTENANCE SHOULD BE EITHER INSET CERAMIC TILES OR THERMOPLASTIC DETECTABLE WARNING STRIPS. THESE WARNING SURFACES SHALL ONLY BE PROVIDED BY THE FOLLOWING VENDORS/MANUFACTURERS:
A) INLINE TRUNCATED DOME EZ TILE SUPPLIED BY PROFESSIONAL PAVEMENT PRODUCTS.
B) TOPMARK SUPPLIED BY FLINT TRADING.
C) VANGUARD TRUNCATED DOME SUPPLIED BY VANGUARD.

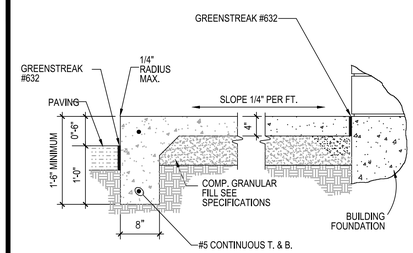
6 TRUNCATED DOME NTS

REFERENCE FDOT INDEX 522-002 FOR ADDITIONAL INFORMATION.

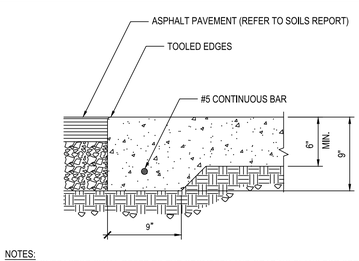


NOTES:
1. REFERENCE FDOT INDEX 304, PAGE 1, GENERAL DESIGN AND NOTES FOR RAMPS WITHIN ROW.
2. RAMP SHALL BE CONSTRUCTED TO LEAST POSSIBLE SLOPE (MAX=1:12 FOR 6 FEET).
3. RAMP SHALL NOT EXCEED A 6" RISE OR 1:12 SLOPE, FOR A MAXIMUM 6 FEET IN LENGTH.
4. CROSS SLOPE SHALL NOT EXCEED A 1:50 SLOPE.
5. ANY PORTION OF THE RAMP THAT EXCEEDS A 1:50 SLOPE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
6. RAMP WITH A RISE GREATER THAN 6" REQUIRES HANDRAILS.
7. A 5' X 5' (MIN.) LANDING MUST BE CONSTRUCTED AT TOP AND BOTTOM OF ALL RAMPS. (SLOPE AT LANDING SHALL NOT EXCEED 1:50)

7 END RAMP DETAIL NTS
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)



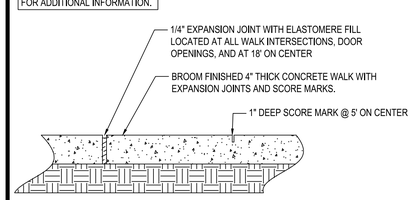
8 MONOLITHIC CURB & SIDEWALK NTS
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)



NOTES:
A. CONTRACTOR SHALL REFER TO THE GEOMETRY AND GRADING PLANS FOR SPECIFICATIONS ON PAVEMENT SLOPE, LINEAR DIMENSIONS, AND CURB TEXT.
B. ALL PAVEMENT SECTION (i.e. ASPHALT, BASE AND SUB BASE) MUST BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER ON RECORD AND ALL PAVEMENT REQUIREMENTS FROM THE LOCAL JURISDICTION.

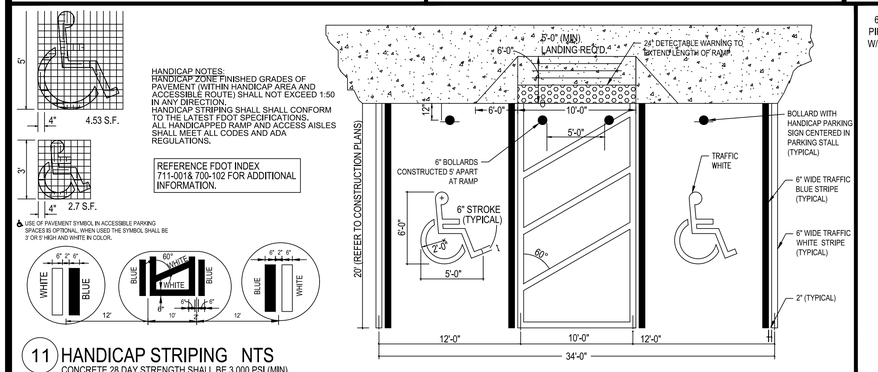
9 CONCRETE APRON NTS
CONCRETE 28 DAY STRENGTH SHALL BE 4,000 PSI (MIN)

REFERENCE FDOT INDEX 522-001 FOR ADDITIONAL INFORMATION.

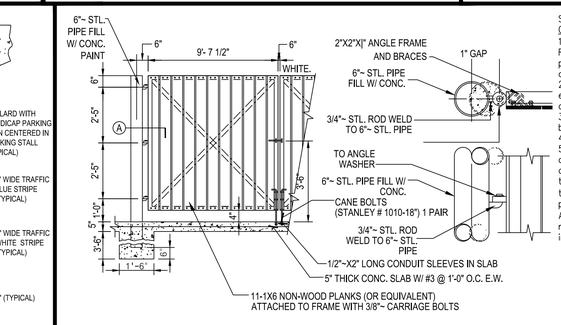


CONCRETE WALK NOTES:
EXPANSION JOINTS SHALL BE PROVIDED AT ALL CONCRETE WALK INTERSECTIONS, AT DOOR OPENINGS, AND AT 18' ON-CENTER (MAX.)

10 CONCRETE WALK NTS
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)



11 HANDICAP STRIPING NTS
CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)



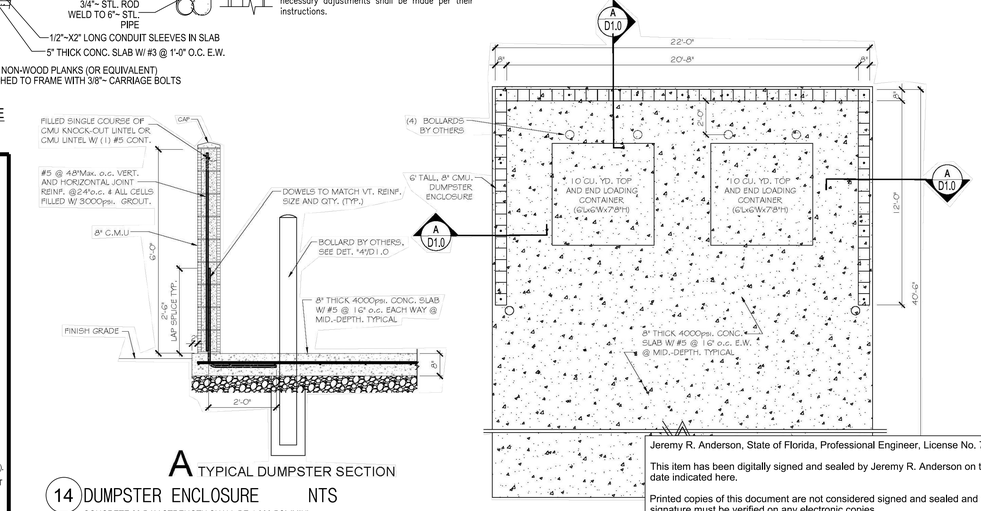
DUMPSTER GATE & HINGE

STRUCTURAL NOTES
GENERAL:
1. Wind Speed 130 MPH. (Ultimate)
Risk Category= I Exposure=C GCP =0.00
permitted.
all other disciplines. Where there are conflicts in
2. All work to be in strict accordance with the latest edition of 2020 Florida Building Code 7th Edition and all applicable local codes.
3. Only written changes approved by the Engineer shall be permitted.
4. Contractors shall protect existing utilities during work.
5. General Contractor shall coordinate structural drawings with all other disciplines. Where there are conflicts in information presented in the drawings or if the drawings are unclear or insufficient in any manner that may inhibit the contractor's understanding of the project, such Conflicts shall be brought to the Architect/Engineers' attention prior to bidding and the necessary adjustments shall be made per their instructions.

PAD SLAB FOUNDATION:
1. Foundation design based on minimum allowable soil bearing pressure of 3000 psf.
2. If footing elevation occurs in disturbed, unstable or unsuitable soil, the architect/engineer shall be notified and necessary adjustments shall be made per their instructions.
Preparation of subgrade shall be in strict accordance with instructions outlined in the geotechnical report.

CONCRETE:
1. All work to be in strict accordance with the ACI 318
2. MIX DESIGN CRITERIA: Refer to the specifications.
All concrete Type I Portland Cement. (ASTM C 150)
4000 psi compressive strength @ 28 days. (U.O.N.)
W/C ratio less or equal to 0.58
Slump 5" Water – Potable Chlorides – None
3. Provide normal weight aggregates in compliance with the requirements of ASTM C 33.

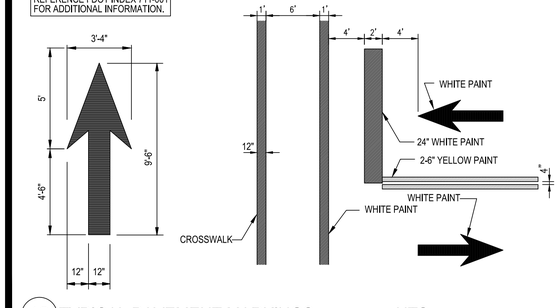
MASONRY:
1. Design, material & workmanship shall be in accordance with the ACI Standard Building Code requirements for concrete masonry structures: ACI 530/ACI 530.1
2. CMU cells indicated in plan or notes as filled cells shall be grouted with 3000psi concrete. (8" to 10" slump)
3. CMU concrete blocks shall conform to ASTM C–90 (28 day strength 2000 psi) (f'm=1500 psi).
4. Mortar shall be type S or M.
5. Tooled masonry joints, running bond.



A TYPICAL DUMPSTER SECTION

14 DUMPSTER ENCLOSURE NTS
CONCRETE 28 DAY STRENGTH SHALL BE 4,000 PSI (MIN)

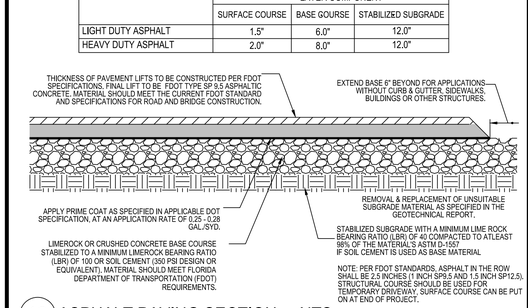
REFERENCE FDOT INDEX 711-001 FOR ADDITIONAL INFORMATION.



12 TYPICAL PAVEMENT MARKINGS NTS

PAVEMENT THICKNESS (MINIMUM)

	LAYER COMPONENT		
	SURFACE COURSE	BASE GOURSE	STABILIZED SUBGRADE
LIGHT DUTY ASPHALT	1.5"	6.0"	12.0"
HEAVY DUTY ASPHALT	2.0"	8.0"	12.0"



13 ASPHALT PAVING SECTION NTS

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HANLEY DEVELOPMENT
Commercial Real Estate Development

COMMON OAK ENGINEERING
1209 EDGEWATER DRIVE,SUITE 100
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STORE # 23021

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ENGINEER'S NAME & PE#

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DATE 04/02/2021

SCALE N.T.S.

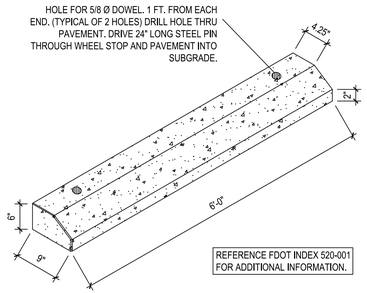
SHEET DP5.0

SITE PLAN DETAILS

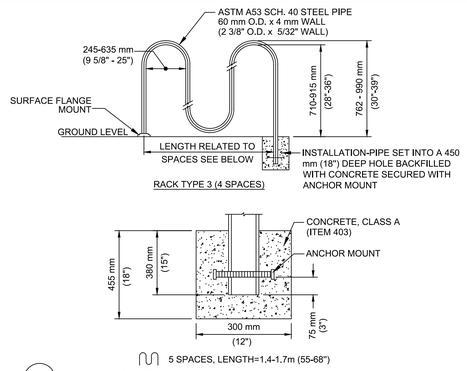
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1 CONCRETE WHEEL STOP NTS



2 BIKE RACK

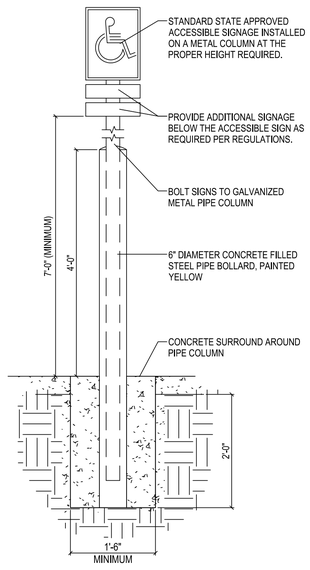
HANDICAP SIGN NOTES:

ALL LETTERS ARE 1" SERIES "C" PER MUTCD.

ONE SIGN REQUIRED FOR EACH PARKING SPACE.

INSTALLED SIGN HEIGHT SHALL BE CONFORMANCE WITH SECTION 24-23 OF MUTCD.

SIGN MAY BE MOUNTED ON BUILDING OR WALL AT PROPER HEIGHT, IF NECESSARY, AND ALIGNED WITHIN 12" OF CENTER OF HANDICAP PARKING SPACE.



3 HANDICAP PARKING SIGN NTS

CONCRETE 28 DAY STRENGTH SHALL BE 3,000 PSI (MIN)

DOLLAR GENERAL

HANLEX DEVELOPMENT
Commercial Real Estate Development

COMMON OAK ENGINEERING

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1209 EDGEWATER DRIVE,SUITE 100
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DOLLAR GENERAL
AT
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1915 N. US HWY 1
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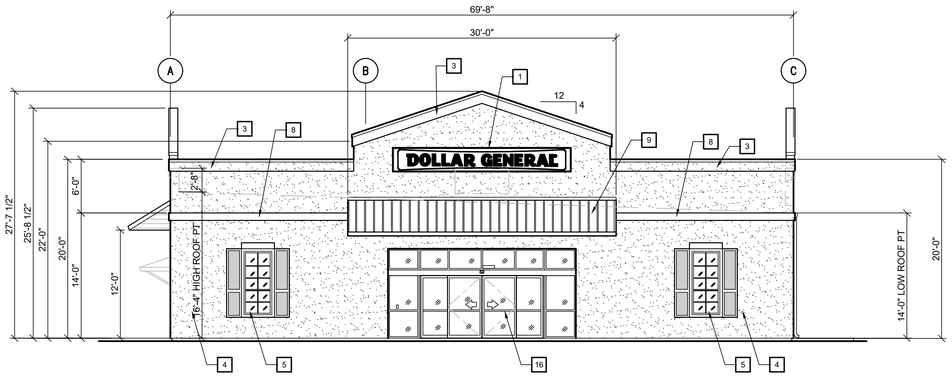
SHEET DP5.1

SITE PLAN DETAILS

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 71636

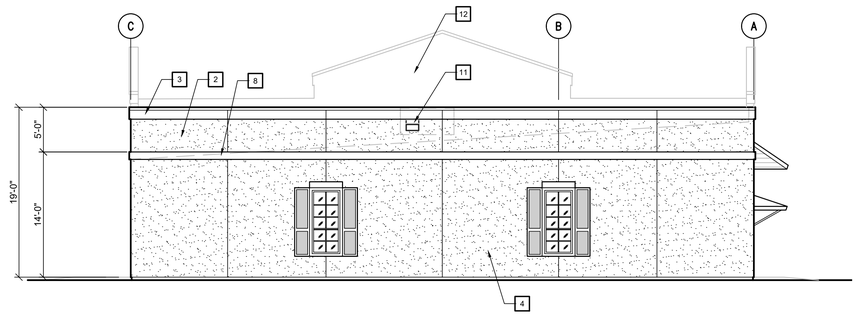
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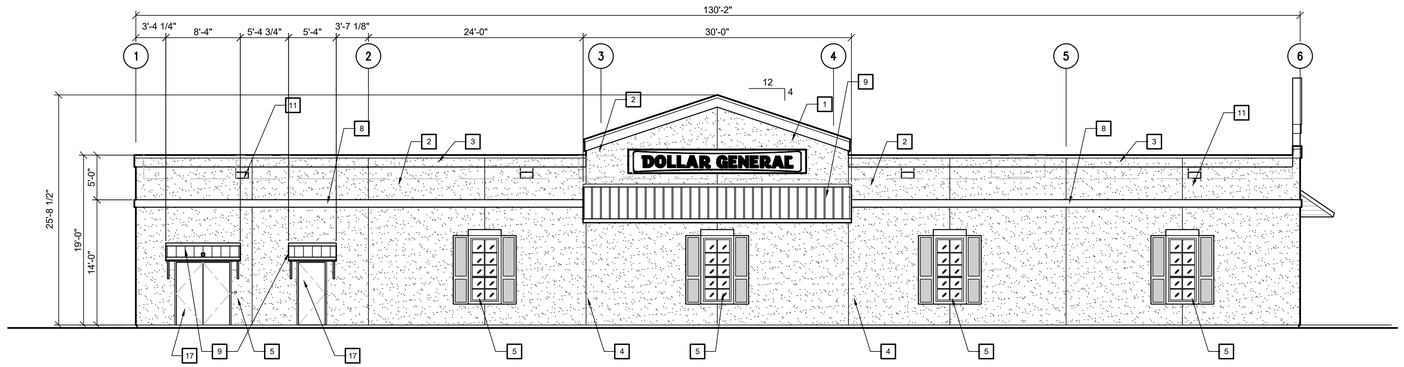
1 A2 FRONT (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



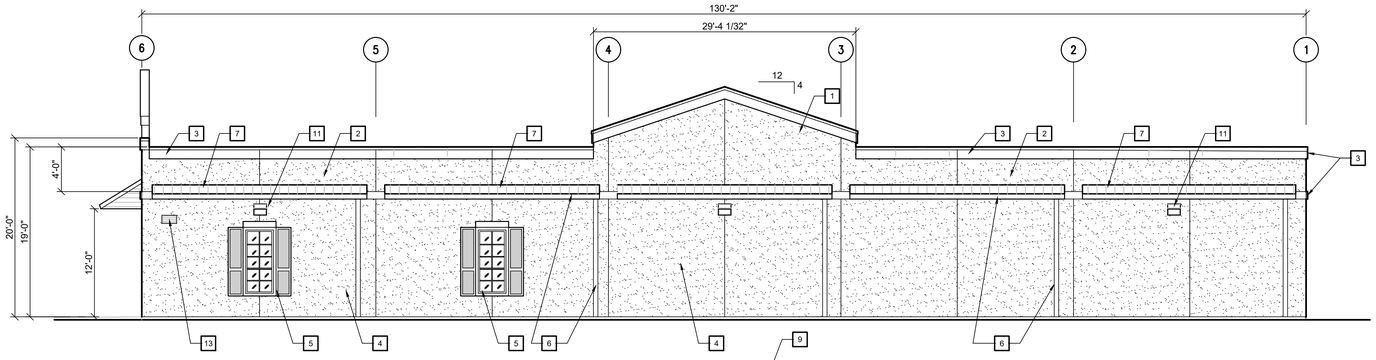
2 A2 REAR (WEST) ELEVATION

SCALE: 1/8" = 1'-0"



4 A2 SOUTH SIDE ELEVATION (TRUCK SIDE)

SCALE: 1/8" = 1'-0"



3 A2 NORTH SIDE ELEVATION (NO ACCESS)

SCALE: 1/8" = 1'-0"

ELEVATION KEYED NOTES

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP.
2. STUCCO. PAINT SW6099 "SAND DOLLAR"
3. 12" RAISED STUCCO BAND. PAINT SW7006 "EXTRA WHITE"
4. STUCCO. PAINT SW6143 "BASKET BEIGE"
5. FAUX WINDOWS W/WHITE FRAME AND SHUTTERS. PAINT SW7006 "EXTRA WHITE"
6. GUTTER AND DOWNSPOUTS
7. OPEN TO STANDING SEAM MTL ROOF BEYOND. GALVALUME
8. 8" RAISED STUCCO BAND. PAINT SW7006 "EXTRA WHITE"
9. PRE-FINISHED STANDING SEAM METAL ROOF "WHITE"
10. NOT USED
11. WALL PAK LIGHT FIXTURE
12. PARAPET BEYOND
13. BATHROOM EXHAUST VENT GRILL
14. NOT USED
15. NOT USED
16. STOREFRONT ENTRY DOORS WITH TRANSOM GLASS "WHITE"
17. HOLLOW METAL DOOR "WHITE"

ARCHITECT / ENGINEER

LIS ARCHITECTURE ENGINEERING LAND SURVEYING

AA 26002040 CA NO. 6953 LB10517

2572 West State Road 426 Suite 2064, Oviedo, FL 32765 Phone: (321)244-0402 Facsimile: (321)244-9419

21430 Palm Beach Blvd Alva, FL 33920 Phone: (239) 693-9244 Facsimile: (239) 693-9828

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CLIENT NAME

HANLEX GROUP, LLC
DEVELOPER
1000 COLOR PLACE
APOPKA, FL 32703

PROJECT NAME

DOLLAR GENERAL
70 x130 9,100 SQ. FT. PROTOTYPE A
1915 N US-1
FT. PIERCE, FLORIDA 34946

SHEET TITLE

EXTERIOR ELEVATIONS

SEAL

HAROLD DANIEL HUTTER III
FLORIDA LIC: AR98913

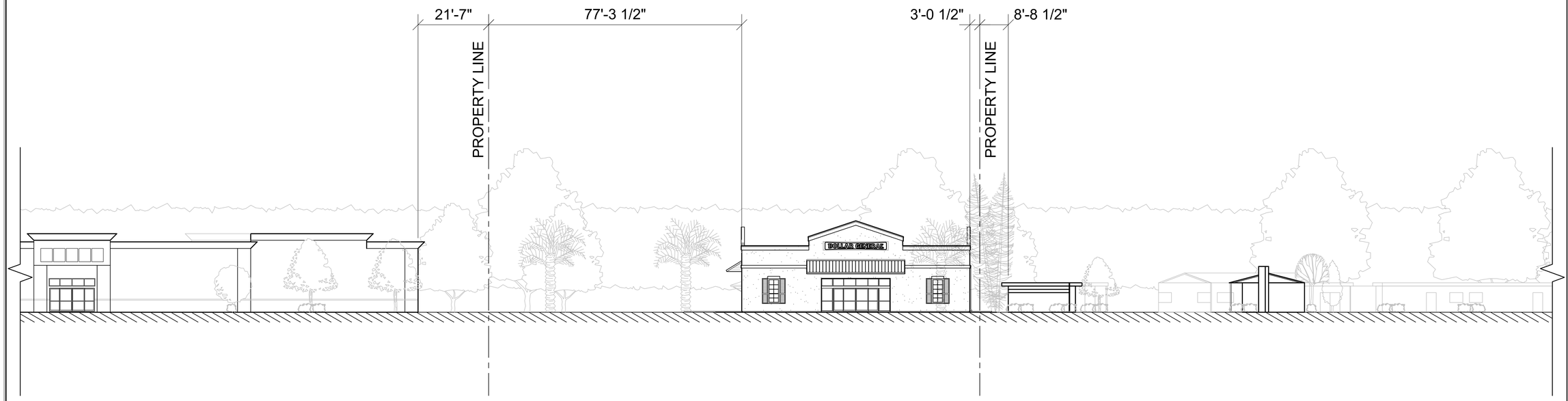
RELEASE | DATE

PROJECT NO.
2021-054

ISSUE DATE
04/09/2021

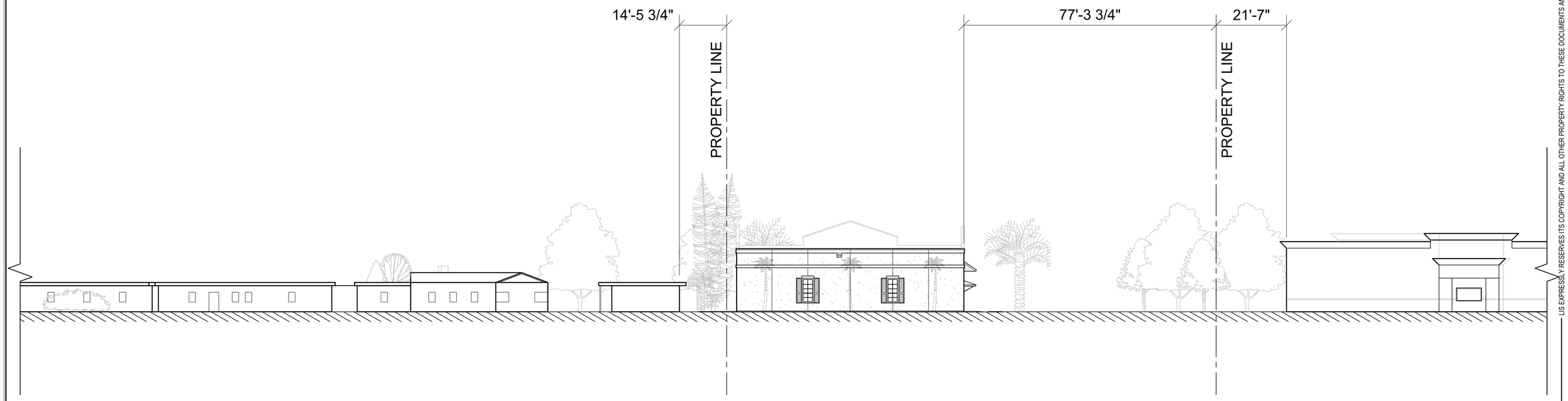
DRAWN: HDH | CHECKED: HDH

SHEET NO.
A02



1 / A2 FRONT (EAST) ELEVATION

5/64" = 1'-0"



2 / A2 REAR (WEST) ELEVATION

5/64" = 1'-0"

ARCHITECT / ENGINEER
LIS ARCHITECTURE ENGINEERING
LAND INVESTMENT SERVICES, LLC
AR98913 CA NO: 29006
2572 West State Road 426
Suite 2064, Oviedo, FL 32765
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CA NO: 6683
21430 Palm Beach Blvd
Alva, FL 33920
Phone: (239) 693-8828
Facsimile: (239) 693-8828

SEAL

HAROLD DANIEL HUTTER III
FLORIDA REG. AR98913

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CLIENT NAME
HANLEX GROUP, LLC.
DEVELOPER
100 COLOR PLACE
APOPKA, FLORIDA 32703

PROJECT NAME
DOLLAR GENERAL
70x130 9,100 SQ. FT. PROTOTYPE A
1915 N. US-1
FT. PIERCE, FLORIDA 34946

SHEET TITLE
EXTERIOR ELEVATIONS w/ SURROUNDINGS

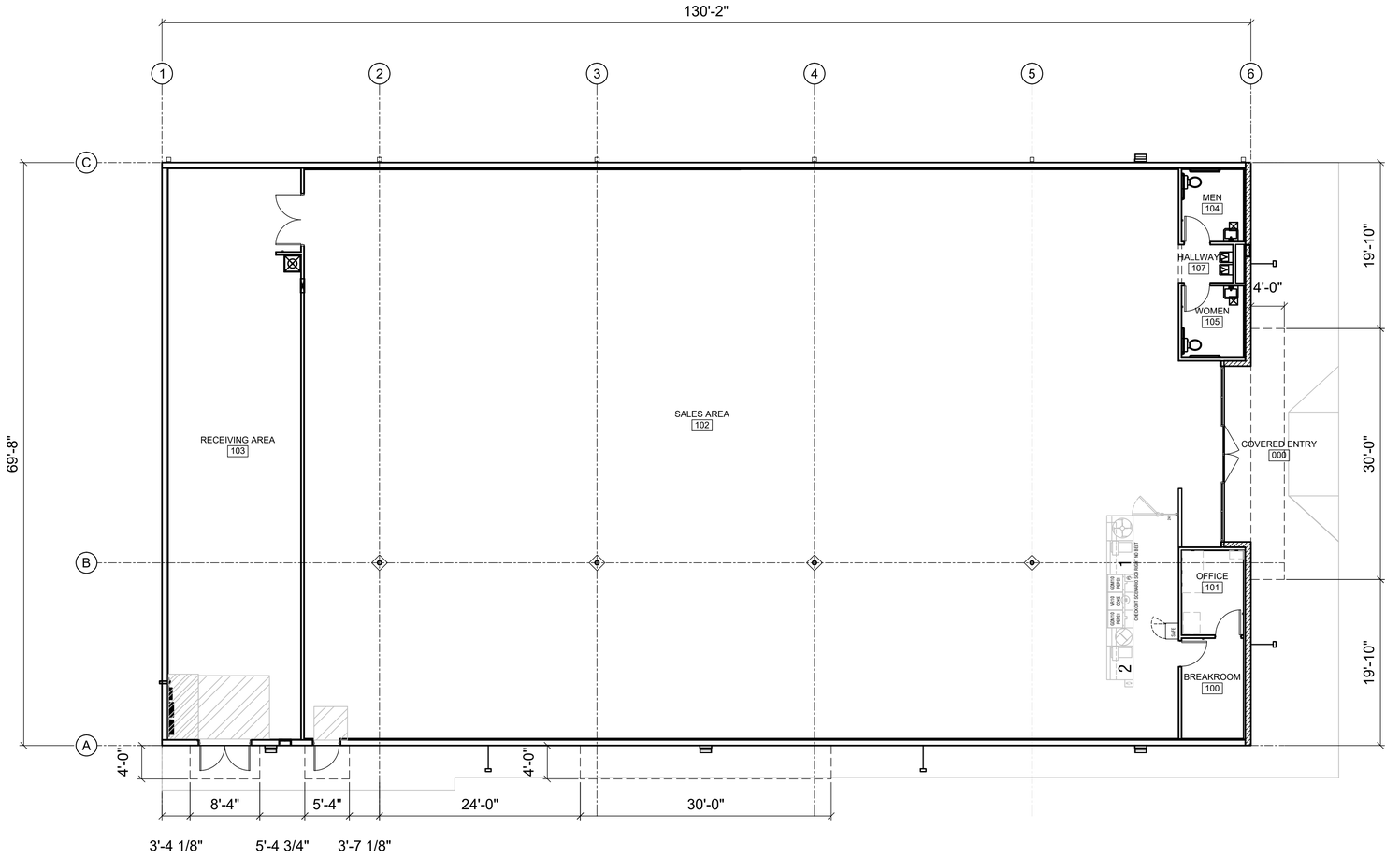
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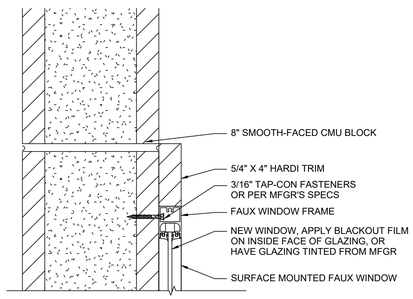
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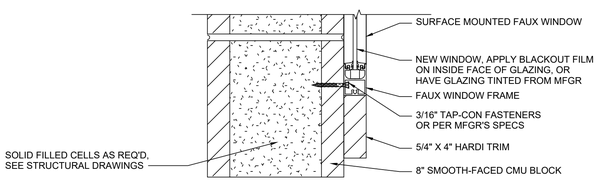
SHEET NO.
A02R



1 A01 FLOOR PLAN
SCALE: 1/8"=1'-0"



2 A01 SURFACE MOUNTED FAUX WINDOW TOP
SCALE: 3/4"=1'-0"



3 A01 SURFACE MOUNTED FAUX WINDOW BOTTOM
SCALE: 3/4"=1'-0"

ARCHITECT / ENGINEER
LIS ARCHITECTURE ENGINEERING LAND SURVEYING
AA 26002040 CA NO.: 6853 LB1057
2572 West State Road 426 Suite 2064, Oviedo, FL 32765 Phone: (321)244-0402 Facsimile: (321)244-9419
21430 Palm Beach Blvd Alva, FL 33920 Phone: (239) 693-9244 Facsimile: (239) 693-9628

CLIENT NAME
HANLEX GROUP, LLC
DEVELOPER
1000 COLOR PLACE
APOPKA, FL 32703

PROJECT NAME
DOLLAR GENERAL
70 x130 9,100 SQ. FT. PROTOTYPE A
1915 N US-1
FT. PIERCE, FLORIDA 34946

SHEET TITLE
FLOOR PLAN, DETAILS & PARTITION TYPES

LIS EXPRESSLY RESERVES ITS COPYRIGHT AND ALL OTHER PROPERTY RIGHTS TO THESE DOCUMENTS AND THEIR DESIGN. HENCE, THEY ARE NOT TO BE REPRODUCED.

SEAL
HAROLD DANIEL HUTTER III
FLORIDA LIC: AR98913

RELEASE | DATE

PROJECT NO.
2021-054

ISSUE DATE
04/09/2021

DRAWN | CHECKED
HDH | HDH

SHEET NO.
A01

Project Cover Letter & Narrative

Project:
Dollar General
1915 N US Highway 1, Ft. Pierce, FL 34946
143-440-0009-000-8

Prepared for:
Planning Department
City of Ft. Pierce
100 N US Highway 1
Ft. Pierce, FL 34950

Prepared by:

1209 Edgewater Drive, Suite 100
Orlando, FL 32804
(407) 951-5915

Project Location

The subject property is a +-0.93-acre parcel located at 1915 US Highway 1 in Ft. Pierce, FL. A northbound US HWY 1 driver would pass the site on the left following the intersection between US HWY 1 and HWY A1A (N Causeway). There is a Publix center located south of the subject parcel, as well as a CVS.

Existing Conditions

The existing conditions consist of a 1,922 square foot residential home on the property. The property has two (2) existing driveway connections to US Highway 1 that are both right-in, right-out. Additionally there is an unimproved driveway access near the rear of the single family dwelling from Sandridge Road. Water service is provided currently from the front of the property with a potable water meter. Sanitary sewer service for the existing single family swelling is assumed to be by septic system, and electric service is in place. There is no stormwater management facility currently onsite.

According to FEMA FIRM, the site is located within Flood Zone X which is an area of minimum flood hazard. The flood map is described as number 12111C0177K which was made effective on 2/19/2020.

Proposed Conditions

The proposed improvements include a new 9,100 sf Dollar General. One of the two US HWY 1 existing driveways will be closed and the second will be upgraded to commercial standards. The proposed site plan includes parking and loading, utility service and stormwater management, solid waste enclosures, landscaping and more. Driveway access to US HWY 1 will be made by combining the two existing driveways into one and realigning as shown on the attached conceptual plan. A second driveway is proposed at the rear of the site, connecting to Sandridge Rd, and improvements to Sandridge Rd is proposed.

Utility service will be provided by a private lift station, from which a force main will be required to connect to an existing force main located on the opposite side of US HWY 1. The property is currently serviced by a residential potable water meter that will need to be abandoned. New water service will be provided by connection to the 8” looped main located on the opposite side of Sandridge Rd.

The project is located in an impaired water body and a majority of the stormwater management will be managed underground.

Electric, gas, water, and sewer service will be provided by Fort Pierce Utility Authority (FPUA).

Sincerely,



Jeremy R. Anderson
Manager
Common Oak Engineering, LLC
Janderson@CommonOakEngineering.com

Site Analysis Study

Project:
Dollar General
1915 N US Highway 1, Ft. Pierce, FL 34946
143-440-0009-000-8

Prepared for:
Planning Department
City of Ft. Pierce
100 N US Highway 1
Ft. Pierce, FL 34950

Prepared by:

1209 Edgewater Drive, Suite 100
Orlando, FL 32804
(407) 951-5915

Site Analysis Summary

The subject property is a +-0.93 acre parcel located at 1915 US Highway 1 in Ft. Pierce. Currently there is a +- 1,922 square foot residential home on the property and is served by two (2) existing driveway connections to US Highway 1 that are both right-in, right-out. Additionally, there is a unimproved driveway access to the rear of the single family dwelling from Sandridge Rd.

Currently, the majority of the property is free of vegetation. At the front of the property off of US Highway 1, there are five (5) mature cabbage palm trees that will be removed during site clearing.

Access

The proposed improvements include a new 9,100 sf Dollar General. One of the two US HWY 1 existing driveways will be closed and the second will be upgraded to commercial standards. The proposed site plan includes parking and loading, utility service and stormwater management, solid waste enclosures, landscaping and more. Driveway access to US HWY 1 will be made by combining the two existing driveways into one and realigning as shown on the attached conceptual plan. A second driveway is proposed at the rear of the site, connecting to Sandridge Rd, and improvements to Sandridge Rd is proposed.

Topography

The site grade falls from west to east and from north to south, toward US HWY 1 and the adjacent southern property. The proposed drainage patterns will be maintained in the post-development condition. There exists a steep drop to the CVS property adjacent to the southern property boundary.

Buffers & Setbacks

Based on the City of Ft. Pierce's Code of Ordinances, the following building setbacks and landscape buffers are required for the proposed Dollar General store:

BUILDING SETBACKS:
Front (East): 25'
Side (North): 0'
Side (South): 0'
Rear (West): 0'

LANDSCAPING
BUFFER WIDTH REQUIREMENTS TO THE PARKING LOT:
Front (East): 10'
Side (North): 10'
Side (South): 10'
Rear (West): 10

Views

The site is visible from the US HWY 1 right of way, as well as from Sandridge Rd.

Orientation

The Dollar General is proposed to be oriented at the northwest corner of the property with the front door located on the East side of the building facing US Highway 1.

Surrounding Environment

Currently there is a +- 1,922 square foot residential home on the property. The surrounding environment of the property consists of US Highway 1 to the East, the Grandview Motel to the North, CVS retail store and pharmacy to the South, and Sandridge Road to the West of the subject parcel.

Sincerely,



Jeremy R. Anderson
Manager
Common Oak Engineering, LLC
Janderson@CommonOakEngineering.com

Technical Review Committee **4. e.**

Meeting Date: 06/17/2021

REQUESTED ACTION

Site Plan and Conditional Use - Ocean Village Clubhouse - 2400 S. Ocean Drive

LOCATION

2400 S. Ocean Dr.

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

TBD

Attachments

TRC Memo Packet

Form Review

Form Started By: Vennis Gilmore Started On: 06/03/2021 05:30 PM

Final Approval Date: 06/03/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Planner
RE	:	Technical Review Project: (Site Plan, Design Review & Cond Use)
MEETING DATE	:	June 17th, 2021

Site Plan, Design Review, & Conditional Use – Ocean Village Clubhouse – 2400 S. Ocean Drive

Attached are Applications for Site Plan, Design Review, & Conditional Use submitted by the property owners Ocean Village POA, Inc., and representative, Schulke, Bittle, & Stoddard, LLC c/o Jodah B. Bittle, P.E. , for approval of the following: (1) replacement of a 3,455 sf clubhouse with a 6,400 sf clubhouse in a location west of its current location. (2) construction of tennis racquet courts with fencing within the Coastal Construction Control Line.

Please review and provide comments on the applications. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Planner

ocean village
property owners association, inc.
2400 S. Ocean Drive, Hutchinson Island, Florida 34949-8098
Administrative Offices
(772) 489-0300
Facsimile
(772) 468-1037
Rentals & Resales Office
(772) 489-6100

May 24, 2021

City of Fort Pierce
Planning & Zoning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

To Whom It May Concern:

Ocean Village POA is looking to replace their deteriorating clubhouse with canopy of approximately 3,455 square feet with a new 6,400 square foot, under air building.

The new clubhouse will have a large meeting room to host social events for Ocean Village residents. The building will also include a fitness room, small kitchenette and restrooms.

Thank you for your help and cooperation with this matter.

Sincerely,
Ocean Village POA

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location: Ocean Village - 2400 S. Ocean Drive

Parcel ID #(s): 2507-321-0001-000-5

Project description: Demolition of existing clubhouse; Add new 6,426 sf clubhouse with racquet courts

Ocean Village POA, Inc.	Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.
Property Owner(s)	**Applicant/Representative, Title, Company**
2400 S. Ocean Drive	1717 Indian River Boulevard, Suite 201
Street Address	Street Address
Fort Pierce FL 34949	Vero Beach FL 32960
City State Zip	City State Zip
	772-770-9622
Phone Number	Phone Number
	jbittle@sbsengineers.com
Email Address	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.*

Norman Spector, General Manager
Property Owner(s) Signature(s) For and on behalf of Ocean Village P.O.A.

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 25 day of May, 2021, by Norman Spector who is personally known to me or has produced _____ as identification.

Kimberly R Saucier
Signature of Notary

Notary Public State of Florida
Kimberly R Saucier
My Commission HH 007601
Expires 06/08/2024

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

❑ 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		
■ Site Plan	☑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: 6,426 Residential: Proposed Units:_____

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

North	South	East	West
Condominium	Condominium	Beach	Condominium

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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location: Ocean Village - 2400 S. Ocean Drive
Parcel ID #(s): 2507-321-0001-000-5
Project Description: Demolition of existing clubhouse; Add new 6,426 sf clubhouse with racquet courts

Ocean Village POA, Inc.	Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.
Property Owner(s)	Applicant/Representative, Title, Company
2400 S. Ocean Drive	1717 Indian River Boulevard, Suite 201
Street Address	Street Address
Fort Pierce FL 34949	Vero Beach FL 32960
City State Zip	City State Zip
	772-770-9622
Phone Number	Phone Number
	jbittle@sbsengineers.com
Email Address	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.*

Norman Spector, General Manager
Property Owner(s) Signature(s) For and on behalf of Ocean Village P.O.A.

STATE OF FLORIDA -- COUNTY St. Lucie
The foregoing instrument was acknowledged before me this 25 day of May, 2021, by Norman Spector who is personally known to me or has produced _____ as identification.

Kimberly R Saucier
Signature of Notary

Notary Public State of Florida
Kimberly R Saucier
My Commission HH 007601
Expires 06/08/2024
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

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.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Condominium	HIR	R-4A
South	Condominium	HIR	R4-A
East	N/A - Beach	N/A - Beach	N/A - Beach
West	Condominium	HIR	R4-A

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIR	R-4A	8 units / Acre	1.73	X, VE-8, & AE-4
****Proposed**	HIR	R-4A	N/A - 6,426 sf	1.73	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 6,426 sf
Demand Analysis	Maximum 803
Current Zoning/FLU	Total gallons per day 803
**Proposed Zoning/FLU	Total gallons per day 803
**Change in Demand	Total gallons per day 803

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 6,426 sf
Demand Analysis	Maximum 643
Current Zoning/FLU	Total gallons per day 643
**Proposed Zoning/FLU	Total gallons per day 643
**Change in Demand	Total gallons per day 643

C. Parks and Recreation (Residential Classifications Only): N/A
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): N/A
Single Family: (du x 0.405 = students/70% K-8/30% High) N/A
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****Change in Demand**	0.00	0.00

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	2
****Proposed Zoning/FLU**	2
***Change in Demand**	2

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

Impact	No volume discharge increase proposed

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	132	10 / 16
****Proposed Zoning/FLU**	132	10 / 16
***Change in Demand**	Trips 132	Trips 10 / 16
Impact to Capacity	De Minimus	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project? ☐Yes ☑No					
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units: Single Family: Multifamily:					
Non-residential (square footage): 6,426 sf					
Mixed-use (describe use):					
(If this is a single phase project, name it Phase I – Total)					

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
New clubhouse, addition to existing tennis court, sidewalks and additional parking	1	6,426	1.73	11/21	11/22
Two additional tennis courts and sidewalk connection from clubhouse to tennis courts	2	N/A	1.73	1/24	1/25

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? 2,370

2. What is the current use of the structure to be demolished or re-used? Clubhouse

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

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

Property Identification

Site Address: Southpointe DR
Sec/Town/Range: 07/35S/41E
Parcel ID: 2507-321-0001-000-5
Jurisdiction: Fort Pierce

Use Type: 7700
Account #: 33901
Map ID: 25/07S
Zoning: HI Medium

Ownership

Ocean Village POA Inc

2400 S Ocean Dr
Fort Pierce, FL 34949



Legal Description

7 35 41 GOVT LOT 3-LESS THAT PART ASSD IN SURFSIDE-UNIT 2 AND LESS A1A R/W AND LESS TO CITY OF FP AS IN OR 237-127 AND LESS THAT PART ASSD IN CATAMARAN I- AND GOVT LOT 4- LESS A1A R/W- AND GOVT LOT 5 - LESS THAT PART GOVT LOTS 3, 4 AND 5 ASSD IN CAPSTAN I AND LESS THAT PART GOVT LOTS 3 AND 4 ASSD IN CORAL I AND LESS THAT PART GOVT LOT 5 ASSD AS BEACH CLUBHOUSE SITE AND LESS THAT PART GOVT LOT 4 ASSD IN OCEAN VILLAS I AND LESS THAT PART GOVT LOTS 4 AND 5 ASSD IN OCEAN VILLAS II AND LESS THAT PART GOVT LOTS 4 AND 5 ASSD IN OCEAN VILLAS III AND LESS THAT PART GOVT LOT 3 ASSD IN BEACHTREE I CLUSTER AND LESS THAT PART GOVT LOTS 3 AND 4 ASSD IN GOLF VILLAS AND ASSD IN BEACHTREE II AND LESS THAT PART GOVT LOT 3 ASSD IN SEASCAPE I AND LESS THAT PART GOVT LOT 4 ASSD IN CATAMARAN II AND LESS THAT PART OF GOVT LOT 5 ASSD IN SEASCAPE II AND LESS OCEAN HOUSE AS IN OR 692-2012 AND LESS AS IN OR 692-2011 AND LESS THAT PART OF GOVT LOT 1 ASSD IN OCEANHOUSES AT SOUTHPOINTE AS IN OR 1668-205 AND LESS THAT PART GOVT LOT 4 MPDAF:FROM SW COR OF SEC RUN S 89 17 30 E ALG S LI OF SEC 70.01 FT TO E R/W LI OF A1A,TH N 00 00 00 W ALG E R/W LI 390.08 FT TO POB,TH N 00 00 00 W ALG E R/W LI 294.65 FT,TH N 89 47 03 E 175.03 FT,TH N 15 51 52 E 89.55 FT TO CURVE CONC SE,R OF 73 FT,TH NELY ALG ARC 100.79 FT TO CURVE CONC NW,R OF 51 FT,TH NELY ALG ARC 61.39 FT TO CURVE CONC W,R OF 22 FT,TH NWLY ALG ARC 31.50 FT TO S R/W LI OF CLIPPER BLVD,TH N 90 00 00 E ALG S R/W LI 49.71 FT TO CURVE CONC N,R OF 724.04 FT,TH ELY ALG ARC AND S R/W LI 10.42 FT,TH S 15 52 03 W 529.09 FT,TH N 83 58 20 W 253.63 FT TO POB (40.02 AC) (OR 1955-808, 815)

Total Areas

Finished/Under Air (SF):	8,421
Gross Sketched Area (SF):	10,612
Land Size (acres):	40.02
Land Size (SF):	1,743,271

Current Values

Just/Market Value:	$637,400
Assessed Value:	$423,715
Exemptions:	$423,715
Taxable Value:	$0

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 23, 2004	1955 / 0815	XX02	SP	R C R Development Co Inc,	$3,100,000
May 6, 1998	1144 / 0493	XX01	WD	OCEAN ESTATES INC	$2,100,000
Feb 6, 1995	0940 / 1266	XX02	WD	FEDERAL DEPOSIT INSURANCE CORP	$840,800
May 7, 1990	0692 / 2009	XX01	WD		$6,500,000

Building Information (1 of 3)

Finished Area: 2,447 SF

Gross Sketched Area: 2,827 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_D
Story Height: 1 Story

Roof Cover: Dim Shingle
Year Built: 1973
Effective Year: 1976
No. Units: 1

Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

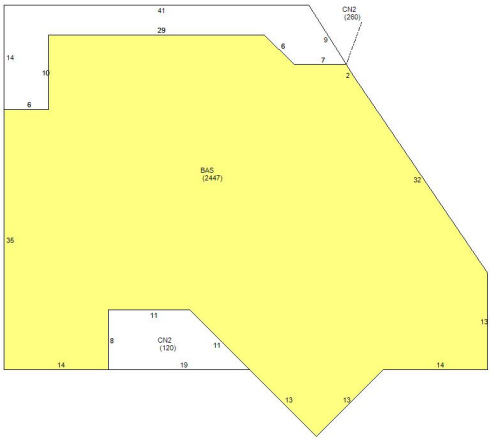
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2447	2447	224
CN2	CANOPY	380	0	171

Building Information (2 of 3)

Finished Area: 2,899 SF

Gross Sketched Area: 3,770 SF

Exterior Data

View:
Building Type: HB
Grade: B
Story Height: 1 Story

Roof Cover: Enam Metal
Year Built: 1974
Effective Year: 1976
No. Units: 1

Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

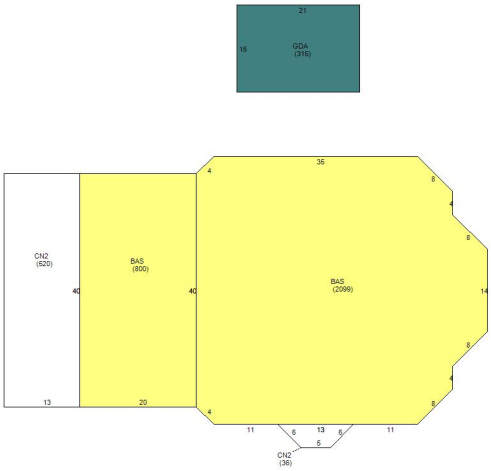
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2899	2899	294
CN2	CANOPY	556	0	136
GDA	Garage Detached Average	315	0	72

Building Information (3 of 3)

Finished Area: 3,075 SF

Gross Sketched Area: 4,015 SF

Exterior Data

View:
Building Type: INDW
Grade: Y_D+
Story Height: 1 Story

Roof Cover: Enam Metal
Year Built: 2001
Effective Year: 2001
No. Units: 1

Roof Structure: Steel Truss
Frame:
Primary Wall: Corr Metal
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 24%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 24%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: CONC GRD
Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2331	2331	232
CN2	CANOPY	940	0	176
IOFL	INTERIOR OFFICE LOW QUALITY	744	744	110

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	450	1973
ASP1 HIGH	1	16400	1973
BOARDWALK	1	360	1973
ASP1 HIGH	1	158400	1973
CLAY TEN CRT	1	13200	1974
CB/8'	1	600	1974
CHAINLINK 10	1	480	1974
CHAINLINK 6'	1	417	2001
OHD AVG	1	282	2001
CONCRETE LOW	1	10612	2001

Current Year Values

Current Values Breakdown

Building:	$451,500
Land:	$185,900
Just/Market:	$637,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$213,685
Assessed:	$423,715
Exemption(s):	$423,715
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2004	2900	Homeowner or Property Owner Associations	$423,715

Current Year Special Assessment Breakdown

This does not necessarily represent the total Special Assessements 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
2020	$637,400	$423,715	$423,715	$0
2019	$643,300	$385,196	$385,196	$0
2018	$357,800	$357,800	$357,800	$0

Permits

Number	Issue Date	Description	Amount	Fee
F01-0001017	Jul 24, 2001	Unknown	$3,000	$0
F88000143B	Mar 1, 1988	Unknown	$10,000	$10,000
F88000143P	Mar 1, 1988	Unknown	$100	$100
F88000143S	Mar 1, 1988	Unknown	$100	$100
F000-000934	Sep 15, 2000	Unknown	$70,000	$0
CR2002-23	Sep 27, 2002	Unknown	$0	$250
CR2002-24	Oct 31, 2002	Unknown	$7,500	$250
CR2002-35	Oct 30, 2002	Unknown	$50,000	$675
SIDE2002-5	Oct 10, 2002	Unknown	$2,000	$75
SIDE20025	Jul 20, 2004	Unknown	$2,000	$150
TT20052	Mar 4, 2005	Unknown	$1,500	$150
IRR200518	Jan 11, 2006	Unknown	$12,000	$195
QUAD200411	Jan 1, 2004	Unknown	$0	$0
BP09-0468	Apr 10, 2009	Concrete	$2,490	$100
BP10-1923	Aug 19, 2010	Alterations/Remodeling	$800	$150
BP12-2147	Dec 5, 2012	Alterations/Remodeling	$100,000	$1,039
BP14-0453	Feb 24, 2014	Electric	$985	$155
BP14-1936	Jul 28, 2014	Electric	$15,000	$157
BP14-2171	Aug 19, 2014	Electric	$1,000	$155
BP15-1279	May 22, 2015	Electric	$7,000	$155
BP15-2677	Oct 6, 2015	Electric	$8,520	$166
BP16-2964	Nov 17, 2016	Re Roof Permit	$10,635	$0
BP16-3268	Dec 13, 2016	Electric	$1,750	$0
BP17-0387	Feb 10, 2017	Electric	$1,750	$0
BP16-1501	Oct 5, 2017	Additions to existing construction	$25,086	$0
BP19-2985	Sep 19, 2019	Fence	$180,000	$0
BP20-3415	Oct 19, 2020	Electric	$1,750	$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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2393882 OR BOOK 1955 PAGE 815
Recorded:04/30/04 12:08

* Doc Assump: $ 0.00
* Doc Tax : $ 21,700.00
* Int Tax : $ 0.00

PREPARED BY:
David N. Sowerby, Esquire
MELVILLE & SOWERBY, P.L.
2490 South 25th Street
Fort Pierce, Florida 34981

RETURN TO:
Carol Capri Kalliche, Esquire
BECKER & POLAKOFF, P.A.
3111 Stirling Road
Fort Lauderdale, FL 33312-6525

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 23 day of April, 2004, by and between **RCR DEVELOPMENT COMPANY, INC., a Florida corporation**, (hereinafter "Grantor"), and, **OCEAN VILLAGE PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation,** whose post office address is 2400 South Ocean Drive, Fort Pierce, FL 34949 (hereinafter "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO restrictions, reservations and easements of record, if any, which are not reimposed hereby, and real estate taxes subsequent to December 31, 2003;

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

AND the Grantor warrants, at the time of the delivery of the Deed, the premises were free from all encumbrances made by Grantor, and that Grantor will defend against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

David N. Sowerby

Maureen Lounsbery

RCR DEVELOPMENT COMPANY, INC.
a Florida corporation

By: _____
Roy Chapin, III, Vice President
2560 RCA Boulevard, Ste. 112,
Palm Beach Gardens, FL 33410

(corporate seal)

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STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me, this 23rd day of April, 2004, by ROY CHAPIN, III, as Vice President of RCR DEVELOPMENT COMPANY, INC., a Florida corporation, on behalf of the corporation, [✓] who is personally known to me, or [___] who produced his driver's license as identification.

Notary Stamp:

DAVID N. SOWERBY
MY COMMISSION # DD302396
EXPIRES: March 22, 2008
Fl. Notary Discount Assoc. Co.
1-800-3-NOTARY

Notary Public, State of Florida at Large
Commission #_____
My Commission Expires:

EXHIBIT "A" - Page 1

Commencing at the Southwest corner of Section 7, Township 35 South, Range 41 East, St. Lucie County, Florida, run South 89°17'30" East along the South line of said Section 7 a distance of 70.0 feet to a point on the easterly right-of-way line of State Road A-1-A, said point being the Point of Beginning.

From the Point of Beginning, run North along the easterly right-of-way line of State Road A-1-A a distance of 872.30 feet; thence run East a distance of 386.47 feet to a point of curvature; thence run along the arc of a curve concave to the North having a radius of 724.04 feet and a central angle 8°30'52" a distance of 107.60 feet to a point at the northwesterly corner of Catamaran, II, A Condominium as recorded in Office Record Book 334, Page 2451 of the Public Records of St. Lucie County, Florida; thence run along the boundary of Catamaran II as follows: run South 32°30'00" East a distance of 119.73 feet thence run South a distance of 59.0 feet; thence run South 38°00'00" West a distance of 239.70 feet; thence run South 19°07'00" West a distance of 270.0 feet; thence run South 70°53'00" East a distance of 255.07 feet; thence North 55°45'07" East a distance of 102.22 feet; thence departing from the boundary of Catamaran II run South a distance of 10.00 feet; thence run East a distance of 283.18 feet to a point on a curve on the westerly right-of-way line of Windward Drive, a 30 foot wide private right-of-way; thence with a radial bearing North 76°20'35" East run southerly along the arc of a curve having a radius of 465.00 feet and a central angle 16°20'35" a distance of 132.64 feet to a point of tangency; thence run South 30°00'00 East along said right-of-way a distance of 342.01 feet; thence run North 60°00'00" East a distance of 30.00 feet to a point on the easterly right-of-way line of Windward Drive and the Southwesterly corner of Ocean Villas III, A Condominium, as recorded in Official Record Book 277, Page 2686, of the Public Records of St. Lucie County, Florida; thence run along the boundary of Ocean Villas III as follows; run North 60°00'00" East a distance of 222.10 feet; thence run North 41°01'14" East a distance of 62.22 feet; thence departing from the boundary of Ocean Villas III, run South 85°35'08" East a distance of 88.57 feet to the Southwesterly corner of Seascape II, A Condominium, as recorded in Official Record Book 362, Page 2576, of the Public Records of St. Lucie County, Florida; thence run North 73°25'28" East along the south line of Seascape II a distance of 141.22 feet to a point on the coastal construction setback line; as recorded on September 15, 1988 in Plat Book 26, Pages 26, and 26A-26I of the Public Records of St. Lucie County, Florida; thence South 16°57'20" East along said coastal construction setback line a distance of 108.35 feet; thence continue along said coastal construction setback line South 17°00'01" East a distance of 546.04 feet to a point on the northerly right-of-way line of Blue Heron Boulevard, a county road; thence run along the northerly right-of-way line of said Blue Heron Boulevard as follows: thence run North 89°17'30" West a distance of 366.26 feet; thence run South 00°42'30" West a distance of 20.00 feet; thence run North 89°17'30" West a distance of 1458.50 feet to a point of intersection with the easterly right-of-way line of State Road A-1-A; thence run North along said easterly right-of-way line of State Road A-1-A a distance of 595.40 feet to the Point of Beginning.

EXHIBIT "A" - Page 2

LESS AND EXCEPT (OCEANHOUSES):

A PART OF SECTION 7 AND 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 595.43 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD, A DISTANCE OF 1398.73 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 00°42'30" EAST, A DISTANCE OF 247.51 FEET TO A POINT; THENCE NORTH 89°17'30" WEST, A DISTANCE OF 163.79 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 165.00 FEET AND SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF WINDWARD DRIVE ACCORDING TO THE PLAT OF SOUTHPOINTE AS RECORDED IN PLAT BOOK 39, PAGES 7 AND 7A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDWARD DRIVE, THROUGH A CENTRAL ANGLE OF 13°13'15", HAVING A CHORD BEARING OF NORTH 05°09'10" EAST AND A CHORD LENGTH OF 37.99 FEET, A DISTANCE OF 38.07 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 220.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDWARD DRIVE, THROUGH A CENTRAL ANGLE OF 06°50'26", HAVING A CHORD BEARING OF NORTH 04°53'31" WEST AND A CHORD LENGTH OF 26.25 FEET, A DISTANCE OF 26.27 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 105.17 FEET TO A POINT; THENCE NORTH 23°30'23" EAST, A DISTANCE OF 165.87 FEET TO A POINT; THENCE NORTH 32°52'26" EAST, A DISTANCE OF 161.88 FEET TO A POINT; THENCE NORTH 73°25'28" EAST, A DISTANCE OF 141.22 FEET TO A POINT ON THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 26, PAGES 26, 26A THROUGH 26I OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 72°59'59" EAST, A DISTANCE OF 372.95 FEET TO A POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN AS LOCATED ON OCTOBER 12, 2000 BY ROLAND E. ROLLINS, PROFESSIONAL LAND SURVEYOR; AT ELEVATION 1.95 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929; THENCE SOUTH 16°51'59" EAST, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 128.71 FEET TO A POINT; THENCE SOUTH 12°22'53" EAST, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 171.22 FEET TO A POINT; THENCE SOUTH 15°36'37" EAST, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 251.58 FEET TO A POINT; THENCE SOUTH 07°15'17" EAST, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 41.59 FEET TO A POINT; THENCE NORTH 89°17'30" WEST, A DISTANCE OF 243.45 FEET TO A POINT; THENCE SOUTH 16°24'50" EAST, A DISTANCE OF 119.30 FEET TO A POINT; THENCE SOUTH 73°35'10" WEST, A DISTANCE OF 51.60 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°59'29", HAVING A CHORD BEARING OF SOUTH 44°29'21" WEST AND A CHORD LENGTH OF 49.24 FEET, A DISTANCE OF 51.48 FEET TO A POINT ON A NON-TANGENT LINE AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 18.74 FEET TO A POINT ON THE SAID COASTAL CONSTRUCTION CONTROL LINE; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 366.26 FEET TO A POINT; THENCE SOUTH 00°42'30" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 59.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.574 ACRES OF LAND MORE OR LESS.

EXHIBIT "A" - Page 3

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE I):

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 58.45 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 255.09 FEET TO A POINT; THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 383.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 206.24 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTHPOINTE DRIVE ACCORDING TO THE PLAT OF SOUTHPOINTE AS RECORDED IN PLAT BOOK 39, PAGES 7 AND 7A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, THROUGH A CENTRAL ANGLE OF 07°13'02", HAVING A CHORD BEARING OF SOUTH 04°19'01" WEST AND A CHORD LENGTH OF 12.59 FEET, A DISTANCE OF 12.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°42'30" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, A DISTANCE OF 92.44 FEET TO A POINT; THENCE SOUTH 45°39'48" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, A DISTANCE OF 28.26 FEET TO A POINT; THENCE SOUTH 00°42'30" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHPOINTE DRIVE, A DISTANCE OF 37.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 233.25 FEET TO A POINT; THENCE NORTH 00°44'44" EAST, A DISTANCE OF 139.01 FEET TO A POINT; THENCE NORTH 64°56'27" EAST, A DISTANCE OF 52.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.908 ACRE OF LAND MORE OR LESS.

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE II)

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 58.45 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 255.09 FEET TO A POINT; THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 140.76 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 242.74 FEET TO A POINT; THENCE SOUTH 64°56'27" WEST, A DISTANCE OF 52.94 FEET TO A POINT; THENCE SOUTH 00°44'44" WEST, A DISTANCE OF 139.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 131.99 FEET TO A POINT; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 399.35 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 133.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.367 ACRES OF LAND MORE OR LESS.

EXHIBIT "A" - Page 4

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE III):

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 45.45 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89°17'30" EAST, A DISTANCE OF 252.46 FEET TO A POINT; THENCE SOUTH 11°26'30" EAST, A DISTANCE OF 154.06 FEET TO A POINT; THENCE NORTH 89°17'30" WEST, A DISTANCE OF 283.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A; THENCE NORTH 00°00'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 150.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.926 ACRE OF LAND MORE OR LESS.

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE IV)

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 196.07 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89°17'30" EAST A DISTANCE OF 149.41 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 212.52 FEET TO A POINT; THENCE SOUTH 89°53'23" WEST A DISTANCE OF 149.40 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A; THENCE NORTH 00°00'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 214.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.733 ACRE OF LAND MORE OR LESS.

EXHIBIT "A" - Page 5

FURTHER LESS AND EXCEPT (GOLF LODGES - PHASE V):

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 00°00'00" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 410.73 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 89°53'23" EAST, A DISTANCE OF 149.40 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 186.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 149.41 FEET TO THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD AND THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A; THENCE NORTH 00°00'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 184.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.637 ACRE OF LAND MORE OR LESS.

FURTHER LESS AND EXCEPT (TRACT F):

A PART OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 595.43 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BLUE HERON BOULEVARD, A DISTANCE OF 1294.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 00°41'47" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF WINDWARD DRIVE, A DISTANCE OF 191.04 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 135.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDWARD DRIVE THROUGH A CENTRAL ANGLE OF 17°04'55", HAVING A CHORD BEARING OF NORTH 09°14'58" EAST AND CHORD LENGTH OF 40.10 FEET, A DISTANCE OF 40.25 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 165.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EAST RIGHT-OF-WAY LINE OF SAID WINDWARD DRIVE THROUGH A CENTRAL ANGLE OF 06°01'38", HAVING A CHORD BEARING OF NORTH 14°46'36" EAST AND A CHORD LENGTH OF 17.35 FEET, A DISTANCE OF 17.36 FEET TO A POINT; THENCE SOUTH 89°17'30" EAST A DISTANCE OF 163.79 FEET TO A POINT; THENCE SOUTH 00°42'30" WEST A DISTANCE OF 247.53 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD; THENCE NORTH 89°17'30" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLUE HERON BOULEVARD, A DISTANCE OF 173.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.983 ACRE OF LAND MORE OR LESS.

EXHIBIT "A" - Page 6

FURTHER LESS AND EXCEPT (GOLF LODGES - NORTH):

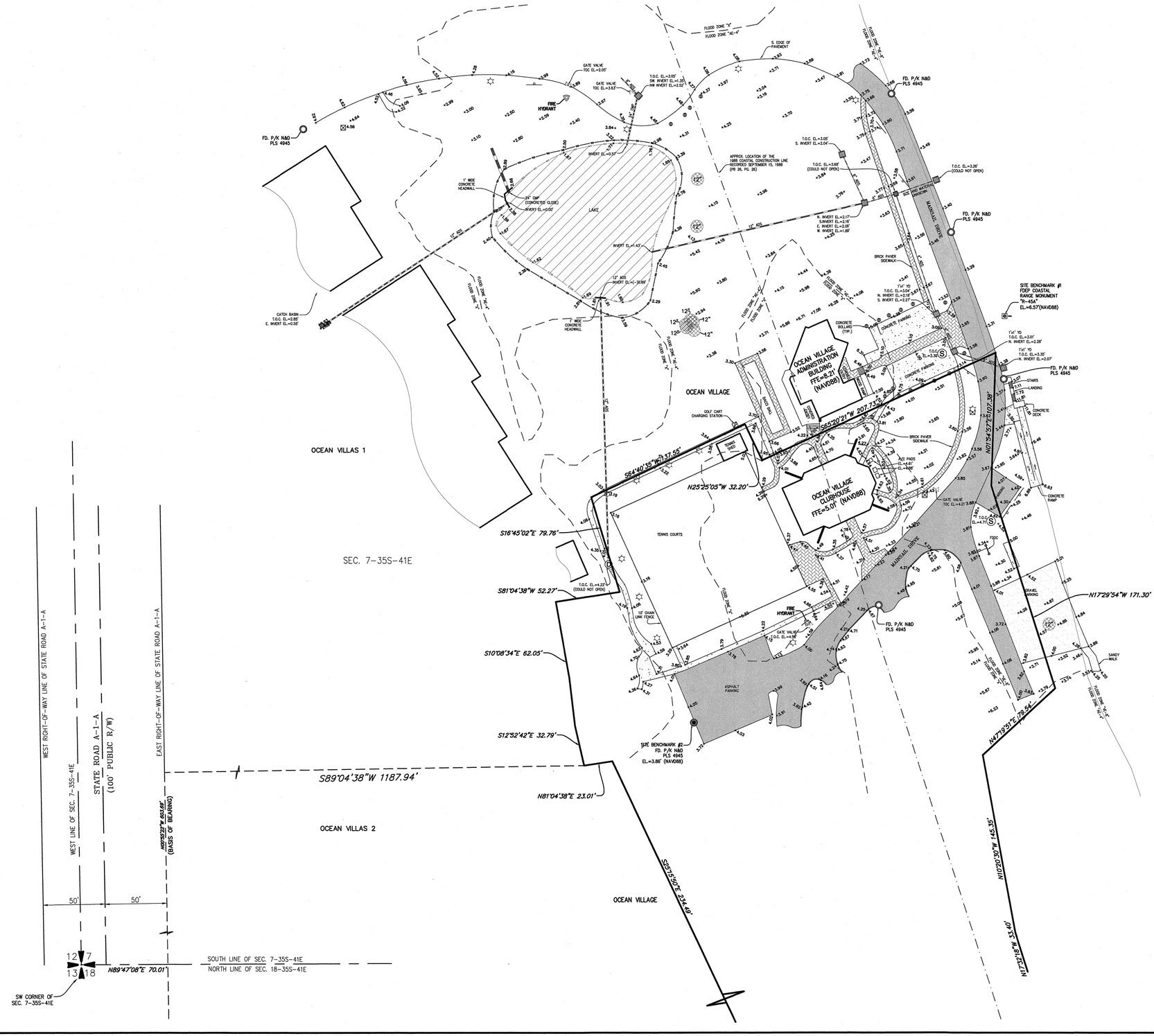
A PART OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST, ST. LUCIE COUNTY, FLORIDA AND THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 89°17'30" EAST, ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 70.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE NORTH 00°00'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 390.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 00°00'00" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, A DISTANCE OF 294.65 FEET TO A POINT; THENCE NORTH 89°47'03" EAST, A DISTANCE OF 175.03 FEET TO A POINT; THENCE NORTH 15°51'52" EAST, A DISTANCE OF 89.55 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 73.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°19'03", HAVING A CHORD BEARING OF NORTH 59°31'24" EAST AND A CHORD LENGTH OF 100.79 FEET, A DISTANCE OF 111.25 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 51.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°58'23", HAVING A CHORD BEARING OF NORTH 68°41'43" EAST AND A CHORD LENGTH OF 57.75 FEET, A DISTANCE OF 61.39 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 22.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°02'01", HAVING A CHORD BEARING OF NORTH 06°48'29" WEST AND A CHORD LENGTH OF 28.88 FEET, A DISTANCE OF 31.50 FEET TO A POINT ON A NON-TANGENT LINE AND BEING ON THE THE SOUTH RIGHT-OF-WAY LINE OF CLIPPER BOULEVARD; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CLIPPER BOULEVARD, A DISTANCE OF 49.71 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 724.04 FEET; THENCE EASTERLY, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CLIPPER BOULEVARD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'28", HAVING A CHORD BEARING OF NORTH 89°35'16" EAST AND A CHORD LENGTH OF 10.42 FEET, A DISTANCE OF 10.42 FEET TO A POINT; THENCE SOUTH 15°52'03" WEST, A DISTANCE OF 529.09 FEET TO A POINT; THENCE NORTH 83°58'20" WEST, A DISTANCE OF 253.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.705 ACRES OF LAND MORE OR LESS.

FURTHER LESS AND EXCEPT (SOUTHPOINTE SUBDIVISION):

All of Southpointe Subdivision, except Tract B thereof, as recorded in Plat Book 39, Page 7, of the Public Records of St. Lucie County,Florida.

TOPOGRAPHIC SURVEY



REPORT OF SURVEY:

- TYPE OF SURVEY: TOPOGRAPHIC
- THIS SURVEY PERFORMED BY:

  MERIDIAN LAND SURVEYORS LB#6905 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE: BILLY M. MOODY P.S.M. #5336
- NO LEGAL DESCRIPTION WAS FOUND IN THE ST. LUCIE COUNTY OFFICIAL RECORDS NOR PROVIDED BY THE CLIENT.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 03/18/2021
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- THE BEARING BASE FOR THIS SURVEY IS N00°55'22"W, ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A. ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- THE LIMITS OF CONSTRUCTION BOUNDARY LINE AS SHOWN ON THIS SURVEY IS BASED UPON A "LIMITS OF CONSTRUCTION" SURVEY PERFORMED BY ROLAND E. ROLLINS, PLS #4945 JOB # RR180604ASB3
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", "VE-8" AND "AE-6" , PER FLOOD INSURANCE RATE MAP #12111C0194 K, DATED FEBRUARY 19, 2020..
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "B-770", EL.= 3.64'. SITE BENCHMARKS ARE AS SHOWN HEREON.

LEGEND & ABBREVIATIONS

SYMBOLS NOT SCALEABLE FOR SIZE

PLS	– PROFESSIONAL LAND SURVEYOR		- CABLE TV BOX
PSM	– PROFESSIONAL SURVEYOR & MAPPER		- CENTERLINE
LB	– LAND SURVEYING BUSINESS		- (CM) CONCRETE MONUMENT
℄	– CENTERLINE		- CURB INLET
B.M.	– BENCHMARK		- DRAINAGE MANHOLE
POC	– POINT OF COMMENCEMENT		- ELECTRIC BOX
POB	– POINT OF BEGINNING		- GATE VALVE
PCP	– PERMANENT CONTROL POINT		- GUY WIRE
PRM	– PERMANENT REFERENCE MONUMENT		- HYDRANT
IP	– IRON PIPE		- IRON PIPE
IRC	– IRON ROD & CAP		- IRON ROD & CAP
CM	– CONCRETE MONUMENT		- LIGHT POST
FD	– FOUND		- MITERED END SECTION
(P)	– PLAT		- POINT OF INTERSECTION
(OA)	– OVERALL		- SANITARY MANHOLE
R/W	– RIGHT OF WAY		- STREET SIGN
			- SURFACE INLET
			- TELEPHONE SERVICE
			- TYPICAL ELEVATION
			- WATER METER
			- WELL
			- WOOD UTILITY POLE

– CABBAGE PALM
– OAK
– BEACH DAISY
– SEAGRAPE
– SEAOATS
– EXOTIC

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM

PROJECT# 21-025
DATE: 5/4/21
F.B. 354 PG. 37
DRAWN BY: NJL
CHECKED BY:
SCALE: 1"= 30'
SHEET 1 OF 1

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

PLAT OF SURVEY FOR

PROCTOR CONSTRUCTION

2400 S. OCEAN DR.
FT. PIERCE, FL 34949

NO.	DATE	REVISIONS	BY

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

STATE OF FLORIDA
BILLY M. MOODY
LICENSED SURVEYOR AND MAPPER
NO. 5336

5/5/2021

BILLY M. MOODY, PROFESSIONAL SURVEYOR AND MAPPER #5336

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CONDITIONAL USE SITE PLAN

FOR

OCEAN VILLAGE CLUBHOUSE

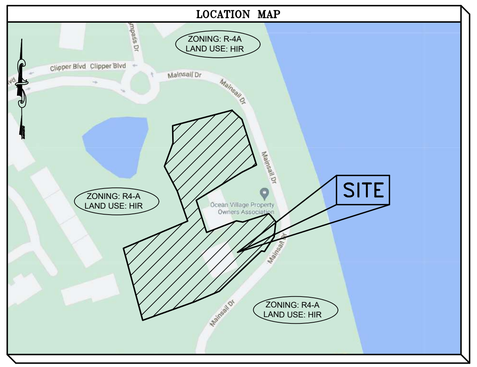
SECTION 07, TOWNSHIP 35 S, RANGE 41 E

CITY OF FT. PIERCE, FLORIDA

LEGAL DESCRIPTION

NOT AVAILABLE - SURVEY IS LIMITS OF CONSTRUCTION SURVEY

LOCATION MAP



DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
4A-4B	SOIL BORINGS
5	SITE PLAN
6	PAVING, GRADING AND DRAINAGE PLAN
7	CROSS SECTIONS
8-11	MISCELLANEOUS DETAILS
12	AERIAL
ATTACHED	SURVEY LANDSCAPE PLAN LIGHTING PLAN ARCHITECTURAL PLAN

SITE DATA

OWNER/DEVELOPER	OCEAN VILLAGE POA, INC. 2400 SOUTH OCEAN DRIVE FT. PIERCE, FL 34949
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PHONE (772) 794-1213
EXISTING USE	CLUBHOUSE WITH RACQUET COURTS
PROPOSED USE	CLUBHOUSE WITH RACQUET COURTS
PROJECT LOCATION	WEST SIDE OF MAINSAIL DRIVE AND SOUTH OF CLIPPER BOULEVARD
SITE ADDRESS	SURFSIDE DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2507-321-0001-000-5
CURRENT LAND USE	HIR (HUTCHINSON ISLAND RESIDENTIAL)
CURRENT ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PHASING PLAN	PHASE 1: NEW CLUBHOUSE, ADDITION TO EXISTING TENNIS COURT, SIDEWALKS AND ADDITIONAL PARKING AREA PHASE 2: PROPOSED TWO ADDITIONAL TENNIS COURTS AND SIDEWALK CONNECTION FROM CLUBHOUSE TO TENNIS COURTS

DEVELOPMENT PARAMETERS :

	EXISTING R-4A ZONING	PROPOSED DEVELOPMENT
MIN. LOT AREA	5,000 SF PER UNIT	40.02 ACRES
MIN. OVERALL LOT WIDTH	75'	>75'
MIN. INTERIOR LOT DEPTH	70'	>70'
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	N/A
SIDE (NORTH)	10'	N/A
SIDE (SOUTH)	10'	N/A
REAR (WEST)	20'	N/A
MAX. LOT COVERAGE BY BLDGS	40%	8.5%
MIN. OPEN SPACE	25%	41%
MAX. IMPERVIOUS AREA	75%	59%
MAXIMUM DENSITY	8 UNITS/ACRE	N/A
MAX. BLDG. HEIGHT	45'	20'

AREA CALCULATIONS:

SITE AREAS:	EXISTING		PROPOSED (BASED ON LIMITS OF CONSTRUCTION)		
DEVELOPABLE AREA:	1,743,271 SF	40.02 AC	1,743,271 SF	40.02 AC	
LIMITS OF CONSTRUCTION:	75,542 SF	1.73 AC	75,542 SF	1.73 AC	100.0%
IMPERVIOUS AREA:	26,455 SF	0.60 AC	44,583 SF	1.02 AC	59.0%
EXIST. BUILDING AREA:	2,370 SF	0.05 AC	0 SF	0.00 AC	0.0%
EXIST. PAVING, CONC.:	24,085 SF	0.55 AC	9,567 SF	0.22 AC	12.7%
PROP. BUILDING AREA::	0 SF	0.00 AC	6,426 SF	0.15 AC	8.5%
PROP. PAVING, CONC.:	0 SF	0.00 AC	28,590 SF	0.66 AC	37.8%
PERVIOUS AREA:	49,087 SF	1.13 AC	30,959 SF	0.71 AC	41.0%
GREEN SPACE:	49,087 SF	1.13 AC	30,959 SF	0.71 AC	41.0%

NATIVE VEGETATION/PRESERVATION:
NO NATIVE AREA. SITE IS GRASS WITH TREES AND SHRUBS

PARKING CALCULATIONS:
EXISTING: RECREATION/CLUBHOUSE: 1 SPACE PER 200 SF
EXISTING 2,370 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
2,370 SF X 1 SPACES / 200 SF = 12 SPACES
14 EXISTING PARKING SPACES TO THE SOUTH OF CLUBHOUSE

PROPOSED: RECREATION/CLUBHOUSE: 2 SPACE PER 200 SF
PROPOSED 6,426 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
6,426 SF X 1 SPACES / 200 SF = 32 SPACES

PROVIDED: 14 EXISTING PARKING SPACES
18 PROPOSED PARKING SPACES
32 TOTAL PARKING SPACES

CONSTRUCTION SCHEDULE:

PHASE	DATE OF COMMENCEMENT	DATE OF COMPLETION
1	11/21	11/22
2	1/24	1/25

GENERAL NOTES

1. PROPOSED PUBLIC WATER SUPPLY – FT. PIERCE UTILITY AUTHORITY
2. PROPOSED PUBLIC SEWER – FT. PIERCE UTILITY AUTHORITY
3. GARBAGE IS HANDLED WITH CANS STORED IN THE UNITS. NO DUMPSTER PROPOSED.
4. THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", "VE-8" AND "AE-4" PER FLOOD INSURANCE RATE MAP #12111C0194 K, DATED FEBRUARY 19, 2020.
5. ALL CONSTRUCTION ON SITE TO BE DONE PER ALL CITY OF FT. PIERCE STANDARDS AND SPECIFICATIONS.
6. ALL UTILITY CONSTRUCTION ON SITE TO BE DONE PER F.P.U.A. UTILITY STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST VERSIONS OF THE M.U.T.C.D., FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS, AND CITY OF FT PIERCE TYPICAL PAVEMENT MARKINGS AND SIGNING DETAILS. IN ADDITION, ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED IN THERMO-PLASTIC.
8. EXISTING DRIVES AND/OR INTERSECTIONS SHOWN ARE WITHIN THE 300' RADIUS REQUIRED FROM THE PROPOSED SITE.
9. THE EXISTING SPEED LIMIT FOR SEAWAY DRIVE IS 35 M.P.H.
10. ALL PROPOSED TRAFFIC CONTROL DEVICES SHOWN ON SITE TO BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. THE SITE LIGHTING (SOURCE OF ILLUMINATION) CANNOT BE VISIBLE FROM THE SITE.
12. ANY NUISANCE/EXOTIC PLANTS IN THE DEVELOPED AREA WILL BE REMOVED.
13. AT INTERSECTIONS, WALLS, FENCES, PLANTS OR SIGHT OBSTRUCTIONS OF ANY KIND OVER 18" IN HEIGHT ARE PROHIBITED WITHIN THE SITE DISTANCE TRIANGLE AS REQUIRED BY FDOT INDEX 546, 2014 EDITION.
14. ANY DISTURBED AREAS ON SITE OR IN THE COUNTY RIGHT-OF-WAY TO BE SODDED.
15. RUN-OFF FROM ROOF TO BE DIRECTED TO STORMWATER SYSTEM.
16. ALL LIGHTS MUST MEET THE FOLLOWING CRITERIA:
    – ALL POLES MUST BE BLACK OR BRONZE
    – ALL LIGHTS MUST BE DIRECTED DOWNWARD, WITH A 90 DEG. CUT-OFF
    – LIGHTS MUST NOT CAUSE GLARE ONTO ADJACENT R/W OR PROPERTIES.
17. ALL STOP SIGNS (R1-1) SHALL BE 30"
18. NO DEWATERING BETWEEN 6 PM AND 6 AM WITHOUT CITY OF FT PIERCE APPROVAL.
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20. CITY OF FT. PIERCE OR FDOT MAY HAVE UNDERGROUND CONDUIT FOR TRAFFIC SIGNAL INTERCONNECTIONS IN THIS AREA AS WELL AS OTHER TRAFFIC SIGNAL EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
21. ALL SOLID, NON-BREAKAWAY OBJECTS (GATE POSTS/COLUMNS; BOLLARDS, STREET LIGHT POLES, ETC.) ALONGSIDE INTERIOR STREETS AND DRIVING AISLES SHALL BE LOCATED OUTSIDE THE CLEAR ZONE. FOR STREETS AND DRIVING AISLES WITH A DESIGN SPEED OF 25 MPH OR LESS, THE MINIMUM CLEAR ZONE IS 2.5 FEET FROM THE FACE OF THE CURB (TYPE 'D' OR 'F'), OR 6 FEET FROM THE EDGE OF THE TRAVEL LANE. THIS APPLIES TO PUBLIC AND PRIVATE PROPERTY.
22. THE BEARING BASE FOR THIS SURVEY IS N00°55'22"W, ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A. ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT "B-770", EL= 3.64'. SITE BENCHMARKS ARE AS SHOWN HEREON.
24. ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FT. PIERCE CODE OF ORDINANCES.
25. ANY ABANDONED FLOW WELLS FOUND ON SITE SHALL BE PLUGGED PURSUANT TO D.O.H. AND SFWMD REGULATIONS.
26. ALL PAVEMENT MARKINGS IN THE RIGHT-OF-WAY SHALL BE 90 MIL, EXTRUDED TYPE, ALKYD BASE THERMOPLASTIC.
27. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, 2014 EDITION.
28. ALL STOP SIGNS SHALL BE HIGH INTENSITY RETRO-REFLECTIVETY
29. ALL UTILITIES MUST BE PLACED UNDERGROUND.
30. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. FIRE SPRINKLER SYSTEM IS PROPOSED FOR THIS BUILDING.

CONSTRUCTION NOTES

1. SUBMITTALS

A. PRODUCT DATA AND SHOP DRAWINGS

1. FOR ALL SITE WORK CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT PRODUCT DATA IN THE FORM OF MANUFACTURERS' CUT SHEETS AND CATALOG DATA FOR ALL PRODUCTS, MATERIAL AND EQUIPMENT CLEARLY INDICATING THE SPECIFIC PART OR PRODUCT CATALOG NUMBER(S) FOR APPROVAL.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PRODUCTS, MATERIALS AND EQUIPMENT REQUIRED TO BE FABRICATED, OR WHEN STANDARD PUBLISHED PRODUCT DATA IS NOT SUITABLE FOR USE.
3. SUBMIT 6 COPIES OF REQUESTED INFORMATION, NEATLY BOUND AND INDEXED PER CATEGORY FOR THE FOLLOWING:

A. UTILITIES:
ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS.

B. DRAINAGE:
ALL PIPE, FITTINGS, AND COMPONENTS THEREOF, STRUCTURES, FRAMES, GRATES, LIDS, GASKETS,FASTENERS, COUPLINGS AND SIMILAR, AND ALL OTHER DRAINAGE SYSTEM PRODUCTS, MATERIALS, AND COMPONENTS AND SIMILAR CONTROLS.

C. PAVING AND GRADING:
FDOT CERTIFICATIONS AND LAB ANALYSIS/RESULTS FOR PAVEMENT, BASE, SUBGRADE, AND FILL MATERIALS. INCLUDE EVIDENCE (CERTIFICATIONS) THAT THE MATERIALS PROPOSED TO BE USED MEET OR EXCEED FDOT SPECIFICATIONS AND THE CONTRACT DOCUMENTS.

D. SIGNING AND PAVEMENT MARKING:
SIGN AND PAVEMENT MARKING PRODUCTS AND MATERIALS, AND EVIDENCE THAT THE PRODUCTS AND MATERIALS PROPOSED TO BE USED MEET OR EXCEED REQUIREMENTS SPECIFIED IN THE CONTRACT DOCUMENTS, LOCAL ENGINEERING DEPARTMENT, MUTCO AND FDOT SPECIFICATIONS.

E. IRRIGATION:
ALL PIPE, FITTINGS, VALVES, OTHER MISCELLANEOUS APPURTENANCES, CONTROLS, PUMP STATION EQUIPMENT, COMPONENTS AND STRUCTURES, AND ALL OTHER UTILITY SYSTEM PRODUCTS, MATERIALS AND COMPONENTS AND SIMILAR CONTROLS, WELLS, AND/OR OTHER IRRIGATION SOURCES. THE CONTRACTOR SHALL SUBMIT AN IRRIGATION COORDINATION DRAWING, INDICATING CONTRACTOR'S PROPOSED LOCATION OF MAIN LINES, SECONDARY LINES, HEAD LOCATIONS, WELL PUMP, CONTROL PANEL, SENSORS, CONTROL VALVE AND VALVE LOCATIONS. THIS DRAWING SHOULD CLEARLY DEPICT ADJUSTMENTS OR CHANGES THE CONTRACTOR PROPOSES. THE DRAWINGS SHALL INDICATE ALL PROPOSED SUBSTITUTIONS OF SIZE, MATERIAL, AND/OR MANUFACTURER.

4. ALLOW TWO WEEKS FOR THE ENGINEER TO COMPLETE REVIEW OF PRODUCT DATA AND SHOP DRAWINGS. ENGINEER WILL NOT BE RESPONSIBLE FOR PROJECT DELAYS RELATED TO DELIVERY AND TRANSMISSION OF THE DOCUMENTS ONCE INFORMATION HAS LEFT ENGINEER'S OFFICE. ITEMS REQUIRING A LONG LEAD TIME SHOULD BE SUBMITTED AS SOON AS POSSIBLE.
5. THE CONTRACTOR SHALL PROVIDE A STAMP INDICATING ITS REVIEW AND APPROVAL, INITIALED OR SIGNED,CERTIFYING TO REVIEW OF SUBMITTAL, VERIFICATION OF PRODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION WITHIN THE SUBMITTAL WITH REQUIREMENTS OF THE WORK AND OF CONTRACT DOCUMENTS, INCLUDING PLANS AND SPECIFICATIONS OF OTHER DESIGN PROFESSIONALS (I.E.; ARCHITECT, MECHANICAL, ELECTRICAL, AND STRUCTURAL ENGINEERS).

B. TESTING

1. WATER: PRESSURE (MAIN AND TAPS), BACTERIOLOGICAL, BACKFILL DENSITIES, BACKFLOW PREVENTOR TESTS AND CERTIFICATION; AND AS PER PROJECT SPECIFICATIONS, LOCAL UTILITIES DEPARTMENT, AND FDEP REQUIREMENTS.
2. SEWER: EXFIL, TV, AND BACKFILL DENSITIES. PRESSURE TEST (MAINS AND TAPS) LIFT STATION START-UP, ALL PER PROJECT SPECIFICATIONS, COVE AND FDEP REQUIREMENTS.
3. DRAINAGE: EXFIL, LAMPING (FIELD), AND BACKFILL DENSITIES PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
4. EARTHWORK & PAVING: DENSITIES, LBR'S AND FBV'S AS PER PROJECT SPECIFICATIONS AND LOCAL ENGINEERING REQUIREMENTS.
5. SUBMIT ALL TEST RESULTS FOR ENGINEERING REVIEW WITHIN 3 DAYS OF TESTING. FAILURE TO PROVIDE TEST RESULTS, OR PROVIDING FAILING TEST RESULTS WILL BE GROUNDS FOR DELAY AND/OR REJECTION OF PAY REQUEST APPLICATIONS.

C. AS-BUILTS

1. GRADING: LOCATION AND ELEVATION OF ALL: CONCRETE AND PAVEMENT (VEHICLE USE AND PEDESTRIAN USE IMPROVEMENTS) AT HI/LOW POINTS, EDGE OF PAVEMENT, AND CENTERLINE AT 50' ON CENTER AND AT CHANGE OF DIRECTION, GRADE BREAKS; PROPERTY LINES (CROSS SECTIONS 50' ON CENTER); TOP OF BANK AND T.O.E. OF SLOPE AND/OR CENTERLINE OF SWALES AND RETENTION AREAS; CROSS SECTIONS 50' ON CENTER ON STORMWATER LAKES FROM TOP TO BOTTOM; MECHANICAL PADS AND FINISHED FLOOR ELEVATIONS; DETAILED LOCATION AND TOPOGRAPHY OF DRIVEWAY TURNOUTS.
2. WATER AND SEWER FORCE MAINS: LOCATION, TOP ELEVATION AND STATE PLANE COORDINATES AT ALL FITTINGS, VALVES, CHANGES OF DIRECTION AND AT 100' ON CENTER.
3. GRAVITY SEWER:
- SEWER STRUCTURES: DIAMETER OR SIZE, AND LOCATION AND ELEVATION OF STRUCTURES, TOP, BOTTOMS, AND SEWER INVERTS.
- MAINS AND LATERALS: LOCATION AND INVERT ELEVATIONS AT CONNECTIONS, FITTINGS, AND TERMINATION
- LIFT STATIONS: HORIZONTAL LAYOUT AND LOCATION OF ALL EQUIPMENT, PANELS, VAULTS, WET WELL, VALVES; LOCATION OF CONDUIT RUNS AND WATER SERVICE/ HOSE BIBB; LOCATION AND INVERT ELEVATIONS OF GRAVITY AND FORCE MAINS TO AND FROM LIFT STATION; WET WELL DIAMETER, TOP AND BOTTOM ELEVATIONS; PUMP(S) SIZE, TYPE, DISCHARGE DIAMETER, MANUFACTURER AND MODEL #.
4. DRAINAGE: ALL STRUCTURES DIAMETER OR SIZE, LOCATION, AND ELEVATION OF TOP, BOTTOM, AND INVERT ELEVATIONS; ALL PIPES, DIAMETER, TYPE/MATERIAL; LOCATION AND INVERT ELEVATION AT CONNECTIONS, FITTINGS, AND TERMINATION POINTS.
5. IRRIGATION: ALL LINES, SYSTEM EQUIPMENT COMPONENTS, MATERIALS INCLUDING PIPES, VALVES, FITTINGS, SPRINKLER HEADS, AND MISCELLANEOUS APPURTENANCES.

D. OPERATION AND MAINTENANCE MANUALS

1. CONTRACTOR SHALL PROVIDE THE OWNER WITH OPERATION AND MAINTENANCE MANUALS FOR ALL OPERABLE EQUIPMENT (PUMP STATIONS AND CONTROLS, AUTOMATIC CONTROL VALVES, AND OTHER AUTOMATED EQUIPMENT; CONTROL PANELS, ETC.).
2. OPERATION AND MAINTENANCE MANUALS SHALL BE SUBMITTED AS A PRE-REQUISITE TO THE PROJECT BEING DEEMED SUBSTANTIALLY COMPLETE.

E. WARRANTY

THE CONTRACTOR SHALL PROVIDE ALL WARRANTIES, CERTIFICATIONS, GUARANTIES, AND WARRANTY BONDS AS SPECIFIED IN THE CONTRACT DOCUMENTS AND PERMIT CONDITIONS INCLUDING:
-UTILITY MAINTENANCE BOND - FOR ALL PUBLIC WATER AND SEWER UTILITIES INFRASTRUCTURE - (25% OF CONTRACT VALUE)
-ENGINEERING MAINTENANCE BOND - FOR ALL PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND INFRASTRUCTURE (25% OF CONTRACT VALUE)

F. OWNER TRAINING

THE CONTRACTOR SHALL INCLUDE 2 HOURS OF OWNER TRAINING (FOR EACH WATER, SEWER,DRAINAGE, AND IRRIGATION SYSTEMS) FOR ALL OPERABLE EQUIPMENT AND SHALL INCLUDE THE TIME FOR INITIAL ADJUSTMENTS OF EQUIPMENT AND TIME FOR ONE FOLLOW-UP VISIT AND ADJUSTMENTS OF EQUIPMENT 60 DAYS AFTER END USER HAD OPERATIONAL TIME WITH THE EQUIPMENT.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING

CERTIFICATION OF AUTHORIZATION NO.: 00008668

1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396

DATE: 5/26/2021

PROJECT NO. 21-032

SHEET 1

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037

SITE BENCHMARK #2
FD. P/K N&D
PLS 4945
EL.=3.86' (NAVD88)

LIMITS OF CONSTRUCTION

T.O.C. EL.=4.22'
(COULD NOT OPEN)

FLOOD ZONE "X"
FLOOD ZONE "AE-4"
FLOOD ZONE "AE-6"

EXISTING 12" ADS

EXISTING 10' CHAIN LINK FENCE

TENNIS COURT TO REMAIN

EXISTING ASPHALT PARKING

TENNIS COURT TO BE REMOVED

EXISTING TENNIS SHED

EXISTING GOLF CART CHARGING STATION

EXISTING LAKE

TEMPORARY CONCRETE HEADWALL

1" WIDE CONCRETE HEADWALL

EXISTING 24" CMP

INVERT EL=0.00'

24" CMP (CONCRETED CLOSE)

12" ADS INVERT EL= (−)0.89'

INVERT EL=1.43'

INVERT EL=0.57'

EXIST. 6" CW WATER MAIN

EXIST. FIRE HYDRANT

EXISTING GATE VALVE TOC EL.=4.58'

GATE VALVE TOC EL.=3.63'

GATE VALVE TOC EL.=2.05'

EXISTING 24" CMP

EXISTING BACCI BALL

CONCRETE TO BE REMOVED

DECK, CONCRETE TO BE REMOVED

EXISTING COVERED ENTRY

EXISTING OFFICE FF=8.21' AND 6.60'

FD. P/K N&D PLS 4945

COASTAL CONSTRUCTION CONTROL LINE SEPTEMBER 15, 1988, PER PLAT BOOK 26, PAGES 26, 26A THROUGH 26I, ST. LUCIE COUNTY, FLORIDA.

MAINSAIL DRIVE

T.O.C. EL.=3.05'
INW INVERT EL=1.35'
INW INVERT EL=2.52'

COASTAL CONSTRUCTION CONTROL LINE SEPTEMBER 15, 1988, PER PLAT BOOK 26, PAGES 26, 26A THROUGH 26I, ST. LUCIE COUNTY, FLORIDA

A/C PADS
EL.=4.61'
EL.=4.88'
TO BE REMOVED

CONCRETE TO BE REMOVED

EXISTING CONCRETE BOLLARD (TYP.)

EXISTING CONCRETE PARKING

EXISTING GATE VALVE TOC EL.=4.21'

EXISTING FDDC

EXIST MH-2
EL.=4.89'
N. INV = 0.46'

T.O.C. EL.=4.71'

EXIST. 8" VCP SEWER MAIN

EXISTING GRAVEL PARKING

EXISTING PARKING

EXIST MH-3
EL.=4.25'
N. INV = 0.05'
S. INV = 0.05'

T.O.C. EL.=3.30'

EXISTING 1'x1' YD
T.O.C. EL.=3.04'
N. INVERT EL.=2.18'
S. INVERT EL.=2.27'

EXIST. 8" VCP SEWER MAIN

EXISTING INLET
N. INVERT EL.=2.17'
S. INVERT EL.=2.16'
E. INVERT EL.=2.06'
W. INVERT EL.=1.89'

EXISTING 6" ADS

EXISTING S. INVERT EL.=2.04'

EXIST MH-4 EL.=4.98'
NW INV = (−)0.79
S. INV = (−)0.79

T.O.C. EL.=3.68'
(COULD NOT OPEN)

EXISTING BRICK PAVER SIDEWALK

EXISTING 4" ADS

EXISTING 6" ADS

EXISTING 12" ADS

SIDE MAINSAIL UNKNOWN

S. EDGE OF PAVEMENT

EXIST. 6" CW WATER MAIN

EXIST. 8" SAN SEWER MAIN

LIMITS OF CONSTRUCTION

CONCRETE RAMP

CONCRETE DECK

STAIRS

1'x1' YD
T.O.C. EL.=3.35'
N. INVERT EL.=2.07'

1'x1' YD
T.O.C. EL.=3.01'
N. INVERT EL.=2.28'

FD. P/K N&D PLS 4945

SITE BENCHMARK #1
FDEP COASTAL RANGE MONUMENT
"R-45A"
EL.=6.57'(NAVD88)

FD. P/K N&D PLS 4945

T.O.C. EL.=3.26'
(COULD NOT OPEN)

FD. P/K N&D PLS 4945

FLOOD ZONE "AE-4"
FLOOD ZONE "VE-8"

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MARK	REVISION	DATE

DRAWING 21-032 CONST
DESIGNED JBB | DRAWN JBB
CHECKED JBB
SCALE 1"=20' | DATE 04/30/21

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SCHULKE, BITTLE & STODDARD, L.L.C.
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CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

EXISTING PLAN

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE
LICENSE
No 57396
STATE OF FLORIDA
PROFESSIONAL ENGINEER

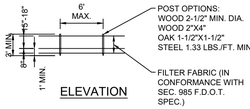
JODAH B. BITTLE
FL REG. NO. 57396

DATE: 5/26/2021

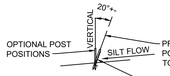
PROJECT NO. 21-032

SHEET 2

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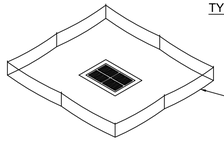
ELEVATION



SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



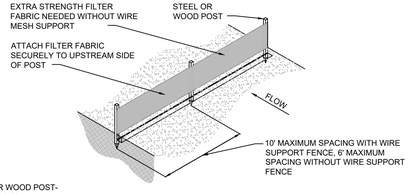
NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3

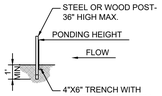


DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

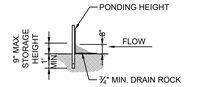
SILT FENCE APPLICATIONS-N.T.S.

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



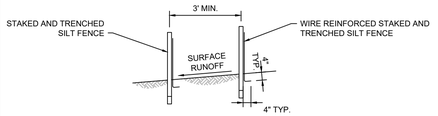


TRENCH DETAIL



INSTALLATION WITHOUT TRENCHING

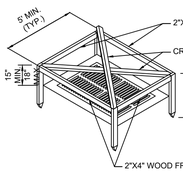
TYPE IV SILT FENCE-N.T.S.



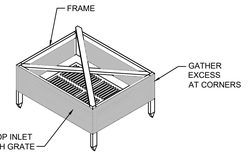
DOUBLE ROW STAKED SILT FENCE FOR USE AROUND WETLANDS-N.T.S.

COMPLETED INLET DITCH BOTTOM INLET

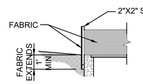
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



VIEW OF FRAME WITHOUT SILT FENCE



VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION-N.T.S.

- All turbidity, erosion, and sedimentation controls shall be in accordance with `Best Management Practices' as described in the Florida Land Development Manual: A Guide to Sound Land and Water Management.
- Reference F.D.O.T. Index #102.

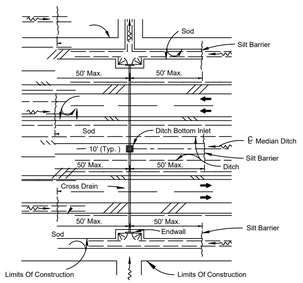
EROSION CONTROL DETAILS

N.T.S.

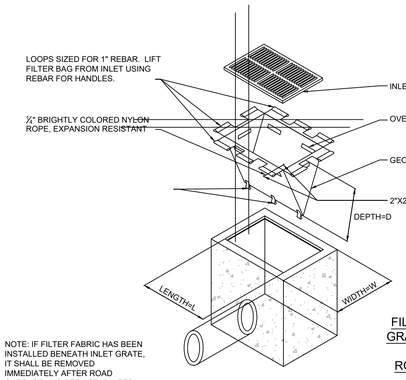
NOTES:

WETLAND PROTECTION PLAN

a. SILT FENCE MUST BE INSTALLED BY HAND ALONG SURVEYED CONSERVATION EASEMENT BOUNDARIES (AT TOE OF SLOPE-SEE SECTIONS EE,N,O) PRIOR TO CONSTRUCTION.
b. NO TURBID DISCHARGE TO WETLANDS IS PERMITTED.
c. ALL STOCKPILE AND/OR CONSTRUCTION STAGING AREAS MUST BE LOCATED 100 FT. FROM WETLANDS.

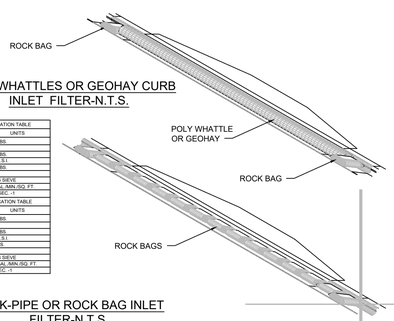


DITCH INSTALLATIONS AT DRAINAGE STRUCTURES



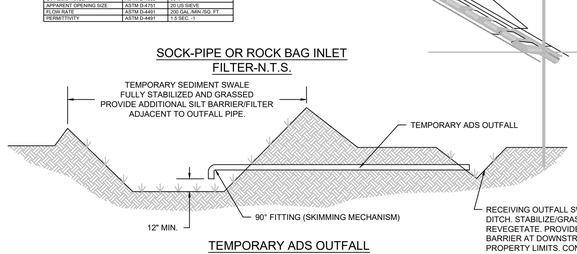
NOTE: IF FILTER FABRIC HAS BEEN INSTALLED BENEATH INLET GRATE, IT SHALL BE REMOVED IMMEDIATELY AFTER ROAD SURFACE HAS BEEN STABILIZED AND THE FILTER SACK SHALL BE IMMEDIATELY INSTALLED.

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



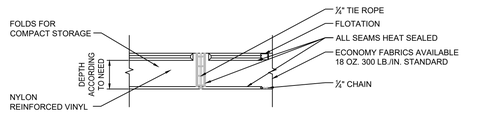
POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.

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 P.S.I
TRAPEZOID TEAR	ASTM D-4533	120 LBS
ULTRAVIOLET RESISTANCE	ASTM D-4355	70%
APPARENT OPENING SIZE	ASTM D-4751	#30 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.50 SEC. -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	266 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	80 LBS.
ULTRAVIOLET	ASTM D-4355	70%
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



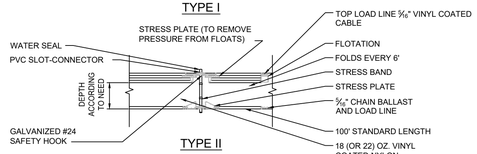
SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.

TEMPORARY ADS OUTFALL N.T.S.



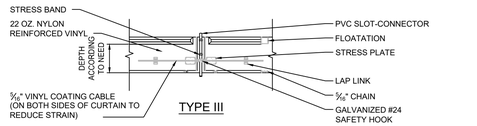
TYPE I

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



TYPE II

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



TYPE III

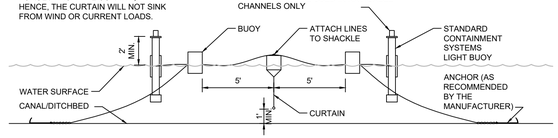
TYPE 3. DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.



BLOW-UP OF SHACKLE CONNECTION

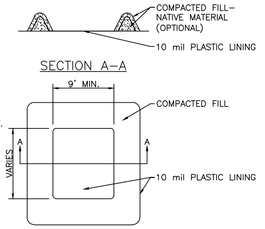
NOTE: ANCHORING TO BUOYS AS SHOWN REMOVES ALL VERTICAL FORCES FROM THE CURTAIN. HENCE, THE CURTAIN WILL NOT SINK FROM WIND OR CURRENT LOADS.

AUTOMATIC FLASHING LIGHT (ON AT DUSK-OFF AT DAWN) 100' ON CENTER SHALL BE USED IN NAVIGABLE CHANNELS ONLY

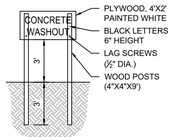


ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. A ROLL OFF CONTAINER SPECIFICALLY MANUFACTURED FOR CONCRETE AND STUCCO WASHOUT MAY BE SUBSTITUTED.



PLAN
TYPE "ABOVE GRADE" WITH COMPACTED FILL



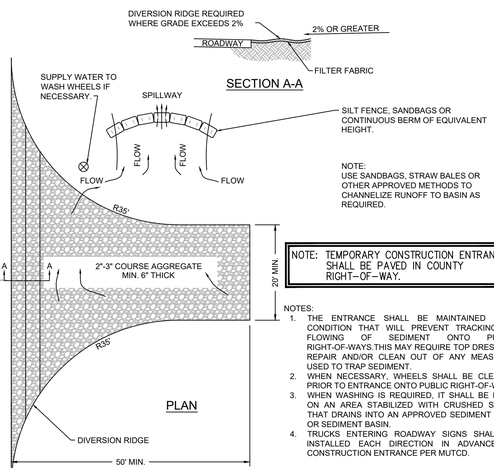
CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



STAPLE DETAIL

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

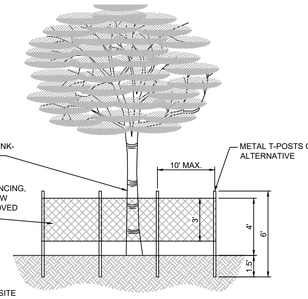
CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS.THIS MAY REQUIRE 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. TRUCKS ENTERING ROADWAY SIGNS SHALL BE INSTALLED EACH DIRECTION IN ADVANCE OF CONSTRUCTION ENTRANCE PER MUTCD.

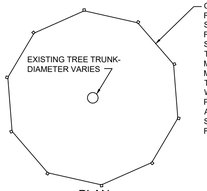
PLAN

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



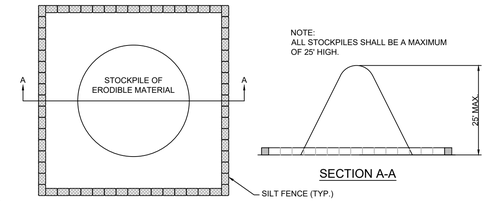
ELEVATION

NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.



PLAN

PROTECTIVE FENCING FOR TREES-N.T.S.



SECTION A-A

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

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

EROSION CONTROL AND DEWATERING NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH, OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 101, 102, AND 103 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE DETAILS AND NOTES ON THE PLANS.
15. CONTRACTOR RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES - RAINFALL RUN-OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY REQUIREMENTS.
17. THIS POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTORS EXPENSE.
18. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK (BY THE CONTRACTOR) AND MUST BE REPORTED TO THE PROJECT ENGINEER. LOCATION SHALL BE DETERMINED BY THE ENGINEER.
19. DEWATERING ACTIVITIES:
A - DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
B - CONTRACTOR MUST HAVE A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING", UNLESS DE-WATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
C - NO HYDRAULIC PUMPS MAY BE USED FOR DE-WATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA. DEWATERING EXISTING STORMWATER RETENTION AREAS (PONDS/LAKES) MAY BE EXEMPT FROM THIS CONDITION. CONTRACTOR TO CONFIRM WITH SJRWMD.
D - NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
20. THE CONTRACTOR SHALL OBTAIN GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY.
A - BEFORE DISCHARGE OF PRODUCED GROUND WATER CAN OCCUR FROM THE SITE, ANALYTICAL TESTS ON SAMPLES OF THE PROPOSED UNTREATED DISCHARGE WATER SHALL BE PERFORMED TO DETERMINE IF CONTAMINATION EXISTS BY CONTRACTOR). IF NONE EXISTS, THE RESULTS SHALL BE SUBMITTED TO THE FDEP INDUSTRIAL WASTEWATER PERMITTING WITHIN ONE WEEK OF COMMENCEMENT OF DISCHARGE (C.O. ALI KAZI, P.E., 3319 MAGUIRE BLVD. SUITE 232, ORLANDO, FL. 32803). WITH A LETTER NOTIFYING THE AGENCY THAT DE-WATERING ACTIVITIES WILL COMMENCE PURSUANT TO 62-621.300(2) F.A.C. AND THE SITE QUALIFIES FOR THE GENERIC PERMIT.
B - THE FACILITY IS AUTHORIZED TO DISCHARGE PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY WHICH DISCHARGES BY A POINT SOURCE TO SURFACE WATERS OF THE STATE, AS DEFINED IN CHAPTER62-620, F.A.C., ONLY IF THE REPORTED VALUES FOR THE PARAMETERS LISTED IN TABLE 1 DO NOT EXCEED ANY OF THE LISTED SCREENING VALUES.
C - MINIMUM REPORTING REQUIREMENTS FOR ALL PRODUCED GROUND WATER DISCHARGERS. THE EFFLUENT SHALL BE SAMPLED (BY CONTRACTOR) BEFORE THE COMMENCEMENT OF DISCHARGE, AGAIN WITHIN THIRTY (30)DAYS AFTER COMMENCEMENT OF DISCHARGE, AND THEN ONCE EVERY SIX (6)MONTHS FOR THE LIFE OF THE PROJECT TO MAINTAIN CONTINUED COVERAGE UNDER THIS GENERIC PERMIT.SAMPLES TAKEN IN COMPLIANCE WITH THE PROVISIONS OF THIS PERMIT SHALL BE TAKEN PRIOR TO ACTUAL DISCHARGE OR MIXING WITH THE RECEIVING WATERS. THE EFFLUENT SHALL BE SAMPLED FOR THE PARAMETERS LISTED ON TABLE 1.
D - IF ANY OF THE ANALYTICAL TEST RESULTS EXCEED THE SCREENING VALUES LISTED IN TABLE 1, EXCEPT TOC, THE DISCHARGE IS NOT AUTHORIZED BY THIS PERMIT. IF T.O.C. IS EXCEEDED BECAUSE OF NATURALLY OCCURING ORGANIC COMPOUNDS, THE RESULT AND EXPLANATION FOR THE HIGH READING MUST BE SUBMITTED TO THE FDEP FOR REVIEW AND ISSUANCE OF AN EXEMPTION.
E - IF ANY SCREENING VALUES (OTHER THAN TOC) EXCEED THE THRESHOLDS, THEN A GENERIC PERMIT CANNNOT BE ISSUED, AND A SEPERATE INDIVIDUAL WASTERWATER PERMIT APPLICATION MUST BE SUBMITTED AT LEAST 90 DAYS PRIOR TO DATE OF DISCHARGE. THE ENGINEER OF RECORD MUST BE NOTIFIED IF THIS OCCURS.
21. THE CONTRACTOR SHALL OBTAIN A STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, AND SHALL ADHERE TO ALL CONDITIONS OF THE PERMIT, INCLUDING INSPECTIONS, REPORTING, RECORD KEEPING AND CERTIFICATIONS.

	SCREENING VALUES FOR DISCHARGE INTO:	
Parameter	Fresh Waters	Coastal Waters
Total Organic Carbon (TOC)	10.0 mg/L	10.0 mg/L
pH, standard units	6.0-8.5	6.5-8.5
Total Recoverable Mercury	0.012 µg/L	0.025 µg/L
Total Recoverable Cadmium	9.3 µg/L	9.3 µg/L
Total Recoverable Copper	2.9 µg/L	2.9 µg/L
Total Recoverable Lead	0.03 mg/L	5.6 mg/L
Total Recoverable Zinc	86.0 µg/L	86.0 µg/L
Total Recoverable Chromium (Hex.)	11.0 µg/L	50.0 µg/L
Benzene	1.0 µg/L	1.0 µg/L
Naphthalene	100.0 µg/L	100.0 µg/L

MARK	REVISION	DATE

DRAWING 21-032 CONST | DRAWN JBB
DESIGNED JBB | CHECKED JBB | SCALE 1"=10' | DATE 04/30/21

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STORMWATER POLLUTION PREVENTION DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396 Jodah Bittle
DATE: 5/26/2021

PROJECT NO. 21-032 | SHEET 3

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GFA INTERNATIONAL

FLORIDA'S LEADING ENGINEERING SOURCE

Report of Geotechnical Exploration

Ocean Village Club
2400 S Ocean Drive
Fort Pierce, Florida

April 16, 2021
GFA Project No. 3330.2100065.0000

For: Proctor & Associates General Contractors, LLC



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April 16, 2021

Mr. Barrett Englert
Proctor & Associates General Contractors, LLC
200 NE Dixie Highway
Stuart, Florida 34994

Subject: Report of Geotechnical Exploration
Ocean Village Club
2400 S Ocean Drive, Fort Pierce, Florida
GFA Project No. 3330.2100065.0000

Dear Mr. Englert:

GFA International, Inc. (GFA) has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in accordance with our Geotechnical Engineering Proposal No. 21-6471.00 REV#1 dated March 11, 2021, planned in conjunction with and authorized by Proctor & Associates General Contractors, LLC.

EXECUTIVE SUMMARY

The purpose of our geotechnical exploration was to determine the nature of the subsurface soils and general geomorphic conditions at the site and evaluate their impact upon the proposed construction. This report contains the results of our subsurface exploration and our engineering interpretations of these with respect to the project characteristics described to us, including providing recommendations for foundation design, pavement design and construction, site preparation, and earthwork construction.

Per our prior telephone discussions and email correspondence with you, GFA understands that a new clubhouse and parking area are planned for the Ocean Village Club. Based on the provided Conceptual Site Plan, the existing tennis courts and clubhouse building will be demolished to accommodate the new construction.

Specific design loads for the new clubhouse building have not been provided to GFA. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 5 kips per linear foot and a maximum column load of 75 kips.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform GFA so that we may review our recommendations with respect to any modifications.

Two (2) tripod standard penetration test (SPT) borings, advanced to approximate depths of 20 feet, and five (5) auger borings with hand cone penetrometer (HCP) testing, advanced to approximate depths of 5 and 6 feet below the existing ground surface, were completed for this study. In addition to the SPT and auger borings, one (1) field exfiltration test (EX-1) was performed within the designated dry stormwater retention area. Undisturbed Shelby tube soil samples were obtained adjacent to the exfiltration test site for laboratory falling head permeability testing.

The subsurface soil conditions encountered at the boring locations generally consisted of loose to dense fine sand (SP), fine sand with silt (SP-SM), and silty fine sand (SM) to the termination depths.

Considering the results of our field exploration program, the subsurface soil conditions at the site are generally favorable for shallow foundation support of the proposed clubhouse structure. A maximum allowable soil bearing pressure of 2,500 psf may be used for foundation design.

The subgrade soils should be improved (densified) with compaction from the stripped grade prior to constructing the building pad. **Prior to placing fill to achieve final grade, the upper 2 feet of soil below stripped grade should be compacted to a minimum of 95 percent maximum dry density as determined by the modified Proctor test (ASTM D 1557).** Fill (including stem wall backfill) should be placed in 12-inch thick lifts and compacted to achieve a minimum 95 percent modified Proctor maximum dry density. After completing the footing excavations, the bearing subgrade to a depth of 2 feet should be compacted to not less than 95 percent modified Proctor maximum dry density.

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
GFA International, Inc.
Florida Registry No. 4930

John Kent — Digitally signed by John Kent, Date: 2021.04.16 16:15:29 -04'00'

This item has been digitally signed and sealed by John Kent, P.E. on the date adjacent to the seal/signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John Kent, P.E.
Senior Project Engineer
Florida Registration No. 63218

Erik Soderstrom, E.I.
Geotechnical Department Manager

Distribution: Mr. Barrett Englert – Proctor & Associates General Contractors, LLC

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1.0 INTRODUCTION

1.1 Scope of Services

The objective of our geotechnical services was to collect subsurface data for the subject project, summarize the test results, and discuss apparent site conditions that may have geotechnical significance for the proposed construction. The following scope of services is provided within this report:

1. Prepare boring logs depicting the soil conditions encountered during our field exploration.
2. Review the soil samples obtained during our field exploration for classification and additional testing if necessary.
3. Evaluate the existing soil conditions found during our exploration with respect to foundation support for the proposed clubhouse structure.
4. Provide recommendations for foundation support of the structure, including foundation type, maximum allowable soil bearing capacity, and bearing elevations.
5. Provide recommendations for site preparation and earthwork construction.
6. Present recommended pavement sections using assumed design criteria and parameters, including guidelines for pavement subgrade preparation.
7. Provide the results of the field exfiltration testing and laboratory permeability testing.

1.2 Project Description

Per our prior telephone discussions and email correspondence with you, GFA understands that a new clubhouse and parking area are planned for the Ocean Village Club. Based on the provided Conceptual Site Plan, the existing tennis courts and clubhouse building will be demolished to accommodate the new construction.

Specific design loads for the new structure have not been provided to GFA. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 5 kips per linear foot and a maximum column load of 75 kips.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform GFA so that we may review our recommendations with respect to any modifications.

2.0 OBSERVATIONS

2.1 Site Description

The project site is located just northwest of Mainsail Drive in Fort Pierce, Florida. At the time of our field exploration, the property was developed and was occupied by two tennis courts and a

support building. A golf course, various condominium buildings, and the Atlantic Ocean were located adjacent to the property.

2.2 Field Exploration

Two (2) tripod standard penetration test (SPT) borings, advanced to approximate depths of 20 feet, and five (5) auger borings with hand cone penetrometer (HCP) testing, advanced to approximate depths of 5 and 6 feet below the existing ground surface, were completed for this study. In addition to the SPT and auger borings, one (1) field exfiltration test (EX-1) was performed within the designated dry stormwater retention area. Undisturbed Shelby tube soil samples were obtained adjacent to the exfiltration test site for laboratory falling head permeability testing.

The Standard Penetration Tests (SPT) were performed in general accordance with ASTM D 1586, "Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils." The SPT test procedure consists of driving a 1.4-inch I.D. split-barrel sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot, for the second and third 6-inch increment, is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength.

The auger borings were performed in general accordance with ASTM D 1452, "Standard Practice for Soil Exploration and Sampling by Auger Borings." Hand Cone Penetrometer (HCP) tests were conducted at approximate one-foot depth intervals in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils.

Site specific survey staking of the borings was not provided for our field exploration. The borings were located using the provided Conceptual Site Plan, GPS coordinates, and estimating distances and relationships to the existing tennis courts, pavement areas, and other landmarks at the property.

2.3 Laboratory Testing

Soil samples recovered from our field exploration were returned to our laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2487). Falling head permeability tests were performed on the Shelby tube samples to obtain horizontal (k_h) and vertical (k_v) coefficients of permeability of the soils. The permeability test results are summarized in Table 2.3.2 below.

Table 2.3.1 – Permeability Test Results

Sample Location	Sample Depth (feet)	Sample Description	Coefficient of Permeability, k (ft/day)	
			k_h	k_v
EX-1	2 - 2.5	Brown fine sand	10.8	1.8

The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. GFA will be pleased to perform these services for an additional fee, if required.

2.4 Geomorphic Conditions

The geology of the site as mapped on the USDA Soil Survey website consists of Arents, organic substratum (6) and Canaveral fine sand, 0 to 5 percent slopes (10). Since Arents are areas where the soils have been generally altered by grading, shaping, and covered with fill, the soils can be variable. Note that the Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.

Boring logs resulting from our field exploration are presented in Appendix D - Log of Boring Records. The logs contain the soil descriptions, the standard penetration test (SPT) N-values, and the hand cone penetrometer (HCP) values typically recorded during the drilling and sampling activities. The logs represent information from the specific boring locations only and soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions shown on the logs are based upon visual characterizations of the recovered samples using the Unified Soil Classification System. See Appendix F - Discussion of Soil Groups, for a detailed description of various soil groups.

The subsurface soil conditions encountered at the boring locations generally consisted of loose to dense fine sand (SP), fine sand with silt (SP-SM), and silty fine sand (SM) to the termination depths.

2.5 Hydrogeological Conditions

On the dates of our field exploration (March 29 and April 7, 2021), groundwater was encountered in the borings at depths ranging from approximately 4 to 5 feet below the existing ground surface. Note that the groundwater table will fluctuate seasonally depending upon local rainfall and other site specific and/or local factors, including tidal influences from the nearby Atlantic Ocean. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

During our field exploration, we performed one (1) auger boring and accompanying exfiltration test (EX-1) at the approximate location illustrated on the Test Location Plan in Appendix B. The test was conducted in general accordance with the South Florida Water Management District method for open hole constant head field testing. The hydraulic conductivity (K) value determined at test location EX-1 was 2.44 X 10^{-3} cfs/ft-ft. These test results are also presented in Appendix E - Exfiltration Test Results.

3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS

3.1 General

Our geotechnical engineering evaluation of the site and subsurface conditions at the property, with respect to the planned construction, and our recommendations for site preparation, foundation support, pavement design, and earthwork construction, are based upon (1) our site observations, (2) the field data obtained, and (3) our understanding of the project information and structural conditions as presented in this report. If the stated conditions are incorrect, or if the project description is revised, please inform GFA so that we may review our recommendations with respect to any modifications.

We note that the applicability of geotechnical recommendations is very dependent upon project characteristics, specifically (1) improvement locations, (2) grade alterations, (3) and actual applied structural loads. For that reason, GFA must be provided with and review the preliminary and final site and grading plans, and structural design loads to validate all recommendations provided in this report. Without performing this review, our recommendations should not be relied upon for final design or construction of any site improvements.

3.2 Site Preparation

GFA recommends the following compaction requirements for this project:

- Proof Roll ..... 95 percent of modified Proctor
- Building Pad Fill ..... 95 percent of modified Proctor
- Footings ..... 95 percent of modified Proctor

The above compaction percentages are based upon the maximum dry density as determined by the modified Proctor test (ASTM D 1557). **All density tests should be performed to a depth of 2 feet below stripped surface and bottom of footings.** Density testing should be performed using either the nuclear method (ASTM D 6938) or the sand cone method (ASTM D 1556). Hand Cone Penetrometer (HCP) tests can also be performed to evaluate compaction.

Our recommendations for preparation of the site for use of shallow foundation systems are presented below. This approach to improving and maintaining site soils has been found to be successful on projects having similar soil conditions.

1. Initial site preparation should consist of removing vegetation, topsoil, near surface roots, existing pavement, and other miscellaneous debris within and to a distance of 5 feet beyond of the planned construction limits. Foundations and the below grade remains of former structures within the footprint of the new construction should also be removed. Similarly, irrigation and utility lines within the limits of the proposed construction should be removed or properly abandoned so that they will not adversely impact overlying structures.
2. Following site stripping and prior to the placement of fill, areas of surficial sand should be compacted (proof rolled) and tested. We recommend using a steel drum vibratory roller with sufficient static weight and vibratory impact energy to achieve the required compaction. Density tests should be performed on the proof rolled surface at a frequency of not less than one test per 2,500 square feet, or a minimum of three (3) tests, whichever is greater.
3. Fill material may then be placed for the building pad and general site grading, as required. The fill should be inorganic (i.e., contain less than 5 percent by weight organic material) and classified as SP, SW, GP, GW, SP-SM, SW-SM, GW-GP, or GP-GM. **GFA does not recommend using fill material having silt/clay-size soil fines contents exceeding 12 percent.** Fill should be placed in lifts having a maximum thickness of 12-inches. Each lift should be compacted and tested prior to the placement of the next lift. Density tests should be performed within the fill at a frequency of not less than one test per 2,500 square feet per lift in building areas, or a minimum of three (3) tests per lift, whichever is greater.

4. For foundations placed on structural fill or compacted native granular soils, the bearing subgrade should be tested for compaction and observed by an engineer or geologist or his/her representative to determine if the soil is free of organic and/or deleterious material. Density tests should be performed at a frequency of not less than one (1) density test per each isolated column footing and one (1) test per each 75 lineal feet of wall footing.
5. The contractor should consider the final grading contours contained in the project plans when executing backfilling and compaction operations.

3.3 Vibration Monitoring

Using vibratory compaction equipment at this site may disturb adjacent or nearby structures. We recommend that these structures be monitored by GFA both before and during compaction operations. A proposal for providing vibration monitoring services during earthwork construction will be provided upon request.

3.4 Design of Footings

A foundation system for any structure must be designed to resist bearing capacity failures, have settlements that are tolerable, and resist the environmental forces that the foundation may be subjected to over the life of the structure. The soil bearing capacity is the soil's ability to support loads without plunging into the soil profile. Bearing capacity failures are analogous to shear failures in structural design and are usually sudden and catastrophic.

Based on the results of the soil borings performed at the site, GFA recommends structure foundations be designed using a maximum allowable soil bearing pressure of 2,500 psf. Conventional shallow foundations and thickened-edge slab foundation systems should be embedded at least 12 inches below lowest adjacent grade. Furthermore, maintain minimum foundation widths of 18 and 24 inches for isolated strip and square footings, respectively, even if the maximum allowable soil bearing pressure is not developed in all cases.

Once site preparation has been performed in accordance with the recommendations described in this report, the soils should readily support the proposed structure bearing upon a properly designed and constructed shallow foundation system. Footings and columns should be structurally separated from the ground floor slab, as they will be loaded differently and at different times, unless a monolithic slab foundation is designed.

3.5 Settlement Estimates

Post construction settlements of the structure will be influenced by several interrelated factors, including (1) subsurface soil stratification and the strength/compressibility characteristics, (2) footing size, bearing level, applied loads, and resulting bearing pressure beneath the footings, and (3) the site preparation and earthwork construction techniques used by the contractor. Our settlement estimates for the proposed construction are based on the use of the site preparation and earthwork construction methods recommended in this report. Any deviation from these recommendations could result in an increase in the estimated post-construction settlements of the proposed construction.

We expect the majority of settlement to occur in an elastic manner and fairly rapidly during construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field test data that we have correlated geotechnical strength and compressibility characteristics of the subsurface soils, we estimate that total settlements of the structure could be on the order of one (1) inch or less.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. Because of the general uniformity of the subsurface conditions and the recommended site preparation and earthwork construction methods presented in this report, we anticipate that differential settlements of the structure should be within tolerable magnitudes (0.5 inch or less).

3.6 Ground Floor Slabs

The clubhouse ground floor slab may be constructed upon existing grade or granular fill after completion of the foundation site preparation and fill placement procedures outlined in this report. We recommend that a modulus of subgrade reaction (k) of 150 pounds per cubic inch (pci) be considered during design. The floor slab should be structurally separated from walls and columns to allow for differential vertical movement, unless a monolithic slab foundation is designed.

Excessive moisture vapor transmission through foundation slabs can result in damage to floor coverings as well as cause other deleterious affects. An appropriate moisture vapor barrier should be placed beneath the slab to reduce moisture vapor from entering the structure through the slab. The barrier should be installed in general accordance with applicable ASTM procedures including sealing around pipe penetrations and at the foundation edges.

4.0 PAVEMENT DESIGN AND CONSTRUCTION CONSIDERATIONS

4.1 Pavement Design Sections

The pavement sections were designed based on assumed traffic loading criteria and previous experience with similar projects. Flexible pavement sections in this geographic area typically consist of an asphaltic wearing course, a base course, and a stabilized subgrade layer. Rigid pavements are constructed either directly upon prepared soil subgrades or upon a base course and stabilized subgrade for heavier loads.

Based on our experience and assumed traffic loading criteria, recommended pavement section thicknesses are provided in Table 4.1.1 below.

Table 4.1.1 - Design Pavement Sections

Pavement Type	Layer	Material Description	Layer Thickness	
			Light Duty	Heavy Duty
Flexible	(A)	Asphalt Wearing Surface FDOT SP-9.5 or SP-12.5	1.5	2.5
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	6	8
	(SSG)	Stabilized subgrade (minimum LBR of 40), compacted to 98 percent of modified Proctor maximum dry density	12	12
		STRUCTURAL NUMBER (SN)	**2.7**	**3.5**
Rigid	(C)	FDOT Portland Cement Concrete	NA	8
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	NA	-
	(CSG)	Soil subgrade compacted to 98 percent of modified Proctor maximum dry density	NA	12

4.2 Compacted Subgrade or Embankment Fill

The subgrade or embankment fill is the layer that supports the structural pavement section. Subgrade and embankment fill should be constructed following the criteria and procedures presented in Section 4.9 of this report.

4.3 Stabilized Subgrade

The stabilized subgrade is the portion of the pavement section between the compacted subgrade (embankment fill) and the base course. The stabilized subgrade should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180). The material should have a minimum Limerock Bearing Ratio (LBR) value of 40. Alternatively, the pavement section can be designed using native on-site soils having a lower LBR value. In this case, an LBR test of the native soils is performed and incorporated into a modified pavement design. Compliance tests should be performed on the stabilized subgrade for full depth at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater.

4.4 Base Course

The base course is the portion of the pavement section between the surface course and stabilized subgrade. In areas where separation of at least 1.5 feet between the estimated wet seasonal high groundwater table and the bottom of the base material occurs, we recommend the base course be limerock or cemented coquina having a minimum Limerock Bearing Ratio (LBR) value of 100. The base material should be obtained from an approved source. The base material should be placed in maximum 6-inch-thick lifts and compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

If the separation between the estimated wet seasonal high groundwater table and the bottom of the base material is less than 1.5 feet, we recommend that asphaltic concrete base (FDOT SP-12.5) be used in lieu of limerock or cemented coquina. The subgrade should be mechanically stabilized (compacted) to a minimum of 98 percent of modified Proctor maximum dry density (AASHTO T-180). Compliance tests should be performed on the base course at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.

4.5 Flexible (Asphalt) Pavement

Asphalt pavement should consist of either FDOT SP-9.5 or SP-12.5 asphaltic concrete. The mixes should be a current FDOT approved design for the materials used for the project. Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design specifications.

The asphalt should be compacted to meet the requirements of the latest edition of the FDOT Standard Specifications for Road and Bridge Construction. Compliance tests should be performed by obtaining cores to evaluate material thickness and density at a frequency of one test per 10,000 square feet, or a minimum of two test locations, whichever is greater.

4.6 Rigid (Concrete) Pavement

Rigid pavements should be constructed using concrete having a minimum 28-day compressive strength of 4,000 psi. Fill required to raise grades in pavement areas should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

The pavement slabs should be reinforced to make them as rigid as practical. Proper joints should be provided at the junctions of slabs so that a small amount of independent movement can without causing structural damage. Construction and control joints should be accordance with current American Concrete Institute (ACI) and industry practices.

The pavement sections presented in this report are minimum pavement section thicknesses typically used for similar type projects. The pavement materials and construction procedures should conform to FDOT, ACI, or appropriate city/county requirements.

4.7 Effects of Water

Premature pavement section deterioration can occur due to intrusion of the wet season high groundwater table and/or improper surface water runoff management. We recommend the pavement areas be constructed to have a minimum separation of 1.5 feet between the wet season high groundwater table and the base course, regardless of the type of base material. In addition, we recommend that the parking areas be constructed with full-depth curb sections. Using either extruded curb sections, which lie directly on top of the final surface course, or eliminating the curbing entirely, may allow runoff and/or irrigation water to migrate between the base and surface course. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

4.8 Construction Traffic

Incomplete pavement sections or pavement areas designed for light duty traffic will not perform satisfactory under construction traffic loading. We recommend that all construction traffic (i.e., construction equipment, vehicles, etc.) either be re-routed away from these areas or the pavement sections be designed to support construction phase loading conditions.

4.9 Pavement Site Preparation

Our recommendations for preparation of the site for pavement construction are noted below. This approach to improving and maintaining site soils has been found to be successful with similar soil conditions.

1. The construction limits should be cleared, stripped, and grubbed of all construction debris and existing pavement, topsoil, vegetation, and associated root systems to depths of their vertical reaches. This should be performed within and to a distance of 5 feet beyond the limits of the pavement areas.
2. Prior to initiating fill operations, the existing ground surface should be proof-rolled and compacted as discussed in Section 3.2 of this report. After completing the proof rolling and compaction operations, density tests should be performed at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater, to confirm a minimum compaction compliance of 98 percent of modified Proctor maximum dry density (AASHTO T-180).
3. Fill material should be inorganic (classified as SP/GW) containing not more than 5 percent (by weight) fibrous organic materials. Fill material having silt/clay-size fines contents greater than 5 percent should not be used, including cyclone sand material. The fill should be placed in maximum 12-inch-thick lifts. Each lift should be compacted to a minimum density of 98 percent of modified Proctor maximum dry density (AASHTO T-180).
4. Compliance density tests should be performed within the fill at a frequency of not less than one test per 5,000 square feet per lift; or at a minimum of two test locations, whichever is greater.
5. Representative samples of both on-site and potential import materials proposed for use as fill should be obtained and tested to determine compliance with the project specifications. The testing should include moisture-density relations (AASHTO T-180) and particle size analysis.
6. The contractor should consider the final grading contours established by the site grading, paving, and drainage plans when executing backfilling and compaction operations.

5.0 REPORT LIMITATIONS

This consulting report has been prepared for the exclusive use of Proctor & Associates General Contractors, LLC and members of the design team for the planned construction at the Ocean Village Club located at 2400 S Ocean Drive in Fort Pierce Florida. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration. However, the nature and extent of variations throughout the subsurface profile may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate information and professional opinions provided in this report. In the event changes are made in the nature, design, or location of the proposed construction, the evaluation and opinions contained in this report should not be considered valid unless the changes are reviewed, and conclusions modified or verified in writing by GFA.

GFA should be provided the opportunity to review the final civil plans, structural plans, and project specifications to determine if GFA's recommendations have been properly interpreted, communicated, and implemented. If GFA is not afforded the opportunity to participate in construction related aspects of overall site grading and foundation installation as recommended in this report or any report addendum, GFA cannot accept responsibility for the interpretation of our recommendations made in this report or in a report addendum for foundation performance.

6.0 BASIS FOR RECOMMENDATIONS

The analysis and recommendations submitted in this report are based on the data obtained from the borings performed at the locations indicated on the Test Location Plan in Appendix B. This report does not reflect any variations which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent our interpretation of the subsurface conditions at the designated boring locations on the specific dates drilled.

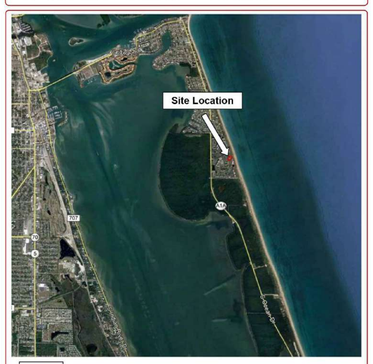
Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the expressed written consent of GFA International, Inc. The applicable SPT methodology (ASTM D 1586) and auger boring methodology (ASTM D 1452) used in performing our borings, and for determining penetration resistance and soil relative density, is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

Appendix A - Vicinity Map

Site Vicinity Map

Ocean Village Clubhouse and Courts Replacement
2400 S Ocean Drive, Fort Pierce, Florida

PROJECT NO: 3330.2100065.0000 **DRAFTED BY: JR** **REVIEWED BY: JK** **DATE: 4/9/2021**



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Appendix B - Test Location Plan

Test Location Plan

Ocean Village Clubhouse and Courts Replacement
2400 S Ocean Drive, Fort Pierce, Florida

PROJECT NO: 3330.2100065.0000 **DRAFTED BY: JR** **REVIEWED BY: JK** **DATE: 4/9/2021**



Legend
- Approximate 20' Standard Penetration Test Boring Locations
- Approximate Auger Boring Locations
- Approximate Exfiltration Test Location

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DATE	REVISION	MARK

DRAWING 21-032 CONST | DRAWN JBB
DESIGNED JBB
CHECKED JBB
SCALE NTS | DATE 04/30/21

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SOIL BORINGS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No 57396

JODAH B. BITTLE
FL. REG. NO. 57396

DATE: 5/26/2021
PROJECT NO. 21-032
SHEET 04A

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Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from these shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-38	21-40	Loose	3-4	21-35	4-8	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	¾ to 3 inches
Fine Gravel	No. 4 sieve to ¾ inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<8%	Trace	Less than ¼"	Fine roots
8% to 12%	Little	¼" to ½"	Small roots
12% to 30%	Some	½" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <5% Slightly to mighty Organic; 25% to 75% Muck; >75% Peat

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Appendix D - Log of Boring Records

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-1

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — HOLE DEPTH 20 ft — HOLE DIAMETER 3 in
DRILLER PMK/CRM/MJ — DATE STARTED 4/7/21 — COMPLETED 4/7/21
DRILL RIG Tripod — GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 4.00 ft
METHOD SPT — LATITUDE — LONGITUDE
NOTE: — HAMMER TYPE

DEPTH (ft)	SAMPLE TYPE	SAMPLE NUMBER	BLOWS PER 6 INCHES	N-VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0						0.3' Tennis Court top (2")			
						Base rock (6")			
	SS	1	4	25		Light brown fine sand (SP)			
			7			2.0			
5	SS	2	8	18		Gray fine sand, trace shell (SP)			
			10			▽			
	SS	3	9	19					
			10						
10	SS	4	12	26		4.5 Gray silty fine sand (SM)			
			14						
	SS	5	12	26		13.5 Gray silty fine sand, trace shell (SM)			
			14						
15	SS	6	12	26		18.5 Gray fine sand, little shell (SP)			
			13						
	SS	7	50/4"	50/4"		20.0			
20						Bottom of borehole at 20.0 feet.			

LOG OF BORING B-2

PAGE 1 OF 1

CLIENT Proctor & Association General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — HOLE DEPTH 20 ft — HOLE DIAMETER 3 in
DRILLER PMK/CRM/MJ — DATE STARTED 4/7/21 — COMPLETED 4/7/21
DRILL RIG Tripod — GROUND WATER LEVEL: ▽ AT TIME OF DRILLING 4.00 ft
METHOD SPT — LATITUDE — LONGITUDE
NOTE: — HAMMER TYPE

DEPTH (ft)	SAMPLE TYPE	SAMPLE NUMBER	BLOWS PER 6 INCHES	N-VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0						0.3' Tennis Court top (2")			
						Base rock (6")			
	SS	1	5	11		Brown fine sand (SP)			
			6			2.0			
5	SS	2	11	27		▽			
			16						
	SS	3	10	23		6.5 Gray fine sand, trace shell (SP)			
			13						
10	SS	4	10	25		13.5 Gray fine sand, little shell (SP)			
			15						
	SS	5	50/5"	50/5"		18.0			
15						Bottom of borehole at 20.0 feet.			

LOG OF BORING AB-1

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Light brown fine sand (SP)			
	80					
5	80					
	80					
10	80		9.5 Brown fine sand (SP)			
	80		14.0 Gray fine sand, little shell and rock (SP)			
15	80		18.5 Gray fine sand, trace shell, little rock (SP)			
	80		20.0			
20			Bottom of borehole at 5.0 feet.			

LOG OF BORING AB-2

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Brown fine sand (SP)			
	80					
5	80		5.5 Gray fine sand (SP)			
	80		8.0 Brown fine sand with silt (SP-SM)			
10	80					
	80					
15	80					
	80					
20			Bottom of borehole at 8.0 feet.			

LOG OF BORING AB-3

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Brown fine sand (SP)			
	80					
5	80		5.0 Gray fine sand, little shell and rock (SP)			
	80		8.0			
10	80					
	80					
15	80					
	80					
20			Bottom of borehole at 5.0 feet.			

LOG OF BORING AB-4

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	70		Brown fine sand (SP)			
	60					
5	60		4.5 Gray fine sand, little shell (SP)			
	60		8.0			
10	60					
	60					
15	60					
	60					
20			Bottom of borehole at 8.0 feet.			

LOG OF BORING AB-5

PAGE 1 OF 1

CLIENT Proctor & Associates General Contractors, LLC — PROJECT NAME Ocean Village Clubhouse & Courts Replacement
PROJECT NUMBER 3330.2100065.0000 — PROJECT LOCATION 2400 S Ocean Drive, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences — DATE STARTED 3/29/21 — COMPLETED 3/29/21 — LATITUDE — LONGITUDE
DRILLING METHOD Auger Boring — GROUND WATER LEVELS:
DRILLER JB/RV/MJ — ▽ AT TIME OF DRILLING 5.00 ft
NOTES — AT END OF —
ESHGT —

DEPTH (ft)	HAND CONE PENETROMETER (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0	80		Brown fine sand (SP)			
	80					
5	80		5.0 Gray fine sand, trace shell (SP)			
	80		8.0			
10	80					
	80					
15	80					
	80					
20			Bottom of borehole at 8.0 feet.			

Appendix E - Hydraulic Conductivity Results

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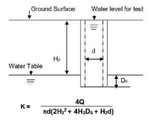
EXFILTRATION TEST REPORT
South Florida Water Management District - Usual Open Hole Test

Client: Proctor & Associates General Contractors, LLC — **Project No:** 3330.2100065.0000
Project: Ocean Village Club, 2400 S Ocean Drive, Fort Pierce, Florida — **Test Date:** 4/16/2021 — **Technician:** PM

SOIL PROFILE

Test Location: EX-1	Depth (feet)	Soil Description	HCP
	0 - 2	Dark brown fine sand, trace silt (SP)	60
	2 - 6	Light brown fine sand, trace shell (SP)	70
			80
			80
			80
			80
	Depth to Water Table from Ground Surface (feet)		2.3

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_1 + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft² – ft head)	2.44 x 10⁻⁰⁴
Q	Stabilized Flow Rate (cubic ft per second)	2.90 x 10⁻⁰³
d	Diameter of Test Hole (feet)	0.33
H_2	Depth to Water Table (feet)	2.3
D_1	Saturated Hole Depth (feet)	3.7

Notes:

Appendix F - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the "A" line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No. 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the "A" line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

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SOIL BORINGS

OCEAN VILLAGE CLUBHOUSE

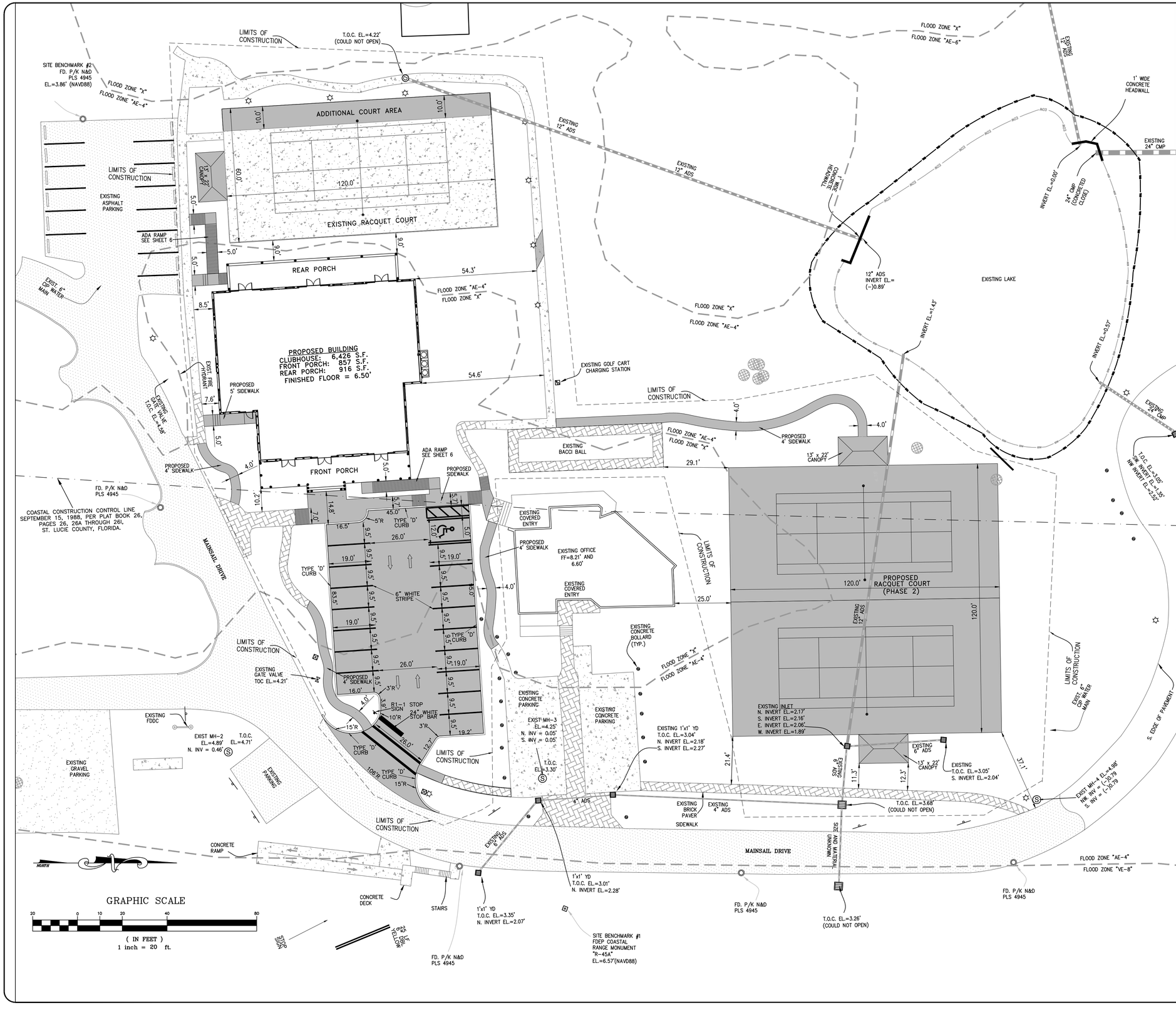
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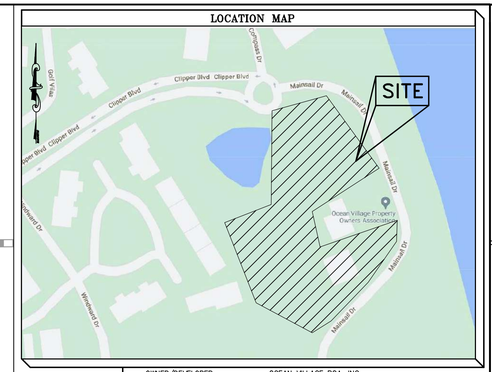
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JODAH B. BITTLE
FL REG. NO. 57396
DATE: 5/26/2021

PROJECT NO. 21-032 | SHEET 04B

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OWNER/DEVELOPER	OCEAN VILLAGE POA, INC. 2400 SOUTH OCEAN DRIVE FT. PIERCE, FL 34949
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JODAH B. BITTLE, P.E. 57396 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL. 32960 (772) 770-9622
SURVEYOR:	MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL. 32960 PHONE (772) 794-1213
EXISTING USE	CLUBHOUSE WITH RACQUET COURTS
PROPOSED USE	CLUBHOUSE WITH RACQUET COURTS
PROJECT LOCATION	WEST SIDE OF MAINSAIL DRIVE AND SOUTH OF CLIPPER BOULEVARD
SITE ADDRESS	SURFSIDE DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2507-321-0001-000-5
CURRENT LAND USE	HIR (HUTCHINSON ISLAND RESIDENTIAL)
CURRENT ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PHASING PLAN	PHASE 1: NEW CLUBHOUSE, ADDITION TO EXISTING TENNIS COURT, SIDEWALKS AND ADDITIONAL PARKING AREA PHASE 2: PROPOSED TWO ADDITIONAL TENNIS COURTS AND SIDEWALK CONNECTION FROM CLUBHOUSE TO TENNIS COURTS

DEVELOPMENT PARAMETERS :

	EXISTING R-4A ZONING	PROPOSED DEVELOPMENT
MIN. LOT AREA	5,000 SF PER UNIT	40.02 ACRES
MIN. OVERALL LOT WIDTH	75'	>75'
MIN. INTERIOR LOT DEPTH	70'	>70'
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	N/A
SIDE (NORTH)	10'	N/A
SIDE (SOUTH)	10'	N/A
REAR (WEST)	20'	N/A
MAX. LOT COVERAGE BY BLDGS	40%	8.5%
MIN. OPEN SPACE	25%	41%
MAX. IMPERVIOUS AREA	75%	59%
MAXIMUM DENSITY	8 UNITS/ACRE	N/A
MAX. BLDG. HEIGHT	45'	20'

AREA CALCULATIONS:

SITE AREAS:	EXISTING		PROPOSED (BASED ON LIMITS OF CONSTRUCTION)	
DEVELOPABLE AREA:	1,743,271 SF	40.02 AC	1,743,271 SF 40.02 AC	
LIMITS OF CONSTRUCTION:	75,542 SF	1.73 AC	75,542 SF 1.73 AC	100.0%
IMPERVIOUS AREA:	26,455 SF	0.60 AC	44,583 SF 1.02 AC	59.0%
EXIST. BUILDING AREA:	2,370 SF	0.05 AC	0 SF 0.00 AC	0.0%
EXIST. PAVING, CONC.:	24,085 SF	0.55 AC	9,567 SF 0.22 AC	12.7%
PROP. BUILDING AREA::	0 SF	0.00 AC	6,426 SF 0.15 AC	8.5%
PROP. PAVING, CONC.:	0 SF	0.00 AC	28,590 SF 0.66 AC	37.8%
PERVIOUS AREA:	49,087 SF	1.13 AC	30,959 SF 0.71 AC	41.0%
GREEN SPACE:	49,087 SF	1.13 AC	30,959 SF 0.71 AC	41.0%

NATIVE VEGETATION/PRESERVATION:
NO NATIVE AREA. SITE IS GRASS WITH TREES AND SHRUBS

PARKING CALCULATIONS:
EXISTING: RECREATION/CLUBHOUSE: 1 SPACE PER 200 SF
EXISTING 2,370 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
2,370 SF X 1 SPACES / 200 SF = 12 SPACES
14 EXISTING PARKING SPACES TO THE SOUTH OF CLUBHOUSE

PROPOSED: RECREATION/CLUBHOUSE: 2 SPACE PER 200 SF
PROPOSED 6,426 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
6,426 SF X 1 SPACES / 200 SF = 32 SPACES

PROVIDED: 14 EXISTING PARKING SPACES
18 PROPOSED PARKING SPACES
32 TOTAL PARKING SPACES

CONSTRUCTION SCHEDULE:

PHASE	DATE OF COMMENCEMENT	DATE OF COMPLETION
1	11/21	11/22
2	1/24	1/25

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SITE PLAN

OCEAN VILLAGE CLUBHOUSE

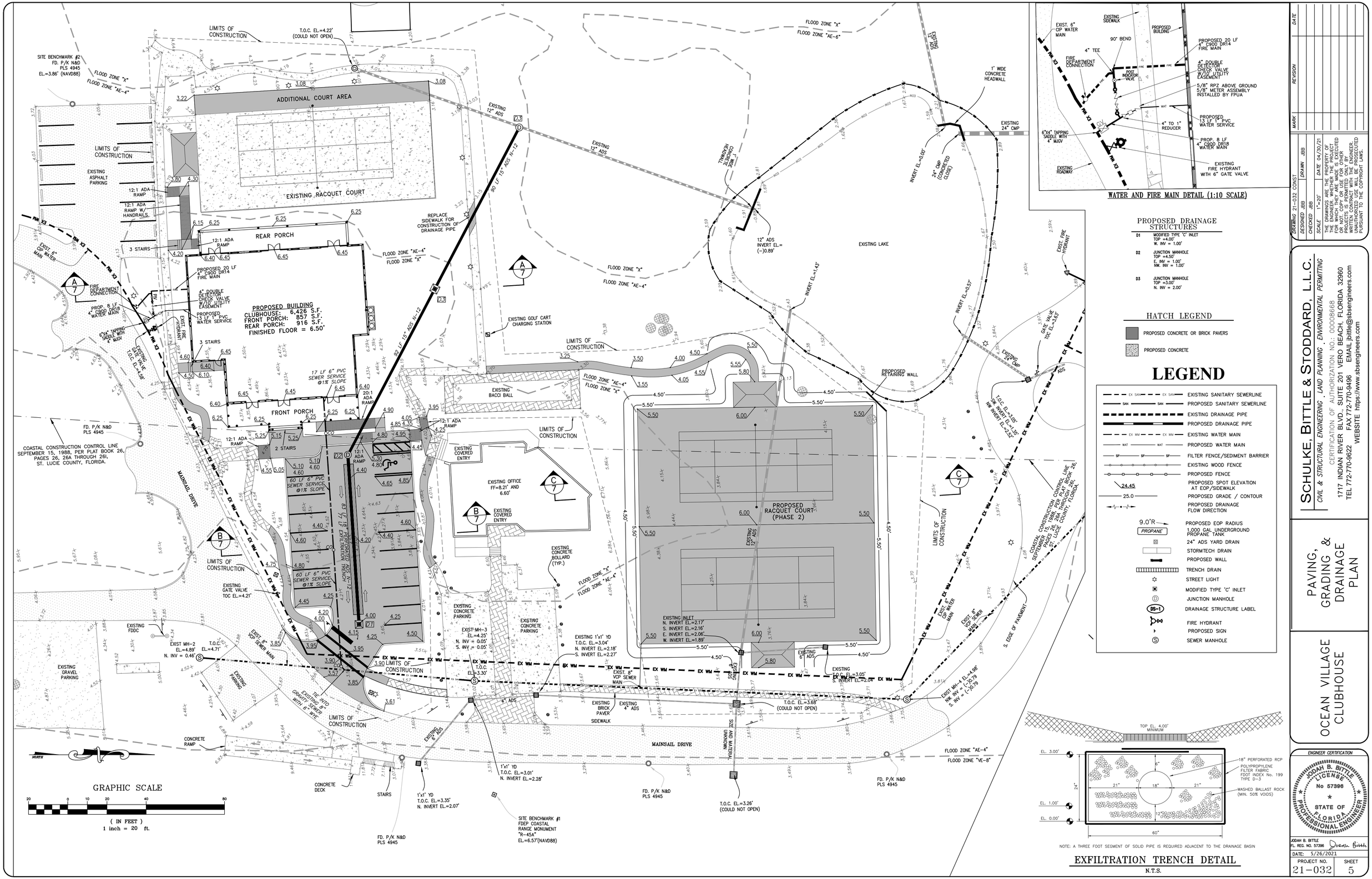
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JODAH B. BITTLE
FL. REG. NO. 57396 Jodah Bittle
DATE: 5/26/2021

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WATER AND FIRE MAIN DETAIL (1:10 SCALE)

PROPOSED DRAINAGE STRUCTURES

- **D1** MODIFIED TYPE 'C' INLET
  TOP =4.00'
  W. INV = 1.00'
- **D2** JUNCTION MANHOLE
  TOP =4.50'
  E. INV = 1.00'
  NW. INV = 1.00'
- **D3** JUNCTION MANHOLE
  TOP =3.00'
  N. INV = 2.00'

HATCH LEGEND

- PROPOSED CONCRETE OR BRICK PAVERS
- PROPOSED CONCRETE

LEGEND

- EXISTING SANITARY SEWERLINE
- PROPOSED SANITARY SEWERLINE
- EXISTING DRAINAGE PIPE
- PROPOSED DRAINAGE PIPE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- FILTER FENCE/SEDIMENT BARRIER
- EXISTING WOOD FENCE
- PROPOSED FENCE
- PROPOSED SPOT ELEVATION AT EOP/SIDEWALK
- PROPOSED GRADE / CONTOUR
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED EOP RADIUS
- 1,000 GAL UNDERGROUND PROPANE TANK
- 24" ADS YARD DRAIN
- STORMTECH DRAIN
- PROPOSED WALL
- TRENCH DRAIN
- STREET LIGHT
- MODIFIED TYPE 'C' INLET
- JUNCTION MANHOLE
- DRAINAGE STRUCTURE LABEL
- FIRE HYDRANT
- PROPOSED SIGN
- SEWER MANHOLE

NOTE: A THREE FOOT SEGMENT OF SOLID PIPE IS REQUIRED ADJACENT TO THE DRAINAGE BASIN

EXFILTRATION TRENCH DETAIL
N.T.S.

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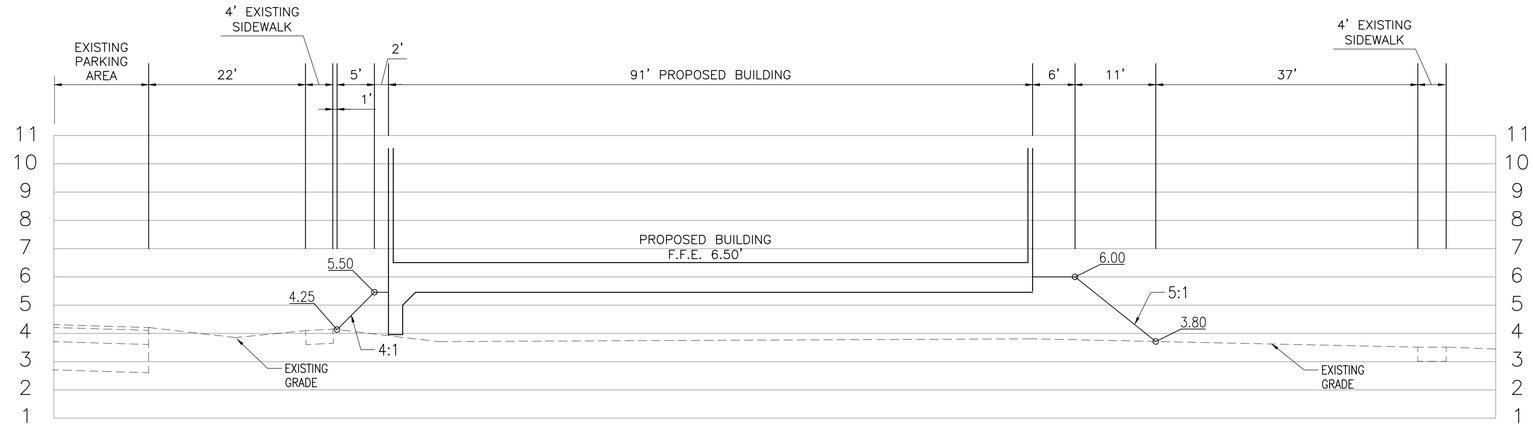
PAVING, GRADING & DRAINAGE PLAN

OCEAN VILLAGE CLUBHOUSE

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JODAH B. BITTLE
PL. REG. NO. 57396
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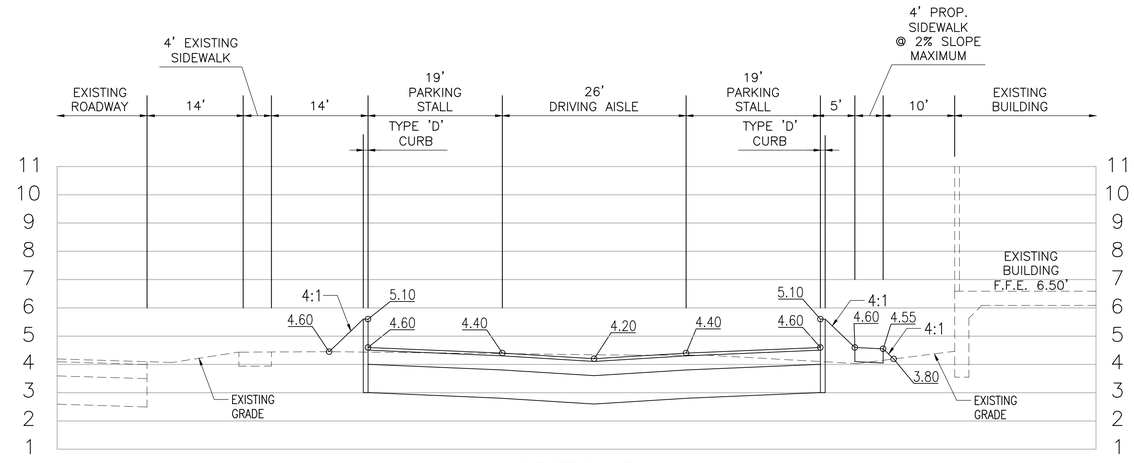
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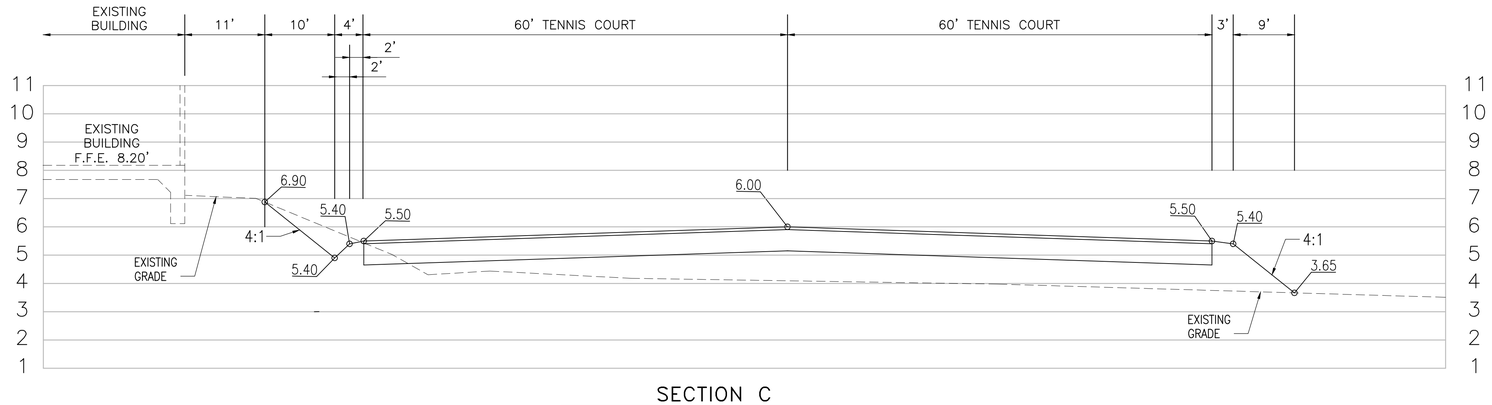
SECTION A

SCALE: NTS



SECTION B

SCALE: NTS



SECTION C

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CROSS SECTION

OCEAN VILLAGE CLUBHOUSE

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JODAH B. BITTLE
FL REG. NO. 57396 Dawn Bittle
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SPECIFICATIONS - CLEARING/GRADING/PAVING/DRAINAGE/UTILITY CONSTRUCTION

GENERAL
IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST REVISIONS, BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT. IN ADDITION THE CONTRACTOR SHALL REFER TO THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST REVISIONS. IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS, ALSO.
ALL WORK SHALL BE IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
THE CONTRACTOR SHALL GIVE THE ENGINEER 24 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.
THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

CLEARING/GRUBBING
THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL BUILDING, TIMBER, BRUSH, STUMPS, ROOTS, RUBBISH, DEBRIS, INCLUDING SEPTIC TANK, BUILDING FOUNDATIONS, PIPES, ETC., WITHIN THE LIMITS OF THE ROADWAY CONSTRUCTION. ALL AREAS WHERE STRUCTURES WILL BE CONSTRUCTED INCLUDING PIPE CULVERTS, AND AS OTHERWISE DEPICTED IN THE PLANS, ALL IN ACCORDANCE WITH SECTION 110 OF THE STANDARD SPECIFICATIONS.

GRADING
THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES, FINAL DRESSING SHALL HAVE A TOLERANCE OF 0.1 FT.+- FROM THE PLAN CROSS SECTIONS. GRADING SHALL INCLUDE ALL SHAPING, ROUGH GRADING, AND FINAL DRESSING REQUIRED FOR THE PROPOSED ROADWAY AND ROAD EMBANKMENTS WITHIN THE LIMITS DEPICTED IN THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED GRADES UNTIL CONTRACT CLOSE-OUT, AND MUST RE-GRADE AS REQUIRED WHEN EROSION OR OTHER DISTURBANCES OCCUR. SEED/MULCH AND/OR SODDING SHALL BE INCORPORATED TO ASSIST IN THIS REGARD. HOWEVER, ANY LOSS OF SOD OR SEED/MULCH DURING THESE OCCURRENCES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

SOD:
SOD SHALL BE ST. AUGUSTINE OR ARGENTINE BAHIA - AS NOTED ON THE LANDSCAPE PLANS OR CONTRACT DOCUMENTS. SOD SHALL BE WELL MATTED WITH ROOTS AND SHALL BE SUFFICIENTLY THICK TO SECURE A DENSE STAND OF LIVE GRASS. THE SOD SHALL BE LIVE, FRESH AND UNINJURED AT THE TIME OF PLANTING AND SHALL BE REASONABLY FREE OF WEEDS AND OTHER GRASSES. THE RECEIVING GROUND SURFACE SHALL BE GRADED TO PROPER ELEVATIONS, FREE OF LARGE VOIDS, ROOTS, WEEDS OR PATCHES OF EXISTING GRASS. UPON LAYING, THE ENTIRE AREA SHALL BE ROLLED THOROUGHLY. ALL SODDED AREAS ARE TO BE WATERED TO KEEP SOD ALIVE UNTIL THE CONTRACTOR IS CLOSED OUT, DEAD SOD SHALL BE REPLACED BY CONTRACTOR.

EMBANKMENT CONSTRUCTION
ROADWAY EMBANKMENT CONSTRUCTION SHALL CONSIST OF ALL THE EMBANKMENT CONSTRUCTION REQUIRED FOR THE PROPOSED ROADWAY AND/OR PARKING LOT, BUILDING PADS, DITCHES AND SWALES IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. EMBANKMENTS SHALL BE CONSTRUCTED FROM MATERIAL CONTAINING NO MUCK, STUMPS, ROOTS,BRUSH,VEGETABLE MATTER, RUBBISH, OR OTHER DELETERIOUS MATERIAL THAT WILL NOT COMPACT TO A SUITABLE ENDURING ROAD BED. EXISTING EARTH SURFACES SHALL BE COMPACTED/PROOF ROLLED PRIOR TO PLACEMENT OF ANY EMBANKMENT MATERIAL.
MATERIAL: UNLESS OTHERWISE SPECIFIED, ALL FILL MATERIAL SHALL BE TYPE B (AASHTO T-99).
COMPACTION: 98% MODIFIED PROCTOR (ASTM D-1557) OR 95% STANDARD (AASHTO T-180).
MIN. 100% MAX DENSITY ADJACENT TO STRUCTURES WITHIN PAVED AREAS.
COMPENSATION: COMPENSATION FOR EMBANKMENT CONSTRUCTION SHALL BE MADE FULLY BY THE BID ITEMS FOR BORROW EXCAVATION (PER C.Y.), GRADING (PER L.F. OF ROADWAY OR PER ACRE OF SITE), AND REGULAR EXCAVATION (PER C.Y.) WHEN APPLICABLE.

EMBANKMENT AND BACKFILL MATERIAL:
TYPE 1: WELL GRADED CRUSHED ROCK STONE OR CRUSHED GRAVEL (ASTM C33-71A, GRADATION 67) - 3/4" TO NO. 4 SIEVE.
TYPE 2: SANDY MATERIAL AND MAY BE UNCLASSIFIED MATERIAL OBTAINED FROM CONTRACTOR'S EXCAVATIONS AND APPROVED BY THE ENGINEER. THIS MATERIAL SHALL BE FREE FROM WOOD, ROOTS, HUMUS, PEAT, MUCK, AND OTHER ORGANIC MATERIALS AND SHALL CONTAIN NO STONES, MASONRY, RUBBLE OR THE LIKE GREATER THAN 1/2 INCHES IN DIAMETER.
TYPE 3: SELECT GRANULAR SAND MATERIAL, FREE OF ORGANICS WITH LESS THAN 3% FINES PASSING THE NO. 200 SIEVE.

STAKING
CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

STABILIZING
STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE OR L.B.R. AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS, ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ALL MATERIAL SHALL BE MIXED TO A HOMOGENEOUS MATERIAL.

BASE COURSE
THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL BASE IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.
LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE CORE PENETRATION ROCK PIT CERTIFICATION. ALL MATERIAL SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 AND TO AN L.B.R. VALUE WHEN SPECIFIED ON PLANS. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT
PRIME AND TACK COATS FOR THE BASE COURSE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALT CONCRETE SURFACE COURSE (A.C.S.C.)
TYPE SP 9.5 & TYPE SP 12.5 A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, 330, AND 334 OF THE STANDARD SPECIFICATIONS.

CEMENT CONCRETE PAVEMENT:
CONSTRUCT PORTLAND CEMENT CONCRETE (TYPE II, CLASS I) PAVEMENT IN ONE COURSE ON A PREPARED STABILIZED SUBGRADE IN ACCORDANCE WITH SECTIONS 346 AND 350, PROVIDE STEEL REINFORCEMENT WHEN SPECIFIED IN THE PLANS.

CURB
ALL CURB CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS, AND IN ACCORDANCE WITH F.D.O.T. INDEX NO. 300. PROVIDE CONTRACTION JOINTS AT 10-FOOT O.C. MAXIMUM. TRANSITION ENDS OF CURB FROM FULL TO ZERO HEIGHTS IN 3-FEET. CURB CUT RAMPS SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 304.

TESTING
THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON EMBANKMENT,SUBGRADE, BASE, PIPE BACKFILL AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING THE ROAD/PAVEMENT AREAS CONSTRUCTION SHALL BE AS FOLLOWS:
A. EMBANKMENT: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 5,000 SF. INTERVALS FOR EACH 12" LIFTS CONSTRUCTED, AND AT ALL EXISTING PROCRIBULED EARTH SURFACES.
B. SUBGRADE: (1) F.B.V./L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF / 10,000 SF OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS. (MIN. OF 3 / 1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
C. BASE: (1) F.B.V./L.B.R. (PER PLAN) TEST SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF / 10,000 SF OR CLOSER (MIN. OF 3 / 1 PER JOB)
(2) DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5000 SF OR CLOSER AS MIGHT BE NECESSARY.
D. PIPE BACKFILL: DENSITY TESTS SHALL BE TAKEN AT A MAXIMUM OF 50 FT. INTERVALS, 1' ABOVE PIPE, 1' BELOW GRADE, MIN., AND AT THE DEPTHS GREATER THAN 5 FT. AN ADDITIONAL TEST SHALL BE TAKEN AT MID DEPTH OF BACKFILL
E. STRUCTURES: A MINIMUM OF 1 DENSITY TEST SHALL BE PERFORMED IN THE STABILIZED SUBGRADE, AND WITHIN THE BACKFILL FOR EACH 12" LIFT, ADJACENT TO EACH STRUCTURE INSTALLED.
F. BUILDING PAD: AS SPECIFIED IN ARCHITECTURAL PLANS.
G. CURB PADS - DENSITY TEST SHALL BE TAKEN AT A MAXIMUM OF 500 FT. INTERVALS.

ALL TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP
THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

DRAINAGE STRUCTURE SPECIFICATIONS
STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI. ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FY = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71. PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

PRECAST INLETS/MANHOLES
ALL STORM INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH APPLICABLE REFERENCES TO FDOT DRAWINGS IN THE "FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS", LATEST EDITION. TYPE II PORTLAND CEMENT SHALL BE USED IN THE CONCRETE MIX. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 4000 PSI.

CULVERT PIPES
INSTALL PIPE CULVERTS AND STORM SEWERS IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS AT THE LOCATIONS DEPICTED IN THE PLANS. FURNISH AND INSTALL SANDTIGHT (WATERTIGHT TO 2 PSI) PIPE JOINTS AND PIPE/STRUCTURE JOINTS. ALL JOINTS SHALL BE GASKETED. REINFORCED CONCRETE PIPES (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 941 OF THE STANDARD SPECIFICATIONS CORRUGATED ALUMINUM PIPE SHALL BE IN ACCORDANCE WITH SECTION 945 OF THE STANDARD SPECIFICATIONS. ADS (CORRUGATED POLYETHYLENE) SHALL BE IN ACCORDANCE WITH SECTION 948-2.3 OF THE STANDARD SPECIFICATIONS.

BACKFILLING OVER PIPE CULVERT AND STORM SEWERS SHALL BE COMPLETED IN MAXIMUM 4"-LIFTS TO THE SPRINGLINE MAXIMUM 6" LIFTS, TO A POINT 12" ABOVE THE PIPE, AND IN 12" LIFTS BEYOND, COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY. TYPE 2 MATERIAL SHALL BE USED FOR ALL BACKFILL, UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.

FURNISH AND INSTALL FILTER FABRIC JACKET AROUND ALL PIPE JOINTS AND THE JOINT BETWEEN THE PIPE AND THE STRUCTURE IN ACCORDANCE WITH DESIGN STANDARDS INDEX NUMBERS 201 & 280. USE FABRIC MEETING THE PHYSICAL REQUIREMENTS OF TYPE 3 SPECIFIED IN THE DESIGN STANDARDS, INDEX 199. THE FABRIC SHALL EXTEND A MINIMUM OF 12 INCHES (300 MM) BEYOND EACH SIDE OF THE JOINT OR BOTH EDGES OF THE COUPLING BAND. IF A COUPLING BAND IS USED. THE FABRIC SHALL HAVE A MINIMUM WIDTH OF 24 INCHES (600 MM) AND A LENGTH SUFFICIENT TO PROVIDE A MINIMUM OVERLAP OF 24 INCHES (600 MM). SECURE THE FILTER FABRIC JACKET AGAINST THE OUTSIDE OF THE PIPE BY METAL OR PLASTIC STRAPPING OR BY OTHER METHODS APPROVED THE THE ENGINEER.

CONCRETE
UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28-DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

RECORD DRAWINGS
THE CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE WORK (2) WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, HORIZONTAL LOCATION AND VERTICAL ELEVATION OF INVERT AND TOP OF CULVERTS, SEWER MANHOLES, DRAINAGE STRUCTURES, INLETS, UTILITY MAINS AND AS-BUILTS OF ALL LAKE BANKS, LOT/BLDG., PADS, SWALES, BERMS, CURBS, PAVEMENT, SIDEWALKS- DEPICTING HORIZONTAL LOCATION AND ELEVATIONS. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

THE CONTRACTOR SHALL BE REQUIRED TO HAVE A SURVEYOR PROVIDE CERTIFIED RECORD DRAWINGS/AS-BUILTS. THESE DRAWINGS SHALL BE PROVIDED IN AN ACAD ELECTRONIC FILE AS WELL AS ON SIGNED/SEALED HARD COPIES. THE AS-BUILTS MUST MEET I.R.C. UTILITY DEPT. CRITERIA FOR WATER MAIN AND SEWER AS-BUILTS, INCLUDING TIES TO STATE PLANE COORDINATES.

INSPECTION
MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS
THE ENGINEER SHALL BE NOTIFIED 24 HOURS IN ADVANCE:
A. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
B. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
C. UPON COMPLETION OF SUBGRADE AND COMPACTION.
D. PRIOR TO POURING CURBS, SIDEWALKS OR OTHER FLATWORK.
E. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
F. UPON COMPLETION OF GRADING AND COMPACTION OF BASE MATERIAL AND PRIOR TO PRIMING.
G. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
H. UPON COMPLETION OF CONSTRUCTION.

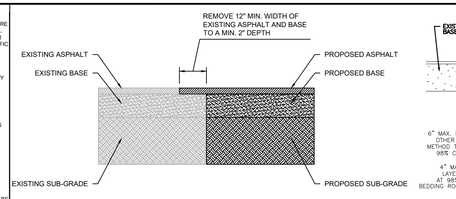
ACCEPTABLE TEST RESULTS MUST BE PROVIDED TO THE ENGINEER PRIOR TO COMMENCING SUCCESSIVE STEPS OF CONSTRUCTION, INCLUDING:
- PIPE BACKFILL AND EMBANKMENT DENSITIES PRIOR TO SUBGRADE PREPARATION.
- SUBGRADE TESTING PRIOR TO BASE PREPARATION, CONCRETE CURB OR SIDEWALK CONSTRUCTION.
- BASE TESTING PRIOR TO APPLICATION OF SURFACE COURSE.

WHERE REFERENCES ARE MADE TO ROADWAY CONSTRUCTION, IT IS INTENDED TO INDICATE CONSTRUCTION FOR ROADWAYS AND/OR PARKING LOTS/DRIVEWAYS.

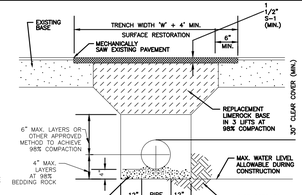
TRAFFIC/PAVEMENT MARKING NOTES:
1. ALL PARKING SPACE MARKINGS AND ROADWAY MARKINGS ON PRIVATE DRIVEWAYS/STREETS WITH THE EXCEPTION TO THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN REFLECTORIZED TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019-20.
2. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH THE F.D.O.T.'S STANDARD INDEX NO. 711-001.
3. TRAFFIC FLOW ARROWS THRU PARKING AREAS ARE FOR DIRECTION AND ARE TO BE PAINTED.
4. STOP BARS SHALL BE 24" WIDE.
5. FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, MUTCD, AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS; ALL LATEST EDITIONS.
6. ALL PAVEMENT MARKINGS FOR THE PROPOSED PUBLIC ROADWAYS AND ALL MARKINGS AT INTERSECTIONS OF PRIVATE ROADS/DRIVEWAYS WITH PUBLIC ROADS SHALL BE EXTRUDED TYPE ALKYD BASE THERMOPLASTIC AND SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
7. SPECIAL MARKINGS (CROSS WALK, STOP BARS, ROADWAY CONTINUOUS STRIPING, THRU ARROWS, PAVEMENT MARKINGS FOR TRAFFIC SEPARATORS, ETC. SHALL BE IN ACCORDANCE WITH THE F.D.O.T. INDEX NO. 711-001.
8. ALL FDOT DESIGN STANDARDS INDICES CORRESPONDING TO THE 2019-20 EDITION.

SIGNS:
1. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS, ALL LATEST EDITIONS.
2. ALL SIGNS SHALL BE TYPE 'C' SINGLE COLUMN GROUND SIGNS IN ACCORDANCE WITH F.D.O.T. INDEX NO. 700-010. WIND LOAD SHALL BE ZONE 3 (80 M.P.H.).
3. ALL SIGNS PLACEMENT SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 700-101 AND INDIAN RIVER COUNTY DRAWINGS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS.

ADDITIONAL SPECIFICATIONS FOR WORK WITHIN A PUBLIC R.O.W.:
1. THE LOCAL MEDIA SHALL BE CONTACTED A WEEK PRIOR TO ANY LANE CLOSURES ON THE STATE ROAD SYSTEM AS IT WILL OCCUR DURING PEAK HOURS OR OVER THE SPAN OF MORE THAN ONE DAY. CONTACT BARBARA KELLEHER, FDOT PUBLIC INFORMATION OFFICE AT 954-777-4090 FOR GUIDANCE ON WHO TO CONTACT. PROVIDE A COPY OF THE PRESS RELEASE.
FLORIDA DEPARTMENT OF TRANSPORTATION
PUBLIC INFORMATION OFFICE
3400 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33309
2. ALL MATERIALS AND CONSTRUCTION WITHIN FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOTROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION STANDARD SPECIFICATIONS (LATEST EDITION) AND THE SUPPLEMENTS THERETO.
3. THE APPLICANT'S ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC PLAN (MOT) FOR THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE FDOT INDEX NUMBERS (600 SERIES) AND THESE DOCUMENTS: THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S DEPARTMENT OF TRANSPORTATION, FHWA). THE CONTRACTOR SHALL PROVIDE NECESSARY M.O.T. AS SPECIFIED IN THE PLANS AND PERMITS, AND AS DIRECTED IN THE FIELD BY THE ENGINEER OR PUBLIC WORKS/FDOT REPRESENTATIVE.
4. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTORS EXPENSE.
5. IF THE PERMITTED WORK IS ON A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE APPLICANT, AT THE PRE-CONSTRUCTION CONFERENCE IS REQUIRED TO PRESENT, AS PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.
6. THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENGINEERING DIVISION, HAVING JURISDICTION OVER THE PROJECT AT LEAST 48 HOURS, BEFORE ANY EXCAVATION WITHIN THE FDOT RIGHT-OF-WAY TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
7. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
8. BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PROJECT, THE APPLICANT MUST CONTACT THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A PRE-CONSTRUCTION MEETING, THE TELEPHONE NUMBER IS 954-776-4300 OR 1-800-300-8236.
9. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
10. ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
11. ALL MOT LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES ARE TO BE CLOSED EXCEPT AT TIMES PRESCRIBED BY THE DEPARTMENT.
12. LIMEROCK BASE SHALL BE A MINIMUM OF 12" AND COMPACTED IN 6" LIFTS TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. CONSTRUCTION TO CONFORM TO SECTION 200, BASE TO BE PRIMED AFTER COMPACTION.
13. STABILIZED SUBGRADE SHALL BE A MINIMUM OF 12" THICK AND COMPACTED TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. MATERIAL TO HAVE A MINIMUM L.B.R. OF 40 AND CONFORM TO SECTION 160.
14. REMOVE ALL MUCK, OVERBURDEN, AND ROOT MATERIAL TO THUE RIGHT OF WAY LINE, AND BACKFILL TO THE REQUIRED SUBGRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 6" LIFTS COMPACTED TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99-C SPECIFICATIONS, AND EACH LIFT TESTED BEFORE PLACING NEXT LIFT.
15. FLAGGERS MUST BE PRESENT DURING THE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES TO AND FROM THE PROJECT SITE. WARNING SIGNS MUST BE ERECTED ADVISING MOTORIST OF TRUCKS ENTERING THE HIGHWAY.

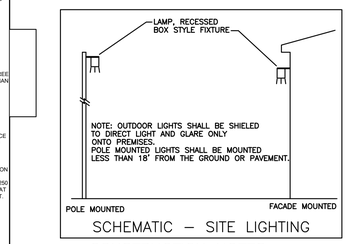


SAW-CUT
N.T.S



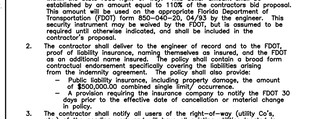
NOTES
1. WHERE SOIL CONDITIONS CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD TO CONTROL SOILS THAT WILL NOT COMPACT TO A SUITABLE ENDURING ROAD BED.
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
3. NEW SURFACING MATERIALS SHALL BE CONSISTENT WITH EXISTING AND SHALL HAVE LAPPED AND FEATHERED JOINTS. (1-1/2" MIN. THK.)
4. COMPACTION PERCENTAGES SHOWN REFER TO AA.S.H.T.O. T-180.
5. ALL ROADWAY RESTORATION SHALL COMPLY WITH INDIAN RIVER COUNTY PUBLIC WORKS / F.D.O.T. STANDARDS.
6. TRENCH WIDTH "W" = PIPE O.D. PLUS 2'-0".

TRENCH DETAILS
(PAVED AREAS)



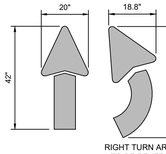
SCHEMATIC – SITE LIGHTING

CONSTRUCTION NOTES
Conditions of Construction
Within F.D.O.T. Right-of-Way
1. The contractor shall provide a security instrument in the form of a performance bond in the estimated dollar amount of the improvements/work within the state road right-of-way. This dollar amount shall be established by an amount equal to 110% of the contractors bid proposal. This amount will be used on the appropriate Florida Department of Transportation (FDOT) form 850-040-20, 04/93 by the engineer. This security instrument may be waived by the FDOT, but is assumed to be required until otherwise indicated, and shall be included in the contractor's proposal.
2. The contractor shall deliver to the engineer of record and to the FDOT, proof of liability insurance, naming themselves as insured, and the FDOT as an additional name insured. The policy shall contain a brood form contractual endorsement specifically covering the liabilities arising from the indemnity agreement. The policy shall also provide:
– Public liability insurance, including property damage in the amount of $500,000.00 combined single limit/ occurrence.
– A provision requiring the insurance company to notify the FDOT 30 days prior to the effective date of cancellation or material change in policy.
3. The contractor shall notify all users of the right-of-way (utility Co's, etc.) of the pending work and will have all existing utilities located in the field,and all conflicts resolved. Documentation of this notification shall be submitted to the engineer of record.
4. The engineer of record and the FDOT must be notified 72 hours prior to the commencement of construction. A pre-construction meeting at the job site shall be arranged by the contractor, at which representatives of the engineer of record and FDOT must attend.
5. All conditions of the FDOT permit must be strictly adhered to.
6. All construction shall be performed in accordance with the "FDOT Standard Specifications for Road and Bridge Construction," latest edition and shall reference the "FDOT Standard Specifications for Road and Bridge Construction," latest revisions.
7. Construction specifications listed on Sheet C–3 shall be adhered to.



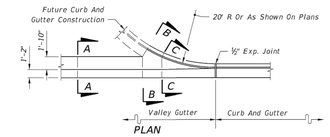
SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION AND IN ACCORDANCE WITH FDOT INDEX NO. 310.
2. SAWED JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 5–FEET O.C., AND SHALL BE IN ACCORDANCE W/ FDOT INDEX NO. 310.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T–119). COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 95% MAXIMUM DRY DENSITY.
5. SURFACE WITH LIGHT BROOM FINISH.
6. SOD ALL DISTURBED AREAS.
7. RECESS SIDEWALK AS REQUIRED IF BRICK PAVERS CALLED FOR IN PLANS
8. SIDEWALK/CURB MAY BE CONSTRUCTED AS ONE INTEGRAL POUR. PROVIDE MIN. 8"x8" THK'N EDGE
9. PROVIDE REINFORCEMENT AS SPECIFIED IN PLAN SHEETS.

DETAIL AND
SIDEWALK / BIKEPATH SPECIFICATIONS

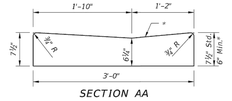


RIGHT

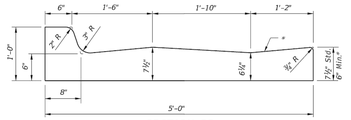
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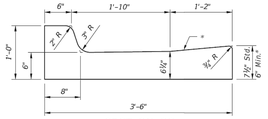
PLAN



SECTION AA



SECTION BB



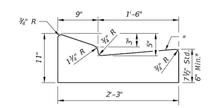
SECTION CC

VALLEY GUTTER

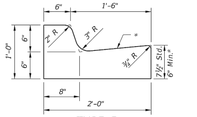
* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

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

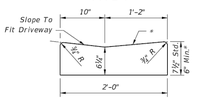
For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see Sheet 2.



TYPE E

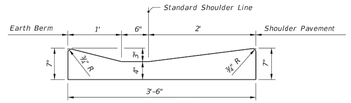


TYPE F

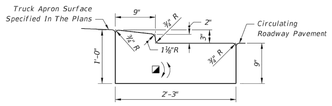


Note: To be paid for as parent curb.

DROP CURB

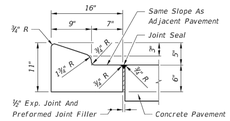


SHOULDER GUTTER



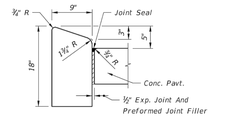
TRAFFIC BEARING SECTION FOR USE IN ROUNDABOUT CENTRAL ISLAND CONSTRUCTION

TYPE RA

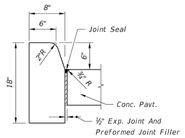


For details depicting usage adjacent to flexible pavement, see Sheet 2.

TYPE A



TYPE B



TYPE D

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

CONCRETE CURB

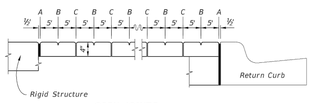
CONCRETE CURB AND GUTTER

LAST REVISION 11/01/17	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 1 of 2

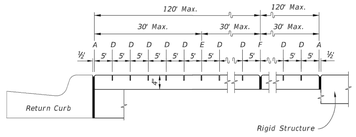
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GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ⅛" Dummy Joints, Tooled

C- ½" Formed Open Joints

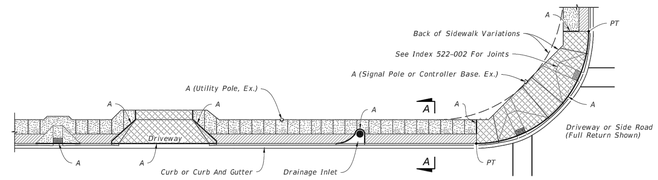
D- 3/16" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- 3/16" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

SIDEWALK JOINTS



PLAN

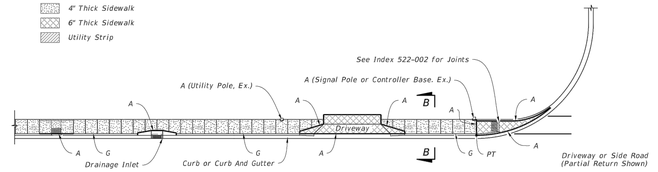
SIDEWALK WITH UTILITY STRIP

LEGEND:

4" Thick Sidewalk

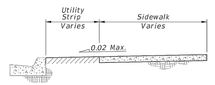
6" Thick Sidewalk

Utility Strip

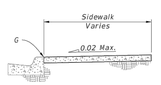


PLAN

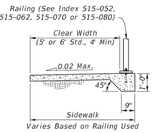
SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A



SECTION B-B



RAILING DETAIL

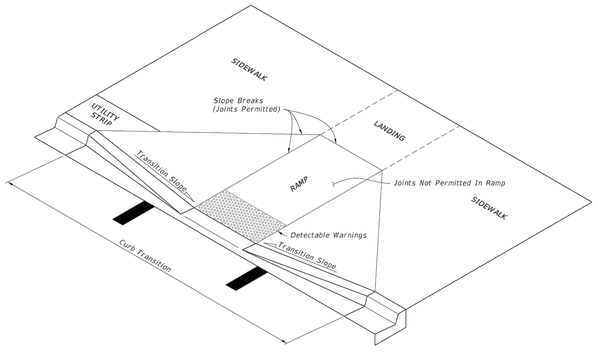
GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION 11/01/18	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	CONCRETE SIDEWALK	INDEX 522-001	SHEET 1 of 2

10/14/2019 11:15:32 AM

GENERAL NOTES:

1. Cross Slopes and Grades:
   - A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
   - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   - D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. Curb, Curb and Gutter and/or Sidewalk:
   - A. Refer to Index 522-001 for concrete thickness and sidewalk details.
   - B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
3. Curb Ramp Alpha-Identification:
   - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. Detectable Warnings:
   - A. Install detectable warnings in accordance with Specification 527.
   - B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
   - C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.
5. Detectable Warnings - Acceptance Criteria:
   - A. Color and texture shall be complete and uniform.
   - B. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.
   - C. There shall be no more than 4 non-compliant domes in any one square foot.
   - D. Non-compliant domes shall not be adjacent to other non-compliant domes.
   - E. Surfaces shall not deviate more than 0.10" from a true plane.



CURB RAMP NOMENCLATURE

LAST REVISION 11/01/19	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 1 of 7

7/25/2020 2:09:54 PM

GENERAL NOTES:

1. When four or more work vehicles enter the through traffic lanes in a one hour period or less (excluding establishing and terminating the work area), the advanced FLAGGER sign shall be substituted for the WORKERS sign. For location of flaggers and FLAGGER signs, see Index 102-603.
2. SHOULDER WORK sign may be used as an alternate to the WORKER symbol sign only on the side where the shoulder work is being performed.
3. When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
4. For general TCZ requirements and additional information, refer to Index 102-600.

DURATION NOTES

1. Signs and channelizing devices may be omitted if all of the following conditions are met:
   - a. Work operations are 60 minutes or less.
   - b. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA CLOSER THAN 15' BUT NOT CLOSER THAN 2' TO THE EDGE OF TRAVEL WAY.

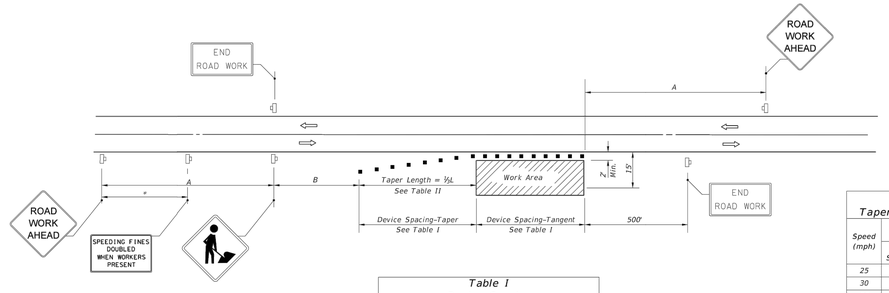


Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.) Cones or Tubular Markers		Type I or Type II Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.) A	Spacing (ft.) B
40 mph or less	200	200
45 mph	350	350
50 mph or greater	500	500

*Midway between signs.

Table II
Taper Length - Shoulder

Speed (mph)	½L (ft) 8' Shldr.	10' Shldr.	12' Shldr.	Notes
25	28	35	42	$L = \frac{WS^2}{60}$
30	40	50	60	
35	55	68	82	
40	72	90	107	
45	120	150	180	L=WS
50	133	167	200	
55	147	183	220	
60	160	200	240	
65	173	217	260	
70	187	233	280	

8' minimum shoulder width

½L = Length of shoulder taper in feet

W = Width of total shoulder in feet (combined paved and unpaved width)

S = Posted speed limit (mph)

SYMBOLS

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification + Direction of Traffic

LAST REVISION 11/01/17	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	TWO-LANE, TWO-WAY, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 1

12/6/2020 12:39:18 PM

MARK	REVISION	DATE

DRAWING 21-032 CONST
DESIGNED JBB DRAWN JBB
CHECKED JBB SCALE NTS@20" DATE 04/30/21

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING LAND PLANNING . ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396 Jodah Bittle
DATE: 5/26/2021

PROJECT NO.	SHEET
21-032	09

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, 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.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THINN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT, IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION	G-1 NOTES
02-06 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 2	

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)\ 1/2}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF' ASSY CAN THEN BE PLACED, WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM THE OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, 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.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION	G-1 NOTES
02-06 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 2 OF 2	

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. 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.
3. 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.
4. 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 THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING 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.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. 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 EQUIDISTANCE 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.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN 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.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES
02-06 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

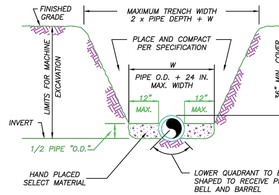
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT	G-3 WATER/SEWER CONFLICT
02-06 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	

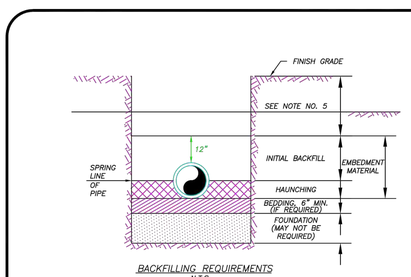


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAIL	M-1
03-09 DATE: DESIGNED: JLC DRAWN BY: RM APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

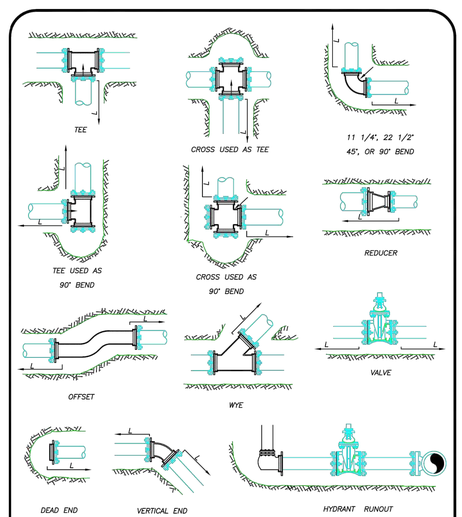


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS	M-2
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

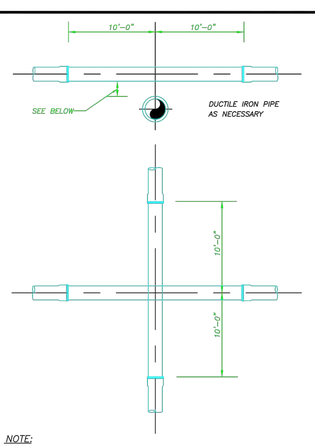
MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

MECHANICAL JOINT RESTRAINT NOTES	M-4
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

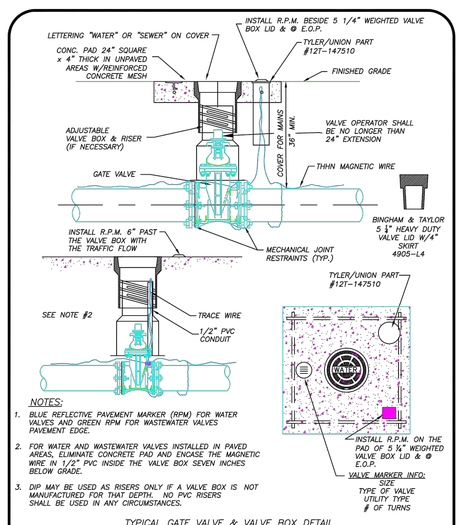


NOTE:

PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
03-09 DATE: DESIGNED: JLC DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 200602.DWG SCALE: DATE: 2015
SLL BY: APPD:	WATER/WASTEWATER ENGINEERING
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

MARK	REVISION	DATE

DRAWING 21-032 CONST	DRAWN JBB
DESIGNED JBB	
CHECKED JBB	DATE 04/30/21
SCALE NTS(O)	

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · ENVIRONMENTAL PERMITTING
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WEBSITE https://www.sbsengineers.com

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

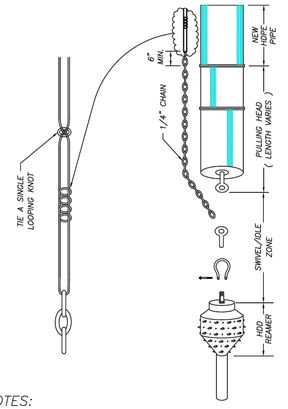
ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL REG. NO. 57396
DATE: 5/26/2021

PROJECT NO.	SHEET
21-032	10

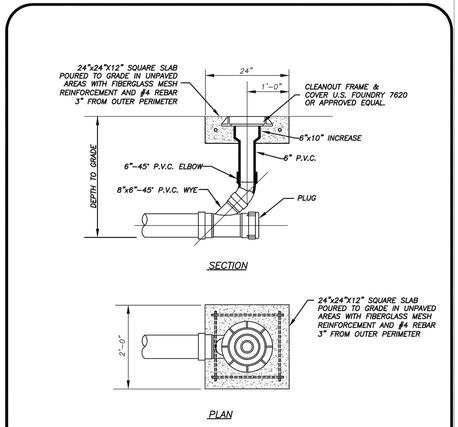
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NOTES:

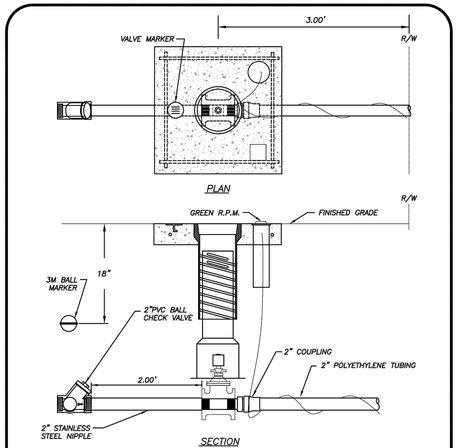
1. WHERE DIRECTIONAL DRILLING LENGTHS EXCEED 750 LINEAR FEET AND/OR HDPE PIPE DIAMETER EXCEED 12 INCHES, A SECOND LENGTH OF TRACE WIRE SHALL BE INSTALLED.
2. TRACE WIRE SHALL CONFORM TO THE FOLLOWING SPECIFICATION:
   MANUFACTURER – COPPERHEAD INDUSTRIES, LLC
   PART NUMBER – 1245B–EHS–500 / 1245B–EHS–1000 / 1245B–EHS–2500
   PART NUMBER DESCRIPTION – 12 (AWG), 45 (JACKET MIL), B (JACKET COLOR: B=BLUE, G=GREEN, ETC.) – EHS (EXTRA HIGH STRENGTH–HARD DRAWN / 1150# BREAKING LOAD STRENGTH) – 500 (WIRE LENGTH IN FEET)

FPUA COMMUNITY PROUD	DIRECTIONAL BORE WIRE ATTACHMENT	M–16
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	12–09 CONCRETE SLAB SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC MISC. DETAILS 2006Q2.DWG DRAWN BY: SCALE: SLL APPROVED: DATE: JLC 2015	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD	TERMINAL CLEANOUT DETAIL WASTEWATER	S–4B
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	12–08 RISE DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC SEWER DETAIL 2006Q2.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2019	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 2 OF 3



NOTES:

1. FORCE MAIN CONNECTION SHALL CONSIST OF A 2" TAPPING SADDLE, 2" STAINLESS STEEL NIPPLE AND 2" THREADED RESILIENT SEAT GATE VALVE
2. GREEN 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
3. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

FPUA COMMUNITY PROUD	GRINDER STATION CONNECTION	S–16
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 DESIGN SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC COMPUTER# DRAWN BY: SCALE: SLL N.T.S. SCALE APPROVED: DATE: JLC 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY 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.

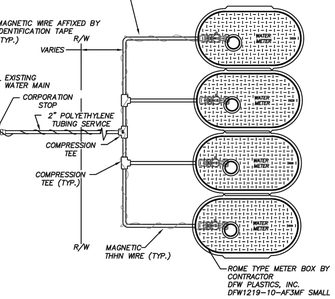


NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ③ SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ③ , 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 .
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. 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
(N.T.S.)

FPUA COMMUNITY PROUD	WATER METER PLACEMENT POLICY	W–1
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 02–15 SLL DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC WATER DETAILS 2006Q2.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2019	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

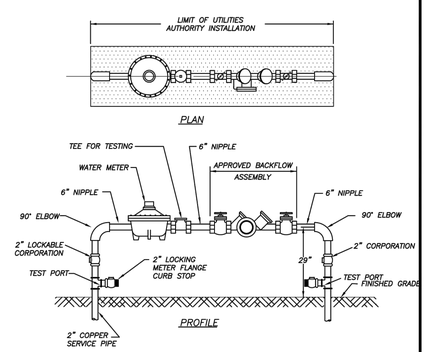


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METERS ONLY.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. ALL METER SIZES SHALL REQUIRE LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. POLY SERVICE LINE SHALL VARY IN SIZE PER COMMERCIAL USE.
6. F.P.U.A. SHALL REMOVE METER BOXES AND INSTALL STAND PIPES AT THE TIME OF CONNECTION.

TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD	TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)	W–4A
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 DESIGN SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC W–4.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2020	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



NOTES:

1. 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.
2. 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.)

FPUA COMMUNITY PROUD	WATER METER/BACKFLOW PREVENTER ASSEMBLY–DOMESTIC SERVICES (METER SIZE 2" OR LESS)	W–8
FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600	03–09 DESIGN SLL JLC DATE: REVISION: BY: APP'D: DESIGNED: COMPUTER FILE # JLC WATER DETAILS 2006Q2.DWG DRAWN BY: SCALE: SLL N.T.S. APPROVED: DATE: JLC 2010	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

MARK	REVISION	DATE

DRAWING 21–032 CONST
DESIGNED JBB DRAWN JBB
CHECKED JBB SCALE N.T.S. DATE 04/30/21

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WEBSITE https://www.sbsengineers.com

MISCELLANEOUS DETAILS

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL REG. NO. 57396 Jodah Bittle
DATE: 5/26/2021

PROJECT NO. 21–032 | SHEET 11

DocuSign Envelope ID: 98C90119-4662-489F-9CCD-1262482FE037



MARK	REVISION	DATE

DRAWING 21-032 CONST

DESIGNED JBB | DRAWN JBB

CHECKED JBB | DATE 04/30/21

SCALE 1"=20'

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WEBSITE https://www.sbsengineers.com

AERIAL

OCEAN VILLAGE CLUBHOUSE

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396

DATE: 5/26/2021

PROJECT NO.	SHEET
21-032	12



FLOOR PLAN

SCALE: 3/16" = 1'-0"

1 / A-1.11

NORTH

APPROXIMATE A/C SQUARE FOOTAGE: 6,425 S.F.

NOTE:
THIS PLAN PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE FROM NORMAL REVIEW FROM MUNICPAL ADJACENCIES AND DEVELOPMENT PROCESSES.

WALL TYPE LEGEND

SYMBOL	DESCRIPTION
	NEW, 8" CMU WALL WITH FILLED CELLS AND REINFORCING. 1 ½" METAL FURRING STRIPS @ 16" O.C. MAX. SPACING WITH R-4.5 MIN. RIGID INSULATION BOARD AND 5/8" GYP. BD. TO MATCH EXISTING, ADJACENT WALL SURFACE
	NEW 3 5/8" METAL STUD WALL WITH 5/8" GYPSUM BOARD SHEATING, BOTH SIDES OF WALL AND SOUND ATTENUATING INSULATION BETWEEN STUDS. MATCH EXISTING, ADJACENT WALL SURFACES.

It is the law of the architect of engineer's licensing, the plans and specifications prepared by the architect or engineer and the application thereto comply with the laws governing the licensure of the architect or engineer and the Florida Building Code and Chapter 553, Florida Statutes.

Official Issue: Site Plan Submittal 5/25/2021.

Issue Description:	Date:
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Seal:

STATE OF FLORIDA
REGISTERED
BRENT A. WOOD
ARCHITECT
MAY 25 2021

05-25-2021 SITE PLAN SUBMITTAL - NOT FOR CONSTRUCTION

Architect:
BRENT A. WOOD
ARCHITECTURE LLC
BRENT A. WOOD, NCARB, AR94198
20 SE Ocean Boulevard, Stuart, FL, 34994
Tel. 772.220.1217 Fax 772.419.9261

Client:
OCEAN VILLAGE CLUB
C/O: MICHAEL SICKENIUS
89 SOUTHSTAR DRIVE
FT. PIERCE, FLORIDA 34949

Project Name:
OCEAN VILLAGE CLUB
COMMUNITY CENTER
2400 SOUTH OCEAN DRIVE
FT. PIERCE, FLORIDA 34949

Drawing Name:
FLOOR PLAN

Sheet Number:
A-1.11

Project Number: 2170/13
Plot Date: 05-25-2021
© 2021 Brent A. Wood

Tree/Palm Symbol Legend

- EX. TREE/PALM TO REMAIN
- EX. TREE/PALM TO REMOVE
- EX. TREE/PALM TO RELOCATE SEE LANDSCAPE PLAN FOR NEW LOCATION(S)

EXISTING TREE DISPOSITION

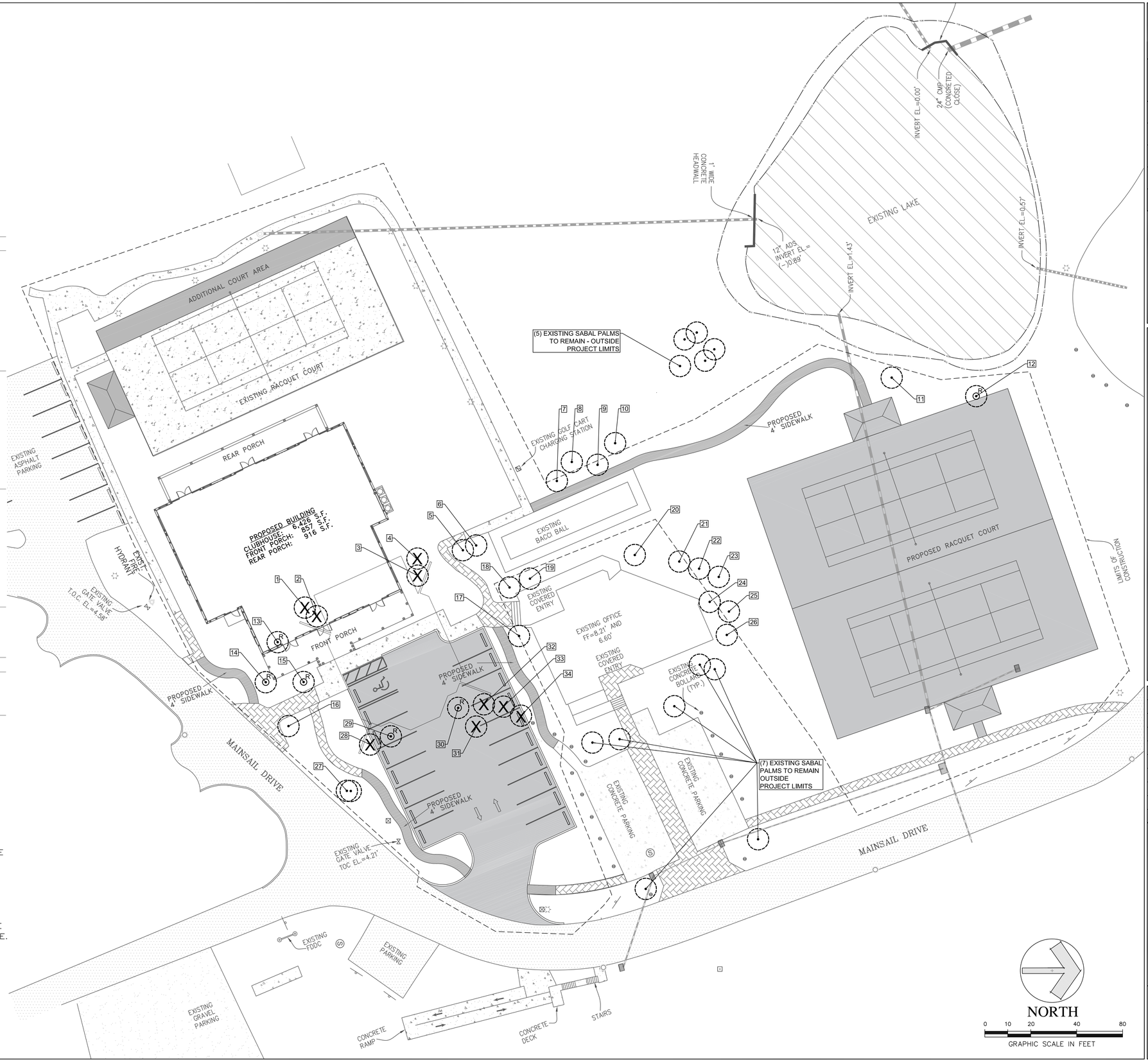
NO.		BOTANICAL NAME	COMMON NAME	DBH	CONDITION	ACTION
1	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
2	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE
3	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE
4	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
5	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
6	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
7	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
8	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
9	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
10	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
11	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
12	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
13	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
14	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
15	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	RELOCATE
16	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
17	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
18	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
19	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
20	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
21	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
22	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
23	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
24	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
25	*	SABAL PALMETTO	CABBAGE PALM	12–15"	GOOD	REMAIN
26	*	SABAL PALMETTO	CABBAGE PALM	12–15"	FAIR	REMAIN
27	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR–DBL TRNK	REMAIN
28	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE
29		VETCHIA MERRILLI	CHRISTMAS PALM	14–16' HT	GOOD–TRP TRNK	RELOCATE
30		VETCHIA MERRILLI	CHRISTMAS PALM	14–16' HT	GOOD–TRP TRNK	RELOCATE
31	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
32	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
33	*	SABAL PALMETTO	CABBAGE PALM	12–15"	VERY POOR	REMOVE
34	*	SABAL PALMETTO	CABBAGE PALM	12–15"	POOR	REMOVE

* INDICATES NATIVE SPECIES

PALMS TO BE REMOVED ARE VERY MATURE AND IN POOR TO VERY POOR CONDITION WITH TRUNK CONSTRICTION AND TRUNK DAMAGE – NOT RELOCATEABLE
(9) PALMS TO BE REMOVED AND MITIGATED/REPLACED AT 1:1 BASIS REPLACEMENT

Tree/Palm Protection

1. DURING CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED BY THE SITE CONTRACTOR TO PREVENT DESTRUCTION OF TREES/PALMS DESIGNATED TO REMAIN. PROTECTION BARRIERS SHALL BE ERECTED PRIOR TO CONSTRUCTION OF ANY KIND ON SITE.
2. BARRIERS SHALL CONSIST OF PROTECTIVE POSTS TWO(2) INCHES BY(4) FOUR INCHES OR LARGER, WOODEN POSTS PLANTED IN SUFFICIENT DEPTH TO BE STABLE WITH AT LEAST FOUR (4) FEET OF POST VISIBLE ABOVE THE GROUND. POSTS SHALL BE PLACED EITHER A MINIMUM OF FIVE(5) FEET FROM THE TRUNK, UNLESS PROPOSED PAVING CONSTRUCTION WILL NOT PERMIT, OR IN LINE WITH THE TREE'S DRIP LINE. POSTS SHALL BE NO FURTHER THAN 6 FEET APART. REFER TO DETAIL. EACH SECTION SHALL BE LINKED TOGETHER WITH LUMBER, EROSION FABRIC, NET OR PLASTIC FENCE MATERIAL. ORANGE PLASTIC CONSTRUCTION FENCE AND METAL T–STAKES ARE ACCEPTABLE.
3. PROPOSED GRADES AROUND TREES/PALMS TO REMAIN SHALL BE MAINTAINED TO WITHIN (4) FOUR INCHES OF THE EXISTING GRADE.
4. THE CONTRACTOR SHALL FOLLOW TREE/PALM REMOVAL, TREE PROTECTION AND GENERAL PLANTING REQUIREMENTS AS DEFINED BY LOCAL JURISDICTION.
5. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND ALL EQUIPMENT IS REMOVED FROM SITE.
6. NO BUILDING MATERIAL SUCH AS MACHINERY OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE TREE/PALM CANOPY AREA.



SWALLOWTAIL ENTERPRISES
2036 Magnolia Ln
Vero Beach, FL 32963
PH 772.360.7132
sjkross@aol.com

DATE: 5/21/2021

SHEET: Tree Disposition Plan

DESIGNED BY: SJK

Checked BY: TW

SCALE: As Shown

SEAL:

REGISTERED LANDSCAPE ARCHITECT · THOMAS L. WHITE · LA-0001100 · STATE OF FLORIDA

Thomas L. White
ASLA #1100
ISA #FL-5248A

OCEAN VILLAGE CLUBHOUSE

Fort Pierce
St. Lucie County, FL

REVISIONS

TREE DISPOSITION PLAN

SHEET

TD-1

LANDSCAPE CODE TABLE

PERIMETER LANDSCAPE	REQUIRED	PROVIDED
NOT APPLICABLE THIS PROJECT SITE INTERIOR MODIFICATION	N/A	N/A
LANDSCAPE ADJACENT TO ROAD R.O.W.	**REQUIRED**	**PROVIDED**
NOT APPLICABLE THIS PROJECT SITE INTERIOR MODIFICATION – NO R.O.W.	N/A	N/A
PARKING AREA INTERIOR	**REQUIRED**	**PROVIDED**
1 SHADE TREE PER ISLAND	3	3
INTERIOR V.U.A. LANDSCAPING	**REQUIRED**	**PROVIDED**
V.U.A. = 6,860 SF / 18 382 SF / 180 SF	382 SF 2.1 TREES	1,068 SF 3 TREES
TREE MITIGATION	**REQUIRED**	**PROVIDED**
(0) TOTAL TREES REMOVED	0	0
(9) TOTAL PALMS REMOVED	9	9
(9) REPLACEMENT (MITIGATION) PALMS PROVIDED ON SITE ABOVE REQUIRED TREES – NO ADDITIONAL MITIGATION REQUIRED		

XERISCAPE REQUIREMENTS	PTS
LOW, MEDIUM, & HIGH WATER USAGE INDICATED ON PLAN	5
51% OR MORE GRASS AREAS DROUGHT TOLERANT SPECIES	10
51% OR MORE OF REQ. SHRUBS DROUGHT TOLERANT SPECIES	10
51% OR MORE OF REQ. TREES DROUGHT TOLERANT SPECIES	10
MIN. 3" DEPTH COMPACTED MULCH	10
UTILIZATION OF NON–CYPRESS MULCH	5
TOTAL POINTS	50

LANDSCAPE NOTES

1. ALL Landscape material to be FL #1 or better
2. Floratam sod all areas disturbed by construction
3. Non-cypress mulch required to 3" depth in all plant beds
4. ALL prohibited species shall be removed from project area prior to issuance of Certificate of Occupancy
5. Plan meets FDOT sight distance & clear zone requirements
6. All ground equipment to be screened with shrubs
7. NO landscaping to be planted within 10' of a fire hydrant

PLANT LIST – TREES & PALMS

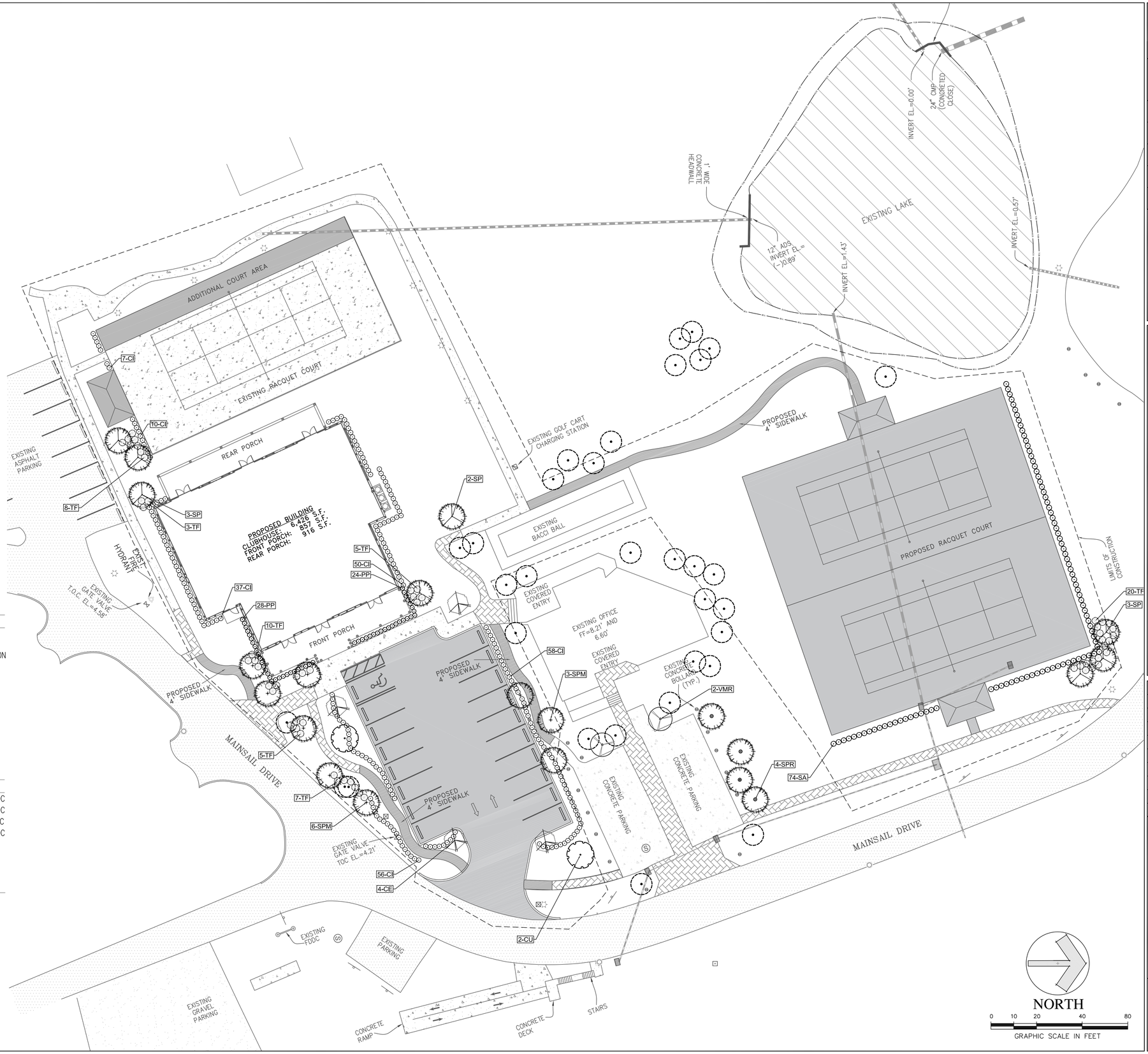
QTY.	KEY		DRT	BOTANICAL NAME	COMMON NAME	SPEC.
4	SPR	*	H	SABAL PALMETTO	CABBAGE PALM	RELOCATED
2	VMR		M	VETCHIA MERRILLI	CHRISTMAS PALM	RELOCATED
9	SPM	*	H	SABAL PALMETTO	CABBAGE PALM	16–22' HT MITIGATION
8	SP	*	H	SABAL PALMETTO	CABBAGE PALM	16–22' HT
2	CU	*	H	COCCOLOBA UNIFERA	SEAGRAPE TREE	12–14' HT 3" CAL.
4	CE	*	M	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	12' HT 2.5" CAL.

PLANT LIST – ACCENTS / SHRUBS / GROUNDCOVERS

QTY.	KEY		DRT	BOTANICAL NAME	COMMON NAME	SPEC.
218	CI	*	H	CHRYSABALANUS ICACACO	RED COCOPLUM	24" HT – 2' OC
58	TF	*	H	TRIPSACUM FLORIDANA	FL GAMMA GRASS	24" HT – 3' OC
52	PP		M	PODOCARPUS 'PRINGLES'	DWARF PODOCARPUS	18" HT – 2' OC
74	SA		H	SCHEFFLERA ARBORICOLA	GREEN ARBORICOLA	24" HT – 2' OC

* INDICATES NATIVE SPECIES

ALL SOD AREAS TO BE ST. AUGUSTINE 'FLORATAM' – SOLID SOD



SWALLOWTAIL ENTERPRISES
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DATE: 5/21/2021

SHEET: Landscape Plan

DESIGNED BY: SJK

Checked BY: TW

SCALE: As Shown

SEAL:

REGISTERED LANDSCAPE ARCHITECT THOMAS L. WHITE LA 0001100 STATE OF FLORIDA

Thomas L. White
ASLA #1100
ISA #FL-5248A

OCEAN VILLAGE CLUBHOUSE

Fort Pierce
St. Lucie County, FL

REVISIONS

LANDSCAPE PLAN

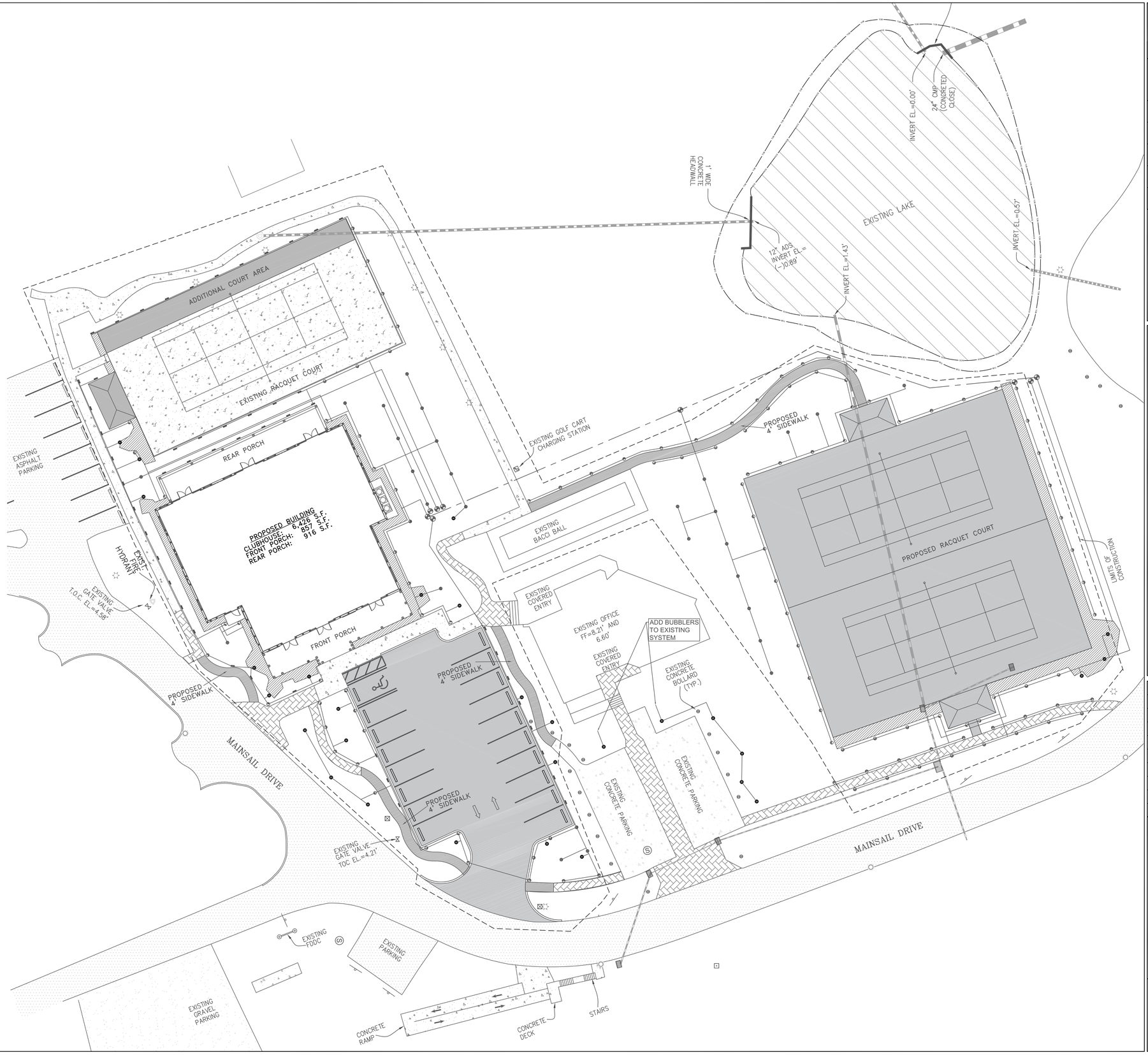
SHEET L-1

IRRIGATION LEGEND

SYM	DESCRIPTION
P	
M	
POC	WATER SOURCE: EXISTING SYSTEM
C	RAINBIRD ESP CONTROLLER - OR EQUIV. HUNTER
X / X X	VALVE NUMBER MAX. APPROXIMATE GALLONS PER MINUTE SIZE OF VALVE
	2" RAINBIRD VALVE WITH AN AMETEK VALVE BOX
	RAINBIRD SIDESTRIP HEAD
	RAINBIRD ENDSTRIP HEAD
	FLOOD BUBBLER HEADS
	HALF HEADS
	QTR HEADS
	WHOLE HEADS
	3 QTR HEADS
	HUNTER 5000 SERIES ROTARY HEAD W/ 3 QTR SPRAY
	HUNTER 5000 SERIES ROTARY HEAD W/ HALF SPRAY
	HUNTER 5000 SERIES ROTARY HEAD W/ 1 QTR SPRAY
	HUNTER 5000 SERIES ROTARY HEAD W/ FULL SPRAY
	ADJUSTABLE PATTERN NOZZLES MAY BE USED AS REQUIRED
	SHRUB/ BUBBLER ZONES SEPARATE FROM TURF ZONES
	DRIPLINE AREAS

IRRIGATION NOTES

1. Fully automatic system to provide 100% coverage
2. Install bubblers on all trees = low water usage
3. Install drip line on all shrub beds (excluding single hedge rows covered by other zones) = low water usage
4. Use low trajectory nozzles on sod areas = moderate water usage
5. Sod areas to be on separate zone(s) from tree bubbler and shrub bed dripline zones
6. Rain sensor shut-off to be installed / operational
7. Water source - existing system to be modified
8. Main line & valve location shown for graphic clarity - actual location to be field verified
9. Contractor to modify existing system as necessary to maintain operation of system in areas outside project limits during construction
10. Valve locations and zone sizes to be adjusted based on actual existing water supply main line size, gpm volume, and system psi available.



SWALLOWTAIL ENTERPRISES
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DATE: 5/21/2021

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DESIGNED BY: SJK

Checked BY: TW

SCALE: As Shown

SEAL:

REGISTERED LANDSCAPE ARCHITECT THOMAS L. WHITE LA 0001100 STATE OF FLORIDA

Thomas L. White
ASLA #1100
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OCEAN VILLAGE CLUBHOUSE

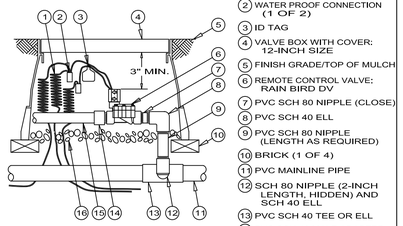
Fort Pierce
St. Lucie County, FL

REVISIONS

IRRIGATION PLAN

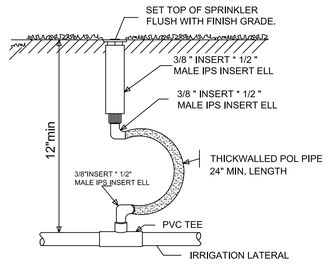
SHEET
L-2

IRRIGATION DETAILS

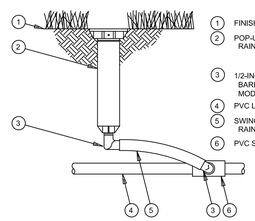


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATER PROOF CONNECTION (1 OF 2)
3. ID TAG
4. VALVE BOX WITH COVER: 12-INCH SIZE
5. FINISH GRADE/TOP OF MULCH
6. REMOTE CONTROL VALVE: RAIN BIRD DV
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

REMOTE CONTROL VALVE

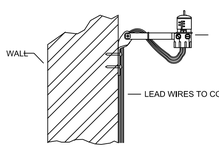


ROTOR HEAD



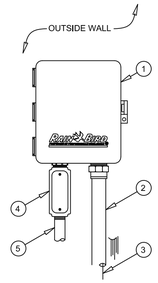
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
3. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
4. PVC LATERAL PIPE
5. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
6. PVC SCH 40 TEE OR ELL

4"/6"/12" POP-UP SPRAY HEAD



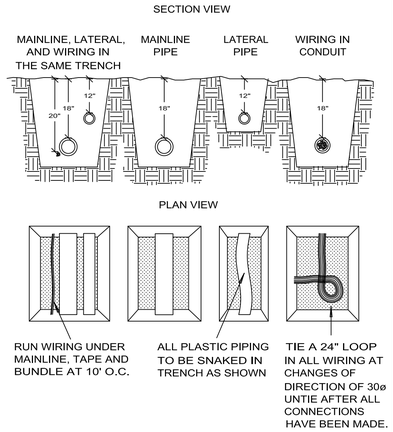
NOTE:
MOUNT MINI-CLIK ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

MINI CLICK RAIN SENSOR



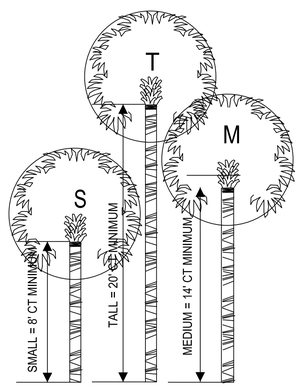
1. HYBRID CONTROLLER: RAIN BIRD ESP-I SERIES OUTDOOR WALL MOUNT (OR APPROVED EQUAL)
2. 1.5-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY

IRRIGATION CONTROLLER



NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

PIPE & WIRE TRENCHING



PALMS TO BE INFORMALLY GROUPED IN STAGGERED SIZES AS SHOWN AND AS INDICATED ON PLANS.

PALMS ARE GENERALLY SPECIFIED BY OVERALL HEAIGHT AND WITH A CLEAR TRUNK DIMENSION. ALL CLEAR TRUNK DIMENSIONS FOR BOTH SABAL PALMS AND FOR ALL WASHINGTONIA PALMS ARE A MEASURE OF THE WOOD TRUNK LENGTH AT PLANTING UP TO THE BASE OF THE BOOTED FRONDS.

PALMS FROND TOPS MAY BE PENCIL CUT OR FRONDS MAY BE TRIMMED AND BOUND, AT THE DISCRETION OF THE CONTRACTOR AS REQUIRED TO INSURE THE HEALTH OF THE TREE.

OVERALL HEIGHT FOR PENCIL CUT PALMS, IS THE HEIGHT FROM THE BALL TO THE PENCIL TIP.

OVERALL HEIGHT FOR BOUND UP FRONDS IS MEASURED FROM THE BALL TO THE TOP OF THE BUD.

TYPICAL STAGGERED HEIGHT PALMS
N.T.S.

IRRIGATION SPECIFICATIONS

Piping:

Main Lines: Schedule 40 PVC, Solvent Weld.
Allow all main lines to cure for 24 hours before pressuring.

Lateral Lines: PVC; 1/2 in. is not used. Min. pipe is 3/4 in.
Lateral lines to be class 160 PVC
(Pipe locations drawn for clarity. Contractor to determine proper locations and make necessary field adjustments.)

Sleeves:

Irrigation System to be installed in compliance with the Florida building code, Appendix F requirements and regulations.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications.
Use blue or clear PVC cement, square cut, clean and prime all joints.
All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Lateral Line = 12 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line (if required) = 24 in. depth, nominal.

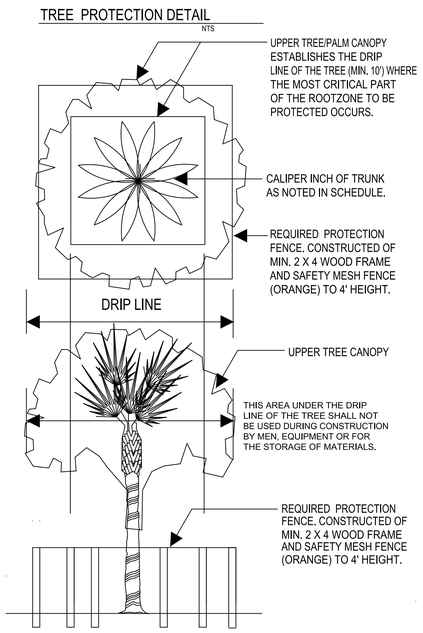
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main and tape every 20 feet.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded.
Spare shall be other color not specified.

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractor's responsibility assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over the plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% coverage and avoid overspray. Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

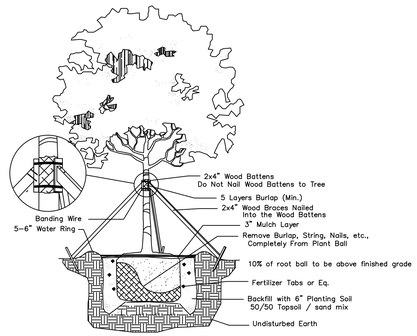
Contractor shall verify all underground utilities prior to commencement of work.

TREE PROTECTION DETAIL
NTS

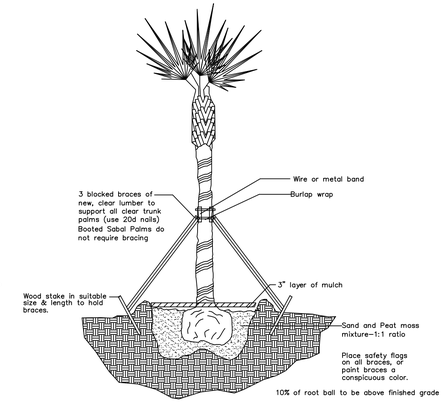


GENERAL LANDSCAPE NOTES:

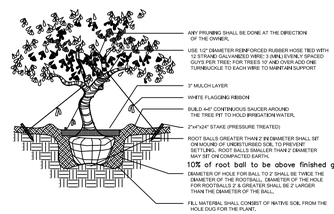
1. All plants will be FLA #1 or better as described in GRADES AND STANDARDS FOR NURSERY PLANTS, latest editions as published by The Florida Department of Agriculture and Consumer Services.
2. All plant material will receive mulch approved by the Landscape Architect and which complies with all applicable land development, zoning and building codes. Depth of mulch will be 3" at time of inspection maintaining min. 36" ring around tree, 6" clear radially from tree trunks.
3. All trees and palms will be staked according to the details shown. Staking requirements will be strictly enforced. All trees will be plumb in all directions at time of inspection.
4. All plantings will be covered by an underground irrigation system that provides 100% coverage with 50% overlap and includes a rain sensor automatic shut-off, such as the "MiniClik II" or approved equal, installed per the manufacturer's specifications. Irrigation components are interchangeable with purple I.D. components for future connection to reclaimed water. The irrigation system will comply with all applicable land development and building codes. Water source will be rust free OR the Contractor will provide an in-line rust inhibitor filter. No overspray on paving.
5. Backfill mix will be as noted on the planting details and will be free of all debris and stones over 1" diameter. Native sand or sandy soil may be used for backfilling palms only.
6. The Contractor will sod with St. Augustine 'Floritam' all open areas inside and adjacent to the property that does not receive plant material, or is not otherwise specified. Provide sod to all damaged areas, to edge of pavement inside and adjacent to the property and to the edge of water at all water bodies. All sod seams will be butt joints with adjacent rows staggered and all edge pieces will abut tightly, leaving no gaps. All sodded areas will receive min. of 2" top soil, fine graded.
7. No substitutions may be made without the written approval of the Landscape Architect the Owner and the City.
8. Planting plan takes precedence over the plant list. The plant list and quantities contained therein are for the convenience of the Contractor only.
9. The Contractor will warrant in writing all plant material for 365 days after final inspection and acceptance by the owner. Contractor may petition the owner to accept the work in substantial and reasonable sections on large projects. Written warrantee will be provided at the time of final inspection.
10. The Landscape Contractor is responsible for any damage to underground work which is properly marked or for which he has not obtained proper marking through the one call system, local utility departments, or from the General Contractor.
11. Any existing trees noted to remain shall be protected from damage. See Tree Plans.



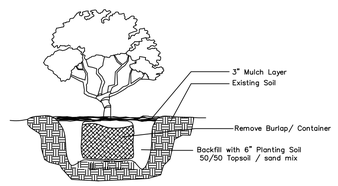
Large Tree Planting Detail
Not to Scale



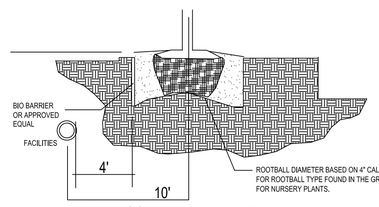
Palm Planting Detail
Not to Scale



Irregular and Multi-Stem Tree
Not to Scale



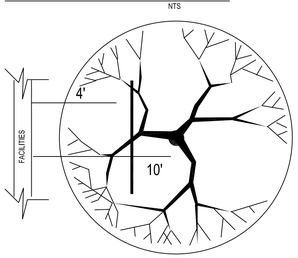
Shrub Planting Detail
Not to Scale



TREE ROOT BARRIER DETAIL
NTS

NOTE: CONTRACTOR SHALL FOLLOW MANUFACTURER'S DETAILED INSTRUCTIONS FOR ACTUAL INSTALLATION PROCEDURES

TREE ROOT BIO BARRIER PLAN
NTS



ROOT BARRIERS SHALL BE A BIOBARRIER ROOT CONTROL SYSTEM OR APPROVED EQUAL. ALL ROOT BARRIERS SHALL BE INSTALLED TO A MIN. DEPTH OF 36" AND IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. ROOT BARRIERS SHALL BE INSTALLED A MINIMUM OF 4 FEET FROM THE AUTHORITY'S FACILITIES.

SWALLOWTAIL ENTERPRISES
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SHEET: NOTES - DETAILS

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Thomas L. White
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OCEAN VILLAGE CLUBHOUSE

Fort Pierce
St. Lucie County, FL

REVISIONS

NOTES - DETAILS

SHEET
L-3



OCEAN VILLAGE
LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	LED AMBER SITE LUMINAIRE	MCGRAW EDISON	GLEON-SAOA-AMB-U-SL4-FINISH / MA1036-XX	UNV	AMBER	9638	LED	0-10V (If required)	199W	25 'POLE	NOTE 1, 2
SB	LED SITE LUMINAIRE	MCGRAW EDISON	GLEON-SAOC-740-U-T4FT-FINISH / MA1036-XX	UNV	LED	70430	LED	0-10V (If required)	558W	18 'POLE	NOTE 1, 3
SC	24" LED AMBER BOLLARD	LIGMAN	UMC-10002-31W-T3-AMBER-FINISH-120/277v	UNV	AMBER	995	LED	NONE	31W	GROUND	NOTE 1

FIXTURE SCHEDULE NOTES

NOTE 1: CONFIRM FINISH

NOTE 2: FIXTURES MOUNTED ON 25' VALMONT ALUMINUM POLE R-240845806T4-P2-COOPER FINISH

NOTE 3: FIXTURES MOUNTED ON 18' VALMONT ALUMINUM POLE R-170840606T4-P2-COOPER FINISH

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF @ LIGHTING DYNAMICS- 772-285-7169

Photometrics Calculation Software Generated Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	4	SA	SINGLE	9638	9638	0.900	198.9	198.9
	12	SB	SINGLE	70430	70430	0.900	558	558
	20	SC	SINGLE	995	995	0.900	24	24

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.60	3.2	1.7	1.53	1.88
PATHWAY 1	Illuminance	Fc	9.01	94.3	0.3	30.03	314.33
PATHWAY 2	Illuminance	Fc	4.36	87.7	0.2	21.80	438.50
PATHWAY 3	Illuminance	Fc	7.39	87.0	0.9	8.21	96.67
PATHWAY 4	Illuminance	Fc	9.70	92.4	0.2	48.50	462.00
RAQUET COURTS @ 3' AFG	Illuminance	Fc	37.35	66.0	19.6	1.91	3.37

LIGHTING DYNAMICS INCORPORATED

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

NOTES:

No.	Revision/Issue	Date
2	PHOTOMETRIC STUDY	05/24/21
1	PHOTOMETRIC STUDY	05/20/21

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

Project Name and Address

Ocean Village
Site - Normal Mode
Fort Pierce, FL

FILE P:\PROJECTS\2021\MAY

CLIENT PROCTOR C.C.

Project: Ocean Village - Site

Date: 05/24/21

Scale: 1/16" = 1'

Sheet: L1

DRAWN BY: MR / MM

O'ROURKE
ENGINEERING & PLANNING

May 13, 2021

Mr. Barrett Englert
Proctor & Associates
General Contractors, LLC
2050 US-1 Suite 200
Vero Beach, FL 32960

Re: Ocean Village Clubhouse

Dear Mr. Englert:

O'Rourke Engineering & Planning has completed the analysis of the proposed plan to reconstruct the clubhouse along Mainsail Drive in Fort Pierce. The purpose of this letter report is to demonstrate that the project has a de minimis impact on the roadway network. De minimis is defined as project traffic being less than 1 percent of level of service D capacity and the total traffic of the adjacent roadway being less than 110% of capacity at project buildout.

The steps in the analysis and the ensuing results are presented herein.

Project Description

The project consists of the expansion of the existing recreational center and supporting facilities. The expansion includes the relocation of one racquet court, the addition of one racquet court and additional clubhouse square footage. There is an existing office building that is not a part of the renovation. The project is located on Mainsail Drive within the Ocean Village resort community. **Attachment A** shows the project site plan.

Project Traffic

To estimate traffic generated by the expansion of the clubhouse and supporting facilities, the ITE Trip Generation, 10th Edition trip rates were applied. Trip generation for the project including daily, AM and PM peak hour is shown in **Attachment B**. As shown there will be a slight increase in trips of 132 net, new, daily trips, 10 net new AM peak hour trips and 16 net new PM peak hour trips.

The Ocean Village Clubhouse serves the Ocean Village community. Therefore, the traffic is internal to Ocean Village. As a conservative estimate, if 10% of the traffic is external to Ocean Village, 1 new trip would impact the external network in the AM peak hour and 2 trips would impact the external network in the PM peak hour.

Adjacent Street Traffic

State Road A1A (South Ocean Drive) is a two-lane minor arterial roadway serving the project. It has a capacity of 600 vehicle per hour per direction.

The project traffic has an assignment of 90% to the north and 10% to the south. Assigning the external trips, the impact would be 1 trip in the AM and 1 trip in the PM peak hour. Therefore, in the AM and PM peak hours, the project has an impact of 0.17% of capacity.

The total traffic on State Road A1A (South Ocean Drive) was calculated as existing plus growth for 3 years at 1% per year plus project traffic. (536 existing trips + 16 trips growth + 1 project trip = 559 total traffic)

The total traffic is less than LOS D capacity of 600.

Attachment C includes the growth rate calculation and St. Lucie County Traffic Counts and Level of Service Report Fall/Winter 2019/2020.

Conclusion

The project traffic is less than 1% of LOS D capacity and the total traffic on State Road A1A (South Ocean Drive) is less than 110% of capacity, therefore the project meets the criteria of De Minimis or insignificance.

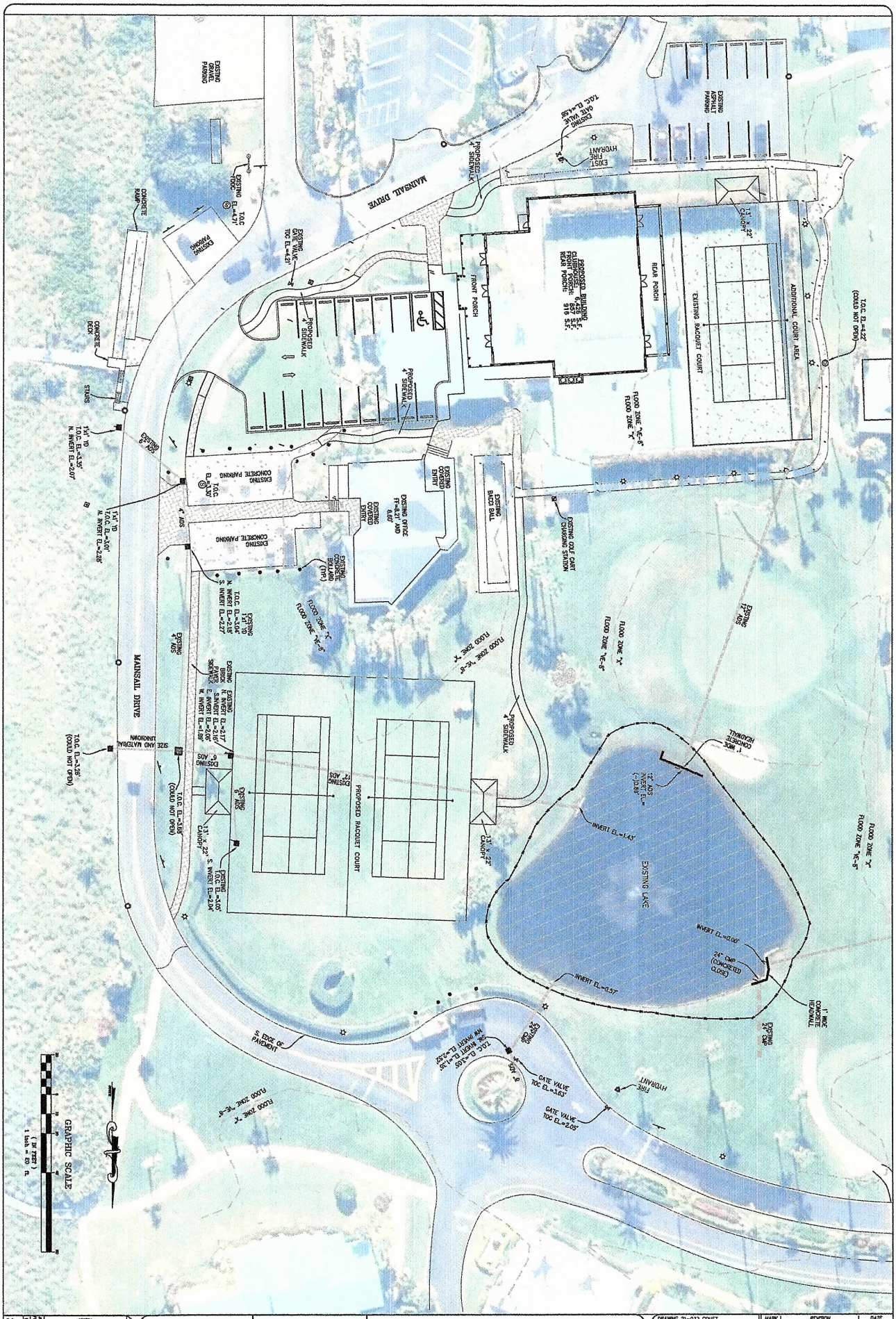
Additional analysis is not required, and the project satisfies concurrency.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

Susan E. O'Rourke, P.E.
Registered Civil Engineer – Traffic

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 5/19/2021 License #: 42684



PROJECT NO. 21-032	SHEET 2	OCEAN VILLAGE CLUBHOUSE	SITE PLAN WITH AERIAL

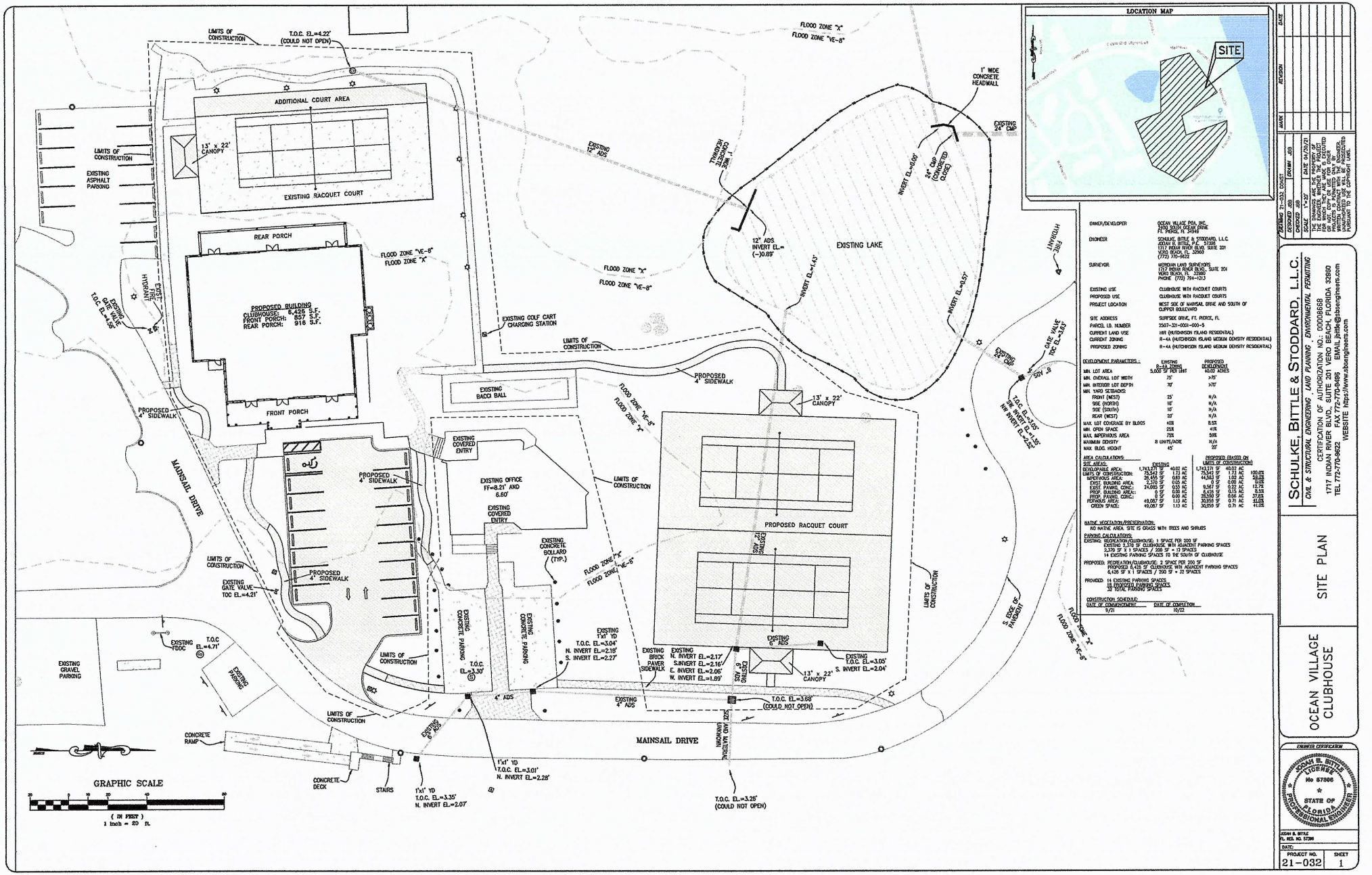
SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING _ LAND PLANNING _ ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772-770-9622 FAX 772-770-9498 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

DRAWING 21-032 CONST	
DESIGNED JBS	DRAWN JBB
CHECKED JBS	
SCALE 1"=20'	DATE 04/30/21

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MARK	REVISION	DATE

JOHN B. BITTLE No. 57268 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER
SIGNED/SEALED ON: 4/30/21
PRINTS MUST BE SIGNED AND SEALED TO BE VALID



LOCATION MAP

OWNER/DEVELOPER	OCEAN VILLAGE POA, INC. 2350 JOHN YOUNG DRIVE FT. PIERCE, FL 34946
ENGINEER	SCHULKE, BITTLE & STODDARD, L.L.C. JOSIAH B. BITTLE, P.E. 57306 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FL 32960 (772) 770-8622
SURVEYOR	MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 PHONE (772) 794-1213
EXISTING USE	CLUBHOUSE WITH RACQUET COURTS
PROPOSED USE	CLUBHOUSE WITH RACQUET COURTS
PROJECT LOCATION	WEST SIDE OF MAINSAIL DRIVE AND SOUTH OF CUPPID BOULEVARD
SITE ADDRESS	SURFSIDE DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2507-331-0001-000-5
CURRENT LAND USE	MIR (HUTCHINSON ISLAND RESIDENTIAL)
CURRENT ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING	R-4A (HUTCHINSON ISLAND MEDIUM DENSITY RESIDENTIAL)

DEVELOPMENT PARAMETERS:	EXISTING R-4A ZONING	PROPOSED DEVELOPMENT
MIN. LOT AREA	5,000 SF PER UNIT	43.02 ACRES
MIN. OVERALL LOT WIDTH	25'	>75'
MIN. INTERIOR LOT DEPTH	70'	>70'
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	N/A
SIDE (NORTH)	10'	N/A
SIDE (SOUTH)	10'	N/A
REAR (WEST)	10'	N/A
MAX. LOT COVERAGE BY BLDGS	40%	8.5%
MIN. OPEN SPACE	25%	41%
MAX. IMPERVIOUS AREA	75%	59%
MAXIMUM DENSITY	8 UNITS/ACRE	N/A
MAX. BLDG. HEIGHT	45'	35'

AREA CALCULATIONS:

SITE AREAS:	EXISTING		PROPOSED (BASED ON LIMITS OF CONSTRUCTION)		
DEVELOPABLE AREA:	1,743,371 SF	40.02 AC	1,743,371 SF	40.02 AC	100.0%
LIMITS OF CONSTRUCTION:	75,543 SF	1.73 AC	75,543 SF	1.73 AC	4.33%
IMPERVIOUS AREA:	26,455 SF	0.60 AC	44,543 SF	1.02 AC	2.55%
EXIST. BUILDING AREA:	2,370 SF	0.05 AC	2,370 SF	0.05 AC	0.13%
EXIST. PAVING, CONC.:	24,085 SF	0.55 AC	9,567 SF	0.22 AC	12.7%
PROP. BUILDING AREA:	0 SF	0.00 AC	6,426 SF	0.15 AC	8.5%
PROP. PAVING, CONC.:	0 SF	0.00 AC	28,060 SF	0.66 AC	37.0%
PERVIOUS AREA:	49,087 SF	1.13 AC	30,959 SF	0.71 AC	41.0%
GREEN SPACE:	49,087 SF	1.13 AC	30,959 SF	0.71 AC	41.0%

NATIVE VEGETATION/PRESERVATION:
NO NATIVE AREA. SITE IS GRASS WITH TREES AND SHRUBS

PARKING CALCULATIONS:
EXISTING: RECREATION/CLUBHOUSE: 1 SPACE PER 200 SF
EXISTING 2,370 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
2,370 SF X 1 SPACES / 200 SF = 12 SPACES
14 EXISTING PARKING SPACES TO THE SOUTH OF CLUBHOUSE

PROPOSED: RECREATION/CLUBHOUSE: 2 SPACE PER 200 SF
PROPOSED 6,426 SF CLUBHOUSE WITH ADJACENT PARKING SPACES
6,426 SF X 1 SPACES / 200 SF = 32 SPACES

PROVIDED: 14 EXISTING PARKING SPACES
18 PROPOSED PARKING SPACES
32 TOTAL PARKING SPACES

CONSTRUCTION SCHEDULE:

DATE OF COMMENCEMENT	DATE OF COMPLETION
9/21	10/22

NO.	REVISION	MARK	DATE

DRAWING 21-032 COAST
DESIGNED JBB | DRAWN JBB
CHECKED JBB
SCALE 1"=20'
DATE 04/29/21

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TEL 772-770-8622 FAX 772-770-8486 EMAIL jbittle@sbengineers.com
WEBSITE https://www.sbengineers.com

OCEAN VILLAGE CLUBHOUSE

SITE PLAN

ENGINEER CERTIFICATION

JOSIAH B. BITTLE LICENSE No 57306 STATE OF FLORIDA PROFESSIONAL ENGINEER

JOSIAH B. BITTLE
FL. REG. NO. 57306

DATE:

PROJECT NO. 21-032

SHEET 1

ATTACHMENT B

TRIP GENERATION

Table 1 - Trip Generation - Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Land Use									
Recreational Community Center	495	6,426	Sft	Ln(T) = 0.98Ln(X) + 3.42	50%	50%	95	94	189
Bocce Court	491	1	Courts	T=27.71(X)	50%	50%	14	14	28
Racquet Court*	491	3	Courts	T=27.71(X)	50%	50%	42	41	83
Sub Total							**151**	**149**	**300**
Existing Land Use									
Recreational Community Center	495	2,899	Sft	Ln(T) = 0.98Ln(X) + 3.42	50%	50%	44	43	87
Bocce Court	491	1	Courts	T=27.71(X)	50%	50%	14	14	28
Racquet Court	491	2	Courts	T=27.71(X)	50%	50%	28	27	55
Sub Total							**86**	**84**	**170**
Net Change							**65**	**65**	**130**

Source: ITE Trip Generation Rates 10th Edition, March 2, 2020

*** Tennis or Pickle Ball**

Table 2 - Trip Generation - AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Land Use									
Recreational Community Center	495	6,426	Sft	Ln(T) = 0.54Ln(X) + 2.73	66%	34%	28	14	42
Bocce Court	491	1	Courts	T = 1.47(X)	50%	50%	1	-	1
Racquet Court*	491	3	Courts	T = 1.47(X)	50%	50%	2	2	4
Sub Total							**31**	**16**	**47**
Existing Land Use									
Recreational Community Center	495	2,899	Sft	Ln(T) = 0.54Ln(X) + 2.73	66%	34%	18	9	27
Bocce Court	491	1	Courts	T = 1.47(X)	50%	50%	1	-	1
Racquet Court	491	2	Courts	T = 1.47(X)	50%	50%	2	1	3
Sub Total							**21**	**10**	**31**
Net Change							**10**	**6**	**16**

Source: ITE Trip Generation Rates 10th Edition, March 2, 2020

*** Tennis or Pickle Ball**

Table 3 - Trip Generation - PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Proposed Land Use									
Recreational Community Center	495	6,426	Sft	Ln(T) = 0.76Ln(X) + 2.00	47%	53%	14	16	30
Bocce Court	491	1	Courts	T = 3.82(X)	50%	50%	2	2	4
Racquet Court*	491	3	Courts	T = 3.82(X)	50%	50%	6	5	11
Sub Total							**22**	**23**	**45**
Existing Land Use									
Recreational Community Center	495	2,899	Sft	Ln(T) = 0.76Ln(X) + 2.00	47%	53%	8	9	17
Bocce Court	491	1	Courts	T = 3.82(X)	50%	50%	2	2	4
Racquet Court	491	2	Courts	T = 3.82(X)	50%	50%	4	4	8
Sub Total							**14**	**15**	**29**
Net Change							**8**	**8**	**16**

Source: ITE Trip Generation Rates 10th Edition, March 2, 2020

*** Tennis or Pickle Ball**

ATTACHMENT C

GROWTH DATA

ST. LUCIE COUNTY TRAFFIC COUNTS &
LEVEL OF SERVICE REPORT FALL/WINTER 2019/2020

Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
SR A1A	Blue Heron Blvd	Seaway Drive	8,000	8,300	0.92%
		Total	8,000	8,300	1.00%

*Source FDOT Historical Traffic Counts

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,079	2019	670	68	B	0.309	83	B	0.377
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	16,000	2019	790	931	F	1.108	971	F	1.156
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	10,600	2019	920	715	C	0.822	716	C	0.823
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,500	2020	2,000	558	C	0.641	621	C	0.714
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	8,100	2019	920	435	C	0.500	478	C	0.549
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	4,400	2019	920	269	C	0.309	241	C	0.277
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,500	2019	700	418	C	0.633	336	C	0.509
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,300	2019	600	448	D	0.747	536	D	0.893
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	15,900	2019	600	791	F	1.236	827	F	1.292
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	15,900	2019	790	791	E	0.942	827	E	0.985
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	11,900	2019	1,550	655	C	0.949	592	C	0.858
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	11,900	2019	1,710	655	C	0.851	592	C	0.769
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	16,500	2020	2,100	1,129	C	0.562	1,088	C	0.541
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	19,000	2020	2,100	1,345	C	0.669	1,301	C	0.647
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	16,500	2020	1,800	1,129	C	0.656	1,088	C	0.633
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	19,500	2020	2,100	1,188	C	0.591	1,173	C	0.584
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,750	2017	790	279	C	0.715	275	C	0.705
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	5,710	2019	880	310	C	0.373	407	C	0.490
ST LUCIE BLVD	KEEN RD to 25TH ST	156	5,710	2019	880	310	C	0.373	407	C	0.490
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	5,600	2019	750	287	C	0.776	291	C	0.786
ST LUCIE BLVD	SENECA AVE to US 1	940270	5,600	2019	790	287	C	0.736	291	C	0.746
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	13,500	2019	700	662	D	0.946	683	D	0.976
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	36,000	2019	2,100	1,722	C	0.857	1,670	C	0.831

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 5016 - SR A1A/S - S OF SEAWAY DR (COUNTY 5016)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	8300 C	N 4000	S 4300	9.00	52.50	11.50
2018	8400 C	N 4200	S 4200	9.00	52.40	11.50
2017	8100 C	N 4100	S 4000	9.00	52.00	9.00
2016	8800 C	N 4500	S 4300	9.00	52.30	9.00
2015	8000 C	N 4100	S 3900	9.00	52.70	9.00
2014	7800 C	N 3900	S 3900	9.00	52.50	5.60
2013	6800 C	N 3500	S 3300	9.00	55.90	3.70
2012	6700 F	N 3300	S 3400	9.00	55.80	3.70
2011	6700 C	N 3300	S 3400	9.00	56.20	3.70
2010	7500 F	N 3700	S 3800	11.16	56.34	4.80
2009	7500 C	N 3700	S 3800	11.51	56.49	8.50
2007	8300 C	N 4000	S 4300	11.33	56.77	8.50
2006	8600 C	N 4300	S 4300	11.16	57.49	8.50
2005	7200 C	N 3600	S 3600	11.60	56.20	5.10
2004	7800 C	N 3800	S 4000	11.10	57.00	5.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Ecological Consulting of Florida

850 NW Federal Highway
Suite 109
Stuart, FL 34994

Office: 772-220-7817

May 24, 2021

Mr. Jodah Bittle, PE
Schulke, Bittle & Stoddard, LLC
1717 Indian River Boulevard, Suite 201
Vero Beach, FL 32960

RE: Ocean Village Improvements – Preliminary Environmental Assessment
St. Lucie County, Florida

Dear Mr. Bittle,

This letter is to provide documentation of the site inspection conducted on May 21, 2021. Provided are my findings with regards to the natural resources at the project site.

The subject property is a partially developed property within the Ocean Village residential community within the City of Fort Pierce, St. Lucie County, Florida.

Assessment of the parcel included review of Soil Survey of St. Lucie County Area, a recent aerial photograph, and the National Wetland Inventory. A field inspection was conducted and included survey of the periphery of the parcel, with numerous transects made through the interior of the property. Vegetative communities were mapped on the aerial photograph. A cursory listed species survey and a gopher tortoise survey was conducted as part of this assessment.

The soil survey identifies Arents, organic substratum (6), and Canaveral fine sand, 0 to 5% slopes (10). The soils are well drained and are not considered hydric. The soils have been disturbed by past improvements such as the buildings, parking lot, tennis courts and excavation of the pond.

Review of the site identified a developed site with that included various accessory buildings and structures to support the Ocean Village community. In addition to the buildings and parking lot the site includes a grassed area and a pond. Both features are regularly maintained. Aside form the grass, the only other vegetation consists of landscape plants such as seagrapes, cabbage palms, and various hedges. The grassed area was covered with lawn clippings and soils in the northeast corner.

The land use and cover type identified is Urban (FLUCFCS 1720) and is mapped on the attached aerial.

The National Wetlands Inventory was reviewed, and no wetlands were noted on the site Field reconnaissance confirmed this. There are no areas meeting the state or federal wetland definition within the site. The pond is classified as a surface water and is not regulated.

A cursory review for wildlife species and their habitats was conducted as part of this assessment. Evidence and sighting of general non-listed species was noted and includes; a blue jay, cardinal and mocking bird. All of these species are common to the region and are not considered protected species.

A more detailed species-specific survey for gopher tortoises was conducted. This survey was performed by a Florida Fish and Wildlife Conservation Commission (FWC) permitted Authorized Agent in accordance with FWC survey protocols. Meandering pedestrian transects were walked through the subject lots with visual scanning of 100% coverage for burrows or other evidence of tortoise use (scat/tracks). The property is grassed and maintained, and visual evidence of burrows would be easy to recognize on this site. No tortoises or their burrows were observed on site.

Review of this site did not identify any qualified upland habitat, wetlands, or any listed species. Development of this site is not anticipated to have an adverse impact on these resources.

I trust this document provides the information necessary for the ecological issues. Please contact me if you have any questions. Thank you.

Sincerely,

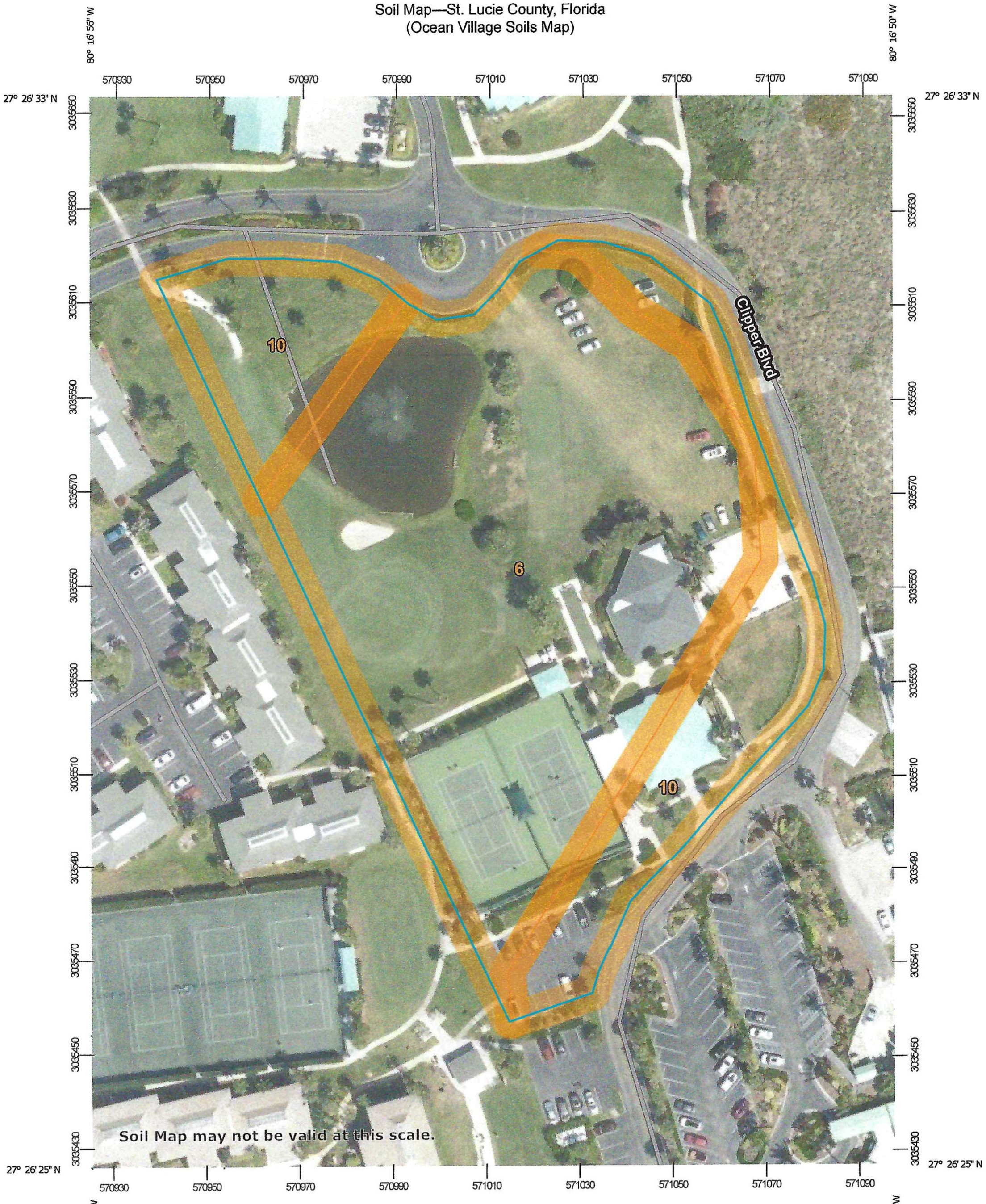
Ecological Consulting of Florida

D. Chris Sopotnick
President

DCS

2161.00

Soil Map—St. Lucie County, Florida
(Ocean Village Soils Map)



Map Scale: 1:1,110 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 14, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 6, 2019—Mar 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6	Arents, organic substratum	2.4	70.2%
10	Canaveral fine sand, 0 to 5 percent slopes	1.0	29.8%
Totals for Area of Interest		**3.4**	**100.0%**

Ocean Village

Land Use and Cover Map



U.S. Fish and Wildlife Service

National Wetlands Inventory

Ocean Village NWI Map



May 25, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Technical Review Committee **4. f.**

Meeting Date: 06/17/2021

REQUESTED ACTION

Conditional Use With No New Construction and Waiver of Distance - Bamboo Palms - 1717 S. US Highway 1

LOCATION

1717 S US HWY 1

RESPONSIBLE STAFF

Vennis Gilmore

RECOMMENDATION

TBD

Attachments

TRC Memo Packet

Form Review

Form Started By: Vennis Gilmore Started On: 06/03/2021 04:55 PM

Final Approval Date: 06/03/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Planner
RE	:	Technical Review Project: (Conditional Use & Waiver of Distance)
MEETING DATE	:	June 17th, 2021

Conditional Use & Waiver of Distance – Bamboo Palms Arcade – 1717 S US HWY 1

Attached are Applications for a Conditional Use and Waiver of Distance submitted by the property owners Bamboo Palms, and representative, Architectonic Inc., for approval of the following: (1) An Adult Arcade with 22 machines and (2) A Waiver from the minimum distance to two (2) other operating Arcades within 1,250 feet.

Please review and provide comments on the applications. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location 1717 S. U.S. #1

Parcel ID #(s)

Project description Change of Use to Arcade

Bamboo Palms
Property Owner(s)

3609 S. Indian River Dr,
Street Address

Ft. Pierce FL 34982
City State Zip

772-201-9044
Phone Number

GrimeSusan@aol.com
Email Address

Architectonic Inc.
Applicant/Representative, Title, Company

Michael Menard Vice President Architectonic Inc.
Street Address

806 Delaware Ave. Florida 34950
City State Zip

Ft. Pierce
Phone Number

772 460 7751 mmenard@architectonicinc.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.*

Susan Grimes, representative
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 22 day of April, 20 21, by Susan Grimes who is personally known to me or has produced D Licence G652-786-50-865-0 as identification.

Priscilla M. Reyes Gamez
Signature of Notary

(seal)

PRISCILLA MARIE REYES GAMEZ
MY COMMISSION # GG325831
EXPIRES: April 18, 2023

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 #

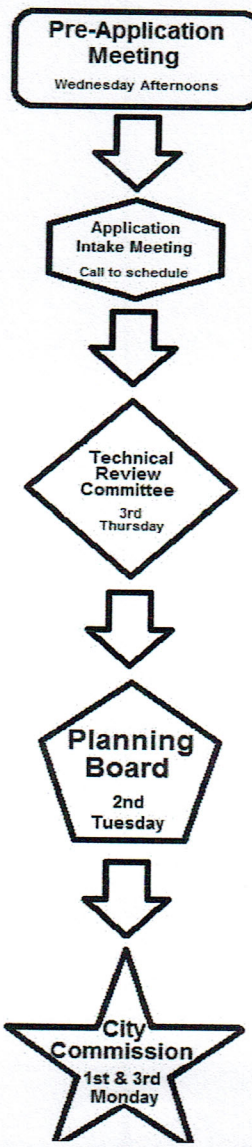
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑ As-built survey;
  - ❑ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑ Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ■ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 13200 Parking Spaces: 62
ARCADE 1130 SF.

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

North	South	East	West
C-3	C-3	C-3	C-3

C-3 GENERAL COMMERCIAL

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

WAIVER OF DISTANCE

Property address or Location 1717 SOUTH US HIGHWAY #1

Parcel ID #(s)

Project description INTERIOR BUILD OUT FOR AN ARCADE

BAMBOO PLAMS

Property Owner(s)

3609 SOUTH INDIAN RIVER DR.

Street Address

FT. PIERCE FLORIDA 34982

City State Zip

772 201 9044

Phone Number

GRIMESSUSAN@AOL.COM

Email Address

ARCHITECTONIC INC.

Applicant/Representative, Title, Company

MICHAEL MENARD VICE PRESIDENT ARCHITECTONIC INC.

Street Address

806 DELAWARE AVE. FT. PIERCE FL 34950

City State Zip

772 460 7751

Phone Number

MMENARD@ARCHITECTONICINC.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.*

Susan Grimes, representative

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 13th day of May, 2021, by Susan Grimes who is personally known to me or has produced FL DL as identification.

Priscilla M. Reyes Gamez

Signature of Notary

(seal) NOTARY PUBLIC STATE OF FLORIDA PRISCILLA MARIE REYES GAMEZ MY COMMISSION # GG325831 EXPIRES: April 18, 2023

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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

☐ WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☐ As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- ☐ Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- ☐ Complete, notarized

Application Type:

- ☐ 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- ☐ 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- ☐ 3 APS: Beer, Wine & Liquor/Package Sales Only
- ☐ 4 COP: Beer, Wine & Liquor/On-Premises Consumption
- ☒ 4 Arcade

Business Information:

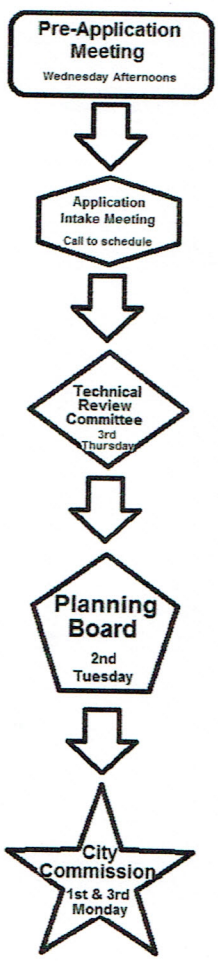
- ☐ New Business
- ☐ Transfer from:_____ Open since:_____
  address *year*

Building Size 1130 S.F. Maximum Occupancy 22 GAMES Total Seating 22 Parking Spaces 62

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to 10 AM -10PM	to 10AM-10PM	to 10AM-10PM	to 10AM-10PM	to 10AM-2AM	to 10AM-2AM	to 10AM-10PM

Application Outlook



Minimum requirements for on-premises consumption.

(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

(c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

Sec. 125-325. - Amusement arcades and arcade amusement centers.

Amusement arcades and arcade amusement centers shall comply with the following regulations:

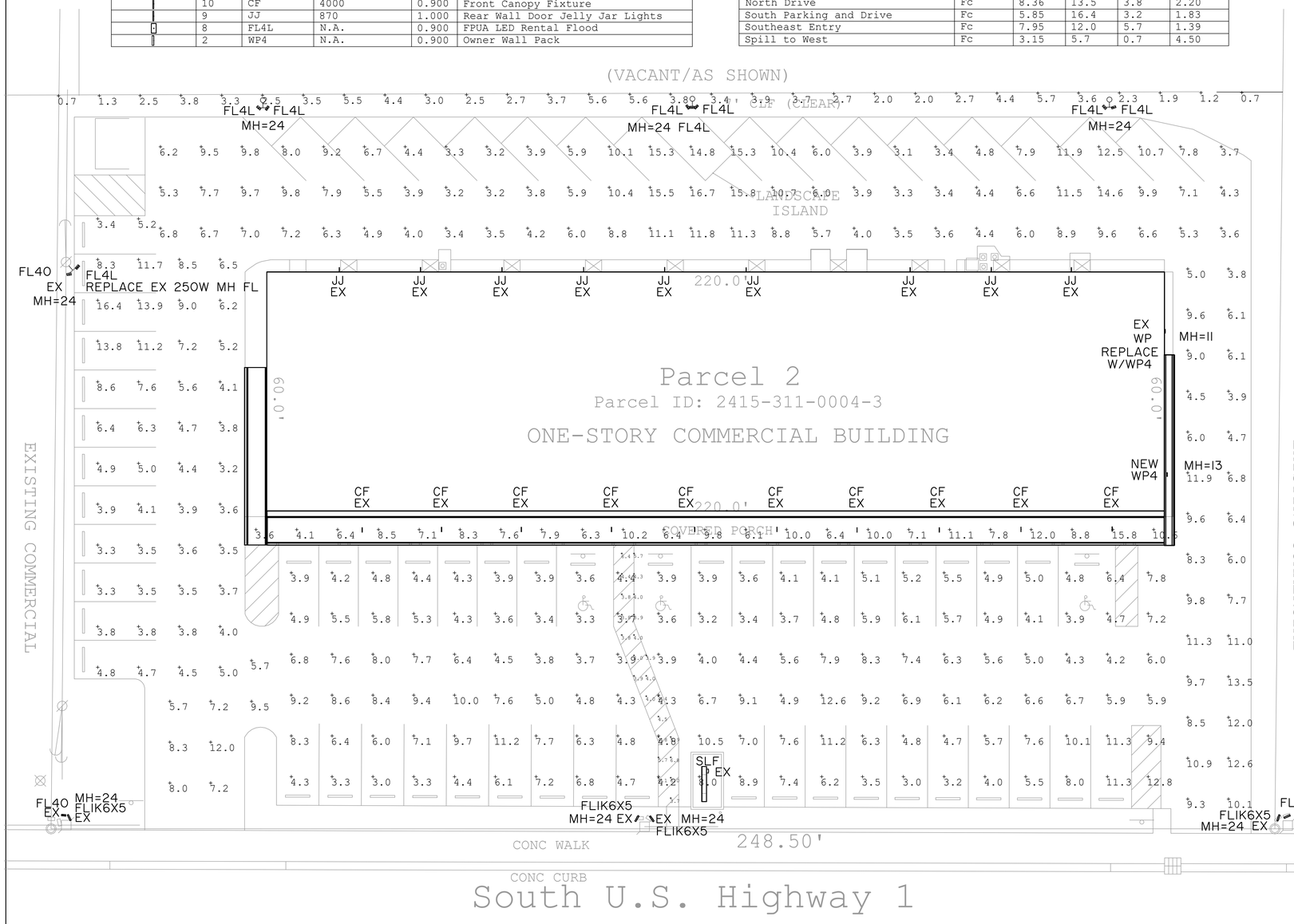
(1) *General operating standards.*

c. No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line.

e. No amusement arcade or arcade amusement centers shall be located within 250 feet of the Downtown Business and Entertainment Overlay District boundaries.

Luminaire Schedule					
Symbol	Qty	Label	Lamp Lumens	LLF	Description
	2	FL40	32000	0.770	400W FPUA MH Rental Flood
	1	WP	N.A.	0.900	Customer LED Wallpack
	5	FL1K6X5	110000	0.950	1000W FPUA MH Rental Flood
	10	CF	4000	0.900	Front Canopy Fixture
	9	JJ	870	1.000	Rear Wall Door Jelly Jar Lights
	8	FL4L	N.A.	0.900	FPUA LED Rental Flood
	2	WP4	N.A.	0.900	Owner Wall Pack

Calculation Summary					
Label	Units	Avg	Max	Min	Avg/Min
Front Parking And Drive	Fc	5.94	12.8	3.0	1.98
Front Porch Sidewalk	Fc	8.34	15.8	3.6	2.32
Means of Egress Path	Fc	4.58	6.8	3.7	1.24
New West Parking and Drive	Fc	7.34	16.7	3.1	2.37
North Drive	Fc	8.36	13.5	3.8	2.20
South Parking and Drive	Fc	5.85	16.4	3.2	1.83
Southeast Entry	Fc	7.95	12.0	5.7	1.39
Spill to West	Fc	3.15	5.7	0.7	4.50

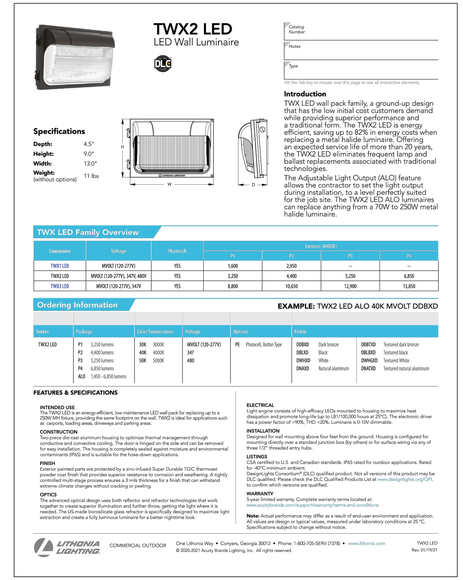


SITE PHOTOMETRIC ANALYSIS

SCALE NTS



FL4L



WP4

PHOTOMETRIC ANALYSIS NOTES:

THIS PARKING AREA IS WITHIN THE CITY OF FORT PIERCE, AND IS SUBJECT TO LIGHTING REGULATIONS FOUND IN CHAPTER 22, ARTICLE IV, SECTIONS 22-58 AND 22-60 OF THE FORT PIERCE MUNICIPAL CODE.

22-58
CODE REQUIRES THE INTERIOR SIDEWALKS SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF ONE FOOT-CANDLE. THE INTERIOR PRIVATE FRONT PORCH SIDEWALK IS THE AREA ALONG THE EAST ELEVATION, WHICH HAS A AVERAGE ILLUMINATION OF 8.65 FC . THE LIGHTING ALSO COMPLIES WITH FBC 1008.2.3 MEANS OF EGRESS ILLUMINATION.

22-60
(1)b. CODE REQUIRES THE OFF-STREET PARKING IN THIS CASE, A BUILDING IN WHICH ALCOHOL IS SERVED, SHALL BE PROVIDED WITH A MINIMUM OF THREE FOOTCANDLES ON THE PAVEMENT. THIS PLAN PROVIDES A MINIMUM OF THREE FOOT-CANDLES ON THE PAVEMENT.
(2) THIS PLAN PROVIDES A MAXIMUM UNIFORMITY RATIO OF 2.38 TO 1, WHICH COMPLIES WITH CODE. UNIFORMITY OF SPILL IS NOT REQUIRED.
(3) LIGHTING CONTROL IS BY ASTRONOMIC TIME CLOCK FOR BUILDING OWNER FIXTURES AND PHOTOCELL FOR FPUAL RENTAL LIGHTS. THIS COMPLIES WITH CODE.
(4) IT IS PROPOSED THAT SPILL ONTO U.S. 1 IS EXISTING AND ACCEPTABLE. IT IS PROPOSED THAT ANY SPILL ONTO THE ADJACENT COMMERCIAL PROPERTIES IS NOT OBJECTIONABLE. IT IS PROPOSED THAT SPILL ONTO THE VACANT PROPERTY TO THE WEST IS NOT OBJECTIONABLE. THE NEW FLOODLIGHTS ARE POINTED AWAY FROM RESIDENTIAL WINDOWS.

THE LIGHTING PLAN USES EXISTING, ANNOTATED BY "EX", AND NEW FPUA RENTAL FLOODLIGHTS MOUNTED AT 24 FEET ON VARIOUS EXISTING AND NEW FPUA POLES ON SHOWN ON THIS PLAN, THE LIGHTING PLAN ALSO INCLUDES A NEW OWNER PROVIDED CANOPY FIXTURE ON THE NORTH SHEET METAL SOFFIT AND A REPLACEMENT WALL PACK NEAR THE WEST END OF THE NORTH ELEVATION. ALL NEW FIXTURE LIGHTING TECHNOLOGY IS LED WITH 4000K COLOR. NEW POLES ARE RENTED FROM AND ARE THE RESPONSIBILITY OF THE FPUA. NO CUSTOMER FIXTURES ARE POLE MOUNTED.

APP
CK
DR
REVISIONS
DATE
NO.

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
Reg. No. 28173
315 South 7th Street
Fort Pierce, FL. 34950
Phone: 772 672-4636
Fax: 772 672-4637

CLIENT:
ARCHITECTONIC INC.
806 DELAWARE AVE.
FORT PIERCE, FLORIDA
34950

PROJECT NAME:
1717 SOUTH US-1 ARCADE

PROJECT LOCATION:
1717 SOUTH US-1
FORT PIERCE, FLORIDA

ENGINEER SEAL

TIMOTHY C. TREWYN LICENSED No. 61580 STATE OF FLORIDA PROFESSIONAL ENGINEER

Timothy C. Trewyn, PE
P.E. No. 61580

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SHEET TITLE

SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: 04-30-2021

DRAWN: TCT

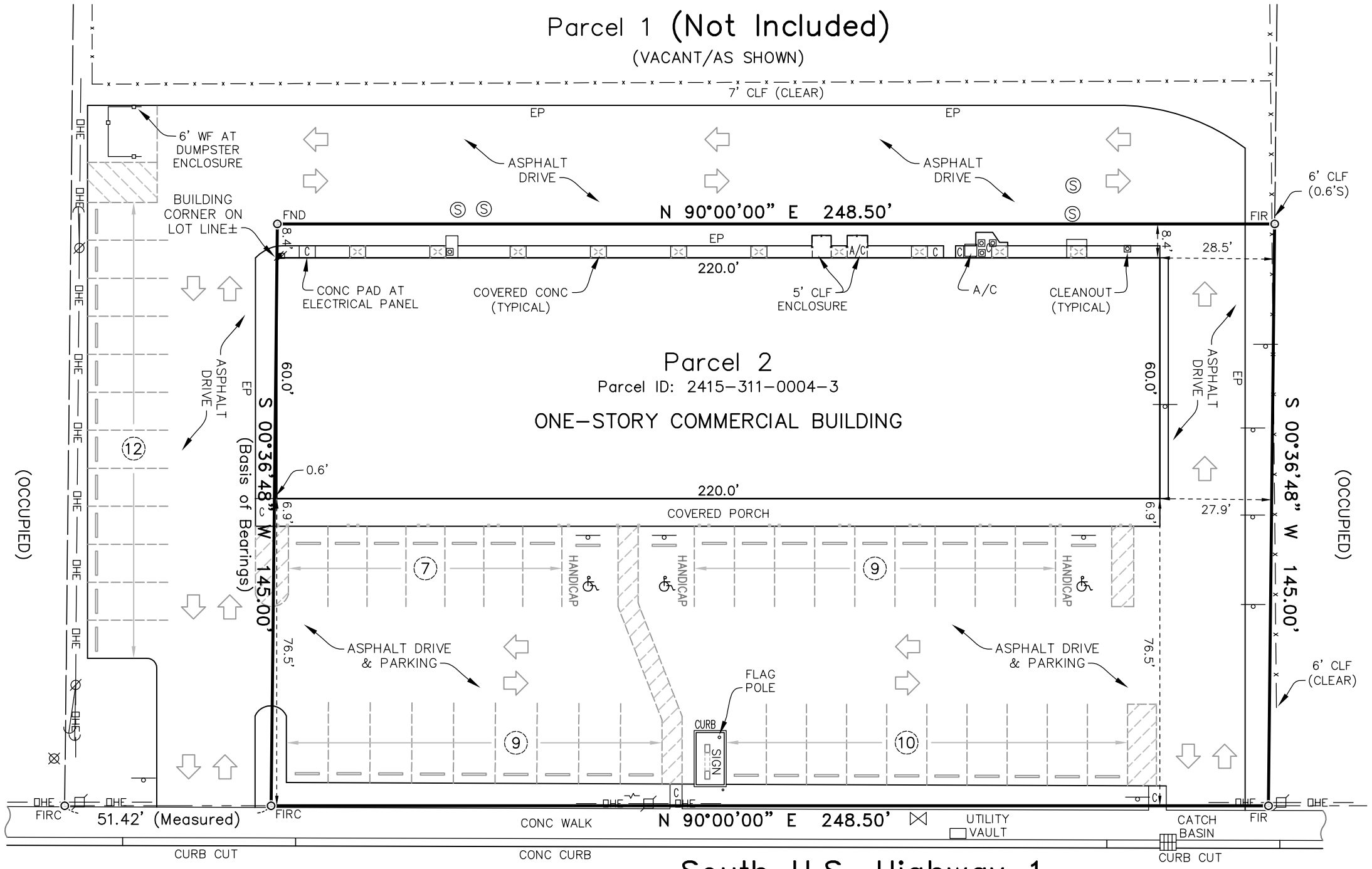
APPROVED: TCT

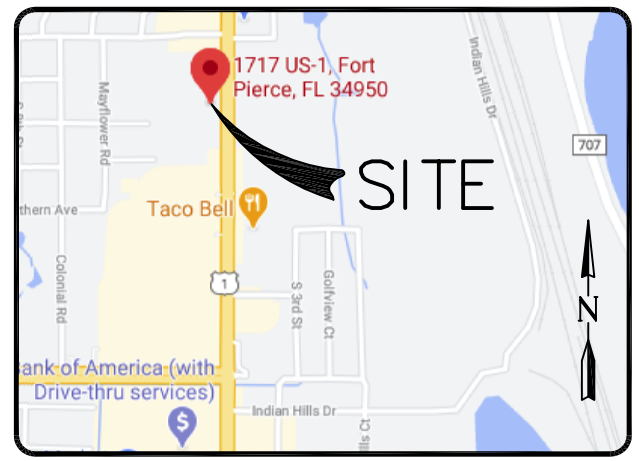
DRAWING NUMBER

E-1.2

SHEET 1 OF 1

21001-01





Vicinity Map
(Not To Scale)

LEGAL DESCRIPTION PARCEL 2:

The North 248.50 feet of the East 145.00 feet of the East 417.35 feet of the South 300.00 feet of the North 680.00 feet of the Ne 1/4 of the sw 1/4 of Section 15, Township 35 South, Range 40 East, said property lying and being West of U.S. Highway 1 in Fort Pierce, St. Lucie County, Florida. Subject to all pertinent matters of record.

LOT AREA: 36,030 Sq. Ft.; 0.83 Acres±

STREET ADDRESS: 1717 S US Highway One, Fort Pierce, Florida 34950.

SURVEYORS' NOTES:

1. Bearings shown hereon are based on the South line of subject property as platted and is assumed to bear S 00°36'48" W.
2. Written dimensions take precedence over scaled dimensions and distances are not to be scaled for construction and/or design purposes.
3. All distances and bearings are as field measured and are coincident with "PLAT" and description data unless otherwise noted.
4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor & Mapper.
5. This survey is based upon a description furnished by the client, there has been no search of the public records done by this office.
6. Property lies in Flood Zone "X" as scaled from the National Flood Insurance Program Rate Map, Community Panel Number 12111C0187 K, with an effective date of February 19, 2020.
7. This survey is not covered by professional liability insurance.
8. City water & sewer are available in this area.
9. This survey meets the required accuracy as shown in Ch. 5J-17.051 (2) (b) based on its expected use.
10. No underground utilities or improvements were located unless otherwise shown.

LEGEND

CL	= CENTERLINE RIGHT OF WAY	Ⓢ	= SANITARY MANHOLE
EP	= EDGE OF PAVEMENT	◎	= SANITARY CLEANOUT
CONC	= CONCRETE	⌀	= TELEPHONE RISER
FIRC	= FOUND 5/8" IRON ROD & CAP (UNNUMBERED)	⋈	= WATER VALVE
FIR	= FOUND 5/8" IRON ROD (UNNUMBERED)	▲	= WATER METER
FND	= FOUND NAIL & DISK (UNNUMBERED)	A/C	= AIR CONDITIONER PAD
-OHE-	= OVERHEAD UTILITY LINES	CLF	= CHAIN LINK FENCE
	= CONCRETE POWER POLE	WF	= WOOD FENCE
	= WOOD POWER POLE		= CABLE TELEVISION RISER
	= POLE ANCHOR	±	= PLUS OR MINUS
	= SIGN	C	= CONCRETE PAD
		⊠	= LIGHT POLE
			= BACK FLOW PREVENTER
		⋈	= SANITARY VALVE

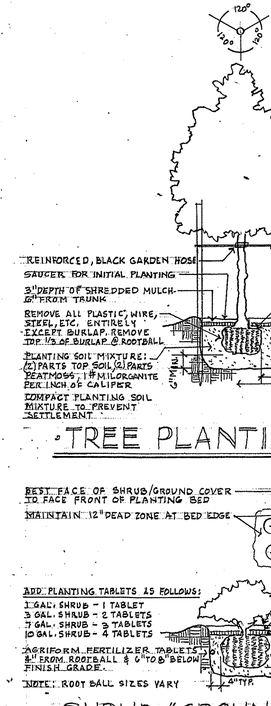
WILLIAM B. BENNETT
Professional Surveyor & Mapper
Florida Certificate No. 6353
LB No. 7608

CERTIFIED TO:
BAMBOO PALMS, LLC

Date of Last field work: 03/18/2021

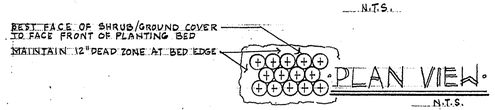
Bennett Surveying, Inc.
107 Augusta Court
Jupiter, Florida 33458
tel: 772.336.4933
email: bennettsurveying@yahoo.com

Boundary Survey		
Prepared on the order of: Amy Cheatham		
Field:	JP/BB	Job No.: 21-0301
Drawn:	WB	Date: 03/18/2021
Scale:	1"=30'	Sheet: 1 of 1



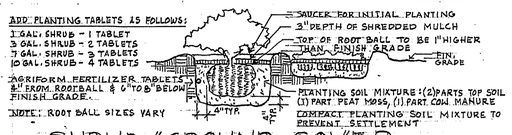
TREE PLANTING DETAIL

N.T.S.



PLAN VIEW

N.T.S.

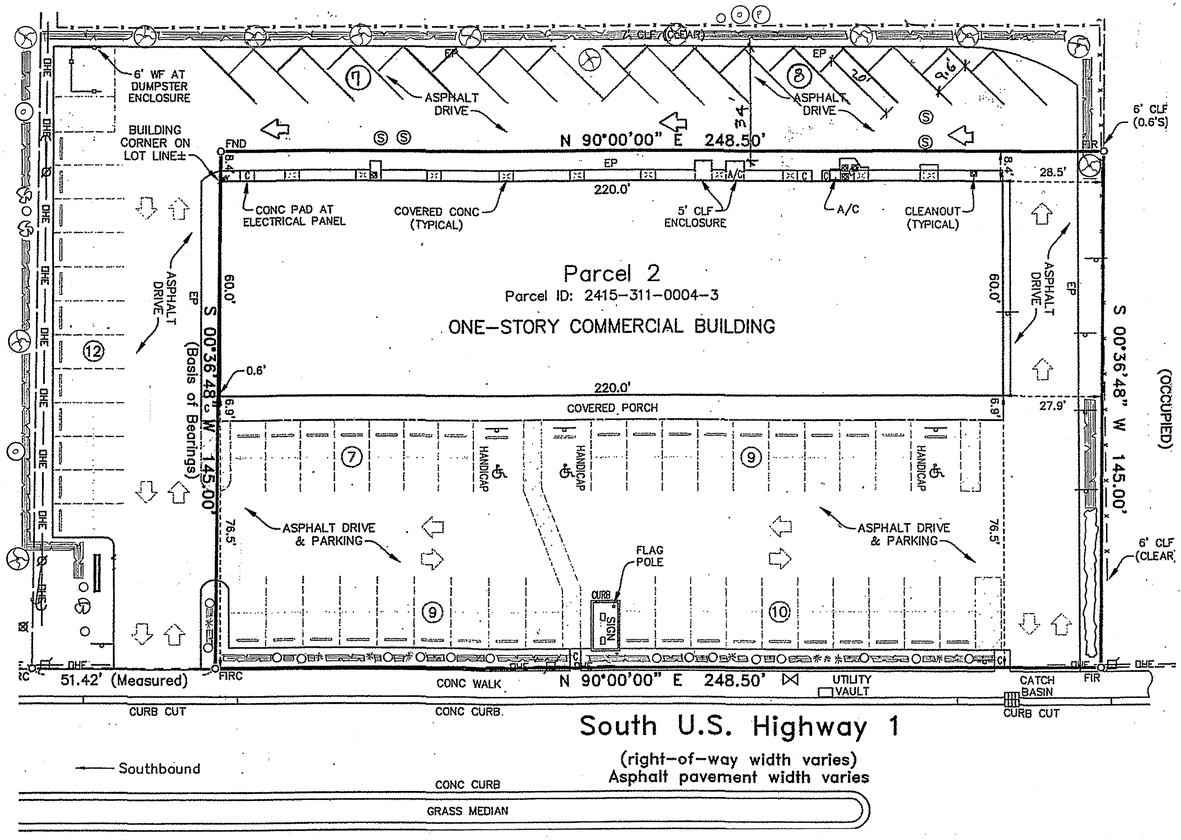


SHRUB/GROUND COVER PLANTING DETAIL

N.T.S.

PLANT LEGEND

- EXISTING CABBAGE PALM
- EXISTING FOUNTAIN GRASS
- EXISTING PINE
- EXISTING OAK
- EXISTING FLORIDA CHERRY
- PROPOSED OAK
- PROPOSED CABBAGE PALM
- PROPOSED FLORIDA CHERRY HEDGE



LANDSCAPE PLAN

1" = 20'

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

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PROJECT

1717 ARCADE

CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

NO.	DATE	REVISION

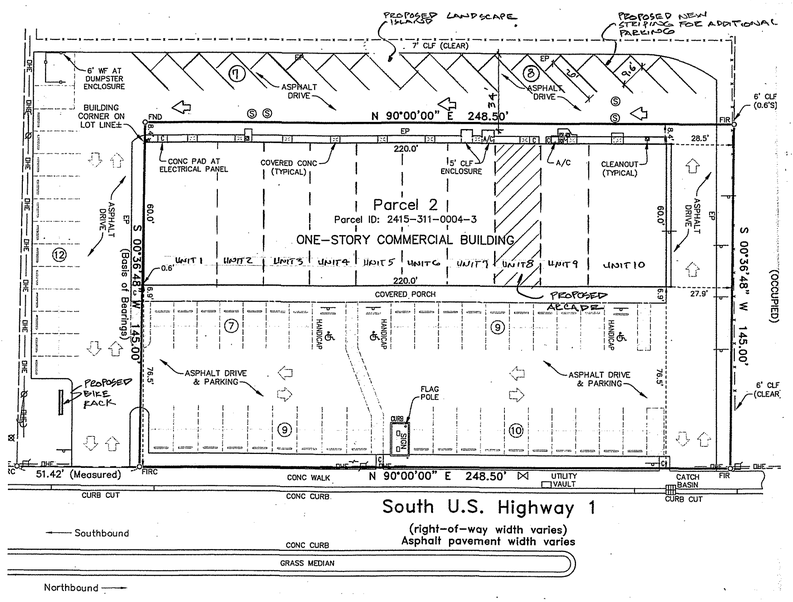
KEY PLAN

SHEET TITLE / SHEET NUMBER

L-1 OF 1

PROJECT NUMBER 021005

DATE



PLOT PLAN NORTH 1"=30'

INFORMATION TAKEN FROM SURVEY BY BENNETT SURVEYING INC, JOB # 21-0301 DATED 3/18/21

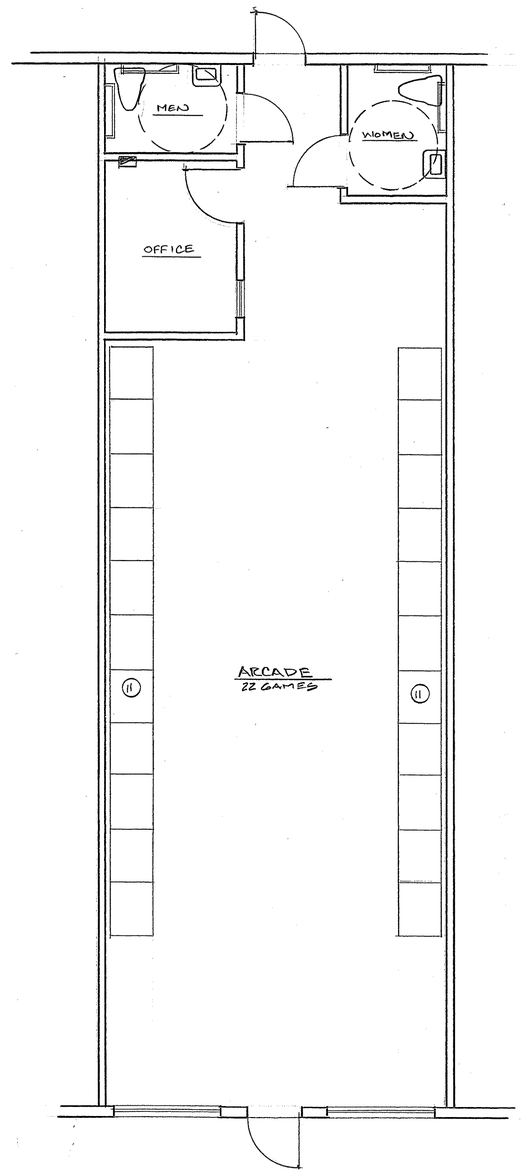
PARKING CALACULATIONS:

3 UNITS PERSONNEL SERVICE	= 3980 S.F.
REQUIRED PARKING 3980/300	= 13.2 SPACES
1 UNIT VACANT (BUSINESS)	= 1130 S.F.
REQUIRED PARKING 1130/300	= 3.7 SPACES
4 UNITS RETAIL	= 4520 S.F.
REQUIRED PARKING 4250/ 200	= 22.6 SPACES
1 UNIT ARCADE	= 1130 S.F.
REQUIRED PARKING 22 GAMES @ .75	= 16.5 SPACES
TOTAL NUMBER OF REQUIRED SPACES	68
MINUS 1200 S.F. EXEMPTION	-6
TOTAL NUMBER OF REQUIRED SPACES	**62**
EXISTING TOTAL NUMBER OF SPACES	**47**
PROPOSED ADDITIONAL (ANGLE PARKING / RESTRIPING)	**15**
TOTAL NUMBER OF SPACES PROVIDED	**62**

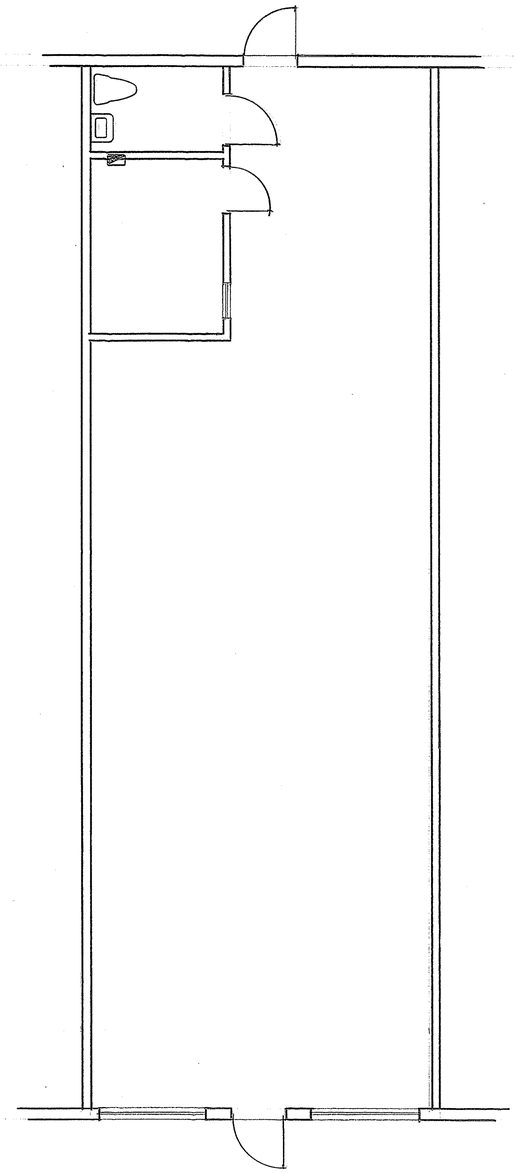
HOURS OF OPERATION	
MONDAY – THURSDAY	8AM – 12 AM
FRIDAY – SATURDAY	8AM – 2 AM
SUNDAY	8AM – 12 AM

NARRATIVE:
THE PROJECT CONSISTS OF A 1130 S.F. INTERIOR BUILD-OUT FOR AN ARCADE CALLED ALL IN ARCADE WHICH WILL HAVE 22 MACHINES, 4 EMPLOYEES AND WILL OPERATE MONDAY THRU THURSDAY 10 AM TO 10 PM, FRIDAY AND SATURDAY 10 AM TO 2 AM, AND SUNDAY FROM 10AM TO 10 PM.

SCOPE OF WORK :
INTERIOR RENOVATIONS FOR ADA, LIFE SAFETY, AND BUILDING CODE REQUIREMENTS. SITE IMPROVEMENTS CONSIST OF RESTRIPING THE REAR LOT FOR ADDITIONAL PARKING, BRINGING THE LANDSCAPING AND SITE LIGHTING UP TO CODE REQUIREMENTS.



RENOVATION PLAN 1/4"



AS-BUILT / DEMOLITION PLAN 1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751
F: 772 460 4244

WWW.ARCHITECTONICINC.COM

STATE REG # AA26003348

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PROJECT

1717 ARCADE

CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR98898

REVISIONS

NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-1 OF 1

PROJECT NUMBER C21005

DATE

Technical Review Committee **4. g.**

Meeting Date: 06/17/2021

REQUESTED ACTION

Variances – Desota Residences – 1403 Desota Street

LOCATION

1403 Desota Street

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

TBD

Attachments

TRC Memo Packet

Form Review

Form Started By: Vennis Gilmore Started On: 06/03/2021 03:45 PM

Final Approval Date: 06/03/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Planner
RE	:	Technical Review Project: (Variance)
MEETING DATE	:	June 17th, 2021

Variances – Desota Residences – 1403 Desota Street

Attached is an Application for (2) Variances submitted by the property owners Isle Shores Development LLC, and representative, Culpepper & Terpening, Inc. (Smatthes), for approval of the following: (1) To seek relief from the provisions of Section 121.11(g)(12) of the Code of Ordinances for the City of Ft. Pierce. Specifically, the petitioner is seeking relief to permit a corner lot, on a re-subdivided parcel of land having less than the required 75-foot minimum lot width. Lot width requested is 59-feet and (2) To seek relief from the required 50-ft corner setback for the residential driveway located on proposed Lot #1 of the proposed Desota Residences site plan. The requested variance will be to permit the location of a single-family driveway, at 46 feet from the edge of the adjacent travel-way (eastbound lanes of Seaway Drive). If approved, the edge of the driveway will be 46 feet from the edge of the travel way.

The property is located at 1403 Desota Street, and is zoned R-4, Hutchinson Island Medium Density Zone. The Parcel ID of the site is 2401-501-0259-000-5, and legal description of the property is: FT PIERCE BEACH S/D BLK 15 N 7 FT OF LOT 2 AND ALL LOTS 3, 4, 5 AND 6.
Please review and provide comments on this Variance application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

VARIANCE

Property address or Location SE Corner of the Desota Street and Seaway Drive

Parcel ID #(s) 2401-501-0259-000-5

Project description See Attached Narratives

Isle shores Development, LLC	Culpepperr & Terpening, Inc. (attn: Smatthes)
Property Owner(s)	**Applicant/Representative, Title, Company**
2250 No. US #1	2980 South 25th Street
Street Address	Street Address
Ft. Pierce Fla 349946	Ft. Pierce Fla 34981
City State Zip	City State Zip
	772-464-3537
Phone Number	Phone Number
	smatthes@ct-eng.com
Email Address	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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 11 day of March, 20 21, by Philip D. Thompson who ~~is personally known to me~~ or has produced T512-670-62-166-0 as identification.

Signature of Notary

ROBERTO CABRERA
MY COMMISSION # GG 932986
EXPIRES: November 19, 2023
Bonded Thru Notary Public Underwriters

(Seal)

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 #_____

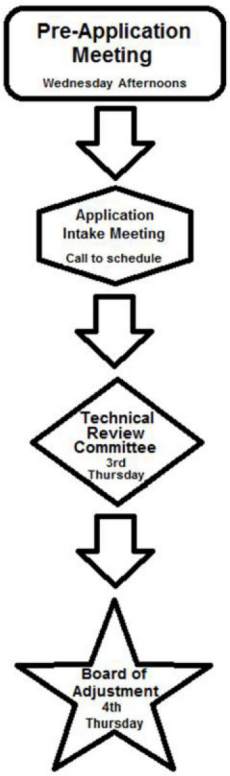
Intake Date Stamp

VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ Site plan, to scale, including all relevant improvements:
  - ❑ Existing & proposed structures
  - ❑ Landscaping & parking,
  - ❑ Fencing, signs, etc.
- ❑ As-built Survey
- ❑ Criteria Narrative
- ❑ Complete, notarized application

Application Outlook



Description of request: SEE ATTACHED

Reason for request: SEE ATTACHED

Existing Use : VACANT Date Property was Purchased: 2020

Alterations made to the site since purchase: NONE

Has a request for this variance been denied in the past? ❑ Yes ■ No

If yes, what has changed since the denial? _____

Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

DESOTA STREET RESIDENCES
(ISLE SHORES DEVELOPMENT LLC)
VARIANCE NARRATIVE
APRIL 2021

VARIANCE REQUEST:

Variance No 1:
To seek relief from the provisions of Section 121.11(g)(12) of the Code of Ordinances for the City of Ft. Pierce. Specifically, the petitioner is seeking relief to permit a corner lot, on a resubdivided parcel of land having less than the required 75-foot minimum lot width. Lot width requested is 59-feet. Refer to attached site plan graphic.

Variance No. 2:
To seek relief from the required 50-ft corner setback for the residential driveway located on proposed Lot #1 of the Desota Residences site plan site. The requested variance will be to permit the location of a single-family driveway, at 46 feet from the edge of the adjacent travelway (eastbound lanes of Seaway Drive). If approved, the edge of the driveway will be 46 feet from the edge of the travel way. (refer to attached graphics).

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

Variance Number 1:
The requested Variance is for purpose of resubmitting a replat of the 'existing' platted properties at the SW corner of Desota Street and Seaway Drive. The properties effected by this petition are presently described as follows:

> *The North 7 feet of Lot 2, and all of Lots 3, 4, 5, and 6, of Block 15, revised Map of Ft. Pierce Beach Subdivision, a subdivision, as per the Plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.*

Each of the underling lots in the *existing* platted area is 50 feet wide.

The petitioner is proposing to re-subdivide the property into five (5) building sites, with the objective of providing for the construction of five (5) new homes on the property, consistent with the sites R4A zoning density. It is the objective of the petitioner to convey ownership of these units through a fee simple ownership form. In order to meet the minimum lot area of requirements of the R4A zoning district, each platted (or replated) lot is to have a minimum lot area of 5,000 sq feet, per dwelling unit. Each of the lots proposed in this subdivision will have a lot area of at least, 5000 square feet, with the lot subject to this specific variance request being 8,975 feet (more or less) in area, with a minimum lot width of 59 feet.

Section 121(g)(12) of the City Code of Ordinances calls for all corner lots in subdivisions to be a minimum of 75-feet in width. Providing a full 75-foot lot width on the corner lot would result in the loss of two of the other proposed lots on this site, as proposed two-family structures would not comply with their own minimum width or area standards. It should be noted that the application of the 75-foot corner lot

standard has been varied throughout the City in other developments reviewed and processed as a Planned [Unit] Development (PD) activities. Considerations were given to making this site a PD, as opposed to a standard development activity application, but given the size of the property, and after consultation with the City, it was concluded that the more appropriate course to follow was through the City's standard development processes, since PD's appeared to be focused towards larger development opportunity sites. Given this direction, it is the belief of the Petitioner that the granting of the requested variance from the minimum corner lot width standard (75 to 59 feet) would not confer a privilege that is not otherwise available to others in a like condition.

Variance Number 2:

Section 125-316(2)(a) of the City's Code of Ordinances address driveway locations and placement, relative to corner setbacks. This section calls for all driveways on local streets to be a minimum of 50 feet from the curb line or the edge of travel way of the parallel street to the proposed driveway placement on the intersecting street. The driveway for the proposed Lot 1 development use area is to be a minimum of 50-feet from the south edge of the eastbound travel lane for Seaway Drive. In the case of our petition, the north edge of the driveway serving Lot 1, is located 46 feet from the south edge of the eastbound travel lane for Seaway Drive. We have reduced the driveway width from 20 to 16 feet in order to increase the setback condition and we have examined the option of applying a curvilinear approach in the driveway design to further move the driveway edge south. However, that is not a practical option in this instance since we using a specially designed auto lift in the garage areas that required a perpendicular approach to the garage entry. Therefore, we believe that the requested relief of four (4) feet from the 50-feet driveway placement setback, represents the minimum relief necessary to permit the placement of our proposed driveway and provide safe and effective access to the homesite.

2. Do special conditions or circumstances result from actions other than that of yours? Please explain

See above commentary.

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

Had we filed an application for Planned [Unit] Development, the minimum lot width standards cited in Section 121(g)(12) of the City Code of Ordinances and the driveway location standards of Section 125-316(2)(a) of the City's Code of Ordinances (as applied to City maintained streets) would have been subject to administrative design relief reviews under the PD review process. Variances such as we have submitted would not have been required in the manner we are following. However, following recommendations provided to us that we follow a standard City form of development review for this property, as opposed to a PD review, we find that we need to seek the above cited variances in order to achieve the development objectives for the petition property.

4. What is the minimum variance that would give the reasonable use of the land, building, or structure?

Variance No 1:
To seek relief from the provisions of Section 121.11(g)(12) of the Code of Ordinances for the City of Ft. Pierce. Specifically, the petitioner is seeking relief to permit a corner lot, on a resubdivided parcel of land having less than the required 75-foot minimum lot width. Lot width requested is 59-feet. Refer to attached site plan graphic.

Variance No. 2:
To seek relief from the required 50-ft corner setback for the residential driveway located on proposed Lot #1 of the Desota Residences site plan site. The requested variance will be to permit the location of a single-family driveway, at 46 feet from the edge of the adjacent travelway (eastbound lanes of Seaway Drive). If approved, the edge of the driveway will be 46 feet from the edge of the travel way. (refer to attached graphics).

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

See above commentary.

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

Property Identification

Site Address: 1403 DESOTA ST	Parcel ID: 2401-501-0259-000-5	Account #: 14803	Sec/Town/Range: 01/35S/40E
Map ID: 24/01N	Zoning: HI Medium	Use Type: 0000	Jurisdiction: Fort Pierce

Ownership

ISLE SHORES DEVELOPMENT LLC

2250 N US Highway 1
Fort Pierce, FL 34946

Legal Description

FT PIERCE BEACH S/D BLK 15 N 7 FT OF LOT 2 AND ALL LOTS 3, 4, 5 AND 6

Current Values

Just/Market:	$147,900	Assessed:	$147,900
Exemptions:	$0	Taxable:	$147,900

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$147,900	$147,900	$0	$147,900
2019	$147,900	$147,900	$0	$147,900
2018	$190,100	$182,930	$0	$182,930

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-08-2020	4522 / 2862	0001	WD	Regoli Gloria	$330,000
09-01-1977	0275 / 2408	XX00	CV		$50,000
06-01-1974	0229 / 1511	XX00	CV		$57,900

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image or Sketch unavailable for display

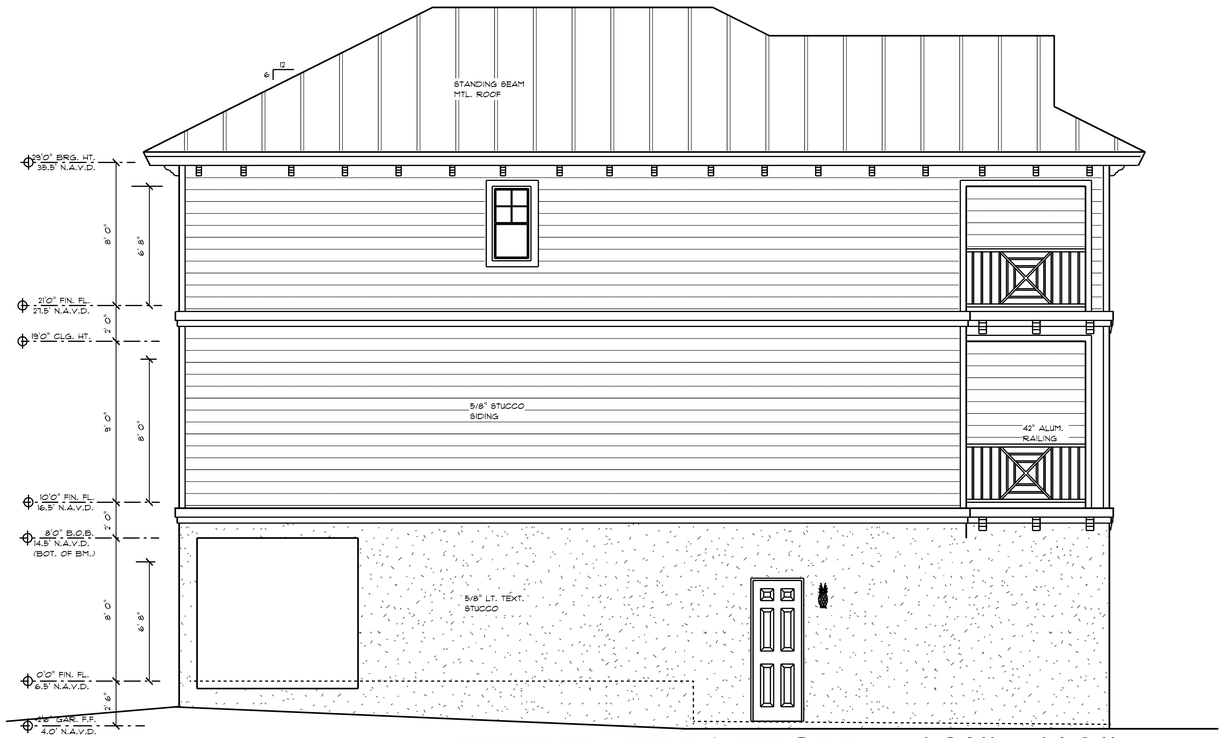
Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.68
Land Size (SF):	29,727
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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LEFT ELEVATION 1/4"=1'0"



REAR ELEVATION 1/4"=1'0"



RIGHT ELEVATION 1/4"=1'0"



FRONT ELEVATION 1/4"=1'0"

FINAL REVIEW

Lic.# AR93465

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M.A. CORSON & ASSOCIATES, INC.
ARCHITECTURE * STRUCTURAL DESIGN
412 Colorado Ave, Stuart, FL. 34994
(772) 223-8227
Visit us on the web @: macorsonarchitect.com

Est. 1922

ISLES SHORES DEVELOPMENT, LLC
1403 DESOTA ST., FORT PIERCE

DATE	: 1/18/21
DRAWN BY	: PJB no
CHECKED	: MC
REVISIONS	:

3

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4792541 OR BOOK 4522 PAGE 2862, Recorded 12/14/2020 08:55:11 AM Doc
Tax: $2310.00

This Instrument Prepared By:
DENNIS G. CORRICK, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification No. 2401-501-0259-000-5

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made effective as of the 11 day of December, 2020, by GLORIA REGOLI, an unremarried widow, whose address is 5800 Riviera Drive, Coral Gables, Florida 33146 ("**Grantor**"), to ISLE SHORES DEVELOPMENT, LLC, a Florida limited liability company, Document Number L20000266079, whose address is 2250 N. US Highway 1, Fort Pierce, Florida 34946-8913 ("**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals, and the successors and assigns of trustees, corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "**Land**") situate in St. Lucie County County, Florida, and more particularly described as follows:

The North 7 feet of Lot 2, and all of Lots 3, 4, 5 and 6, of Block 15, REVISED MAP OF FORT PIERCE BEACH SUBDIVISION, a subdivision, as per the plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey the Land and hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2019, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantor certifies that on the date of execution, delivery and recordation of this instrument, neither Grantor nor any member of the family of Grantor resided upon any portion of the Land, or any property contiguous thereto. The Land is not the constitutional homestead of Grantor.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: Elizabeth Del Rio-Henrich

GLORIA REGOLI

Print Name: Cecilia del Rio

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 8 day of December, 2020, by means of ☒ physical presence or ☐ online notarization, by GLORIA REGOLI. Said person (check one) ☐ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☒ produced other identification, to wit: ~~Driver License~~ FLID

[Notary Seal]

ELIZABETH DEL RIO-HENRICH
Notary Public - State of Florida
Commission # GG 323193
My Comm. Expires Jun 3, 2023
Bonded through National Notary Assn.

Print Name: Elizabeth Del Rio-Henrich
Notary Public, State of Florida
Commission No.: GG 323193
My Commission Expires: 6/3/2023

LEGAL DESCRIPTION

1403 DESOTA STREET – FT. PIERCE

PARCEL ID: 2401-501-0259-000-5

LEGAL DESCRIPTION:

The North 7 feet of Lot 2, and all of Lots 3, 4, 5, and 6, of Block 15, revised Map of Ft. Pierce Beach Subdivision, a subdivision, as per the Plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.



SITE DATA TABLE

Owner:
Isle Shores Development LLC
2250 No. Us #1
Ft. Pierce, FL 34946
Phone: xxx-xxx-xxxx
Fax: xxx-xxx-xxxx
email:

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: 772-464-3537
Fax: 772-464-9497
email: www.ct-eng.com

Architect:
Phone: xxx-xxx-xxxx
Fax: xxx-xxx-xxxx
email:

Owners Representatives:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
email: www.ct-eng.com

Environmental Services
Phone: xxx-xxx-xxxx
Fax: xxx-xxx-xxxx
email:

Landscape Architect:
Phone: xxx-xxx-xxxx
Fax: xxx-xxx-xxxx
email:

1.) **Project Name:**
Desota Street Residences

2.) **Location:**
SW Corner of Seaway Drive and Desota Street

3.) **Project Description:**
Five Lot, Resdential Subdivision - (two (2) two-family attached & one single family detached residential units)

4.) **Legal Description:**
The North 7 feet of Lot 2, and all of Lots 3, 4, 5, and 6, of Block 15, revised Map of Ft. Pierce Beach Subdivision, a subdivision, as per the Plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.

5.) **Sec/Town/Range:**
Section 01/ Range 35S/ Township 40E

6.) **Parcel Map ID:**
24/01N

7.) **Parcel ID Numbers:**
2401-501-0259-000-5 xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x
xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x
xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x

8.) **Gross Site Area:**

0.66 acres	gross site area	28,750	sq feet	
0.66 acres	land above MHW	28,750	sq feet	
0 acres	land below MHW	-	sq feet	
0.66	net area for density use	28,750	sq feet	

9.) **Zoning:**
R4A — Hutchinson Island Medium Density Residential — 0.66 ac — density/ acre 8.00 units — FAR (max) ##

10.) **Land Use:**
HIR — Hutchinson Island Residential — 0.66 ac — density/ acre 8.00 units — FAR (max) ##

11.) **Development Schedule:**
Start: Summer 2021
Complete: Winter 2022

12.) **Flood Zone:**
The project site is located in Flood Zone AE, Elv 5.
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111-C0183K. (eff. 02/19/2020)

13.) **Building Setbacks:**

	Min. Required		Provided	
Front	25	ft	*Varies*	ft (see site plan)
Side	6	ft	*Varies*	ft (see site plan)
Side (Corner)	15	ft	*Varies*	ft (see site plan)
Rear	15	ft	*Varies*	ft (see site plan)

14.) **Building Hgt.:**
Building Hgt. (maximum/ actual) 45ft / 36.5ft ft

15.) **Utility Service:**

Water Svc	FPUA	Electric Svc	FPUA
Sewage Svc	FPUA	Cable Svc	Comcast
Re-Use Water	n/a		

16.) **Site Coverage[1]:**

	acreage	sq feet	% of site[3]	FAR[2]
Buildings (all types)	0.15	6,665	23.18	N/A
Roadways/Parking	0.11	5,000	17.39	N/A
Other Impervious	0.12	5,250	18.26	N/A
Total Impervious	0.39	16,915	58.84	
Open Space/ Landscape	0.27	11,835	41.16	N/A
Lakes & Retention	0.00	-	0.00	N/A
Total Site Area	0.66	28,750	100.0	

Notes:
1.) All areas are approximate and subject to change as part of final construction plans.
2.) FAR coverage based on total bldg sq ft/ gross lot area.
3.) Totals may not equal 100 due to rounding

17.) **Parking:**

ITE Land Use Code	n/a	(insert description)			
ITE Parking Rate	n/a	(insert description)			
ITE Unit of Measure	n/a	(insert description)			
# units	5	* 2.00	=	10	required parking spaces
sq feet		* (rate)	=	#VALUE!	required parking spaces
Parking	required 10		Handicapped	required n/a	
	provided 10			provided n/a	

18.) **Fire Services:**
Fire services to be provided by St. Lucie County. Primary service station will be Station #2, located on Southh Hutchinson Island, approximately 1.5 miles from project site.

19.) **Site Lighting:**
Site lighting shall be provided in accord with City of Ft. Pierce Codes and Standards for residential uses/activities. No lighting shall be directed off-site.

20.) **Refuse Collection:**
Soild Waste collections will be via Ft. Pierce Public Works contracts for commercial properties.

21) **Site Drainage:**
The site drainage system shall consistent of a dry retention swale system in the rear of the proposed lots that will discharge into the regraded swales along Desota Street. Project designs (preliminary) do not include outfall or discharge into the SR A-1-A stormwater system which adjoins the project site. Storm drainage facilities shall conform to Chapter 17 of the Ft. Pierce Code of Ordinance and Standard Specifications adopted by the City Commission February 13, 1978

22.) **Traffic Statement:**
Trip generation is based upon Institute of Transportation Engineers (ITE) Code ____ (description) 10th Edition

	unit of measure	units/ sf	trip rate/ residential	trip rate/ non-residential	estimated trips residential	estimated trips non-residential
AADT	per unit	5	8.50	xxxx	42.5	#VALUE!
AM Peak	per unit	5	0.50	xxxx	2.5	#VALUE!
PM Peak	per unit	5	0.65	xxxx	3.25	#VALUE!

Traffic capacity related improvements are not required by the proposed development activity.

23.) **City of Ft. Pierce General Notes:**
A. Project must comply with Chapter 17 & Chapter 22 & Article XII per City of Ft. Pierce Code.
B. Parking space striping shall conform to Section 22-60(C)(8) of the Ft. Pierce City Code.

VARIANCE REQUEST EXHIBIT

COMPUTER FILE REF.	FIELD BK./PG.
19-176 Boudary	20-03/67

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -	BY	DATE

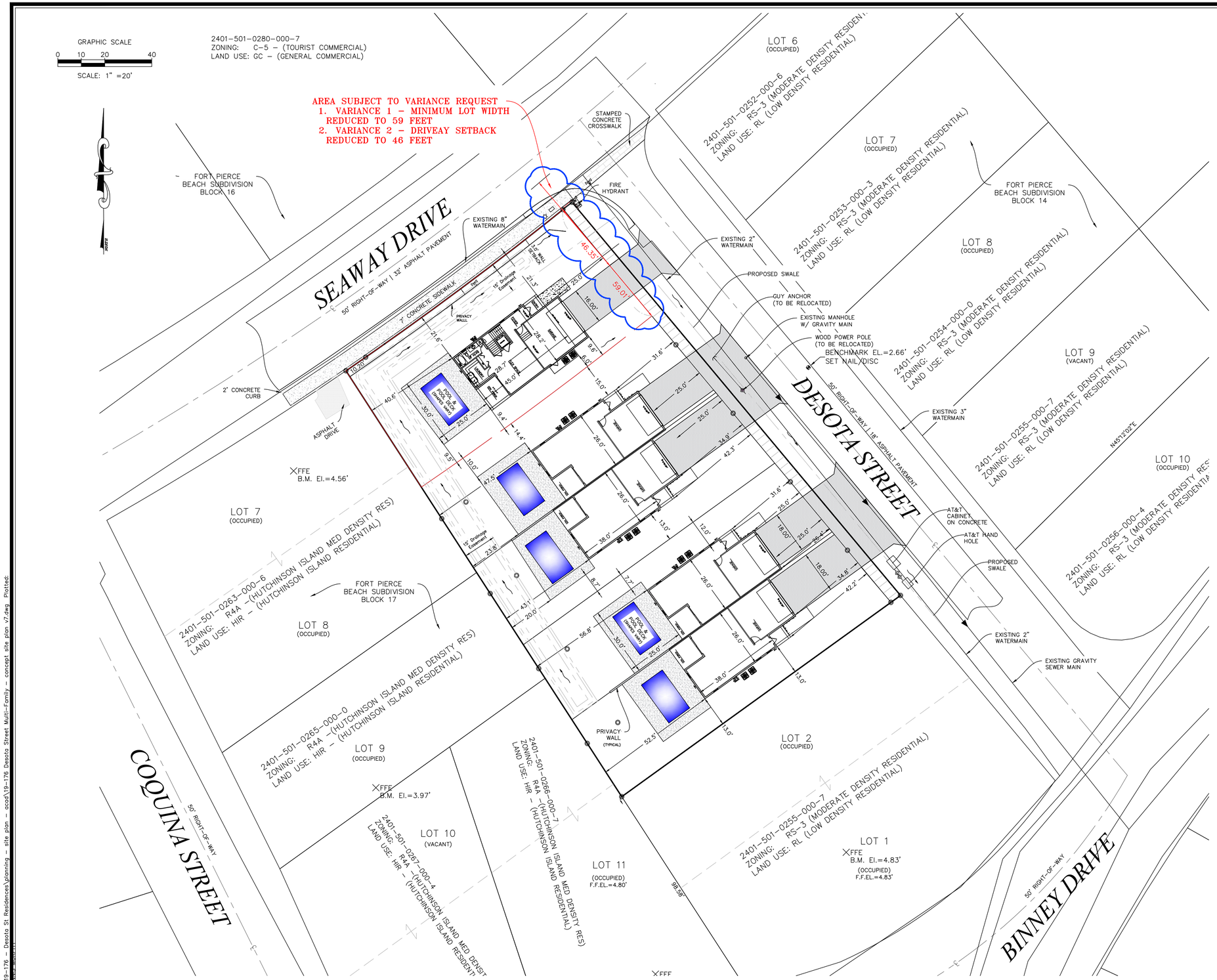
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FIELD		
CALCS.		
DRAWN	DJM	01/15/21
DETAILED		
CHECKED		
APPROVED		

DESOTA STREET RESIDENCES

CONCEPTUAL SITE PLAN

DATE: 01/15/2021
HORIZ. SCALE: 1"=20'
VERT. SCALE: n/a
JOB No. 19-176
SHEET 1 of 1

H:\New Volume_DJM\v2019\19-176 - Desota St Residences\planning - site plan - ccad\19-176 Desota Street Multi-Family - concept site plan v7.dwg Plotted: 1/15/2021 by DJM



SITE DATA TABLE

Owner:	Engineer / Surveyor:	Architect:
Isle Shores Development LLC 2250 No. Us #1 Ft. Pierce, FL 34946 Phone: xxx-xxx-xxxx Fax: xxx-xxx-xxxx email:	Culpepper & Terpening, Inc. 2980 South 25th. Street Fort Pierce, FL 34981 Phone: 772-464-3537 Fax: 772-464-9497 email: www.ct-eng.com	Phone: xxx-xxx-xxxx Fax: xxx-xxx-xxxx email:
Owners Representatives:	**Environmental Services**	**Landscape Architect:**
Culpepper & Terpening, Inc. 2980 South 25th. Street Fort Pierce, FL 34981 Phone: (772) 464-3537 Fax: (772) 464-9497 email: www.ct-eng.com	Phone: xxx-xxx-xxxx Fax: xxx-xxx-xxxx email:	Phone: xxx-xxx-xxxx Fax: xxx-xxx-xxxx email:

1.) **Project Name:**
Desota Street Residences

2.) **Location:**
SW Corner of Seaway Drive and Desota Street

3.) **Project Description:**
Five Lot, Resdential Subdivision - (two (2) two-family attached & one single family detached residential units)

4.) **Legal Description:**
The North 7 feet of Lot 2, and all of Lots 3, 4, 5, and 6, of Block 15, revised Map of Ft. Pierce Beach Subdivision, a subdivision, as per the Plat thereof recorded in Plat Book 8, Page 29, of the Public Records of St. Lucie County, Florida.

5.) **Sec/Town/Range:**
Section 01/ Range 35S/ Township 40E

6.) **Parcel Map ID:**
24/01N

7.) **Parcel ID Numbers:**
2401-501-0259-000-5 xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x
xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x
xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x xxxx-xxx-xxxx-xxx-x

8.) **Gross Site Area:**

0.66 acres	gross site area	28,750	sq feet
0.66 acres	land above MHW	28,750	sq feet
0 acres	land below MHW	-	sq feet
0.66	net area for density use	28,750	sq feet

9.) **Zoning:**
R4A Hutchinson Island Medium Density Residential 0.66 ac density/ acre 8.00 units FAR (max) ##

10.) **Land Use:**
HIR Hutchinson Island Residential 0.66 ac density/ acre 8.00 units FAR (max) ##

11.) **Development Schedule:**
Start Summer 2021
Complete Winter 2022

12.) **Flood Zone:**
The project site is located in Flood Zone AE, Elv 5.
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111-C0183K. (eff. 02/19/2020)

13.) **Building Setbacks:**

	Min. Required		Provided	
Front	25	ft	*Varies*	ft (see site plan)
Side	6	ft	*Varies*	ft (see site plan)
Side (Corner)	15	ft	*Varies*	ft (see site plan)
Rear	15	ft	*Varies*	ft (see site plan)

14.) **Building Hgt.:**
Building Hgt. (maximum/ actual) 45ft / 36.5ft ft

15.) **Utility Service:**

Water Svc	FPUA	Electric Svc	FPUA
Sewage Svc	FPUA	Cable Svc	Comcast
Re-Use Water	n/a		

16.) **Site Coverage[1]:**

	acreage	sq feet	% of site[3]	FAR[2]
Buildings (all types)	0.15	6,665	23.18	N/A
Roadways/Parking	0.11	5,000	17.39	N/A
Other Impervious	0.12	5,250	18.26	N/A
Total Impervious	0.39	16,915	58.84	
Open Space/ Landscape	0.27	11,835	41.16	N/A
Lakes & Retention	0.00	-	0.00	N/A
Total Site Area	0.66	28,750	100.0	

Notes:
1.) All areas are approximate and subject to change as part of final construction plans.
2.) FAR coverage based on total bldg sq ft/ gross lot area.
3.) Totals may not equal 100 due to rounding

17.) **Parking:**
ITE Land Use Code n/a (insert description)
ITE Parking Rate n/a (insert description)
ITE Unit of Measure n/a (insert description)

# units	5	*	2.00	=	10 required parking spaces
sq feet		*	(rate)	=	#VALUE! required parking spaces

Parking		Handicapped		
required	10	required	n/a	
provided	10	provided	n/a	

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PRELIMINARY

M.A. CORSON & ASSOCIATES, INC.

ARCHITECTURE * STRUCTURAL DESIGN

412 Colorado Ave. Stuart, FL. 34994

(772) 223-8227

Visit us on the web @: macorsonarchitect.com

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LIC.# AR91668



STREETSCAPE ELEVATION 1/8"=1'0"

ISLES SHORES
DEVELOPMENT, LLC
1403 DESOTA ST., FORT PIERCE

DATE : 12/10/20
DRAWN BY : PJB MG
CHECKED : MC
REVISIONS :