BOARD OF ADJUSTMENT AGENDA

Board of Adjustment Regular Meeting - Thursday, June 24, 2021 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the May 27, 2021 meeting

6. **PUBLIC HEARINGS**

   a. Variances For Fence Height & Front Yard Setback - Jacquin Residence - 1363 Bayshore Drive

   b. Variances for Lot Width and Setback - Desota Residences - 1403 Desota Street

   c. Variance - Surfside Quadruplex - Parcel ID: 2412-501-0132-000-3

7. **DISCUSSION / OTHER BUSINESS**

8. **COMMENTS FROM THE PUBLIC**

9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Board of Adjustment with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Planning Department at (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board of Adjustment
Meeting Date: 06/24/2021

Information

REQUESTED ACTION
Minutes from the May 27, 2021 meeting

LOCATION
N/A

RESPONSIBLE STAFF
N/A

RECOMMENDATION
N/A

Attachments

Board of Adjustment Minutes 5/27/21

Form Review

Form Started By: Alicia Rosenthal Started On: 06/01/2021 11:49 AM
Final Approval Date: 06/01/2021

CITY OF FORT PIERCE

BOARD OF ADJUSTMENT

Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, MAY 27, 2021, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Darryl Bey; Charles Hayek; Jaimebeth Galinis; James Crist, Vice-Chair

Staff Present: Tanya Earley, Assistant City Attorney
Rebeca Guerra, Assistant Planning Director
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the April 22, 2021 meeting

Motion was made by Darryl Bey, and seconded by Charles Hayek to approve the minutes from the April 22, 2021 meeting.

AYE: Charles Hayek, Jaimebeth Galinis, Darryl Bey, Vice-Chair James Crist
Passed

6. PUBLIC HEARING

a. **Variance from Minimum Side Setback - Hayek Residence - 1111 Fernandina Street**

This item was moved to 6b. Mr. Hayek recused himself.

The clerk introduced the Variance for the Hayek Residence located at 1111 Fernandina Street.

The Assistant City Attorney read the Quasi Judicial hearing procedures at the beginning of the public hearings.

Vice-Chairman Crist called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Vice-Chairman Crist inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Galinis - yes
Mr. Bey - no
Mr. Hayek– recused
Vice-Chairman Crist - no

Vice-Chairman Crist opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:
Rebeca Guerra, Assistant Planning Director, gave an overview of the application.
In accordance with Article II of Chapter 125 of the City Code, the applicant is requesting the Board of Adjustment approve a Variance from 125-192(b)(2)b. to allow for a side setback of two (2) feet in lieu of the code-required seven (7) feet in order to install a whole-house generator. The proposed whole-house generator would sit on the northern side of the property approximately two feet from the property line. The neighbor to the north which immediately abuts the subject site has submitted a letter indicating their support for the generator's location and the necessary variance needed in order for the installation to occur in the requested area.

The applicant has indicated that the generator's placement has been dictated by the location of the existing electric panel and gas tank along the northern side of the house. Moving the generator closer to the street or in the back yard, they reason, would make electrical and other connections difficult due to the distance and size of wiring needed. Moreover, its proposed location would be obscured by a 5½-foot CBS wall and a hedge of 18-foot Areca Palms. The site plan provided for the generator meets all other applicable codes contained in Chapter 125 of City Code. If the Variance is approved, the location of the whole-house generator will not appear to adversely affect traffic flow, safety and control, pedestrian safety, and convenience or visibility at any street intersections, drives, rights-of-way, curb cuts or crosswalks. The Technical Review Committee did not have any comments or objections regarding the placement of the generator

Staff recommends that the Board of Adjustment approve a Variance from Section 125-192(b)(2)b. to allow for a side setback of two (2)feet in lieu of the Code-required seven

(7) feet

Board questions for Staff: None

Applicant questions for Staff: None

Applicant presentation: Charles Hayek, owner, sworn, stated the side of the house is the only logical place to put the generator based on other code requirements. Mr. Hayek noted that his next door neighbor is the only person that would be affected by the generator and his neighbor has approved the location.

Board questions for Applicant: Vice-Chairman Crist asked if the neighbor has a generator and if the generator could be shielded.

Public comment: None

Vice-Chairman Crist, seeing no one else, closed the public hearing.

Motion was made by Darryl Bey, and seconded by Jaimebeth Galinis to approve a Variance from Section 125-192(b)(2)b. to allow for a side setback of two (2) feet in lieu of the Code-required seven (7) feet.

AYE:	Jaimebeth Galinis, Darryl Bey, Vice-Chair James Crist
Other:	Charles Hayek (ABSTAIN)
Passed	

b. **Variance From Side Setback & Special Exception for Expansion of Nonconforming Structure - Chicas Residence - 1907 Fulton Drive**

This item was moved to 6a.

The clerk introduced the Variance and Special Exception for the Chicas Residence located at 1907 Fulton Drive.

Vice-Chairman Crist asked the Assistant City Attorney, Tanya Earley, to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, Tanya Earley, Assistant City Attorney, explained to the Board of Adjustment that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the Board engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the Board applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal Board meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and, decisions must be made based on competent substantial evidence. Therefore, Board members have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the Commission has established the uniform procedures for quasi-judicial hearings that will be followed today.

Vice-Chairman Crist called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

Vice-Chairman Crist inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Bey - no
Mr. Hayek– no
Ms. Galinis - no
Vice-Chairman Crist - no

Vice-Chairman Crist opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:
Rebeca Guerra, Assistant Planning Director, gave an overview of the application.
In accordance with Article II of Chapter 125 of the City Code, the applicants are requesting the Board of Adjustment approve a Variance from Section 125-193(b)(2)a. to allow for a seventeen (17) foot front yard setback in lieu of the code-minimum twenty-five (25) feet for the construction of an addition to the existing single-family home. Additionally, a Special Exception to allow for the expansion of a legal nonconforming structure is also being requested.

The existing home, which was originally constructed in 1952, was built with a 17-foot setback from the front property line. The City's Code, first adopted in 1981, requires a minimum 25-foot setback from the front property line. The discrepancy between both distances makes the existing single-family home a "legal nonconforming structure." Any enlargement or expansion of a legal nonconforming structure requires a Special Exception, consistent with Sections 125-72 and 125-73. The proposed addition would be located within the area currently used as a carport. The carport is aligned along the same facade as the house itself. The applicants are seeking to keep the overall facade plane uniform in order to maintain consistency with the architectural style and design of their home. Parking which would have been provided under the carport will now be made available via an extended driveway and paved area sufficient for more than two vehicles. The site plan provided for the addition meets all other applicable codes contained in Chapter 125 of City Code. If the variance and special exception are approved, the location of the addition will not appear to adversely affect traffic flow, safety and control, pedestrian safety, and convenience or visibility at any street intersections, drives, rights-of-way, curb cuts or crosswalks. The Technical Review Committee did not have any comments or objections regarding the request.

Staff recommends that the Board of Adjustment approve the following: 1. A Variance from Section 125-193(b)(2)a. to allow for a seventeen (17) foot front yard setback in lieu of the code-minimum twenty-five (25) feet. 2. A Special Exception to allow for the expansion of a legal nonconforming structure, consistent with Sections 125-72 and 125-73

Board questions for Staff: None

Applicant questions for Staff: None

Applicant presentation: Elena Chicas, owner, sworn, stated she has done everything the city has asked for and she needs a bigger home for her children.

Board questions for Applicant: None

Public comment: None

Vice-Chairman Crist, seeing no one else, closed the public hearing.

Motion was made by Charles Hayek, and seconded by Darryl Bey to approve a Variance from Section 125-193(b)(2)a. to allow for a seventeen (17) foot front yard setback in lieu of the code-minimum twenty-five (25) feet.

AYE: Darryl Bey, Charles Hayek, Jaimebeth Galinis, Vice-Chair James Crist
Passed

Motion was made by Charles Hayek, and seconded by Darryl Bey to approve a Special Exception to allow for the expansion of a legal nonconforming structure, consistent with Sections 125-72 and 125-73.

AYE: Darryl Bey, Charles Hayek, Jaimebeth Galinis, Vice-Chair James Crist
Passed

c. **Variances For Fence Height & Front Yard Setback - Jacquin Residence - 1363 Bayshore Drive**

This item was postponed to the June 24, 2021 meeting.

7. **ELECTION OF CHAIR AND VICE-CHAIR**

A motion was made by Mr. Hayek to nominate Mr. Crist for Chairman. There was not a second to the motion.

Motion was made by Charles Hayek, and seconded by Jaimebeth Galinis to elect Mr. Bey as Chairman.

AYE: Jaimebeth Galinis, Darryl Bey, Charles Hayek, Vice-Chair James Crist
Passed

Motion was made by Darryl Bey, and seconded by Charles Hayek to elect Ms. Galinis as Vice-Chair.

AYE: Darryl Bey, Charles Hayek, Jaimebeth Galinis, Vice-Chair James Crist
Passed

8. DISCUSSION / OTHER BUSINESS

9. COMMENTS FROM THE PUBLIC

10. ADJOURNMENT

Planning Board of Adjustment
Meeting Date: 06/24/2021

Information

REQUESTED ACTION

Variances For Fence Height & Front Yard Setback - Jacquin Residence - 1363 Bayshore Drive

LOCATION

1363 Bayshore Drive
Fort Pierce, FL 34949-3083

Parcel ID: 2401-603-0001-000-5

RESPONSIBLE STAFF

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

RECOMMENDATION

Denial of a variance from Section 125-322(c)(1)a. to allow for a six (6) foot high fence to be erected within the front yard in lieu of the Code-maximum of four (4) feet.

Denial of a variance from Section 125-191(c)(1)a. to allow for a front setback of one (1) foot in lieu of the Code-required twenty-five (25) feet.

Attachments

Staff Report
Aerial Map
Application
Site Plan & Elevations
Public Notification Certification

Form Review

Form Started By: Rebeca Guerra Started On: 05/20/2021 07:17 PM
Final Approval Date: 06/17/2021

TO: Members of the City of Fort Pierce Board of Adjustment

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

RE: **Application for Two (2) Variances**
Allow For 6-Foot Front Yard Fence
Encroach Front Yard Setback
1363 Bayshore Drive

MEETING DATE: June 24, 2021

STAFF REPORT

Owner/Applicant: Michael Jacquin & Casi Jacquin
P.O. Box 4343
Fort Pierce, FL 34948

Requested Actions: Variance from Section 125-322(c)(1)a. to allow for a six (6) foot high fence to be erected within the front yard in lieu of the Code-maximum of four (4) feet.

Variance from Section 125-191(c)(1)a. to allow for a front setback of one (1) foot in lieu of the Code-required twenty-five (25) feet.

Location: 1363 Bayshore Drive

Parcel ID: 2401-603-0001-000-5

Zoning: Single-Family Low Density Zone (R-1)

Future Land Use: Low Density Residential (RL)

Parcel Size: 0.52 acres/22, 596 Square Feet

Proposed Fence Height: 6 feet

Proposed Front Setback: 1 foot

Surrounding Zoning:

North	East	South	West
R-1	Indian River	R-4A	R-4A

Staff Analysis:

In accordance with Article II of Chapter 125 of the City Code, the applicant is requesting the Board of Adjustment approve a variance from Section 125-322(c)(1)a. to allow for a six (6) foot high fence/wall to be erected within the front yard in lieu of the Code-maximum of four (4) feet and a variance from Section 125-191(c)(1)a. to allow for a front setback of one (1) foot in lieu of the Code-required twenty-five (25) feet. The

fence/wall will have an approximately 35-square foot big, 12-foot-high covered structure attached. It is this accessory structure that will have the one (1) foot setback from the front property line.

The first variance is requested in order to erect a 6 (six) foot tall masonry fence/wall approximately four feet from the front property line. The proposed fence/wall will be completely opaque and run the length of the western property line, wrapping ten feet along both sides, and interrupted by an eighteen-foot wide, aluminum double-door entrance gate. The homes along Bayshore Drive, in contrast, are all open and unenclosed by fencing of any kind, save for the property facing the subject site which has a 4-foot high, vinyl-coated, open chain link fence. The proposed fence/wall would be the only single-family home to have this kind of structure, making it both inconsistent and incompatible with the immediate area and development style. This area of South Hutchinson Island gives the sense of an open, airy neighborhood with an inviting sense of community. The proposed fence/wall lends itself to more of an enclosed, compound-type situation that is distinctly different in sight and feeling. The subject site has no discernable special circumstances or hardships which would justify a variance being granted. In fact, there is an approximately 100-foot distance from the front property line to the front façade of the three-car garage where the fence/wall may be relocated. Additionally, the fence/wall may be reduced to four feet in height and remain in its proposed location should the applicants still wish to enclose the entirety of their front yard. Lastly, if the variance is approved, the location of the fence/wall (and attached accessory structure) will appear to adversely affect traffic flow, safety and control, pedestrian safety, and convenience or visibility of the driveway, rights-of-way, and other curb cuts.

The second variance is for the approximately 35-square foot, 12-foot-high covered structure that would be attached to the proposed fence/wall. The applicants are proposing to locate the structure one (1) foot from the front property line. Although the application has indicated that the structure is a "guardhouse," after speaking with one of the applicants, it will actually be used as a covered, pedestrian walk-through which may also be utilized for temporary storage. As indicated previously, the subject site has no discernable special circumstances or hardships which would justify this variance being granted. And as also stated before, the proposed structure would be the only single-family home to have this kind of construction, making it both inconsistent and incompatible with the immediate area and development style. If the applicants wish to have a covered pedestrian walk-through onto their property, a gated, roofed opening (like an arbor, pergola, etc.) could be incorporated into the proposed fence/wall which would be more in keeping with the neighborhood's overall aesthetic. Staff would be willing to support such a covered opening, up to 7 feet in height, as an alternative with a variance.

Variance Criteria:

The following criteria are specified in City Code 125-100, which must be satisfied in order for a variance to be granted:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
2. The special conditions and circumstances do not result from the actions of the applicant.
3. The literal interpretation of the provision of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant.
4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The owner's response to the above criteria is attached to the submittal pack with the application.

Property Owner Response Survey:

A total of six (6) notifications were mailed to abutting property owners on May 14, 2021. On May 27, 2021, the item was postponed to the June 24, 2021, therefore no new mailings needed to be done for the item. As of June 17, 2021, no letters of support or objection have been received. An update will be provided at the Board of Adjustment meeting.

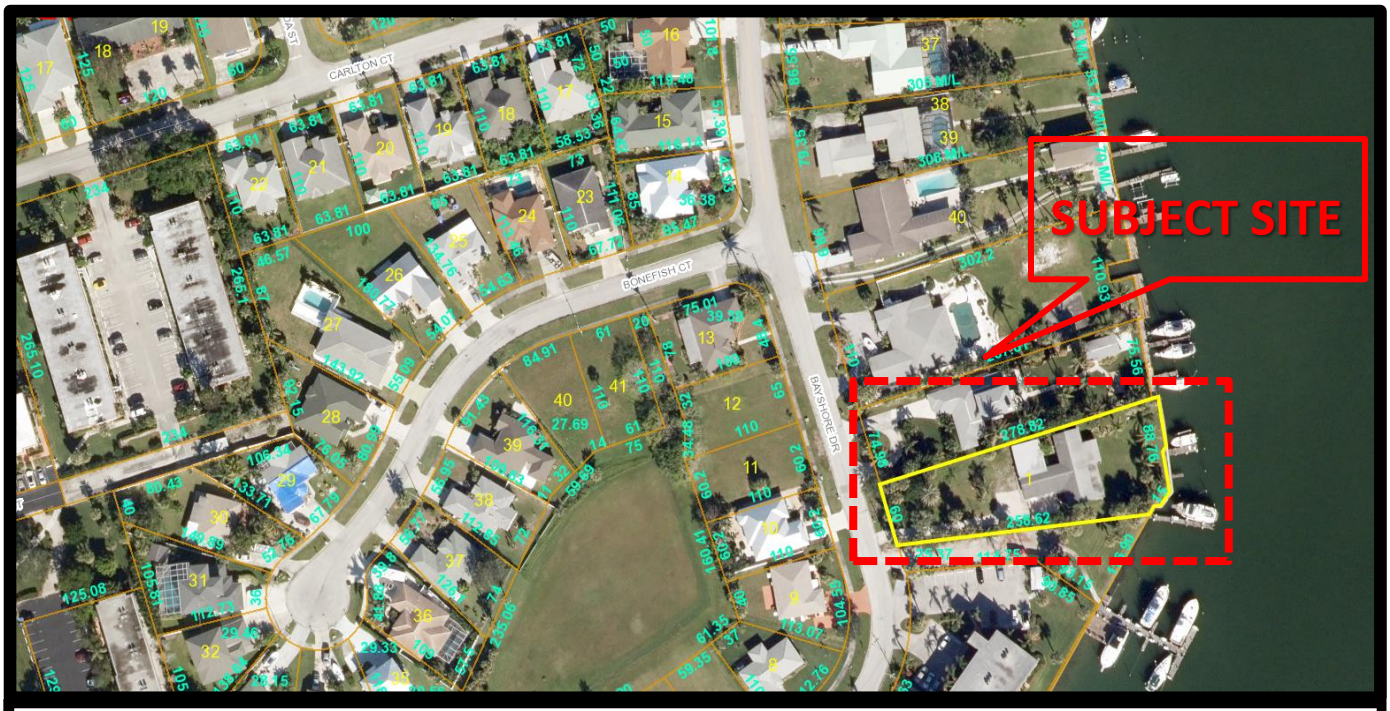
Staff Recommendations:

Staff recommends that the Board of Adjustment DENY a Variance from Section 125-322(c)(1)a. to allow for a six (6) foot high fence to be erected within the front yard in lieu of the Code-maximum of four (4) feet.

Staff recommends that the Board of Adjustment DENY a Variance from Section 125-191(c)(1)a. to allow for a front setback of one (1) foot in lieu of the Code-required twenty-five (25) feet.

Aerial Map

1363 Bayshore Drive



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Variance
1363 Bayshore Drive
Aerial Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

VARIANCE

Property address or Location 1363 Bayshore Drive, Fort Pierce, FL 34949

Parcel ID #(s) 240-603-0001-000-5

Project description New residential home with construction of Fence and a Guard House.

Michael & Casi Jacquin	Paul Jacquin & Sons, Inc
Property Owner(s)	**Applicant/Representative, Title, Company**
17370 Pineapple Lane	7348 Commercial Circle
Street Address	Street Address
Fort Pierce FL 34945	Fort Pierce FL 34951
City State Zip	City State Zip
772-216-8899	772-465-2475
Phone Number	Phone Number
michael.jacquin@pjsi.com	michael.jacquin@pjsi.com; valerie.davis@pjsi.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.*

Property Owner(s) Signature(s)

STATE OF FL – St. Lucie COUNTY

The foregoing instrument was acknowledged before me this 17th day of February, 20 21, by Michael E. Jacquin who is personally known to me or has produced _____ as identification.

Valerie J Davis
Signature of Notary

(seal)

Notary Public State of Florida
Valerie J Davis
My Commission HH 078199
Expires 01/06/2025

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

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

Description of request: Install an approx. 6' high fence and entry feature at property line.

Reason for request: To save trees and be consistent with other new develpoments in the area.

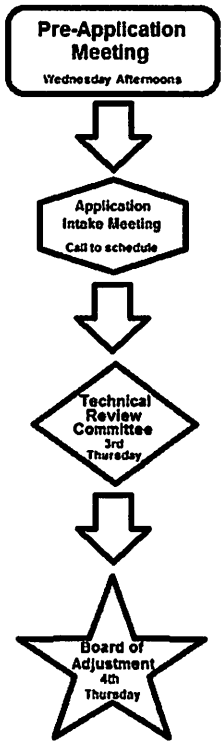
Existing Use : Home Date Property was Purchased: June 10, 2020

Alterations made to the site since purchase: Demo and start construction of new home.

Has a request for this variance been denied in the past? ☐ Yes ☒ No

If yes, what has changed since the denial? _____

Application Outlook



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:

Variance Narrative per City Code

1363 Bayshore Dr, Fort Pierce, FL 34949

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
   Property in pie shape, therefore trying to maintain as much area inside fence for dogs, trees, and open space.

2. Do special conditions or circumstances result from actions other than that of yours? Please explain:
   Property shape is a special condition.

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.
   My wish is to save trees and maintain harmony within the neighborhood.

4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
   Please see plans for better understanding of design.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the public welfare:
   I have letters from adjacent property owners(see attached). They are all in agreement this will not impair but improve their properties.

Patrick E. MacRae
1358 Bayshore Drive
Fort Pierce, FL 34949
attorneymacrae@yahoo.com
(727) 642-3676

Michael & Casi Jacquin
1363 Bayshore Drive
Fort Pierce, FL, 34949

Dear Mr. & Mrs. Jacquin,

I have reviewed your plans to construct a fence and entry structure on Bayshore Drive in front of your home that is under construction. I feel the fence and structure have harmony with the neighborhood and will add value to the overall street appearance as well as property values. I do not have a problem with the fence height or setback as this will allow for existing trees to remain.

Please accept this as my approval for your new fence and structure.

Sincerely,

Patrick MacRae

Robert & Donna Benton
1365 Bayshore Drive
Fort Pierce, FL 34949
772-370-5741/772-519-6786

February 11, 2021

Michael and Casi Jacquin
1363 Bayshore Drive
Fort Pierce, FL. 34949

Dear Mr. and Mrs. Jacquin,

We have reviewed your plans to construct a fence and entry structure on Bayshore Drive in front of your home that is under construction. We feel the fence and structure have harmony with the neighborhood and will add value to the overall street appearance as well as property value. We are in agreement with the fence height street side and the waiver of the setback as this will allow for the existing Oak tree to remain.

Please accept this as our approval for your new fence and structure in the front of your property.

Sincerely,

Bob and Donna Benton

2-16-2021

Colonnades Members INC. Executive Board

1140 Bayshore Drive

Fort Pierce, FL. 34949

Dear Mr. & Mrs. Jacquin,

I have reviewed your plans to construct a fence and entry structure on Bayshore Drive in front of your home that is under construction. I feel the fence and structure have harmony with the neighborhood and will added value to the overall street appearance as well as property values. I do not have a problem with the fence height or setback as this will allow for existing trees to remain.

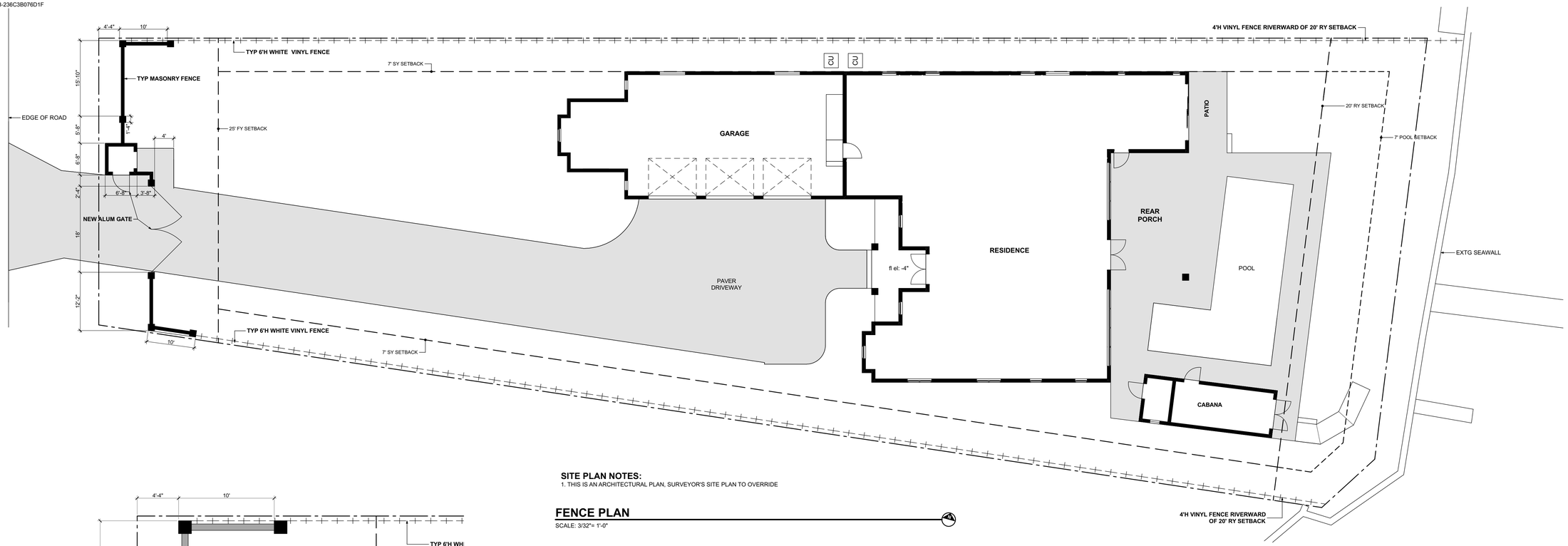
Please accept this as our approval for your new fence and structure.

Sincerely,

Colonnades Members INC. Executive Board

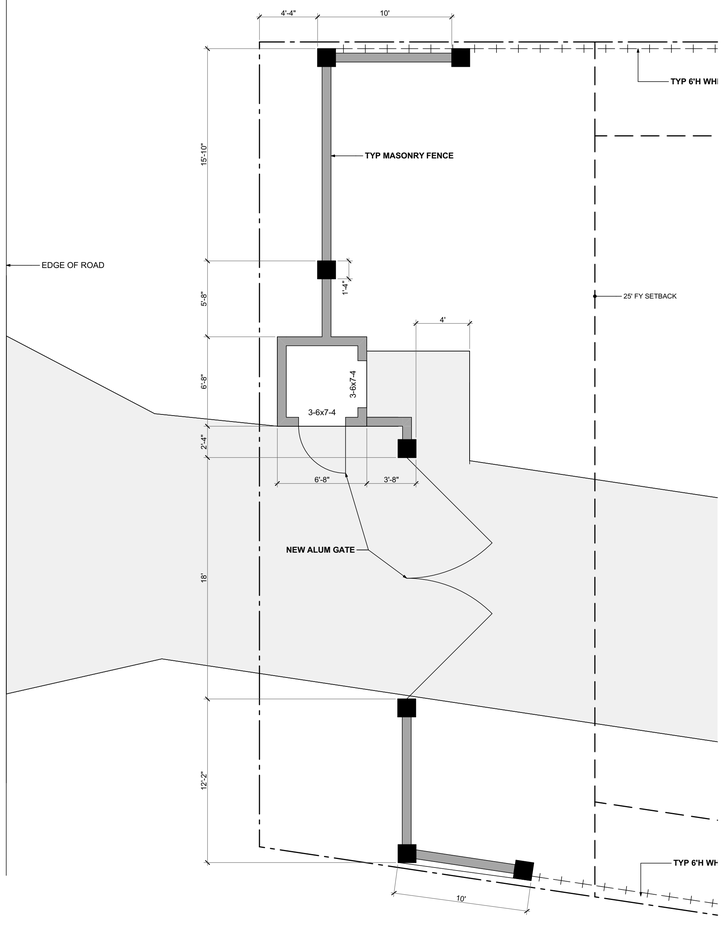
President Mike Oyler

DocuSign Envelope ID: F7E1D607-C7A9-444A-A67B-236C3B076D1F

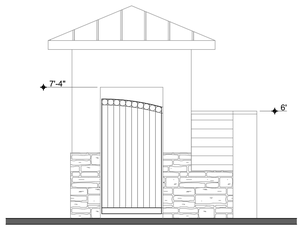


SITE PLAN NOTES:
1, THIS IS AN ARCHITECTURAL PLAN, SURVEYOR'S SITE PLAN TO OVERRIDE

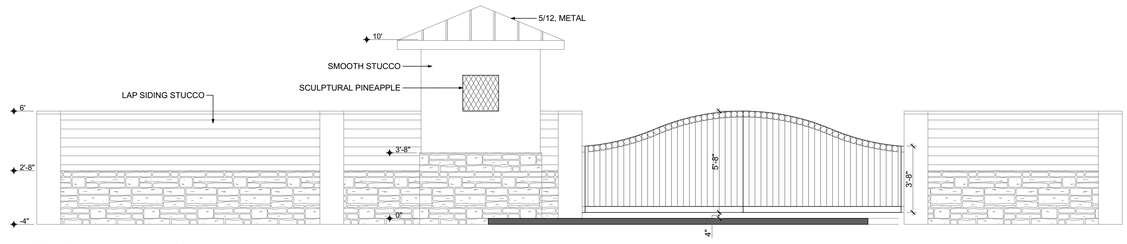
FENCE PLAN
SCALE: 3/32"= 1'-0"



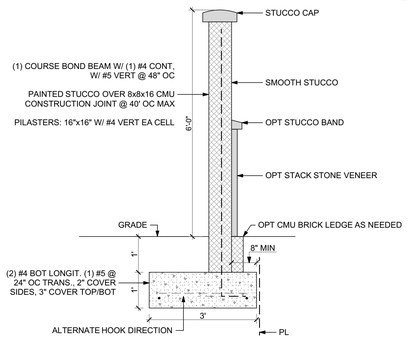
FENCE/GATE PLAN
SCALE: 3/16"= 1'-0"



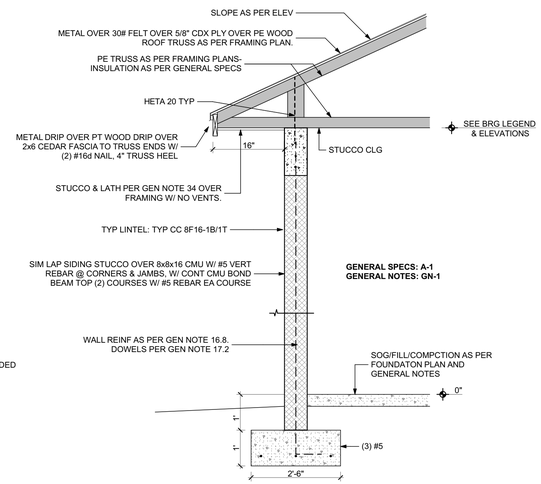
SIDE ELEVATION
SCALE: 1/4"= 1'-0"



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



TYP MASONRY FENCE DETAIL
SCALE: NTS



TYP GUARDGATE WALL DETAIL
SCALE: NTS

FL Design Build Inspect
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ID	DATE	COMMENT

fence

2/1/21

SHEET
1 of 2

DocuSigned by:
Frank Liebler
E935FAF30E92486...
2/2/2021

STATE OF FLORIDA
FRANCIS P. LIEBLER
AR97108
REGISTERED ARCHITECT

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BASIS OF STRUCTURAL DESIGN:

SOIL BEARING: 2500 psf (assumed)
WIND: 160mph (ult), risk cat 2, exp C, wind borne debri region, .18 enclosed design
FROST DEPTH: 12"

- THE STRUCTURAL DESIGN APPROACH FOR MASONRY, ROLLED STEEL, AND LIGHT WEIGHT STEEL IS WORKING STRESS DESIGN. THE DESIGN APPROACH FOR REINFORCED CONCRETE IS ULTIMATE STRENGTH DESIGN. THE DESIGN SERVICE LOADS ARE AS FOLLOWS:

ROOF LIVE LOAD	20 PSF
ROOF DEAD LOAD	7 PSF TC (metal)
ROOF WIND LOAD	(SEE DRAWINGS)
CEILING DEAD LOAD	10 PSF BC
WALL WIND LOADS	(SEE DRAWINGS)
FLOOR DEAD LOADS	15 PSF TC, 5 PSF BC
FLOOR LIVE LOADS	SEE BELOW

FLOOR LIVE LOADS:

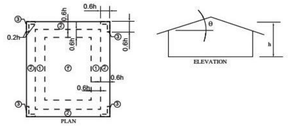
Uninhabitable attics without storage	10 psf
Uninhabitable attics with limited storage	20 psf
Habitable attics and attics served with fixed stairs	30 psf
Balconies (exterior) and decks	40 psf
Fire escapes	40 psf
Guardrails and handrails	200 lb
Guardrail in-fill components	50 plf
Passenger vehicle garages	50 psf
Rooms other than sleeping room	40 psf
Sleeping rooms	30 psf
Stairs	40 psf

WIND PRESSURES (asd)

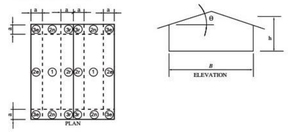
COMPONENT AND CLADDING LOADS... FROM TABLE FBC R301.2(2)

	ZONE	EFFECTIVE WIND AREA (SF)	160	
Hip Roof > 20 to 27 deg	1	10.0	24.9	-44.8
	1	20.0	21.5	-39.7
	1	50.0	16.9	-32.9
	1	100.0	13.6	-27.7
	2e, 2r, 3	10.0	24.9	-61.7
	2e, 2r, 3	20.0	21.5	-55.2
	2e, 2r, 3	50.0	16.9	-46.5
	2e, 2r, 3	100.0	13.6	-39.9
Wall	4	10.0	33.4	-36.3
	4	20.0	31.9	-34.7
	4	50.0	30.0	-32.8
	4	100.0	28.4	-31.2
	4	500.0	24.9	-27.7
	5	10.0	33.4	-44.8
	5	20.0	31.9	-41.7
	5	50.0	30.0	-37.8
	5	100.0	28.4	-34.7
	5	500.0	24.9	-27.7

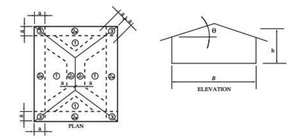
1.21 adjustment factor used



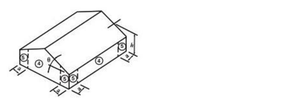
Gable and Flat Roofs θ ≤ 7°



Gable and Flat Roofs 7° < θ ≤ 45°



Hip Roofs 7° < θ ≤ 45°



Walls

GENERAL NOTES- residential

1. CODE COMPLIANCE:
1.1. This project was designed under the following codes. The construction documents cannot reference all of the codes require for the construction of this building. By submitting these construction documents for permit or commencing work, the contractor, hereby agrees to comply with all local, state, and federal regulations having jurisdiction over this project, and to comply with all governing codes, including but not limited to, the most current editions as adopted by the state of Florida, of the following:
-2020 FBC: RESIDENTIAL, 7th ed -2017 NATIONAL ELECTRIC CODE
-2020 FBC: ENERGY CONSERVATION, 7th ed -ASCE 7-16

2. ALL GENERAL NOTES
2.1. THE FOLLOWING SPECIFICATIONS ARE MINIMUM REQUIREMENTS TO SUPPLEMENT THE DRAWINGS. IN CASE OF CONFLICT, NOTIFY ARCHITECT. THESE DRAWINGS, IN CONJUNCTION WITH OTHER SUBMITTALS, REPORTS, OR WRITTEN INSTRUCTIONS BY ARCHITECT OR CONSULTANTS, SHALL BE CONSIDERED THE COMPLETE CONSTRUCTION DOCUMENTS.
2.2. THE FOLLOWING GENERAL & SPECIFIC NOTES SHALL APPLY EQUALLY TO ALL CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS ENGAGED IN EXECUTION OF WORK ON THESE PLANS.
2.3. GENERAL CONTRACTOR SHALL FURNISH A COMPLETE SET OF DRAWINGS AND ADDENDUM'S TO ALL SUBCONTRACTORS ON THE JOB AND COORDINATE THEIR WORK. ANY DISCREPANCIES AND/OR CONFLICTS IN THE DRAWINGS SHALL BE NOTIFIED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY INSTALLATION. FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, ANY COSTS ARISING TO CORRECT THE DISCREPANCY AND/OR CONFLICT SHALL BE BORNE BY THE RESPONSIBLE PARTY.
2.4. NO DEVIATION OF THE APPROVED SET OF DRAWINGS WILL BE MADE IN THE FIELD WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT AND BUILDING OFFICIAL. IN SUCH CASE THE ARCHITECT SHALL PREPARE A REVISION IN ACCORDANCE WITH THE CHANGE. APPROVAL FROM THE BUILDING OFFICIAL SHALL BE OBTAINED BY THE CONTRACTOR BEFORE PROCEEDING WITH ANY WORK.

3. ARCHITECT & CONTRACTOR RELATIONSHIP
3.1. UNLESS CONTRACTED DIRECTLY BY CONTRACTOR, THE ARCHITECT AND CONTRACTOR ARE NOT IN A CONTRACTUAL RELATIONSHIP. THE ARCHITECT IS AN AGENT OF THE OWNER. BY SUBMITTING THESE CONSTRUCTION DOCUMENTS FOR PERMIT, THE CONTRACTOR ACKNOWLEDGES THAT THEY ARE COMPETENT, UNDERSTAND THE DOCUMENTS, AND ARE BOUND BY THE TERMS OF THE DOCUMENTS. IF THE CONTRACTOR VEERS FROM THESE PLANS, THEY ARE ACCEPTING LIABILITY THAT MAY ARISE DUE TO CHANGES. ARCHITECT IS NOT LIABLE FOR THE CONTRACTOR'S INCOMPETENCY TO UNDERSTAND THE CONSTRUCTION DOCUMENTS. IT IS NOT THE ARCHITECT'S ERROR OR OMISSION IF THE ARCHITECT DOES NOT SPECIFY/REFERENCE SOMETHING THAT IS REQUIRED BY THE CODES THAT A CONTRACTOR AND SUBS ARE REQUIRED TO UNDERSTAND AND ADHERE THE BLDG CODES NO DIFFERENT THAN THE ARCHITECT.

4. WORKMANSHIP:
4.1. ALL WORK SHALL BE PERFORMED IN THE BEST AND MOST PROFESSIONAL MANNER BY CRAFTSMEN SKILLED IN THEIR RESPECTIVE TRADES.

5. COORDINATION:
5.1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF WORK FOR ALL TRADES.
5.2. A DRAWING MAY INADVERTENTLY OMIT SOME RELATED ITEM FROM ANOTHER DRAWING. THIS DOES NOT MEAN THAT THE SECONDARILY OMITTED ITEM IS NOT REQUIRED IN SO FAR AS IT AFFECTS THE TRADES. ALL TRADES SHALL INCLUDE EVERYTHING NECESSARY FOR A COMPLETE AND PROPERLY FUNCTIONING CODE - ACCEPTABLE PROJECT, UNLESS CERTAIN ITEMS ARE SPECIFICALLY INDICATED AS BEING PROVIDED BY OTHERS AS "NIC" (NOT IN CONTRACT).

7. CONDITIONS NOT DETAILED:
7.1. CONSTRUCTOR IS SUPPOSED TO CORRECTLY CANNOT DETAIL EVERY CONDITION OR INSTRUCT THE CONTRACTOR ON HOW TO PERFORM THE WORK. EVERY CONNECTION, CORNER, FLASHING, ETC. MUST BE RESOLVED. NOTIFY ARCHITECT IF A CONDITION NEEDS ADDITIONAL DIRECTION OR DETAIL. ARCHITECT IS NOT LIABLE FOR WORK THAT IS NOT EMBEDDED/SPECIFIED/DETAILED IN THESE PLANS. IF THERE SHALL BE A DOWEL FOR A CERTAIN PRODUCT, CONTRACTOR MAY REQUEST A SUBSTITUTION APPROVAL BY ARCHITECT. IF DRAWINGS HAVE A GENERIC SPECIFICATION CONTRACTOR IS FREE TO USE ANY PRODUCT THAT MEETS WHAT IS SPECIFIED WITHOUT APPROVAL BY ARCHITECT.

8. VERIFY SITE INFORMATION:
8.1. CONTRACTOR IS TO VERIFY ALL SITE INFORMATION AND ASSUMPTIONS, ESPECIALLY SUBTERRANEAN CONCEALED CONDITIONS INVOLVING HIDDEN UTILITIES AND SOIL CONDITIONS. SHOULD ANY CONDITIONS AFFECTING THE WORK BE DISCOVERED BY THE CONTRACTOR, HE IS TO NOTIFY THE ARCHITECT IMMEDIATELY. CONTRACTOR SHALL VERIFY THAT EXISTING SOILS MEET THE MINIMUM CAPACITY PER THE STRUCTURAL DESIGN.

9. PRIOR TO ANY EXCAVATION WORK:
9.1. THE CONTRACTOR IS REQUIRED TO LOCATE ANY AND ALL UTILITIES IN OR UNDER CONSTRUCTION, AND MAKE ARRANGEMENTS FOR THEIR LEGAL RE-ROUTING, AS ACCEPTABLE TO GOVERNING AGENCIES, AUTHORITIES, UTILITIES AND OWNER. CONTACT ALL AFFECTED UTILITY COMPANIES AND INFORM THEM OF THE IMPENDING CONSTRUCTION, AND OBTAIN THEIR ASSISTANCE IN LOCATING THEIR UTILITIES.

10. DIMENSIONS:
10.1. DIMENSIONS ON ARCHITECTURAL DRAWINGS MAY BE "ROUGH" OR "FINISH." SEE PLANS FOR REQUIREMENTS. ARCHITECTURAL DIMENSIONS SHALL TAKE PRECEDENCE OVER STRUCTURAL OR OTHER DIMENSIONS, IF NO OTHER CONFLICT RESULTS. DOCUMENT ANY SUCH DISCREPANCIES TO ARCHITECT IN WRITING. DO NOT RELY ON SCALED DIMENSIONS. NOTES TAKE PRECEDENCE OVER GRAPHICS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS FOR WORK TO EXISTING BUILDINGS.

11. HEIGHT ELEVATIONS:
11.1. BUILDING HEIGHT ELEVATIONS TYPICALLY USE THE MAIN FLOOR SLAB AS ELEVATION 0'-0" (BUILDING ELEVATIONS MAY BE NOTED AS "BLDG EL. __' OR "EL. __' OR "AFF. __') ANY ELEVATION NOT OTHERWISE DESIGNATED AS A SITE ELEVATION IS ON ANY PLANS OTHER THAN THE SITE PLAN IS ASSUMED TO BE A BUILDING ELEVATION. SITE ELEVATIONS MAY BE BASED ON THE SURVEY, WHICH MAY USE MEAN SEA LEVEL, NAVD, OR OTHER HEIGHT AS A REFERENCE DATUM. SITE ELEVATIONS MAY BE NOTED AS: "SEL __' OR "__ NAVD" OR " +X.X' ". CONSULT ARCHITECT FOR ANY QUESTIONABLE LOCATIONS PRIOR TO CONSTRUCTING.

12. AMBIGUITY:
12.1. IN THE EVENT OF ANY AMBIGUITY OR QUESTION WITH REGARD TO THE INTENT OF THE DOCUMENTS, THE ARCHITECT SHALL INTERPRET THE CONSTRUCTION DOCUMENTS.
12.2. IN CASE OF CONFLICTS BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, CONSULT WITH ARCHITECT. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS, AND DRAWINGS, CONSULT WITH ARCHITECT.

13. FLORIDA PRODUCT APPROVALS / SUBMITTALS / SHOP DRAWINGS:
13.1. THE SUBMISSION OF REQUIRED NOTICES OF ACCEPTANCE (NOA) / PRODUCT APPROVALS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS REQUIRED TO MAKE THESE AVAILABLE AT TIME OF INSPECTION. EVEN IF THE ARCHITECT PROVIDES THESE THE CONTRACTOR MAY CHANGE TO A DIFFERENT PRODUCT THAT MEETS THE SAME OR HIGHER BUILDING DESIGN PRESSURES. SOME JURISDICTIONS WILL REQUIRE A REVISION. IF THERE IS A DISCREPANCY BETW THE FASTENING OF PRODUCTS, ACCORDING TO MFR INSTALLATION AND ARCHITECT'S SPECS, VERIFY W/ ARCHITECT.
13.2. SHOP DRAWINGS/SUBMITTALS WILL BE REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CONSTRUCTION DOCUMENTS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOBSITE FOR TOLERANCE, CLEARANCE, QUANTITIES, FABRICATION PROCESSES/TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH OTHER TRADES, AND FULL COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

14. GENERAL STRUCTURAL
14.1. ONE SIGNED & SEALED BY ARCHITECT OR ENGINEER. DESIGN PROFESSIONAL CERTIFIES THAT THE CONSTRUCTION DOCUMENTS MEET THE LOAD REQUIREMENTS STATED IN THE APPLICABLE FBC REFERENCED.
14.2. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION, PROVIDING APPROPRIATE SUPERVISION THROUGHOUT THE PROJECT. CONSTRUCTION SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EMPLOY THE NECESSARY PROFESSIONAL SERVICES TO DETERMINE THE NECESSARY METHODS AND SUPPORTS REGARDING FORMING AND CONSTRUCTION LOADS. TEMPORARY BRACING AND SHORING SHALL BE DESIGNED TO RESIST ALL CONSTRUCTION LOADS INCLUDING THE WEIGHTS OF ALL SUPPORTED MATERIALS PLUS A LIVE LOAD OF 50 PSF ON HORIZONTAL SURFACES. MAINTAIN TEMPORARY BRACING AND RETAIN IN PLACE UNTIL PERMANENT STRUCTURAL SYSTEMS ARE CAPABLE OF RESISTING ALL CONSTRUCTION PHASE LOADS.
14.3. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND START OF CONSTRUCTION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL CONSTRUCTION AND ITS CONTENTS.
14.4. SPECIFIC PRODUCT DATA MUST BE PROVIDED TO ARCHITECT FOR APPROVAL OF HEAVY FINISHES SUCH AS TILE ROOFS OR STONE ON RAISED FLOORS.

15. CAST-IN-PLACE CONCRETE
15.1. ARCHITECT OR ENGINEER OF RECORD TO BE NOTIFIED IN WRITING PRIOR TO POUR, TO GIVE ARCHITECT THE OPTION TO INSPECT THE REINFORCEMENT FOR OVERHEAD BEAMS AND SLABS
15.2. CONCRETE PROPORTIONING, PLACING, FINISHING AND CURING SHALL BE AS PER THE LATEST EDITION OF THE PCA MANUAL. LEAVE SUPPORT FOR ELEVATED CONCRETE IN PLACE UNTIL THE CONCRETE HAS REACHED ITS DESIGN STRENGTH:
-OVERHEAD SLABS AND BEAMS TO BE 4000 PSI CONCRETE MIN UNO
-COLUMN AND WALL CONCRETE TO BE 3000 PSI CONCRETE MIN UNO
-FOOTINGS AND SLAB-ON-GRADE TO BE 3000 PSI CONCRETE MIN UNO
-AUGERCAST PILE TO BE 5000 PSI CONCRETE MIN UNO
15.3. CONCRETE, WHEN PLACED, SHALL HAVE A SLUMP OF 6 INCHES MAXIMUM AND 1 INCH MINIMUM EXCEPT FOR SLABS ON-GRADE WHICH SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES AND A MINIMUM OF 3 INCH.
15.4. COMPLY WITH ALL REQUIREMENTS OF ACI 117-10, ACI 318-14, ACI-315
15.5. ALL REINFORCING SHALL CONFORM TO ASTM 615 FOR GRADE 60 STEEL; WELDED WIRE MESH TO ASTM A-185. ARRANGEMENT AND BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL AND THE CONCRETE REINFORCING STEEL INSTITUTE. DONT SPLICE IN MIDDLE 1/3 OF BEAM OR COLUMN SPAN, IF A SPLICE IN SPAN IS UNAVOIDABLE, FOLLOW DEVELOPMENT LENGTH/LAP DISTANCE IF NOT NOTED VERIFY W/ ARCHITECT
15.6. CHECK ALL DRAWINGS AND APPLICABLE MANUFACTURER'S SHOP DRAWINGS FOR LOCATION OF ALL EMBEDDED ITEMS SUCH AS PIPE SLEEVES, ANCHOR BOLTS, ETC., PRIOR TO PLACING CONCRETE.
15.7. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. START INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM THE CONCRETE SURFACE AFTER PLACING AND FINISHING. KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN 7 DAYS IN ACCORDANCE WITH ACI 301 PROCEDURES. PERFORM CURING OF THE CONCRETE BY CURING AND SEALING COMPOUND, BY MOIST CURING, BY MOISTURE RETAINING COVER CURING OR BY COMBINATION THEREOF.
15.8. SEE THE DRAWINGS FOR CONCRETE COVER FOR REINFORCING STEEL, BUT IN NO CASE SHALL THE COVER BE LESS THAN THAT REQUIRED BY ACI318:
-CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
-CONCRETE EXPOSED TO EARTH OR WEATHER: #5 BARS AND SMALLER, 1 1/2" INCHES; #6 BARS AND LARGER, 2"
15.9. CONCRETE SLAB ON GRADE CONTROL JOINTS SHALL BE AS SHOWN ON THE FOUNDATION PLAN OR TYPICAL DETAILS. WHERE CONTROL JOINTS ARE NOT SHOWN ON PLANS, ALL CONCRETE SLABS ON GRADE SHALL BE BOUND BY KEYED, DOWELED OR SAW-CUT CONTROL JOINTS SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 260 SQUARE FEET. POST-TENSIONED CONCRETE SLABS ON GRADE SHALL NOT HAVE CONTROL JOINTS UNLESS SPECIFICALLY NOTED ON THE PLANS. EXPANSION JOINT FILLER SHALL BE NON-EXTRUDED PREMOLDED MATERIAL OF ASPHALT IMPREGNATED FIBERBOARD (ASTM D1751)
15.10. CONSTRUCTION JOINTS OR POUR JOINTS IN STRUCTURAL ELEMENTS (BEAMS, COLUMNS, ELEVATED SLABS, ETC.) NOT SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS REQUIRE PRIOR APPROVAL OF THE ARCHITECT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING PROPOSED JOINTS TO ENGINEER FOR APPROVAL.
15.11. ALL CONCRETE SHALL UTILIZE A MINIMUM OF 20% FLY ASH CONTENT.
15.12. VERTICAL AND HORIZONTAL REINFORCEMENT SHALL BE PROVIDED AS SHOWN ON THE DRAWINGS. PLACE VERTICAL REINFORCING BARS AT CORNERS, JAMBS OF OPENINGS, BELOW BEAM BEARING, AND IN WALLS AS INDICATED ON THE DRAWINGS. VERTICAL WALL REINFORCING BARS SHALL EXTEND CONTINUOUS FROM FOUNDATION INTO TOP BOND BEAM. MIN LAP SPICES, EMBEDMENT, AND END HOOK LENGTHS AS PER ACI 318 OR FBC UNO.
-TIES/STIRRUPS TO START AT A DISTANCE FROM SUPPORT OF 1/2 TIE SPACING
15.13. NO HOLES, CHASES, OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT ARCHITECT'S APPROVAL.

16. CONCRETE MASONRY:
16.1. CMU DESIGNED AND TO BE IN ACCORDANCE ACI 530-13/ASCE 5-13/TMS 402-13, "BUILDING CODE REQ FOR MASONRY STRUCTURES", "COMMENTARY ON BUILDING REQ FOR MASONRY STRUCTURES".
16.2. MASONRY STRENGTH (f'm DESIGN) UNO:
-BLOCK STRENGTH = 1900, ASTM C90
-MORTAR STRENGTH = 1800, TYPE S
-GROUT STRENGTH = 2000
16.3. GROUT SHALL HAVE A SLUMP OF 8 TO 11 INCHES, BE IN CONFORMANCE WITH ASTM C 476-02 AND ATTAIN A COMPRESSIVE STRENGTH OF 3000 PSI. GROUT SHALL CONFORM TO REQUIREMENTS OF FLBC STANDARDS. USE SUFFICIENT WATER FOR GROUT TO FLOW INTO ALL JOINTS OF THE MASONRY WITHOUT SEGREGATION. ALL CELLS IN CONCRETE BLOCKS CONTAINING REINFORCING SHALL BE FILLED SOLID WITH GROUT. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID. HOLD GROUT DOWN 1-1/2" BELOW TOP OF BLOCK AT GROUT LIFT JOINTS AND AT CONCRETE PLACED OVER MASONRY.
16.4. CONCRETE MASONRY UNITS SHALL BE PLUMB, TRUE TO LINE, WITH LEVEL COURSES ACCURATELY SPACED AND BUILT TO THE THICKNESS AND IN A RUNNING BOND AS INDICATED AND CONFORMING TO THE NATIONAL GRADING RULE FOR DIMENSION LUMBER, THE SOUTHERN PINE INSPECTION BUREAU AND THE SOUTHERN FOREST PRODUCTS ASSOCIATION. ALL NON-LOAD BEARING FRAMING LUMBER (INTERIOR WALLS) TO BE #2 S.P.F. OR BETTER.
16.5. REINFORCING BARS SHALL BE PLACED IN THE MIDDLE OF THE CELLS, UNLESS NOTED OTHERWISE, AND TIED OR OTHERWISE SECURELY SUPPORTED AT THE TOP AND BOTTOM TO ENSURE THAT THE BAR DOES NOT MOVE DURING GROUTING.
16.6. MORTAR DROPPINGS AND OTHER DEBRIS MUST BE KEPT OUT OF CELLS WHICH ARE TO BE GROUTED.
16.7. CONTROL JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH THE LOCATIONS AND DETAILS SHOWN ON THE DRAWINGS. CONTROL JOINTS SHALL NOT EXTEND THROUGH THE TOP BOND BEAM COURSE. THE JOINTS ON BOTH SIDES OF THE WALL SHALL BE SEALED AND TOOLED SMOOTH.
16.8. WALL REINFORCEMENT: VERTICAL AND HORIZONTAL REINFORCEMENT SHALL BE PROVIDED AS SPECIFIED ON THE DRAWINGS. DESPITE IF SHOWN ON DRAWINGS- PLACE VERTICAL REINFORCING BARS AT CORNERS, EA CELL WITHIN 16" OF CORNER, JAMBS OF OPENINGS, EA CELL WITHIN 16" OF JAMBS FOR OPENINGS WIDER THAN 12', BELOW BEAM BEARING, BELOW GIRDER TRUSS BEARING, AND IN WALLS AS INDICATED ON THE DRAWINGS. IF NOT SPECIFIED IN TEXT ON DRAWINGS USE #5 @ 48" OC. WALL REINFORCING BARS SHALL EXTEND CONTINUOUS FROM FOUNDATION INTO TOP BOND BEAM. MIN LAP SPICES, EMBEDMENT, AND END HOOK LENGTHS AS PER ACI 318 OR FBC UNO. 8" TOLERANCE ALLOWED FOR WALL REINF PLACING. SEE DOWEL NOTE 17.2 BELOW.
16.9. REINFORCED MASONRY LINTELS SUCH AS CAST CRETE TO BE INSTALLED AS PER MFR INSTRUCTIONS. USE #6 BOTTOM FIELD BAR IN LIEU OF #5 FOR ALL OPENINGS WIDER THAN 12'. LINTELS TO HAVE 4" MINIMUM BEARING. CONTINUOUS REINF ACROSS COLUMNS. IF SPECIFIED LINTEL LENGTH TO BE +/- AS LONG AS MIN BRG IS MET. DOOR/WINDOW LINTELS CAN BE DEEPER(TALLER) THAN SPECIFIED BUT NOT SHORTER.
16.10. UNO HORIZ JOINT REINFORCEMENT @ 16" OC IN MASONRY WALLS IS SUGGESTED BUT NOT REQUIRED TO CONTROL CRACKING.
16.11. BOND/TIE BEAMS/LINTELS- CONTINUE REINFORCING BARS CONT (UNINTERRUPTED) AROUND ALL CORNERS, OVER OPENINGS, ACROSS WALL INTERSECTIONS, THROUGH TIE COLUMNS, AND UP/DOWN AT CHANGES IN BOND BEAM ELEVATION.
16.12. ALTERNATE WINDOW SILL: 4"H MIN x 8"W CAST CONC W/ (1) #5 EXTENDED 4" INTO FILLED JAMB CELLS.

17. FOUNDATIONS:
17.1. BUILDING AREA TO BE STRIPPED/GRUBBED OF SURFACE DEBRIS/VEGITATION. FILL TO BE CLEAN GRANULAR & UNIFORMLY COMPACTED TO 95% DENSITY (ASTM D 1557) AND MEASURED IN 12" LIFTS. AT DISCRETION OF CONTRACTOR OR BLDG INSPECTOR, ARCHITECT RECOMENDS SOIL TO BE TESTED BY GEOTECH ENGINEER TO ENSURE MINIMUM SOIL BEARING PRESSURE CAPACITY & RECOMEND SITE PREP.
17.2. DOWEL VERTICAL REINFORCING BARS OUT OF THE FOUNDATION OR STRUCTURE BELOW WITH BARS OF THE SAME SIZE AND SPACING OF WALL ABOVE. THERE SHALL BE A DOWEL FOR EACH #7 VERTICAL REINFORCING BAR. MIN LAP SPICES, EMBEDMENT, AND END HOOK LENGTHS AS PER ACI 318 OR FBC UNO. For #5: MINIMUM 30" LAP W/ 10" HOOK UNO. SEE WALL REINFORCEMENT NOTE 16.8 ABOVE. FOR MISSED EMBEDDED DOWEL EPOXY EMBED W/ 5/8" OVERSIZED HOLE DIA., 8" EMBED W/ CLEAN HOLE.
17.3. BUILDING SLABS-ON-GRADE TO BE REINFORCED WITH 6x6 10/10 WWF MIN WITH MESH UP CHAIRS OVER 6-MIL MINIMUM POLYETHYLENE FILM VAPOR RETARDER OVER TERMITE TREATED COMPACTED GRADE UNO. SUGGESTION TO PROVIDE DIAGONAL 36" #4 REBAR AT ALL INSIDE REENTRANT CORNERS.
17.4. CONTINUOUS FOOTINGS, STEM OR MONOLITHIC, TO BE REINFORCED CONTINUOUS, WITH LAPS AS PER STATED DEVELOPMENT LENGTH IF NOTED OR 48x BAR DIAMETER MIN UNO. 30" MIN CORNERS BARS TO MATCH LONGITUDINAL REBAR.
17.5. SUGGESTION TO PROVIDE A 4-INCH MEDIUM TO COARSE SAND OR GRAVEL COMPACTED DRAINAGE FILL BELOW ALL INTERIOR SLABS-ON-GRADE.
17.6. SOIL AND SUBGRADE IS TO BE TERMITE TREATED.
17.7. SLAB FINISHES UNO:
-MAIN BUILDING: STEEL TROWEL FINISH
-GARAGE: STEEL TROWEL, THRESHOLD: LIGHT BROOM
-DRIVEWAY, DRIVEWAY APRON, PORCHES/PATIOS: LIGHT BROOM
17.8. GARAGE, AND ALL EXTERIOR HARD SURFACES TO SLOPE AWAY FROM BLDG MIN 1/8"/FT.
17.9. CONCRETE PADS FOR VIBRATING EQUIPMENT SUCH AS PUMPS OR MOTORS TO BE SEPARATED FROM HOUSE SLAB WITH A MINIMUM OF AN ASPHALT EXPANSION JOINT.
17.10. RECESS SGD & GARAGE DOOR THRESHOLDS 3/4"- VERIFY EXACT DIMENSIONS WITH SUPPLIER/MFR.
17.11. COLUMN/WALL AND PERIMETER CENTERLINES TO COINCIDE UNLESS DIMENSIONED OTHERWISE.
17.12. SLOPE GRADES AWAY FROM BUILDING ON ALL SIDES A MINIMUM OF 6" OVER 10', 4:1 SLOPE MAX.

19. LIGHT GAGE METAL STUDS & MISC. METAL FRAMING:
19.1. ALL LIGHT GAGE METAL INTERIOR STUDS SHALL BE G90 GALVANIZED 25 GA MINIMUM. USE 20 GA STUDS WHERE HEAVY LOADS ARE HUNG FROM SUCH AS TV'S OR WALL CABINETS. ALL WALL TRACKS SHALL BE 25 GA.

20. HVAC:
20.1. PLANS ARE SCHEMATIC. EXACT LAYOUT/SIZING OF UNITS, DUCTS, RETURN AIR GRILLES AND SUPPLY GRILLES ETC, SHALL BE DETERMINED BY A HVAC LICENSED CONTRACTOR. IF LAYOUT/SIZING IS PROVIDED HVAC CONTRACTOR TO VERIFY.
20.2. PROVIDE MANUFACTURED CONCRETE PAD AND BRACKETS RATED FOR SPECIFIED WIND LOAD FOR CONDENSING UNIT. FOR MOUNTING AND SECURING MECHANICAL EQUIPMENT, REFER TO THE MANUFACTURER'S SPECIFICATIONS.

21. WOOD FRAMING
21.1. ALL STRUCTURAL (LOAD BEARING) LUMBER SHALL BE S.Y.P. OR DOUGLASS FIR, GRADE #2, KD 19% (Fb FOR LUMBER SIZES NOTED TO BE IN CONFORMANCE WITH VALUES LISTED IN THE NATIONAL FOREST PRODUCTS ASSOCIATION NATIONAL DESIGN STANDARD SUPPLEMENT TABLE 4B), AND SHALL CONFORM TO THE NATIONAL GRADING RULE FOR DIMENSION LUMBER, THE SOUTHERN PINE INSPECTION BUREAU AND THE SOUTHERN FOREST PRODUCTS ASSOCIATION. ALL NON-LOAD BEARING FRAMING LUMBER (INTERIOR WALLS) TO BE #2 S.P.F. OR BETTER.
21.2. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR MASONRY TO BE PRESSURE TREATED. ALL WOOD EXPOSED TO THE WEATHER OR IN CONTACT WITH THE GROUND TO BE PRESSURE TREATED TO 0.80 CCA.
21.3. SPLICING FOR MULTI-PLY HEADERS/BEAMS/COLUMNS:
-2x4- 10d COMMON NAIL @ 6" OC EACH LAYER STAGGERED.
-2x6- 2 ROWS 10d COMMON NAIL @ 12" OC EACH LAYER.
-2x8- 3 ROWS 10d COMMON NAIL @ 12" OC EACH LAYER.
-2x10- 4 ROWS 10d COMMON NAIL @ 12" OC EACH LAYER.
-2x12- 5 ROWS 10d COMMON NAIL @ 12" OC EACH LAYER.
-LOCATE SPLICES OVER BRG SUPPORTS. GLUE BETW LAYERS. USE 16D IF 1/2" PLY SPACER USED
21.4. LAMINATED TIMBER ELEMENTS (BENTS, BEAMS, DECK, ETC., AND ANCILLARY ACCESSORIES, FASTENERS, ETC.:
-FABRICATOR TO SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR ALL ELEMENTS OVER SIGNATURE AND SEAL OF FLORIDA ENGINEER (SPECIALTY ENGINEER)
-SPECIALTY ENGINEER MAY SUBMIT CONNECTION DETAILS FOR BENTS AND BEAMS AND FASTENING MODE AND INTERVALS FOR DECK. (CONNECTIONS FOR BEAM-ENDS TO RESIST ROTATION.)
21.5. GLUE-LAMINATED BEAMS (GLULAM) SHALL BE DOUGLAS FIR COMBINATION 24F-V4 AT SIMPLE SPANS AND 24F-V8 AT CANTILEVER OVER SPANS HAVING THE FOLLOWING MINIMUM PROPERTIES: Fb = 2,400 PSI, Fv = 190 PSI, Fc (PERPENDICULAR) = 650 PSI, E = 1,800,000 PSI. FABRICATION AND HANDLING SHALL CONFORM TO THE LATEST AMERICAN INSTITUTE FOR TIMBER CONSTRUCTION (AITC) AND ASTM STANDARDS. BEAMS SHALL BEAR AN APPROPRIATE GRADE STAMP CLEARLY NOTING ITS DESIGN AND MEASURED CAMBER AND TOLERANCE IS ESPECIFICALLY NOTED ON THE DRAWINGS, BEAMS SHALL BE MANUFACTURED WITH INDUSTRY STANDARD MINIMUM CAMBER OR UPWARD TO SPAN/200. ERECT WITH CROWN OR CAMBER UP. IN HEADER CONDITIONS (BEAM BUILT INTO WALL) CRIPPLE FRAMING ABOVE HEADER SHALL MAINTAIN CAMBER. HEADER BEAMS MAY HAVE ZERO CAMBER, PROVIDED CRIPPLE FRAMING ABOVE HEADER IS BUILT WITH MINIMUM CAMBER STATED ABOVE.
21.6. LAMINATED LUMBER AND "I" JOISTS AND RAFTERS SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
21.7. END STUDS OF EXTERIOR FRAME WALL OR DESIGNATED INTERIOR SHEAR WALLS TO ATTACH TO CONC WALL W/ .25" x 3.25" TAPCON @ 16" OC/8" ENDS. FOR INTERIOR BRG WALLS USE 1/4" x 2.75" TAPCON @ 32" OC/8" ENDS.
21.8. ALL WOOD NAILING AS PER FBC R 602.3 UNO.

22. PLYWOOD SHEATHING:
22.1. ALL PLYWOOD SHALL BE C-D OR C-C SHEATHING. INSTALL PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, PROVIDE BLOCKING AT PANEL EDGES WHERE INDICATED ON THE PLANS.
22.2. UPPER PANELS TO BE ATTACHED TO THE TOP MEMBER OF THE UPPER DOUBLE TOP PLATE AND TO RIM JOIST AT BOTTOM OF WALL. PROV

DocuSign Envelope ID: F7E1D607-C7A9-444A-A67B-236C3B076D1F

⚠ =LIFE SAFETY WARNING

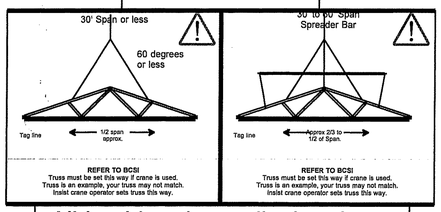
This symbol identifies Life Safety Warnings that should be read and given special attention to all persons installing trusses.

SPACING NOTE

All trusses are to be set 2'-0" on center except as noted.

MULTIPLE PLY TRUSSES MUST BE FASTENED TOGETHER PER ENGINEERING BEFORE SETTING. REFER TO ENGINEERING DRAWING TO DETERMINE IF MULTIPLE PLY.

DON'T LIFT TRUSSES WITH SPANS LONGER THAN 30' BY THE PEAK. CONSULT BCSI



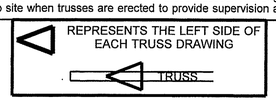
All load bearing walls, headers, beams, & lintels must be in place at indicated height before trusses are installed.

AIR HANDLER NOTE

Unless noted elsewhere on this layout, these trusses are not designed for air handlers in the roof or for any other A/C requirements. This may be in conflict with building code and A/C Design requirements. Consult with Building Department and A/C Contractor.

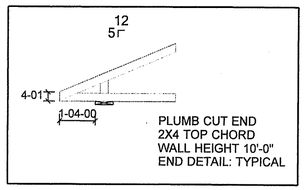
⚠ WARNING ⚠

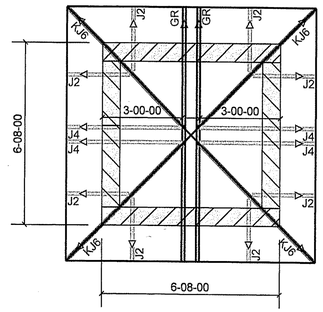
The size of these trusses makes it necessary that they e set by a profeesional builder familiar with and experienced in the problems and dangers of setting large span trusses. The builder and erector should consult with an engineer licensed in Florida specializing in wood roof trusses about the safe erection of these trusses. The engineer should be at the job site when trusses are erected to provide supervision and advice.

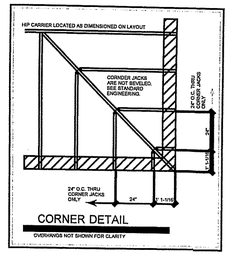


SEAT PLATES BY CHAMBERS TRUSS

⚠ Do not stand on trusses until they are braced per BCSI & properly nailed to straps and hangers !!







FABRICATION AGREEMENT

TRUSSES CANNOT BE STARTED UNTIL THIS AGREEMENT IS SIGNED & RETURNED

The undersigned acknowledges and agrees:

1. Trusses will be made in strict accordance with this truss placement diagram layout, which is the sole authority for determining successful fabrication of the trusses.
2. All dimensions in this layout have been verified by the undersigned.
3. Unless written notice is provided by certified mail to Chambers Truss within ten (10) days of delivery the undersigned agrees that no backcharges will be allowed. In the event such written notice is furnished Chambers Truss shall have three (3) business days in which to begin repairs required, or to substitute other trusses, at Chambers option. After 10 days of delivery remedy will be according to Florida statute 558.
4. The undersigned acknowledges receipt of "BCSI" summary sheet by TPI & WTCA.
5. Delivery is to job site. It is the buyer's responsibility to make the job site suitable for delivery. Chambers Truss has the sole authority to determine the suitability of the job site or a portion of the job site for delivery. Chambers Truss will be responsible for dump delivery only. The buyer is responsible for additional delivery expenses if Chambers Truss has to redeliver because job site is not prepared for delivery or buyer is not prepared for delivery of trusses. Buyer is responsible to Chambers Truss for towing costs due to site conditions.
6. Price as shown in paragraph 7 below is subject to change if any changes are made in this layout. A $50 per hour fee for revisions may be charged by Chambers Truss.
7. This is a PURCHASE ORDER to Chambers Truss of the sum agreed to, or if no agreement a reasonable price. Invoice will be made on delivery and paid within terms of net on delivery. Invoice may be made at scheduled date of delivery if buyer cannot accept delivery of fabricated trusses. The undersigned agrees to pay Chambers Truss reasonable attorney's fee for collections in event of payment not timely made. 1-1/2 % per month service charge will be added for all sums not paid within terms.
8. Signature or initials anywhere on this sheet constitutes agreement to all terms herein.
9. In consideration of Chambers Truss extending credit for this material the undersigned unconditionally guarantees payment when due of any and all indebtedness owed to Chambers Truss by any entity receiving material and the undersigned agrees to pay such indebtedness including attorney's fees, if default in payment for material be made by the recipient.
10. In the event of any litigation concerning this agreement, the items furnished hereunder or payments referred to herein, the parties agree that the sole venue for any such action will be Saint Lucie County, Florida.
11. Design responsibilities are per ⅡNational Standard And Recommended Guidelines On Responsibilities For Construction Using Metal Plate Connected Wood Trusses ANSI/TPIⅡWTCA 4 - 2002ⅡⅡ
12. Warranty is per Chambers Truss Warranty attached.

DATED_____

SIGNED_____

FOR_____TITLE_____

A spreader bar may be required per "BCSI" to prevent injury & damage.

Multiple ply trusses must be fastened together per engineering before they are set, failure to do so can result in roof collapse.

Temporary and permanent bracing are required and can save life and property and is the responsibility of the truss erector.

Study the contents of the information packet included on delivery before setting trusses.

Trusses must be set and braced per design to prevent injury & damage.

Trusses must be set plumb and square

Do not set bunks or stack of plywood, roofing material or any other concentrated loads on trusses, this can cause collapse.

DO NOT INSTALL TRUSSES USING THIS
USE PLAN DELIVERED WITH TRUSSES TO SET TRUSSES

CHAMBERS TRUSS INC

3105 Oleander Avenue
Fort Pierce, Florida 34982-6423

800-551-5932
Fort Pierce 772-465-2012 Fax 772-465-8711
Vero Beach 772-569-2012 Stuart 772-286-3302
Web Site: CHAMBERSTRUSS.COM
Email: MAIL@CHAMBERSTRUSS.COM

Hatch Legend

WALL HEIGHT 10'-0"

MITEK VERSION 7.4.1.431

LOADING/DESIGN CRITERIA REDUCIBLE PER CODE SUCH AS SBC 1604.6.1

DESIGN CRITERIA

County	ST. LUCIE		
Building Department	FT. PIERCE		
Wind Design Criteria	ASCE 2010		
Wind Design Method	MWFRS(Directional)/C-C hybrid Wind ASCE 7-10		
Roofing Material	Shingle or Shake		
Loading in PSF	Roof	R.D.L.	Floor
Top Chord Live	20		0
Top Chord Dead	7	4.2	0
Bottom Chord Live	*10-Non Concurent		0
Bottom Chord Dead	10	3	0
Total Load	47	7.2	0
Duration Factor	1.25		0
Wind Speed	170mph		
Top Chord C.B.	Sheathing by builder		
Bottom Chord C.B.	Sheathing by builder		
Highest Mean Height	15'		
Building Type	Enclosed		
Building Category	II: Non Restrictive		
Exposure Category	C>Open Terrain with scattered obstructions		
Miles from Ocean	5		

Conforms to Florida Building Code 2017
R.D.L.=Restraining Dead Load C.B.=Continuous Bracing

Verify DESIGN CRITERIA shown above with the building department and your engineer.
Design Criteria is the responsibility of the Building Designer and/or Engineer of Record

DocuSigned by:
Frank Lichter
E935FAF30E92486...
2/2/2021

Chambers Truss Inc. Drawing Name: 77145
SCALE: 3/8" = 1'-0"
18 total trusses, 4 unique designs
Designer: RAC Reviewed by: ___
Date: 11/23/20
FOR
PAUL JACQUIN & SONS
DESCRIPTION:
GATE HOUSE FOR 76930
Page 1 of 1 CUSTOMER INITIALS EACH PAGE _____
77145

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Jacquin Front Setback & Fence Variances

NOTICES PROVIDED PURSUANT TO: Section 125-37 & 125-103 of the Fort Pierce Code of Ordinances

NOTICE BY NEWSPAPER: Monday, June 6, 2021

NOTICE BY MAIL: Friday, May 14, 2021

NOTICE BY SIGNS: N/A

VERIFIED BY: Rebeca A. Guerra **TITLE:** Assistant Planning Director

SIGNATURE: **DATE:** 6/17/2021

Planning Board of Adjustment
Meeting Date: 06/24/2021

Information

REQUESTED ACTION
Variances for Lot Width and Setback - Desota Residences - 1403 Desota Street

LOCATION
1403 Desota Street

RESPONSIBLE STAFF
Vennis Gilmore, Senior Planner

RECOMMENDATION
Approval

Attachments

staff report
Location Map
Application & Supporting Documents
TRC Comments
Public Notice Certification

Form Review

Form Started By: Vennis Gilmore Started On: 06/17/2021 02:05 PM
Final Approval Date: 06/18/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Board of Adjustment
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Senior Planner
RE:	**Application for two (2) Variances** **Desota Residences – 1403 Desota Street**
BOARD DATE:	June 24, 2021

STAFF REPORT

Owners:	Isle Shores Development, LLC 2250 N. US Highway 1 Fort Pierce, FL. 34946
Representative:	Culpepper & Terpening, Inc. (attn: Smatthes) 2980 S. 25th Street Fort Pierce, FL. 34981
Requested Action:	The applicant is requesting the following: (1) 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) 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).
Location:	1403 Desota Street
Parcel ID(s):	2401-501-0259-000-5
Future Land Use:	HIR, Hutchinson Island Residential
Current Zoning:	R-4a, Hutchinson Island Medium Density Residential Zone
Total Acreage:	approx. .68 acres

Staff Analysis:

Variance Request

In accordance with Article II of Section 125 of the City Code, the applicant is requesting to (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 variances 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.

Proposal

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.

Variance Criteria

The following criteria are specified in Section 125-100 of the City Code, which must be satisfied in order for a variance to be granted:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;

   Applicant Response:

   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 DESOTA STREET RESIDENCES (ISLE SHORES DEVELOPMENT LLC) APRIL 2021 VARIANCE NARRATIVE PAGE 2 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.

<u>Variance Number 2:</u>
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. The special conditions and circumstances do not result from the actions of the applicant;

Applicant Response:

See above commentary.

3. The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;

   Applicant Response:

   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. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

   Applicant Response:

   <u>Variance No 1:</u>
   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.

   <u>Variance No. 2:</u>
   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. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

   Applicant Response:

   See above commentary.

The applicant; in the attached application and supporting documents has provided a copy of their response to the criteria.

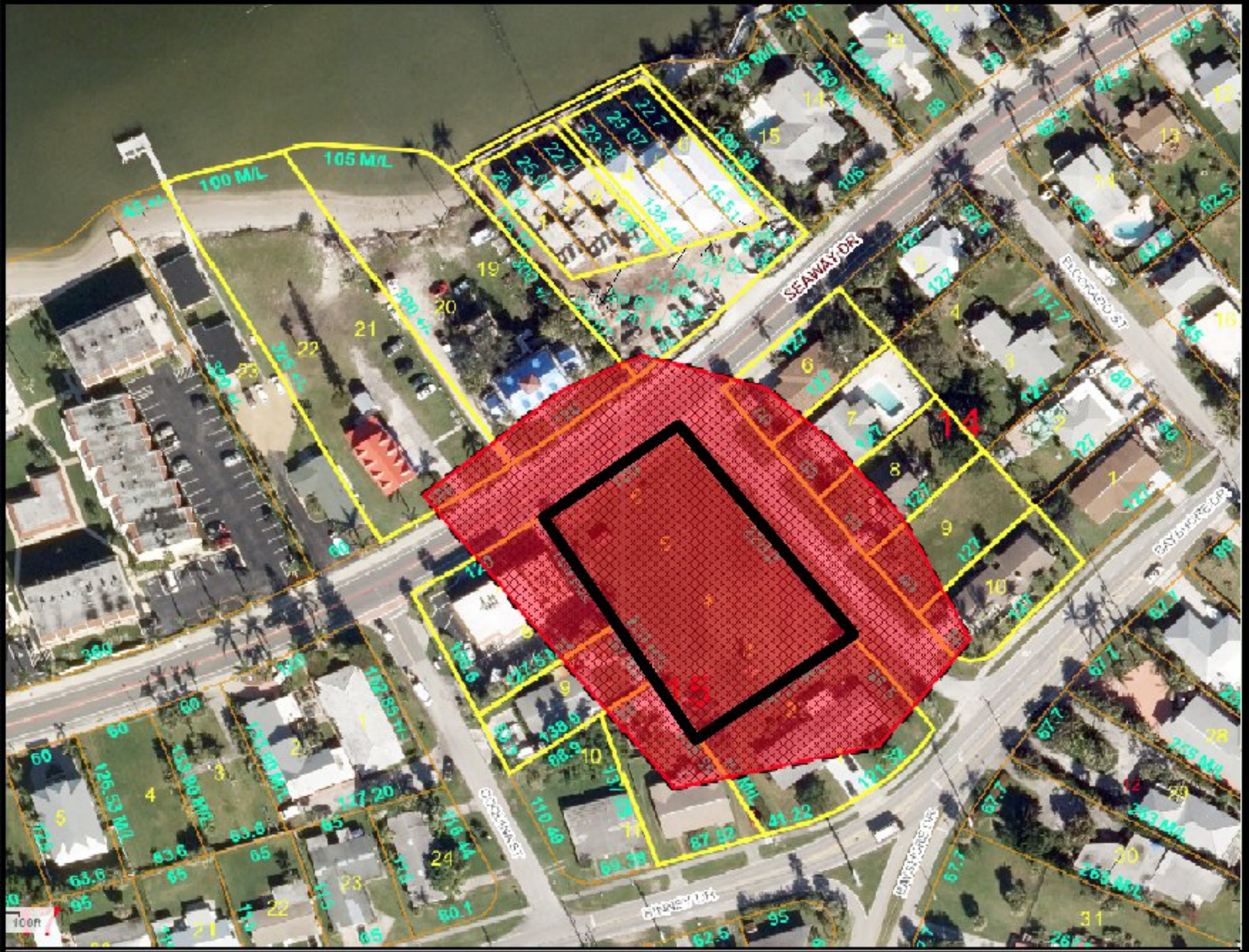
The applicant maintains that the requested variances are not detrimental to the surrounding neighbors and compliments the neighborhood.

Property Owner Response

A total of Thirteen (13) notifications were mailed to abutting property owners. Responses will be provided at the Board of Adjustments meeting.

Staff Recommendation

The recommendation of Staff is to grant approval of the requested variances to (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; based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in Section 125-100.



Location Map

1403 Desota Street

Desota Residences

THE SUNRISE CITY
FORT PIERCE
Florida

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 #_____

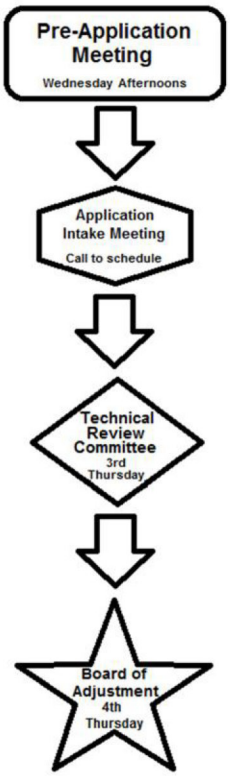
Intake Date Stamp

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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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.

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

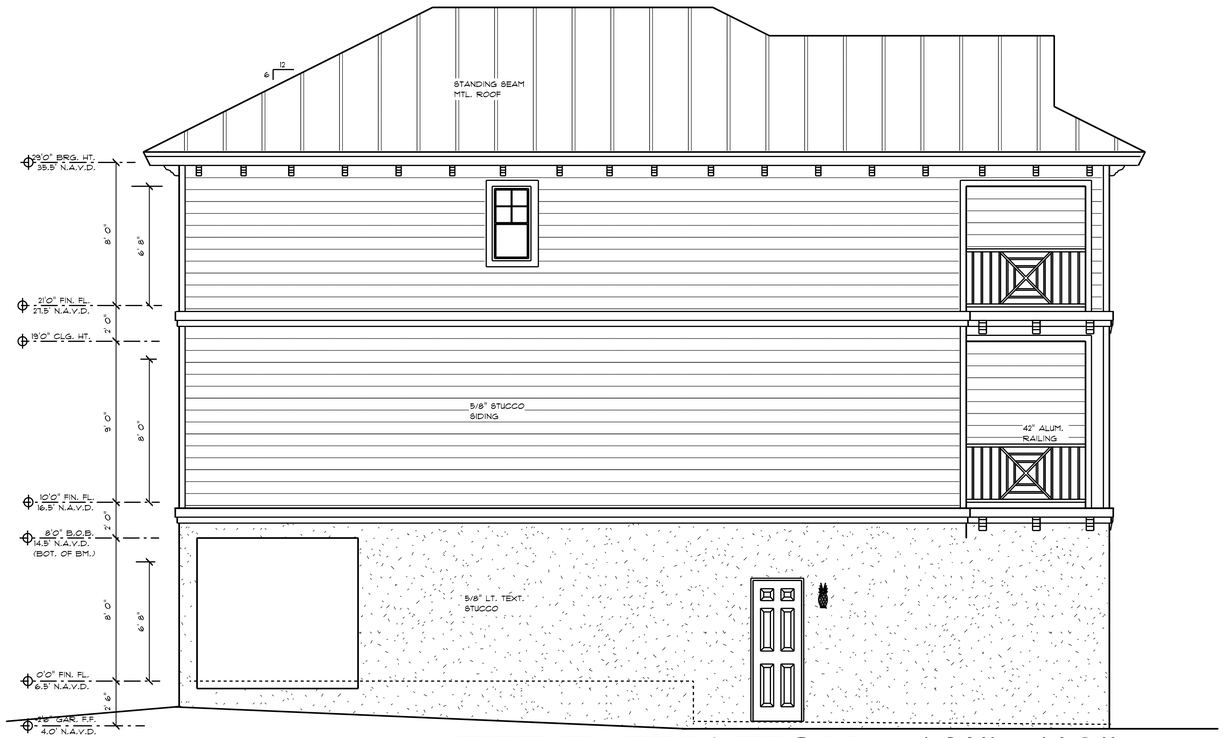
STATE OF Florida
COUNTY OF Miami-Dade

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



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

PRELIMINARY

M.A. CORSON & ASSOCIATES, INC.

ARCHITECTURE * STRUCTURAL DESIGN

412 Colorado Ave. Stuart, FL. 34994

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LIC.# AR18468

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 :

GRAPHIC SCALE
0 10 20 40
SCALE: 1" =20'

AREA SUBJECT TO VARIANCE REQUEST
1. VARIANCE 1 – MINIMUM LOT WIDTH REDUCED TO 59 FEET
2. VARIANCE 2 – DRIVEAY SETBACK REDUCED TO 46 FEET

2401-501-0280-000-7
ZONING: C-5 – (TOURIST COMMERCIAL)
LAND USE: GC – (GENERAL COMMERCIAL)

SEAWAY DRIVE
50' RIGHT-OF-WAY | 32' ASPHALT PAVEMENT
7' CONCRETE SIDEWALK
2' CONCRETE CURB
ASPHALT DRIVE
STAMPED CONCRETE CROSSWALK
FIRE HYDRANT
EXISTING 8" WATERMAIN
EXISTING 2" WATERMAIN
PROPOSED SWALE
GUY ANCHOR (TO BE RELOCATED)
EXISTING MANHOLE W/ GRAVITY MAIN
WOOD POWER POLE (TO BE RELOCATED)
BENCHMARK EL.=2.66' SET NAIL/DISC
EXISTING 3" WATERMAIN
DESOTA STREET
50' RIGHT-OF-WAY | 18' ASPHALT PAVEMENT
AT&T CABINET ON CONCRETE
AT&T HAND HOLE
PROPOSED SWALE
EXISTING 2" WATERMAIN
EXISTING GRAVITY SEWER MAIN
COQUINA STREET
50' RIGHT-OF-WAY
BINNEY DRIVE
50' RIGHT-OF-WAY
N45°17'02"E
98.38'
FORT PIERCE BEACH SUBDIVISION BLOCK 16
FORT PIERCE BEACH SUBDIVISION BLOCK 14
FORT PIERCE BEACH SUBDIVISION BLOCK 17
46.35'
59.01'
15' Drainage Easement
POOL & POOL DECK (SHOWN HERE)
PRIVACY WALL
PRIVACY WALL (TYPICAL)
FFE B.M. El.=4.56'
FFE B.M. El.=3.97'
FFE B.M. El.=4.83'
F.F.EL.=4.80'
(OCCUPIED)
F.F.EL.=4.83'
LOT 6 (OCCUPIED)
LOT 7 (OCCUPIED)
LOT 8 (OCCUPIED)
LOT 9 (VACANT)
LOT 10 (OCCUPIED)
LOT 7 (OCCUPIED)
LOT 8 (OCCUPIED)
LOT 9 (OCCUPIED)
LOT 10 (VACANT)
LOT 11 (OCCUPIED)
LOT 2 (OCCUPIED)
LOT 1 (OCCUPIED)
2401-501-0252-000-6 ZONING: RS-3 (MODERATE DENSITY RESIDENTIAL) LAND USE: RL (LOW DENSITY RESIDENTIAL)
2401-501-0253-000-3 ZONING: RS-3 (MODERATE DENSITY RESIDENTIAL) LAND USE: RL (LOW DENSITY RESIDENTIAL)
2401-501-0254-000-0 ZONING: RS-3 (MODERATE DENSITY RESIDENTIAL) LAND USE: RL (LOW DENSITY RESIDENTIAL)
2401-501-0255-000-7 ZONING: RS-3 (MODERATE DENSITY RESIDENTIAL) LAND USE: RL (LOW DENSITY RESIDENTIAL)
2401-501-0256-000-4 ZONING: RS-3 (MODERATE DENSITY RESIDENTIAL) LAND USE: RL (LOW DENSITY RESIDENTIAL)
2401-501-0263-000-6 ZONING: R4A –(HUTCHINSON ISLAND MED DENSITY RES) LAND USE: HIR – (HUTCHINSON ISLAND RESIDENTIAL)
2401-501-0265-000-0 ZONING: R4A –(HUTCHINSON ISLAND MED DENSITY RES) LAND USE: HIR – (HUTCHINSON ISLAND RESIDENTIAL)
2401-501-0267-000-4 ZONING: R4A –(HUTCHINSON ISLAND MED DENSITY RES) LAND USE: HIR – (HUTCHINSON ISLAND RESIDENTIAL)
2401-501-0266-000-7 ZONING: R4A –(HUTCHINSON ISLAND MED DENSITY RES) LAND USE: HIR – (HUTCHINSON ISLAND RESIDENTIAL)
© 2021 Microsoft Corporation © 2021 Maxar ©CNES (2021) Distribution Airbus DS

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

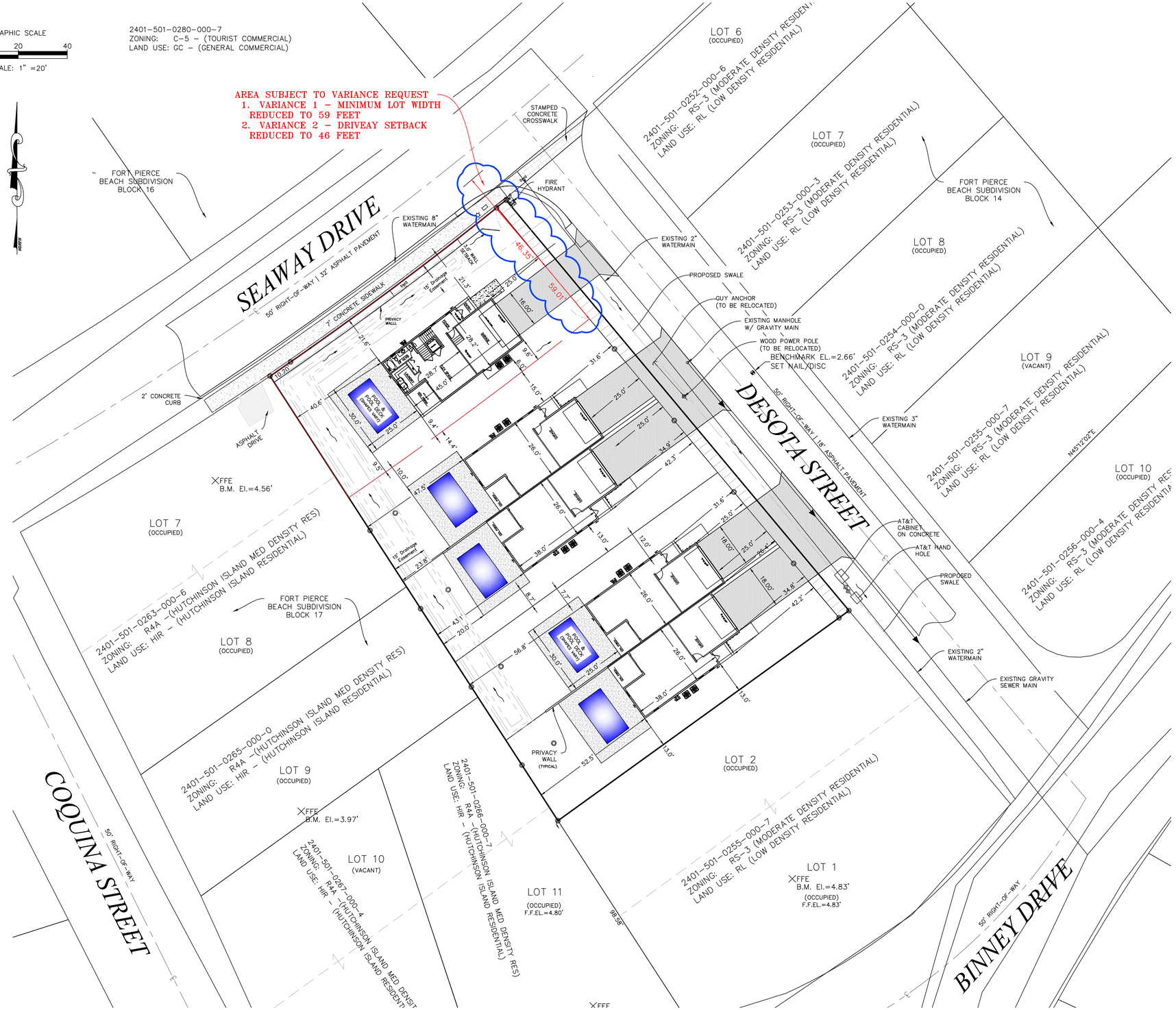
	BY	DATE
FIELD		
CALCS.		
DRAWN	DJM	01/15/21
DETAILED		
CHECKED		
APPROVED		

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 10:20:18 AM 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:

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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	

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:**
Solid 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/1sf	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

	BY	DATE
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\2019\19-176 - Desota St Residences\planning - site plan - ccad\19-176 Desota Street Multi-Family - concept site plan v7.dwg Plotted: 1/15/2021 12:26:00 PM by DJM

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

June 16, 2021

Culpepper & Terpening, Inc. (attn: Smatthes)
12980 S. 25th Street
Fort Pierce, FL 34981

Subject: Desota Residences – 1403 Desota Street – TRC Comments & Conditions

Fort Pierce Planning Department

Comments & Conditions:

No Comments

Fort Pierce Engineering Department

Please see the attached document from the Engineering Department

Fort Pierce Utility Authority

FPUA W/WW Engineering: No comment. Water and Sewer are both available to the proposed site. Final approval will be based on full plan submittal to FPUA for comments.

FPUA Electric & Gas Engineering: Approved. Electric service is available to the site (From Desota Street). Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

Utility easement will be required for all propose FPUA electric facilities within the site.
Please find attached a copy of the FPUA GIS map (Electric).

If the developer should have any questions, please have them contact me or the individual listed above.

Thank you,
Paul Laguerre
Utility Designer
Fort Pierce Utilities Authority
1701 S. 37th Street
Fort Pierce, Florida 34947
Phone (772)466-1600 Ext. 6757
Fax (772)461-1938
Plaguerre@fpua.com

Fort Pierce Building Department

Please see the attached document from the Building Department

St. Lucie County Planning Department

No Comments received

St. Lucie County PW/Engineering

No Comments received

City Clerk Office

No Comments received

Code Enforcement

No Comments received

Fort Pierce Police Department

No comments at this time.

Officer Damian Spotts
Crime Prevention Practitioner
Fort Pierce Police Department.

St. Lucie County Fire District

No Comments

Florida Department of Transportation

No Comments received

St. Lucie County Transit Agency

No Comments received

St. Lucie County School Board

No Comments

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 6.17.21
Property Address: Variances – Desota Residences – 1403 Desota Street

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☑ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Site lighting shall comply with local Sea Turtle Ordinance.

Building Official's or Representative's Signature _____ Date: 6/15/21

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planner

FROM : John R. Andrews, P.E., City Engineer

RE : Desota Street Residences Variances – 1403 Desota Street
TRC No. 21-12000008

DATE : June 15, 2021

This is to advise you that we have completed the review of the following documents as received by this office on June 11, 2021:

- [x] Variance Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Approval of Variance
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for engineering comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

ENGINEERING VARIANCE COMMENTS:

1. Update the submitted plan to reflect an existing sidewalk width of 6' along Seaway Drive.
2. Provide the driveway setback dimension between the edge of the proposed driveway and Seaway Drive's southeastern right-of-way line. Scaling of the plans offers a 30' setback which would provide a total distance from the A1A travel lane of 43' and not the stated 46.35'.

ENGINEERING SITE PLAN COMMENTS:

1. Driveways for the newly created lots will need to meet a minimum driveway spacing requirement of 50' along Desota Street.
2. Revise the two southern driveways to have a maximum driveway width of 26' to comply with the City of Fort Pierce Code of Ordinances Section 125-316.

JRA/TST/tst

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Two (2) Variances - Desota Residences - 1403 Desota Street

NOTICES PROVIDED PURSUANT TO: City Code Sections 125-37 & 125-103

NOTICE BY NEWSPAPER: June 7th, 2021

NOTICE BY MAIL: June 15th, 2021

NOTICE BY SIGNS: N/A

VERIFIED BY: Vennis Gilmore **TITLE:** Senior Planner

SIGNATURE: **DATE:** June 17th, 2021

Planning Board of Adjustment
Meeting Date: 06/24/2021

Information

REQUESTED ACTION
Variance - Surfside Quadruplex - Parcel ID: 2412-501-0132-000-3

LOCATION
Parcel ID: 2412-501-0132-000-3

RESPONSIBLE STAFF
Brandon C. Creagan, LEED Green Associate, Senior Planner

RECOMMENDATION
Approval

Attachments

staff report
Application & Supporting Documents
Aerial Map
Public Notification Certification

Form Review

Form Started By: Brandon Creagan Started On: 06/17/2021 05:44 PM
Final Approval Date: 06/18/2021

TO: Members of the City of Fort Pierce Board of Adjustment

THRU: Jenn Hofmeister-Drew, AICP, LCAM, Planning Director

FROM: Brandon C. Creagan, MCRP, LEED Green Associate, Senior Planner

RE: **Application for Variance**
To Exceed Minimum Side Yard Setback
Parcel ID: 2412-501-0132-000-3

MEETING DATE: June 24, 2021

STAFF REPORT

Owner/Applicant: Surfside Land LLC
9481 Campi DR
Lake Worth, FL 33467

Requested Action: Variance from Section 125-195(b)(2)b. to allow for a six (6) foot side yard setback in lieu of the Code-minimum ten (10) feet for a quadraplex.

Location: TBD Surfside Drive

Parcel ID: 2412-501-0132-000-3

Zoning: Hutchinson Island Medium Density (R-4A)

Future Land Use: Hutchinson Island Residential (HIR)

Parcel Size: 0.54 acres/23,500 Square Feet

Proposed Side Setback: 6 feet

Surrounding Zoning:

North	East	South	West
R-4A	Ocean	R-1	R4-A

Staff Analysis:

In accordance with Article II of Chapter 125 of the City Code, the applicant is requesting the Board of Adjustment approve a Variance from 125-195(b)(2)b. to allow for a side setback on the north property line from the Code-required 10 feet for the residential building to approximately six (6) feet from the property line. The structure will maintain the required 10-foot setback on the southern property line.

The applicant has indicated that the residential structure placement has been dictated by the overall width of the lot. By right, the applicant is permitted four (4) residential units on the property due to the density allowed in the R-4A zoning district. The applicant notes that the lot width is atypical for a lot that is zoned for multi-family. The applicant also stated that the placement of both the dune and Coastal Construction Control Line (CCCL) has limited the owner's ability to fully utilize the property for construction of buildings. Staff has determined that the justification constitutes a hardship and a reason to recommend approval to grant the Variance for a side yard setback of six (6) feet in lieu of 10 feet on the northern property line.

The site plan displays a residential structure that meets all other applicable codes contained in Chapter 125 of City Code. It is staff's professional opinion that the location of the residential structure will not adversely affect traffic flow, safety and control, pedestrian safety, and convenience or visibility at any street intersections, drives, rights-of-way, curb cuts or crosswalks. The Engineering Department has approved the proposed site plan, which involved numerous revisions to meet Engineering design standards.

Variance Criteria:

The following criteria are specified in City Code 125-100, which must be satisfied in order for a variance to be granted:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
2. The special conditions and circumstances do not result from the actions of the applicant.
3. The literal interpretation of the provision of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant.
4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The owner's response to the above criteria is attached to the submittal pack with the application.

Property Owner Response Survey:

A total of 29 notifications were mailed to abutting property owners. As of June 18, 2021. An update will be provided at the Board of Adjustment meeting regarding those in support or opposition to the request.

Staff Recommendation:

Staff recommends that the Board of Adjustment APPROVE a Variance from Section 125-195(b)(2)b. to allow for a side setback of six (6) feet in lieu of the Code-required 10 feet.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

VARIANCE

Property address or Location Surfside Drive, Fort Pierce, FL

Parcel ID #(s) 2412-501-0132-000-3

Project description Four (4) Multi-Family Units

Surfside Land, LLC	Schulke, Bittle & Stoddard, LLC
Property Owner(s)	Applicant/Representative, Title, Company
9481 Campi Drive	1717 Indian River Boulevard, Suite 201
Street Address	Street Address
Lake Worth FL 33467-6998	Vero Beach FL 32960
City State Zip	City State Zip
	772-770-9622
Phone Number	Phone Number
ramy.gali@gmail.com; daniel.keoskes@gmail.com	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.*

Property Owner(s) Signature(s)

STATE OF FL -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 26 day of April, 2021, by Ramy Gali who is personally known to me or has produced FL Driver License as identification.

Signature of Notary (seal)

GUIOMARY SCHIAVONI
Notary Public, State of Florida
Commission# GG 226684
My comm. expires June 10, 2022

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

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: 6' Building setback instead of 10' along north property line

Reason for request: The above variance request is needed in order to construct the proposed four (4) multi-family units

Existing Use : Vacant Date Property was Purchased: July 23, 2020

Alterations made to the site since purchase: N/A

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:

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

April 30, 2021
Revised: May 3, 2021

Brandon Creagan, MCRP, LEED Green Associate
Planner
City of Fort Pierce
100 North US Highway 1
Fort Pierce, FL 34950

RE: Surfside Quadplex
Variance Criteria Questions

In response to the variance criteria questions listed on Page 2 of the application, we offer the following responses:

1. Describe those conditional peculiars to the specific property and not applicable to other lands, structures or buildings in the same zoning district.

   a. Building Setback Variance: Uniquely & atypically narrow for Multi Family parcel. The lot is also decreased by Coastal Construction Control Line, "VE" Flood Zone and Seaward limits of construction restrictions for this lot. Therefore, to make a comfortable width for the residences we must decrease the setback from 10' to 6'. Only requesting on North Side with the minimum variance possible and placed in the least obtrusive location for the adjacent lots.

2. Do special conditions or circumstances result from actions other than that of yours? Please explain.

   a. Building Setback Variance: Uniquely & atypically narrow for Multi Family parcel. The lot is also decreased by Coastal Construction Control Line, "VE" Flood Zone and Seaward limits of construction restrictions for this lot. Therefore, to make a comfortable width for the residences we must decrease the setback from 10' to 6'. Only requesting on North Side with the minimum variance possible and placed in the least obtrusive location for the adjacent lots.

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.

   a. Building Setback Variance: Uniquely & atypically narrow for Multi Family parcel. The lot is also decreased by Coastal Construction Control Line, "VE" Flood Zone and Seaward limits of construction restrictions for this lot. Therefore, to make a comfortable width for the residences we must decrease the setback from 10' to 6'. Only requesting on North Side with the minimum variance possible and placed in the least obtrusive location for the adjacent lots.

4. What is the minimum variance that would give the reasonable use of the land, building or structure?

   a. Building Setback Variance: The variance from 10' to 6' is the least amount required for this site. We are placing this Variance on one side due to the adjacent property to the north being setback so far from this property.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare

   a. Building Setback Variance: The 60 feet side setback property to north Building spacing remains much more than 20 foot Code intention. We are proposing a privacy wall and enhances landscaping on BOTH Sides. Eliminate pedestrians cutting through, damaging the Dune Ecosystem; Allows floor plans that are not so narrow as to be marginally functionally obsolete. Helps to Provide closure to a longstanding Developmental challenge unique to this property that has precluded and prevented needed infill for 20 years or longer

Project will provide solution to "dead end sidewalk" danger & liability.

Project will add more than 3 Million dollars to the Tax Roles of the-City & County, potentially totaling an additional $75,000-$100,000 annual Ad Valorem Property Tax Revenue increase, compounding to Millions over the next few decades.

If you have any questions, please contact me at our office. Thank you.

Sincerely,

Jodah B. Bittle, P.E.

JAMES E.
GILGENBACH
ARCHITECT

ARCHITECTURE
&
PLANNING
FL AR-7457

28 APRIL 2021

SURFSIDE QUADPLEX TOWNHOME PROJECT

The 1700 Surfside Townhomes project is a multi-family development that includes 4 townhome type dwelling units and are 4 stories high. This project is a fee simple ownership located on a vacant oceanfront lot at the North end of Surfside Drive just East of South Ocean Drive, Fort Pierce, Florida.

The ground floor has the car garages facing Surfside Drive with one driveway for the 2 north units and another driveway for the 2 south units. Above that ground level are 3 floors consisting of the townhome dwelling units. There will be stair access to the roofs where there will be patio areas.

The property is zoned R4A and this property is being designed with consideration of transitioning from multifamily condominiums to the North and single-family homes to the South. The proposed development is located seaward of the coastal construction control line and is being designed in accordance with rules and regulations of 62B-33 Florida Administrative Code. Since the project is seaward of the coastal construction control line a conditional use approval will be required from the City of Fort Pierce.

The existing project to the north of this project are 4-story condominium residential apartment buildings with parking on the ground level of the building. The existing property to the south of this project is a single-family single story residential structure.

This development will have a contemporary design style and includes secured garage parking and an elevated swimming pool for each unit. The developer intends to begin construction as soon as all the required permits have been secured.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4736593 OR BOOK 4454 PAGE 2102, Recorded 07/31/2020 03:10:32 PM Doc Tax: $3972.50

This Document Prepared By and Return to:
Christopher J. Twohey, PA
844 SE Ocean Blvd. Suite A
Stuart, Florida 34994

Parcel ID Number: 2412-501-0132-000/3

Warranty Deed

This Indenture, Made this **23rd** day of **July** ,**2020** A.D., **Between**
L & K Developers, LLC, an Illinois limited liability company
of the County of **Cook** , State of **Illinois** , **grantor,** and
Surfside Land, LLC, a Florida limited liability
whose address is: **9481 Campi Dr., Lake Worth, FL 33467**
of the County of **Palm Beach** , State of **Florida** , **grantee.**

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

Lot 13, Block 11, SURFSIDE UNIT ONE, according to the Plat thereof, as recorded in Plat Book 10, Page 17, Public Records of Saint Lucie County, Florida.

SUBJECT TO:

1. Taxes for the year 2020, and all subsequent years;

2. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;

3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision; and

4. Public utility easements of record, if any.

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

Laser Generated by ©Disolav Systems, Inc. 2020 (863) 763-5555 netForm FLWD-1

Warranty Deed - Page 2

Parcel ID Number: 2412-501-0132-000/3

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

Signed, sealed and delivered in our presence:

Eileen M. Keating
Printed Name:
Witness

Robert A. Bosco
Printed Name:
Witness

L & K Developers, LLC
By: Robert H Lohens (Seal)
Robert H. Lohens, Member
P.O. Address: 1237 S. Delphia Ave., Park Ridge, IL 60068

State of Illinois
County of Cook

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23 day of July , 2020 , by Robert H. Lohens, Member of L & K Developers, LLC, an Illinois limited liability company on behalf of the limited liability company who is personally known to me or who has produced his driver's license as identification.

Ashley M. Spyrdz
Printed Name:
Notary Public Ashley Spyrdz
My Commission Expires: 8/23/2020

ASHLEY M SPYRDZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 23, 2020

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

Property Identification

Site Address: Surfside DR	Parcel ID: 2412-501-0132-000-3	Account #: 24058	Sec/Town/Range: 07/35S/41E
		Map ID: 25/07N	Zoning: HI Medium
Use Type: 0000	Jurisdiction: Fort Pierce		

Ownership

Surfside Land LLC

9481 Campi DR
Lake Worth, FL 33467

Legal Description

SURFSIDE-UNIT ONE- BLK 11 LOT 13(0.54 AC)

Current Values

Just/Market:	$405,300	Assessed:	$405,300
Exemptions:	$0	Taxable:	$405,300

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$405,300	$405,300	$0	$405,300
2019	$452,000	$452,000	$0	$452,000
2018	$435,800	$435,800	$0	$435,800

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-23-2020	4454 / 2102	0001	WD	L and K Developers	$567,500
02-04-2016	3834 / 2662	0001	WD	Marchiori Frank A	$490,000
04-21-2005	2242 / 2471	XX00	WD	Consalo Augustus	$1,075,000

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):	0.54
Land Size (SF):	23,500
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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LEGAL DESCRIPTION

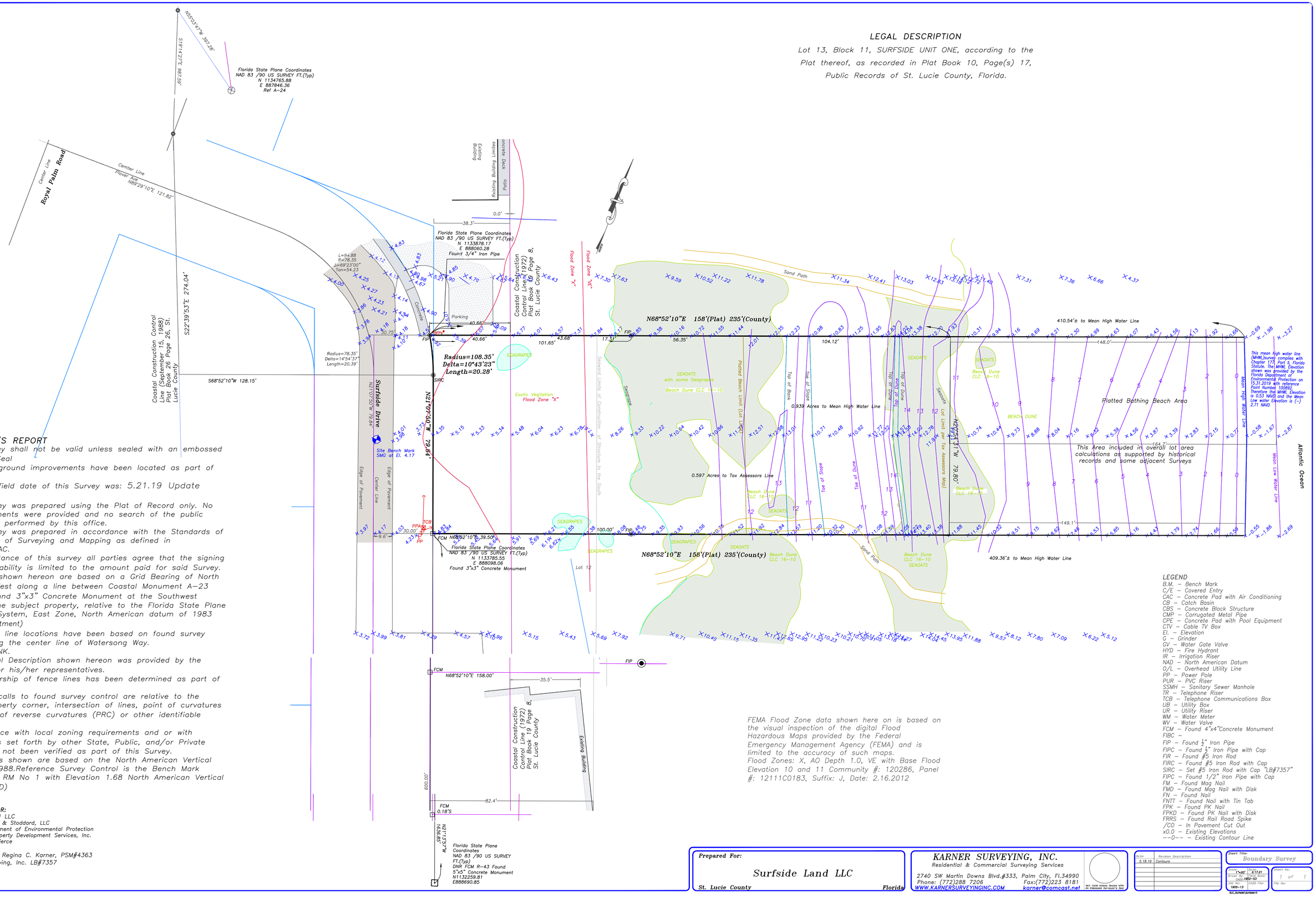
Lot 13, Block 11, SURFSIDE UNIT ONE, according to the Plat thereof, as recorded in Plat Book 10, Page(s) 17, Public Records of St. Lucie County, Florida.

SURVEYOR'S REPORT

1 This Survey shall not be valid unless sealed with an embossed Surveyor's Seal
2 No underground improvements have been located as part of this Survey.
3 The last field date of this Survey was: 5.21.19 Update 2.4.2021
4 This Survey was prepared using the Plat of Record only. No other documents were provided and no search of the public records was performed by this office.
5 This Survey was prepared in accordance with the Standards of the Practice of Surveying and Mapping as defined in 5J–17.050FAC.
6 By acceptance of this survey all parties agree that the signing surveyor's liability is limited to the amount paid for said Survey.
7 Bearings shown hereon are based on a Grid Bearing of North 21°13'57" West along a line between Coastal Monument A–23 and the Found 3"x3" Concrete Monument at the Southwest corner of the subject property, relative to the Florida State Plane Coordinate System, East Zone, North American datum of 1983 (2007 adjustment)
8 parcel/lot line locations have been based on found survey control along the center line of Watersong Way.
9 LEFT BLANK.
10 The Legal Description shown hereon was provided by the client and/or his/her representatives.
11 No ownership of fence lines has been determined as part of this Survey.
12 Off set calls to found survey control are relative to the nearest property corner, intersection of lines, point of curvatures (PC), point of reverse curvatures (PRC) or other identifiable point.
13 Compliance with local zoning requirements and or with requirements set forth by other State, Public, and/or Private entities has not been verified as part of this Survey.
14 Elevations shown are based on the North American Vertical datum of 1988.Reference Survey Control is the Bench Mark 94–77–A18 RM No 1 with Elevation 1.68 North American Vertical Datum (NAVD)

PREPARED FOR:
Surfside Land LLC
Schulke, Bittle & Stoddard, LLC
Florida Department of Environmental Protection
Real Time Property Development Services, Inc.
City of Fort Pierce

Prepared By: Regina C. Karner, PSM#4363
Karner Surveying, Inc. LB#7357



FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps. Flood Zones: X, AO Depth 1.0, VE with Base Flood Elevation 10 and 11 Community #: 120286, Panel #: 12111C0183, Suffix: J, Date: 2.16.2012

LEGEND

B.M. – Bench Mark
C/E – Covered Entry
CAC – Concrete Pad with Air Conditioning
CB – Catch Basin
CBS – Concrete Block Structure
CMP – Corrugated Metal Pipe
CPE – Concrete Pad with Pool Equipment
CTV – Cable TV Box
El. – Elevation
G – Grinder
GV – Water Gate Valve
HYD – Fire Hydrant
IR – Irrigation Riser
NAD – North American Datum
O/L – Overhead Utility Line
PP – Power Pole
PUR – PVC Riser
SSMH – Sanitary Sewer Manhole
TR – Telephone Riser
TCB – Telephone Communications Box
UB – Utility Box
UR – Utility Riser
WM – Water Meter
WV – Water Valve
FCM – Found 4"x4"Concrete Monument
FIBC –
FIP – Found ½" Iron Pipe
FIPC – Found ½" Iron Pipe with Cap
FIR – Found #5 Iron Rod
FIRC – Found #5 Iron Rod with Cap
SIRC – Set #5 Iron Rod with Cap "LB#7357"
FIPC – Found 1/2" Iron Pipe with Cap
FM – Found Mag Nail
FMD – Found Mag Nail with Disk
FN – Found Nail
FNTT – Found Nail with Tin Tab
FPK – Found PK Nail
FPKD – Found PK Nail with Disk
FRRS – Found Rail Road Spike
/CO – In Pavement Cut Out
x0.0 – Existing Elevations
––0–– – Existing Contour Line

Prepared For:
Surfside Land LLC
St. Lucie County Florida

KARNER SURVEYING, INC.
Residential & Commercial Surveying Services
2740 SW Martin Downs Blvd.#333, Palm City, Fl.34990
Phone: (772)288 7206 Fax:(772)223 8181
WWW.KARNERSURVEYINGINC.COM karner@comcast.net

Not Valid Unless Sealed With An Embossed Surveyor's Seal

No.	Revision Description	Date
	Contours	5.18.19

Sheet Title: Boundary Survey

Scale: 1"=30' | Date: 5.17.21
Drawn By: CAD Book: 1902–53
Job No: 1905–13 CASS File:

Sheet No: 1 of 1
File No:

S:\C_Surfside\Surfside13

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CONDITIONAL USE SITE PLAN/ PRELIMINARY PLAT

FOR

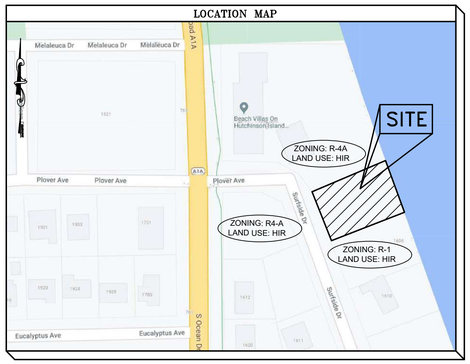
SURFSIDE QUAD PLEX

SECTION 07, TOWNSHIP 35 S, RANGE 41 E
CITY OF FT. PIERCE, FLORIDA

LEGAL DESCRIPTION

SURFSIDE - UNIT ONE - BLK 11 LOT 13

LOCATION MAP



DRAWING INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS AND POLLUTION PREVENTION
3	POLLUTION PREVENTION DETAILS
~~4~~	~~SOIL BORINGS~~
5	PRELIMINARY PLAT
6	SITE PLAN
7	PAVING, GRADING AND DRAINAGE PLAN
8	CROSS SECTIONS
9-12	MISCELLANEOUS DETAILS
13	LIGHTING PLAN
14	AERIAL
ATTACHED	SURVEY LANDSCAPE PLAN ARCHITECTURAL PLAN

SITE DATA

OWNER/DEVELOPER	SURFSIDE LAND LLC 9481 CAMPI DR LAKE WORTH, FL 33467-6998
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:	KARNER SURVEYING, INC. REGINA KARNER, PSM #4363 2740 SW MARTIN DOWNS BLVD. #333 PALM CITY, FL 34990 PH. (772) 288-7206
EXISTING USE	UNDEVELOPED
PROPOSED USE	FOUR (4) MULTI-FAMILY UNITS
PROJECT LOCATION	SECOND LOT FROM THE CORNER OF SR A-1-A AND SURFSIDE DRIVE
SITE ADDRESS	SURFSIDE DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2412-501-0132-000-3
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)

DEVELOPMENT PARAMETERS :

	EXISTING R-4A ZONING	PROPOSED DEVELOPMENT
MIN. LOT AREA	5,000 SF PER UNIT	40,902 SF
MIN. OVERALL LOT WIDTH	75'	100'
MIN. INTERIOR LOT DEPTH	70'	235'
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	25.9'
SIDE (NORTH)	10'	6.0'
SIDE (SOUTH)	10'	10.0'
REAR (WEST)	20'	327.1'
MAX. LOT COVERAGE BY BLDGS	40%	10.7%
MIN. OPEN SPACE	25%	83.2%
MAX. IMPERVIOUS AREA	75%	16.8%
MAXIMUM DENSITY	8 UNITS/ACRE	4.3 UNITS/ACRE
MAX. BLDG. HEIGHT	45'	45'

AREA CALCULATIONS:

SITE AREAS:			PROPOSED
DEVELOPABLE AREA:	40,902 SF	0.94 AC	100.0%
IMPERVIOUS AREA:	6,882 SF	0.16 AC	16.8%
BUILDING AREA:	4,387 SF	0.10 AC	10.7%
PAVING AREA:	1,708 SF	0.04 AC	4.2%
CONCRETE/PATIO AREA:	787 SF	0.02 AC	1.9%
PERVIOUS AREA:	34,020 SF	0.78 AC	83.2%
GREEN SPACE:	34,020 SF	0.78 AC	83.2%

NATIVE VEGETATION/PRESERVATION:
SEE SURVEY FOR DUNE VEGETATION

PARKING CALCULATIONS:
REQUIRED: 2 SPACE PER UNIT
4 UNITS X 2 SPACES/UNIT = 8 SPACES
PROVIDED: 8 INTERIOR DRIVEWAY PARKING SPACES

AVERAGE DAILY TRIPS:
PROPOSED USE: PER ITE 9TH EDITION TRIP GENERATION MANUAL, LAND USE 230
4 MULTI-FAMILY UNITS X 7.78 TRIPS/UNIT = 31.1 OR 32 TRIPS

CONSTRUCTION SCHEDULE:

DATE OF COMMENCEMENT	DATE OF COMPLETION
1/22	1/23

VARIANCES FOR THIS PROJECT:
1. REQUIRED: 10 FOOT SETBACK FROM NORTH PROPERTY LINE
PROPOSED: 6 FOOT BUILDING SETBACK FROM NORTH PROPERTY LINE
2. REQUIRED: 50 FOOT SETBACK BETWEEN DRIVEWAYS
PROPOSED: 20.5 FOOT SETBACK BETWEEN DRIVEWAYS
3. REQUIRED: 25 FOOT SETBACK FOR DRIVEWAYS FROM PROPERTY LINES
PROPOSED: 15.5 FOOT SETBACK FOR DRIVEWAYS FROM PROPERTY LINES

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, X (25), & VE-8 PER FLOOD INSURANCE RATE MAP #12111C0183 J, DATED FEBRUARY 16TH, 2012.
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 8 PM AND 6 AM WITHOUT CITY OF FT PIERCE APPROVAL.
19. AN ENTRANCE GATE IS PROPOSED FOR THIS SITE.
20. CITY OF FT. PEIRCE OR FOOT 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 A GRID BEARING OF S46°30'43"W, ALONG THE NORTH R/W LINE OF SEAWAY DRIVE AND BASED ON FOUND MONUMENTATION.
23. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS COS MONUMENT G 231 1965, ELEVATION 4.47' NAVD. SECONDARY BENCHMARK IS AS SHOWN HEREON. THE CONVERSION TO NGVD'29 IS BY ADDING 1.499 FT.
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. FRE 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 TY, AND BACKFILL DENSITIES. PRESSURE TEST (MAINS AND TAPS) LIFT STATION START-UP, ALL PER PROJECT SPECIFICATIONS, COVB 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

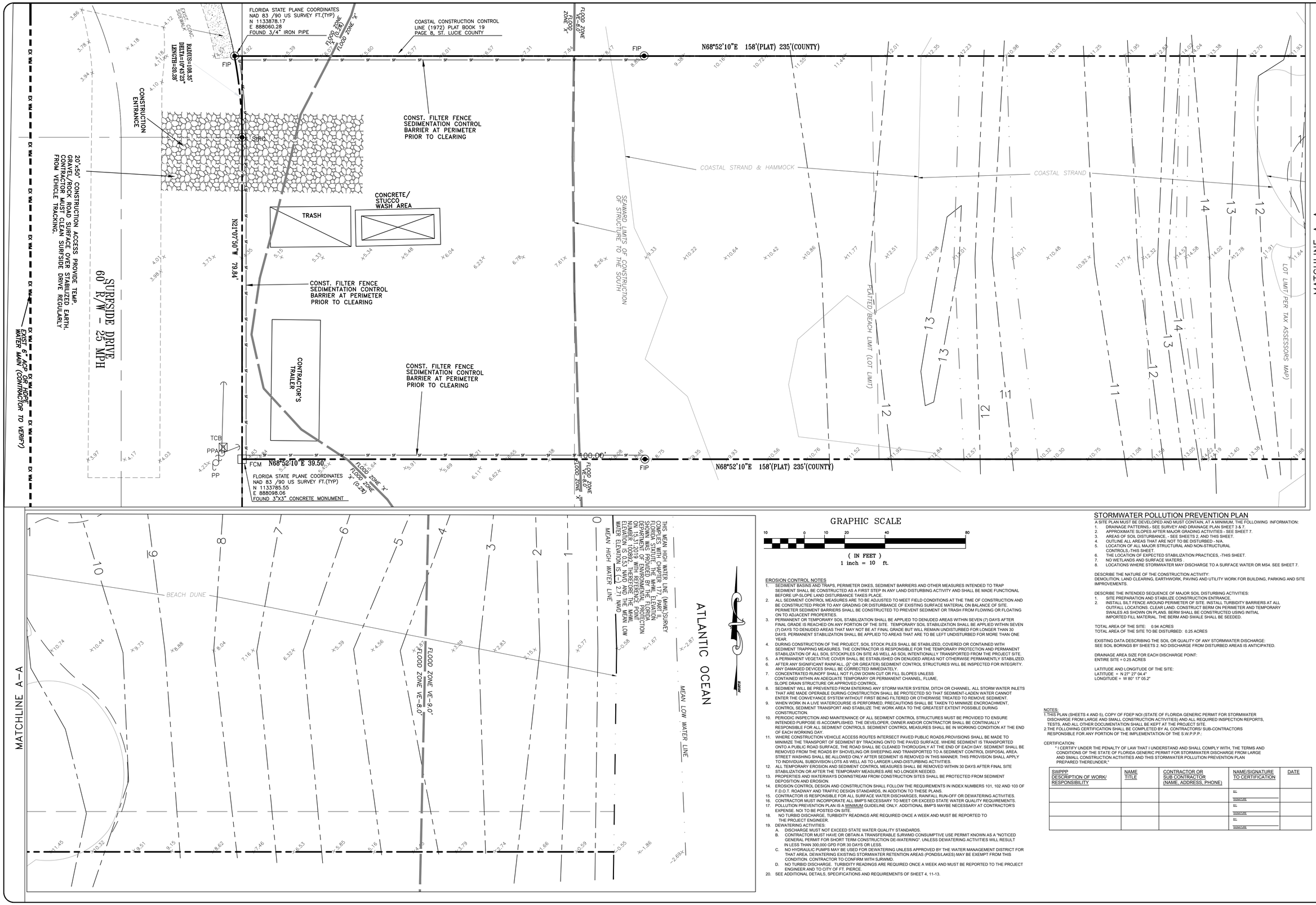
ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396
DocuSigned by: Jodah Bittle
DATE: 4/30/2021

PROJECT NO.	SHEET
21-008	1

DocuSign Envelope ID: D4A745A1-8C13-42A7-B7A0-838D716D80AB



GRAPHIC SCALE

10 0 10 20 40 80

(IN FEET)
1 inch = 10 ft.

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR 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 (½" OR GREATER) SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS,PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, IN ADDITION TO THESE PLANS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN-OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY REQUIREMENTS.
17. POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAYBE NECESSARY AT CONTRACTOR'S EXPENSE. NOI TO BE POSTED ON SITE.
18. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.
19. DEWATERING ACTIVITIES:
    A. DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
    B. CONTRACTOR MUST HAVE OR OBTAIN A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING". UNLESS DEWATERING ACTIVITIES WILL RESULT IN LESS THAN 300,000 GPD FOR 30 DAYS OR LESS.
    C. NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING 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 AND TO CITY OF FT. PIERCE.
20. SEE ADDITIONAL DETAILS, SPECIFICATIONS AND REQUIREMENTS OF SHEET 4, 11-13.

STORMWATER POLLUTION PREVENTION PLAN

A SITE PLAN MUST BE DEVELOPED AND MUST CONTAIN, AT A MINIMUM, THE FOLLOWING INFORMATION:
1. DRAINAGE PATTERNS,- SEE SURVEY AND DRAINAGE PLAN SHEET 3 & 7.
2. APPROXIMATE SLOPES AFTER MAJOR GRADING ACTIVITIES - SEE SHEET 7.
3. AREAS OF SOIL DISTURBANCE, - SEE SHEETS 2, AND THIS SHEET.
4. OUTLINE ALL AREAS THAT ARE NOT TO BE DISTURBED - N/A.
5. LOCATION OF ALL MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS,-THIS SHEET.
6. THE LOCATION OF EXPECTED STABILIZATION PRACTICES, -THIS SHEET.
7. NO WETLANDS AND SURFACE WATERS.
8. LOCATIONS WHERE STORMWATER MAY DISCHARGE TO A SURFACE WATER OR MS4. SEE SHEET 7.

DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY:
DEMOLITION, LAND CLEARING, EARTHWORK, PAVING AND UTILITY WORK FOR BUILDING, PARKING AND SITE IMPROVEMENTS.

DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:
1. SITE PREPARATION AND STABILIZE CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE AROUND PERIMETER OF SITE. INSTALL TURBIDITY BARRIERS AT ALL OUTFALL LOCATIONS. CLEAR LAND. CONSTRUCT BERM ON PERIMETER AND TEMPORARY SWALES AS SHOWN ON PLANS. BERM SHALL BE CONSTRUCTED USING INITIAL IMPORTED FILL MATERIAL. THE BERM AND SWALE SHALL BE SEEDED.

TOTAL AREA OF THE SITE: 0.94 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED: 0.25 ACRES

EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE:
SEE SOIL BORINGS BY SHEETS 2. NO DISCHARGE FROM DISTURBED AREAS IS ANTICIPATED.

DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:
ENTIRE SITE = 0.25 ACRES

LATITUDE AND LONGITUDE OF THE SITE:
LATITUDE = N 27° 27' 04.4"
LONGITUDE = W 80° 17' 05.2"

NOTES:
1 THIS PLAN (SHEETS 4 AND 5), COPY OF FDEP NOI (STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES) AND ALL REQUIRED INSPECTION REPORTS, TESTS, AND ALL OTHER DOCUMENTATION SHALL BE KEPT AT THE PROJECT SITE.
2.THE FOLLOWING CERTIFICATION SHALL BE COMPLETED BY AL CONTRACTORS/ SUB-CONTRACTORS RESPONSIBLE FOR ANY PORTION OF THE IMPLEMENTATION OF THE S.W.P.P.P.:

CERTIFICATION:
" I CERTIFY UNDER THE PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER,"

SWPPP DESCRIPTION OF WORK/ RESPONSIBILITY	NAME TITLE	CONTRACTOR OR SUB CONTRACTOR (NAME, ADDRESS, PHONE)	NAME/SIGNATURE TO CERTIFICATION	DATE
			BY: SIGNATURE	
			BY: SIGNATURE	
			BY: SIGNATURE	

MARK	REVISION	DATE

DRAWING 21-008 CONST
DESIGNED JBB DRAWN JBB
CHECKED JBB
SCALE 1"=10' DATE 04/16/21

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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 jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

EXISTING CONDITIONS/ DEMOLITION AND POLLUTION PREVENTION PLAN

SURFSIDE QUAD PLEX

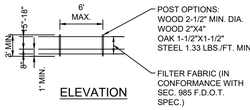
ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

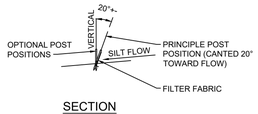
JODAH B. BITTLE
FL. REG. NO. 57396
DocuSigned by: Jodah Bittle
A99EF7695C9C46B...
DATE: 4/30/2021

PROJECT NO. 21-008
SHEET 2

DocuSign Envelope ID: D4A745A1-8C13-42A7-B7A0-838D716D80AB



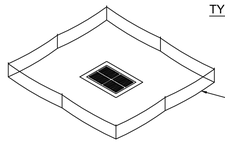
ELEVATION



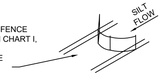
SECTION

NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



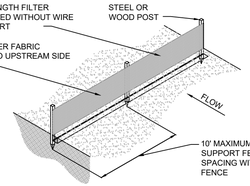
NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3

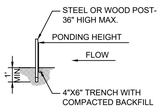


DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

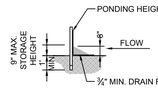
SILT FENCE APPLICATIONS-N.T.S.

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.

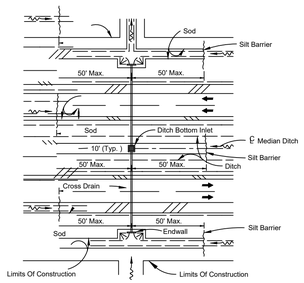
EROSION CONTROL DETAILS

N.T.S.

NOTES:

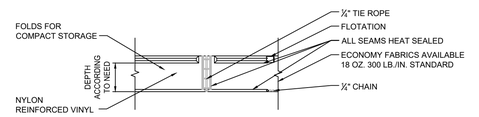
WETLAND PROTECTION PLAN

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.



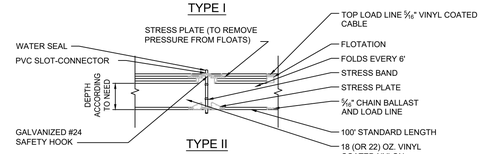
DITCH INSTALLATIONS AT DRAINAGE STRUCTURES

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



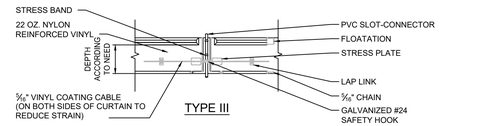
TYPE I

TYPE 2. DOT FOR 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 II

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

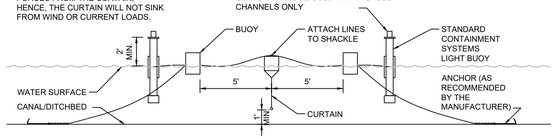


TYPE III

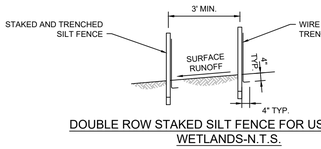
BLOW-UP OF SHACKLE CONNECTION

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.



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

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.

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	600 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	70%
APPARENT OPENING SIZE	ASTM D-4751	#0 US SIEVE
FLOW RATE	ASTM D-4491	80 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	0.55 SEC.-1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	365 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	130 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	50 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	70 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL./MIN./SQ. FT.
PERMITTIVITY	ASTM D-4491	1.5 SEC.-1

TEMPORARY ADS OUTFALL 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.

SECTION A–A

PLAN
TYPE "ABOVE GRADE" WITH COMPACTED FILL

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

CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

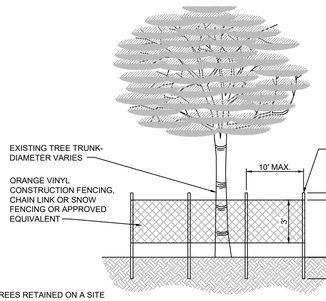
STAPLE DETAIL

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

PLAN

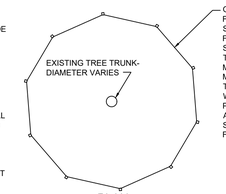
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS.THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC 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.

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



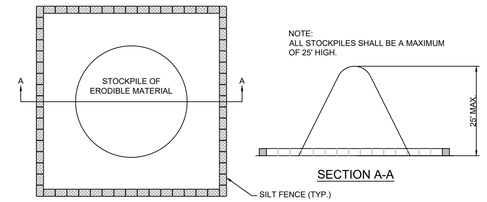
ELEVATION

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 21-008 CONST
DESIGNED JBB | DRAWN JBB
CHECKED JBB | DATE 04/16/21
SCALE 1"=10'

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING . LAND PLANNING . ENVIRONMENTAL PERMITTING
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TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
WEBSITE https://www.sbsengineers.com

STORMWATER POLLUTION PREVENTION DETAILS

SURFSIDE QUAD PLEX

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL REG. NO. 57396
DocuSigned by: Jodah Bittle
DATE: 4/30/2021
DIGITALLY SIGNED AND SEALED

PROJECT NO. 21-008
SHEET 3

DocuSign Envelope ID: D4A745A1-8C13-42A7-B7A0-838D716D80AB

FLORIDA STATE PLANE COORDINATES
NAD 83 /90 US SURVEY FT.(TYP)
N 1133878.17
E 888060.28
FOUND 3/4" IRON PIPE

EXIST. CONC. SIDEWALK

RADIUS=108.35'
DELTA=10°43'23"
LENGTH=20.28'

COASTAL CONSTRUCTION CONTROL LINE (1972) PLAT BOOK 19 PAGE 8, ST. LUCIE COUNTY

FLOOD ZONE 'X' (0.2%)
FLOOD ZONE 'X'
FLOOD ZONE VE-8.0'
FLOOD ZONE 'X'

FIP

N68°52'10"E 158'(PLAT) 235'(COUNTY)

1.0'
15.9'
75.5'

LOT 1
1,975 SF
0.045 AC

LOT 2
1,573 SF
0.036 AC

LOT 3
1,573 SF
0.036 AC

LOT 4
1,975 SF
0.045 AC

26.1'
20.8'
20.8'
26.1'
5.0'

10' BLDG SETBACK

SIRC

N21°07'50"W 79.84'

SURFSIDE DRIVE
60' R/W - 25 MPH

EXIST 6" A.C.P. WATER MAIN (CONTRACTOR TO VERIFY)

SEAWARD LIMITS OF CONSTRUCTION TO THE SOUTH

TRACT A
33,806 SF
0.776 AC

COASTAL STRAND & HAMMOCK

COASTAL STRAND

PLATTED BEACH LIMIT (LOT LIMIT)

LOT LIMIT PER TAX ASSESSORS MAP

TCB
PPA
PP

FCM N68°52'10"E 39.50'

FLORIDA STATE PLANE COORDINATES
NAD 83 /90 US SURVEY FT.(TYP)
N 1133785.55
E 888098.06
FOUND 3"X3" CONCRETE MONUMENT

100.00'

MATCHLINE A-A

BEACH DUNE

ATLANTIC OCEAN

MEAN HIGH WATER LINE

MEAN LOW WATER LINE

THIS MEAN HIGH WATER LINE (MHWL)SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTE. THE MHWL ELEVATION SHOWN WAS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON 15.31.2019 WITH REFERENCE POINT NUMBER 100892. THEREFORE THE MHWL ELEVATION IS 0.53 NAVD AND THE MEAN LOW WATER ELEVATION IS 2.71 NAVD.

CONCEPTUAL USE SITE PLAN
PRELIMINARY PLAT
FOR SURFSIDE QUADPLEX
SECTION 07, TOWNSHIP 35 S, RANGE 41 E
CITY OF FT PIERCE, FLORIDA

GRAPHIC SCALE
10 0 10 20 40 80
(IN FEET)
1 inch = 10 ft.

MARK	REVISION	DATE

DRAWING 21-008 CONST
DESIGNED JBB | DRAWN JBB
CHECKED JBB
SCALE 1"=10' | DATE 04/16/21

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MATCHLINE A-A

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WEBSITE https://www.sbsengineers.com

PRELIMINARY PLAT

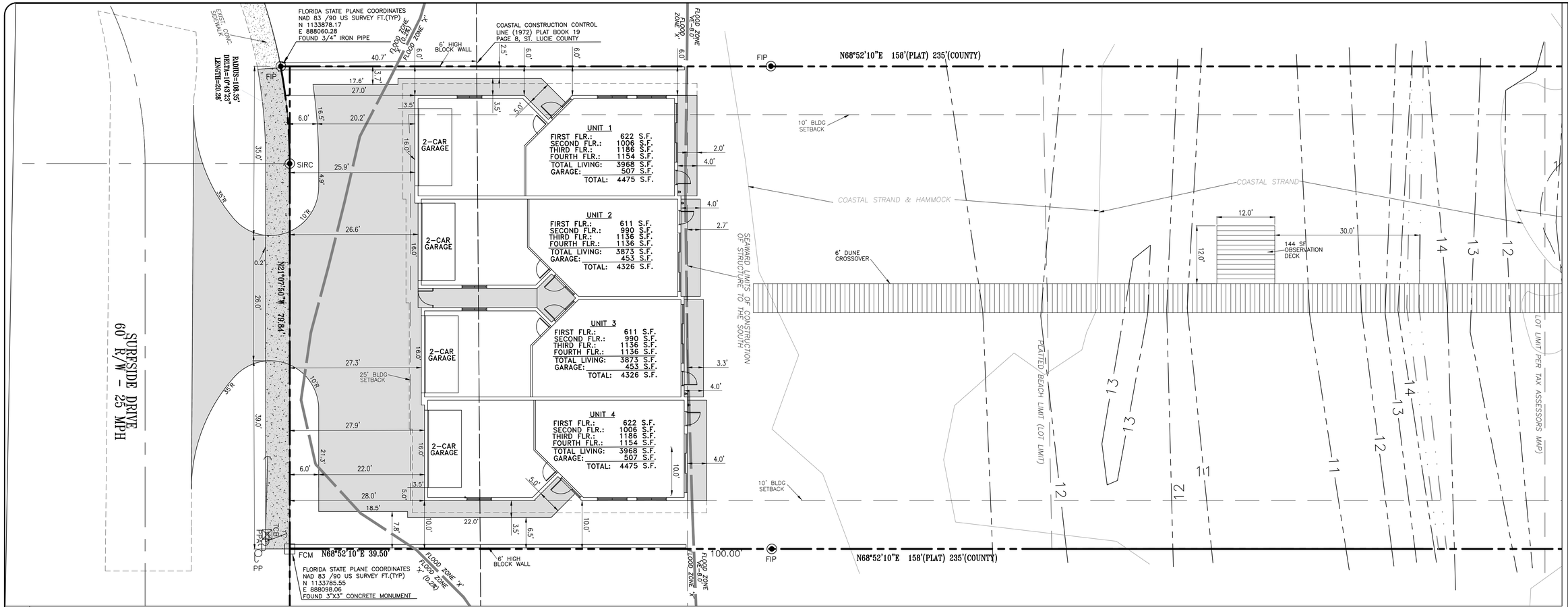
SURFSIDE QUAD PLEX

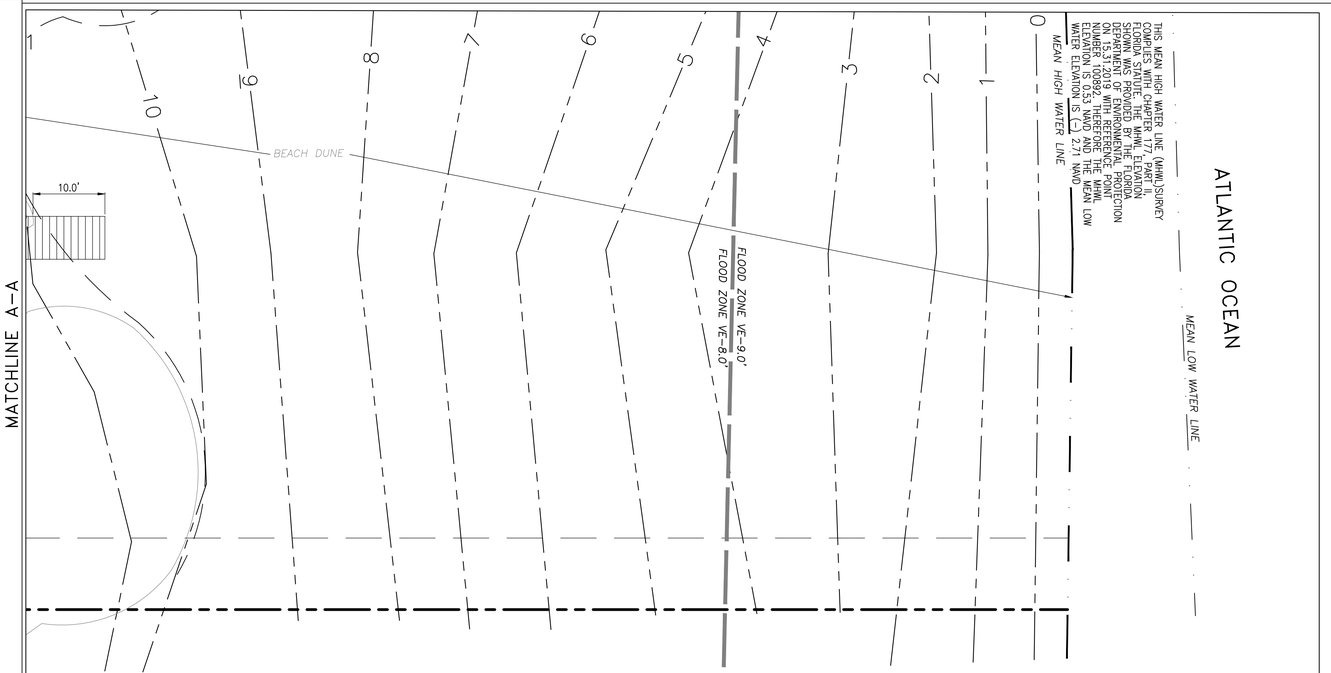
ENGINEER CERTIFICATION

JOAH B. BITTLE LICENSE No 57306 STATE OF FLORIDA PROFESSIONAL ENGINEER

JOAH B. BITTLE
FL. REG. NO. 57306
Digitally Signed by Joah Bittle
DATE: 4/30/2021

PROJECT NO. 21-008
SHEET 5





OWNER/DEVELOPER	SURFSIDE LAND LLC 9481 CAMPI DR LAKE WORTH, FL 33467-6998
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:	KARNER SURVEYING, INC. REGINA KARNER, PSM #4363 2740 SW MARTIN DOWNS BLVD. #333 PALM CITY, FL 34990 PH. (772) 288-7206
EXISTING USE	UNDEVELOPED
PROPOSED USE	FOUR (4) MULTI-FAMILY UNITS
PROJECT LOCATION	SECOND LOT FROM THE CORNER OF SR A-1-A AND SURFSIDE DRIVE
SITE ADDRESS	SURFSIDE DRIVE, FT. PIERCE, FL
PARCEL I.D. NUMBER	2412-501-0132-000-3
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)

DEVELOPMENT PARAMETERS :	EXISTING R-4A ZONING	PROPOSED DEVELOPMENT
MIN. LOT AREA	5,000 SF PER UNIT	40,902 SF
MIN. OVERALL LOT WIDTH	75'	100'
MIN. INTERIOR LOT DEPTH	70'	235'
MIN. YARD SETBACKS:		
FRONT (WEST)	25'	25.9'
SIDE (NORTH)	10'	6.0'
SIDE (SOUTH)	10'	10.0'
REAR (WEST)	20'	327.1'
MAX. LOT COVERAGE BY BLDGS	40%	10.7%
MIN. OPEN SPACE	25%	82.5%
MAX. IMPERVIOUS AREA	75%	17.5%
MAXIMUM DENSITY	8 UNITS/ACRE	4.3 UNITS/ACRE
MAX. BLDG. HEIGHT	45'	45'

AREA CALCULATIONS:

SITE AREAS:		PROPOSED	
DEVELOPABLE AREA:	40,902 SF	0.94 AC	100.0%
IMPERVIOUS AREA:	6,927 SF	0.16 AC	17.5%
BUILDING AREA:	4,387 SF	0.10 AC	10.7%
PAVING AREA:	2,018 SF	0.05 AC	4.9%
CONCRETE/PATIO AREA:	759 SF	0.02 AC	1.9%
PERVIOUS AREA:	33,738 SF	0.77 AC	82.5%
GREEN SPACE:	33,738 SF	0.77 AC	82.5%

NATIVE VEGETATION/PRESERVATION:
N/A. NO PRESERVATION REQUIRED, NO NATIVE HABITAT IS EXISTING

PARKING CALCULATIONS:
REQUIRED: 2 SPACE PER UNIT
4 UNITS X 2 SPACES/UNIT = 8 SPACES
PROVIDED: 8 INTERIOR DRIVEWAY PARKING SPACES

AVERAGE DAILY TRIPS:
PROPOSED USE: PER ITE 9TH EDITION TRIP GENERATION MANUAL, LAND USE 230
4 MULTI-FAMILY UNITS X 7.78 TRIPS/UNIT = 31.1 OR 32 TRIPS

CONSTRUCTION SCHEDULE:

DATE OF COMMENCEMENT	DATE OF COMPLETION
1/22	1/23

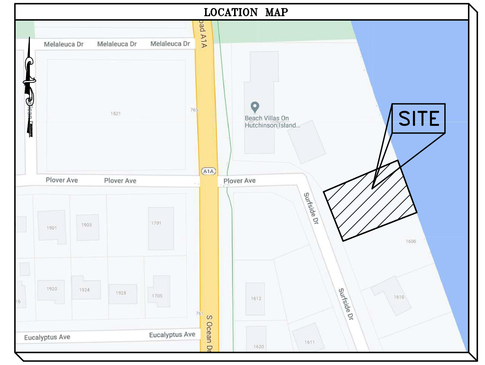
VARIANCES FOR THIS PROJECT:
1. REQUIRED: 10 FOOT SETBACK FROM NORTH PROPERTY LINE
PROPOSED: 6 FOOT BUILDING SETBACK FROM NORTH PROPERTY LINE

LEGAL DESCRIPTION
SURFSIDE - UNIT ONE - BLK 11 LOT 13

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

HATCH LEGEND
PROPOSED CONCRETE OR BRICK PAVERS
PROPOSED CONCRETE

LOCATION MAP



NOTES
1. ALL DISTURBED AREAS IN THE RIGHT-OF-WAY SHALL BE SODDED. SEED AND MULCH IS NOT ACCEPTABLE.
2. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
3. CURB RAMPS MUST MEET THE REQUIREMENTS OF FDOT STANDARD INDEX 304.
4. ALL STRIPING WITHIN THE RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING PUBLIC ROADWAY, CURBS, GUTTERS, SIDEWALKS, DRAINAGE SYSTEMS AND UTILITIES AS A DIRECT RESULT OF NEW CONSTRUCTION. ROAD IMPROVEMENTS SUCH AS BUT NOT LIMITED TO RESURFACING MAYBE REQUIRED.
6. THE SITE DRAINAGE AND CONSTRUCTION IMPROVEMENTS SHALL NOT ADVERSELY IMPACT ADJOINING PROPERTIES AND/OR ROADWAYS.
7. 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.
8. ANY CONFLICTS WITH THE PLANS AND EXISTING UTILITIES, DRAINAGE, ETC TO BE REPORTED TO ENGINEER FOR RESOLUTION OF ISSUES.
9. CONTRACTOR TO FIELD VERIFY ALL REPORTED INVERTS AND UTILITIES AND REPORT TO ENGINEER.
10. PROPANE TANKS TO BE UNDERGROUND.
11. ALL CONSTRUCTION WILL COMPLY WITH SECTIONS 17 AND 22 OF THE CITY OF FT. PIERCE CODE OF ORDINANCES.

MATCHLINE A-A

MARK	REVISION	DATE

DRAWING 21-008 CONST
DESIGNED JBB DRAWN JBB
CHECKED JBB DATE 04/16/21
SCALE 1"=10'

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WEBSITE https://www.sbsengineers.com

SITE PLAN

SURFSIDE QUAD PLEX

ENGINEER CERTIFICATION
JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER
JODAH B. BITTLE
FL. REG. NO. 57396
DATE:

PROJECT NO. 21-008
SHEET 6

FLORIDA STATE PLANE COORDINATES
NAD 83 /90 US SURVEY FT.(TYP)
N 1133878.17
E 888060.28
FOUND 3/4" IRON PIPE

COASTAL CONSTRUCTION CONTROL LINE (1972) PLAT BOOK 19 PAGE 8, ST. LUCIE COUNTY

N68°52'10"E 158'(PLAT) 235'(COUNTY)

SURFSIDE DRIVE
60' R/W - 25 MPH

N21°07'50"W 79.04'

CONSTRUCT TRENCH DRAIN FDOT INDEX 436-001

RADIUS=100.35'
DELTA=10°49'23"
LENGTH=20.28'

FIP

SIRC

90° BEND

CV

10 LF 4" HDPE DR11 WATER MAIN

30 LF 4" HDPE DR11 WATER MAIN DIRECTIONAL BORE

6" BY 4" REVERSE TAPPING SADDLE WITH VALVE AND SAMPLING POINT #1

EXIST. CONC. SIDEWALK

PINE (5) 2" SERVICES W/CURB STOP 1"x2" METERS AND RPZ (BY FPL/A) ONE IS FOR IRRIGATION

EXIST. 6" ACP OR HDPE WATER MAIN (CONTRACTOR TO VERIFY)

54 LF 18" PERFORATED RCP

48 LF 15" EXFILTRATION TRENCH

6 LF 18" RCP

24 LF 18" PERFORATED RCP

15 LF 15" EXFILTRATION TRENCH

D1 D2 D3

CO INV=2.55

CO INV=2.45

CO INV=2.10

CO INV=2.00

CO INV=1.85

10 LF 6" PVC SEWER SERVICE @1% SLOPE

39 LF 2" HDPE DR11 WATER SERVICE

41 LF 2" HDPE DR11 WATER SERVICE

50 LF 2" HDPE DR11 WATER SERVICE

83 LF 2" HDPE DR11 WATER SERVICE

8 LF 6" PVC SEWER SERVICE @1% SLOPE

2-CAR GARAGE
GARAGE FF = 6.25'

LIVING AREA FF = 7.40'

UNIT 1
FIRST FLR.: 622 S.F.
SECOND FLR.: 1006 S.F.
THIRD FLR.: 1186 S.F.
FOURTH FLR.: 1154 S.F.
TOTAL LIVING: 3968 S.F.
GARAGE: 507 S.F.
TOTAL: 4475 S.F.

UNIT 2
FIRST FLR.: 611 S.F.
SECOND FLR.: 990 S.F.
THIRD FLR.: 1136 S.F.
FOURTH FLR.: 1136 S.F.
TOTAL LIVING: 3873 S.F.
GARAGE: 453 S.F.
TOTAL: 4326 S.F.

UNIT 3
FIRST FLR.: 611 S.F.
SECOND FLR.: 990 S.F.
THIRD FLR.: 1136 S.F.
FOURTH FLR.: 1136 S.F.
TOTAL LIVING: 3873 S.F.
GARAGE: 453 S.F.
TOTAL: 4326 S.F.

UNIT 4
FIRST FLR.: 622 S.F.
SECOND FLR.: 1006 S.F.
THIRD FLR.: 1186 S.F.
FOURTH FLR.: 1154 S.F.
TOTAL LIVING: 3968 S.F.
GARAGE: 507 S.F.
TOTAL: 4475 S.F.

6' HIGH BLOCK WALL

FLOOD ZONE VE-8.0'

FLOOD ZONE 'X' (0.2%)

FLOOD ZONE VE-9.0'

FLOOD ZONE 'X'

SEAWARD LIMITS OF CONSTRUCTION OF STRUCTURE TO THE SOUTH

COASTAL STRAND & HAMMOCK

COASTAL STRAND

PLATTED BEACH LIMIT (LOT LIMIT)

LOT LIMIT PER TAX ASSESSORS MAP)

PROPOSED MANHOLE S-1
TOP = 4.25'
S. INV = 1.56'

300 LF 8" PVC SEWER SERVICE @0.35% SLOPE

30 LF 6" PVC SEWER SERVICE @1% SLOPE

STUB

PP

FCM N68°52'10"E 39.50'

FLORIDA STATE PLANE COORDINATES
NAD 83 /90 US SURVEY FT.(TYP)
N 1133785.55
E 888098.06
FOUND 3"X3" CONCRETE MONUMENT

N68°52'10"E 158'(PLAT) 235'(COUNTY)

100.00

MATCHLINE A-A

BEACH DUNE

10.0'

FLOOD ZONE VE-9.0'

FLOOD ZONE VE-8.0'

MEAN HIGH WATER LINE

MEAN LOW WATER LINE

ATLANTIC OCEAN

THIS MEAN HIGH WATER LINE (MHWL) SURVEY COMPLIES WITH CHAPTER 177 ELEVATION DATUM ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION SHOWN WAS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NUMBER 120089. THEREFORE THE MHWL ELEVATION IS 0.53 NAVD AND THE MEAN LOW WATER ELEVATION IS (-) 2.71 NAVD

PROPOSED DRAINAGE STRUCTURES

D1 JUNCTION MANHOLE W/SUMP
TOP =5.50'
S. INV = 2.00'

D2 JUNCTION MANHOLE W/SUMP
TOP =5.00'
W. INV = 2.00'
N. INV = 2.00'
S. INV = 2.00'

D3 JUNCTION MANHOLE W/SUMP
TOP =5.50'
N. INV = 2.00'

PROPOSED SEWER STRUCTURES

S-1 SEWER MANHOLE
TOP = 4.00'
S. INV = 1.00'

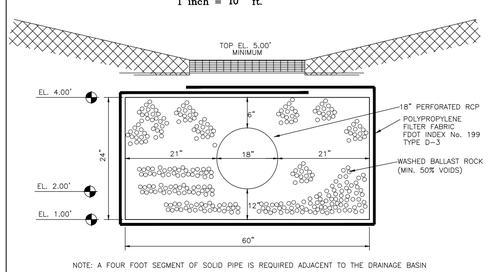
HATCH LEGEND

- PROPOSED CONCRETE OR BRICK PAVERS
- PROPOSED CONCRETE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



NOTE: A FOUR FOOT SEGMENT OF SOLID PIPE IS REQUIRED ADJACENT TO THE DRAINAGE BASIN

EXFILTRATION TRENCH DETAIL
N.T.S.

LEGEND

EXISTING SANITARY SEWERLINE	PROPOSED EOP RADIUS
PROPOSED SANITARY SEWERLINE	1,000 GAL UNDERGROUND PROPANE TANK
EXISTING DRAINAGE PIPE	24" ADS YARD DRAIN
PROPOSED DRAINAGE PIPE	STORMTECH DRAIN
EXISTING WATER MAIN	PROPOSED WALL
PROPOSED WATER MAIN	TRENCH DRAIN
FILTER FENCE/SEDIMENT BARRIER	STREET LIGHT
EXISTING WOOD FENCE	MODIFIED TYPE 'C' INLET
PROPOSED FENCE	JUNCTION MANHOLE
PROPOSED SPOT ELEVATION AT EOP/SIDEWALK	DRAINAGE STRUCTURE LABEL
PROPOSED GRADE / CONTOUR	FIRE HYDRANT
PROPOSED DRAINAGE FLOW DIRECTION	PROPOSED SIGN
	SEWER MANHOLE

SCHULKE, BITTLE & STODDARD, L.L.C.
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DRAWING 21-008 CONST
DESIGNED JBB | DRAWN JBB
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SCALE 1"=10'

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PAVING, GRADING & DRAINAGE PLAN

SURFSIDE QUAD PLEX

ENGINEER CERTIFICATION

JODAH B. BITTLE STATE OF FLORIDA LICENSE No 57396 PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396

DATE:

PROJECT NO. 21-008 | SHEET 7

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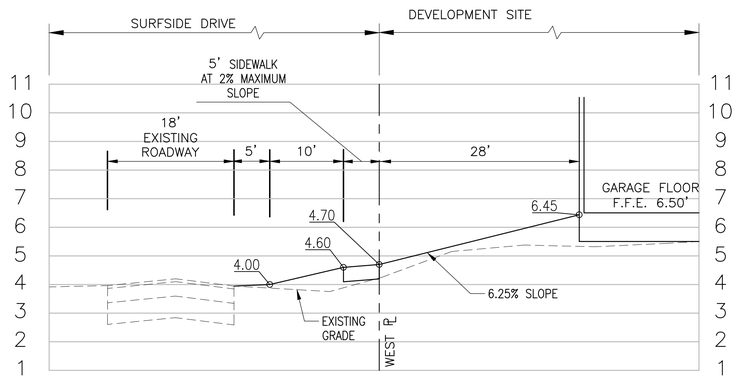

SECTION A

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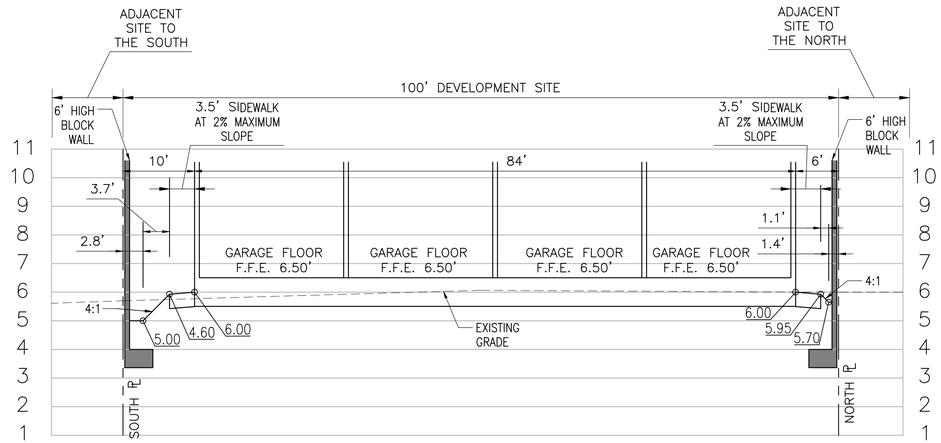

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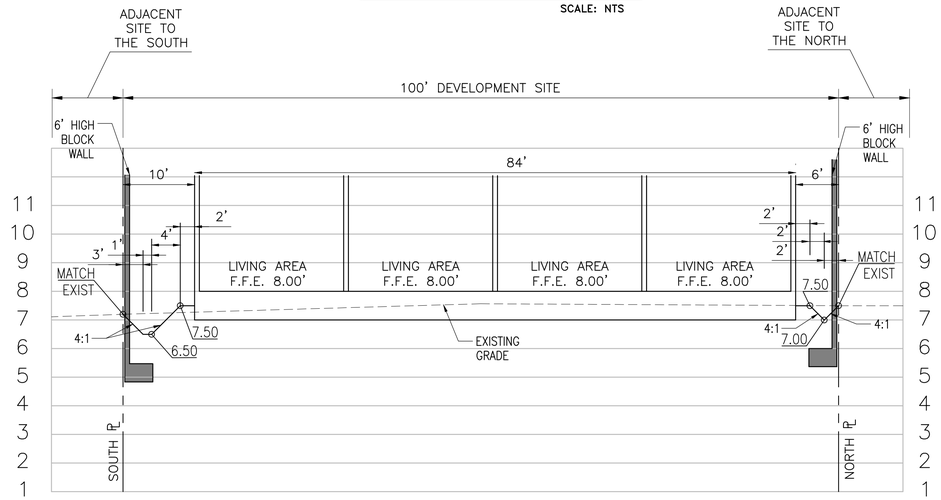

SECTION C

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CROSS SECTION

SURFSIDE QUAD PLEX

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL REG. NO. 57396

Digitally signed by: Joan Bittle

DATE: 4/30/2021

PROJECT NO. 21-008

SHEET 8

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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 DESIGNATED SPECIFICATION.
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 FINE GRADING 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 MATERIALS 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, MATERIAL SHALL BE "TYPE 2 MATERIAL".
COMPACTION: 12" COMPACTED LIFTS, MINIMUM 98% MAXIMUM DRY DENSITY (A.A.S.H.T.O. T-180).
- MIN. 100% MAX DENSITY ADJACENT TO STRUCTURES WITHIN PAVED AREAS
COMPENSATION: COMPACTION FOR THE EMBANKMENT CONSTRUCTION SHALL BE MADE TO THE REQUIRED DENSITY 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 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 MUCK, ROOTS, WEEDS, HUMUS, PEAT, MUCK, AND OTHER ORGANIC MATERIALS, AND SHALL NOT CONTAIN STONES, MASONRY, RUBBLE OR THE LIKE GREATER THAN ½ 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 MATERIAL 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 ROCK FIT CERTIFICATIONS FOR COQUINA SHELL MATERIAL. BASE 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 PROOFROLLED 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 PIPE 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
ALL CULVERT PIPE CULVERTS AND STORM SEWERS SHALL BE INSTALLED 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 6" LIFTS TO THE FOLLOWING 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 ON 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
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 FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT ARE NOT 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, LOTI/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.

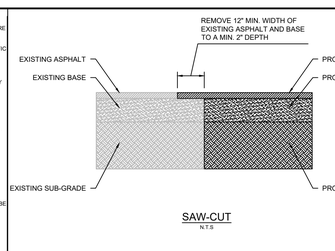
ACCEPTABLE TEST RESULTS MUST BE PROVIDED TO THE ENGINEER PRIOR TO COMMENCING SUCCESSIVE STEPS OF CONSTRUCTION, INCLUDING:
- PIPE BACKFILL AND EMBANKMENT DENSITIES PRIOR TO SUBGRADE PREPARATION.
- SUBGRADE TESTING PRIOR TO BASE PREPARATION, CONCRETE CURB OR SIDEWALK CONSTRUCTION.
- BASE TESTING PRIOR 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.

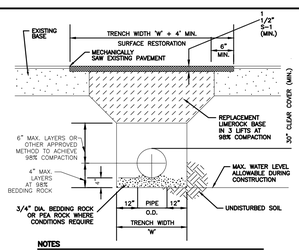
TRAFFIC/PAVEMENT MARKING NOTES:
1. ALL PARKING SPACE MARKINGS AND ROADWAY MARKINGS ON PRIVATE DRIVEWAYS/STREETS WITH THE EXCEPTION TO THE HANDICAPPED PARKING SPACES SHALL BE MARKED IN REFLECTORIZED TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS 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. ALL YELLOW MARKINGS 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 954-777-4066 FOR GUIDANCE ON WHO TO CONTACT. PROVIDE A COPY OF THE PRESS RELEASE TO:
FLORIDA DEPARTMENT OF TRANSPORTATION
PUBLIC INFORMATION OFFICE
3400 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FL 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 APPLICANTS 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 OF CONFLICT 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 954-775-5300 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 THE RIGHT OF WAY LINE, AND BACKFILL TO THE REQUIRED SUBGRADE WITH CLEAN, GRANULAR MATERIAL COMPACTED IN 12" 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.

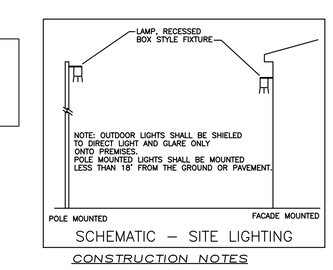


SAW-CUT
N.T.S.



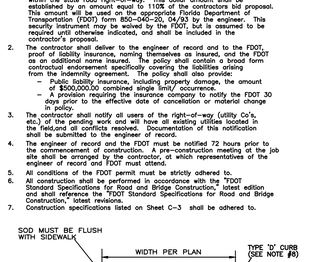
NOTES
1. WHERE SOIL CONDITIONS CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
3. NEW SURFACING MATERIALS SHALL BE CONSISTENT WITH EXISTING AND SHALL HAVE LAPPED AND FEATHERED JOINTS. (1-1/2" MIN. THK.)
4. COMPACTION PERCENTAGES SHOWN REFER TO A.A.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 broad form contractor's endorsement specifically assuming the liabilities arising from the indemnity agreement. The policy shall also provide:
– Public liability insurance, including property damage, in the amount of $1,000,000.00 combined single limit per 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

20"
18.8"
42"

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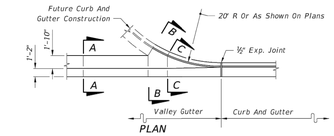
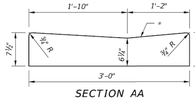
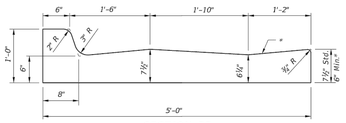


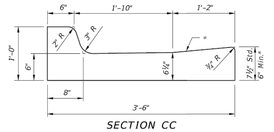
PLAN



SECTION AA



SECTION BB



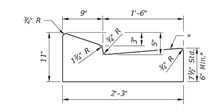
SECTION CC

VALLEY GUTTER

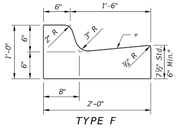
* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

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

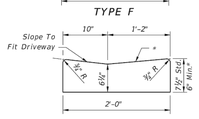
For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see Sheet 2.



TYPE E

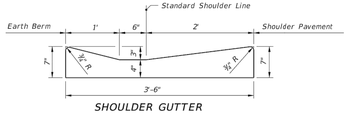


TYPE F

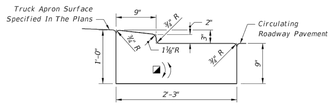


Note: To be paid for as parent curb.

DROP CURB

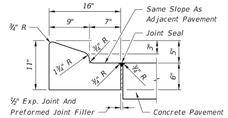


SHOULDER GUTTER



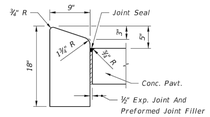
TRAFFIC BEARING SECTION FOR USE IN ROUNDABOUT CENTRAL ISLAND CONSTRUCTION

TYPE RA

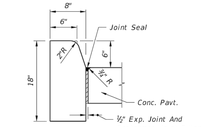


For details depicting usage adjacent to flexible pavement, see Sheet 2.

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	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/17	REVISION			520-001	1 of 2

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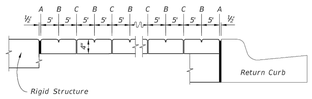
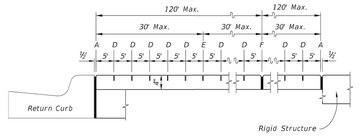
GENERAL NOTES:

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

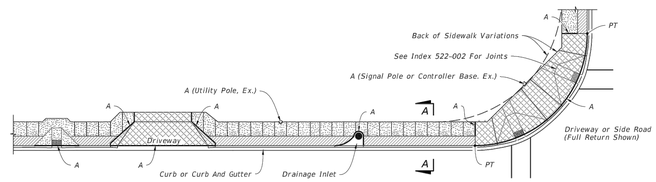
D- 3/16" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- 3¼" 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

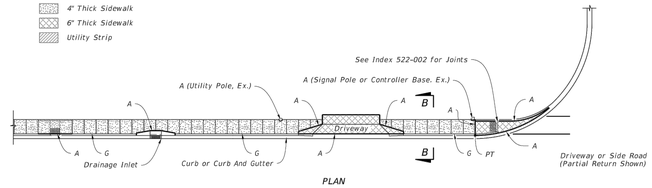


PLAN

SIDEWALK WITH UTILITY STRIP

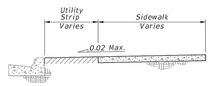
LEGEND:

4" Thick Sidewalk
6" Thick Sidewalk
Utility Strip



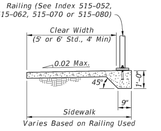
PLAN

SIDEWALK WITHOUT UTILITY STRIP



SECTION A-A

SECTION B-B



RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18	REVISION			522-001	1 of 2

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MARK	REVISION	DATE

DRAWING 21-008 CONST
DESIGNED JBB DRAWN JBB
CHECKED JBB DATE 04/16/21
SCALE NTS

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CERTIFICATION OF AUTHORIZATION NO.: 0000668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
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WEBSITE https://www.sbsengineers.com

MISCELLANEOUS DETAILS

SURFSIDE QUAD PLEX

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396

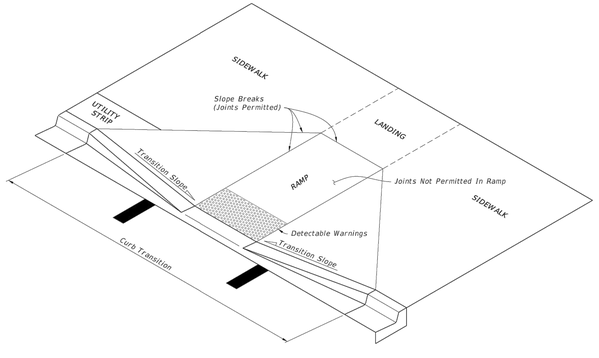
Digitally signed by Jodah Bittle
A996F7969C0C46B...

DATE: 4/30/2021

PROJECT NO. 21-008 SHEET 10

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	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/19	REVISION			522-002	1 of 7

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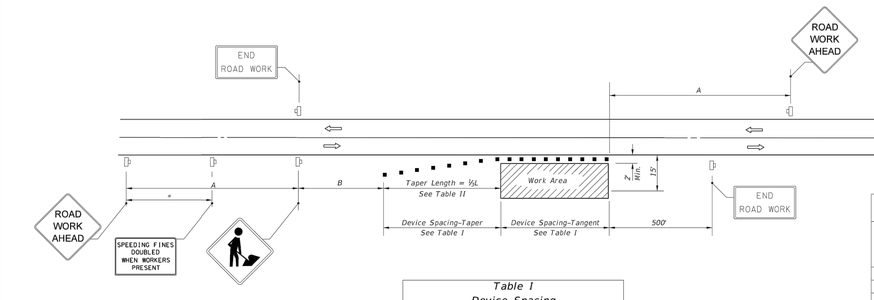

DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.) A	B
40 mph or less	200	200
45 mph	350	350
50 mph or greater	500	500

*Midway between signs.

Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.) Cones or Tubular Markers Taper	Cones or Tubular Markers Tangent	Type I or Type II Barricades or Vertical Panels or Drums Taper	Type I or Type II Barricades or Vertical Panels or Drums Tangent
25	25	50	25	50
30 to 45	25	50	30	50
50 to 70	25	50	50	100

Table II
Taper Length - Shoulder

Speed (mph)	½L (ft) 8' Shldr.	10' Shldr.	12' Shldr.	Notes
25	28	35	42	L=WS²/60
30	40	50	60	
35	55	68	82	
40	72	90	107	L=WS
45	120	150	180	
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

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.

LAST REVISION	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	TWO-LANE, TWO-WAY, WORK ON SHOULDER	INDEX	SHEET
11/01/17	REVISION			102-602	1 of 1

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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 THHN 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 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
02-08 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APPD: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 3	

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 OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, 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
02-08 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APPD: COMPUTER FILE # DETAIL NOTES 200602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 2 OF 3	

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 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
02-08 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APPD: 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, 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.

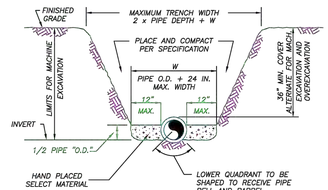
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN 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
02-08 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: JLC	REVISION: BY: APPD: 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.

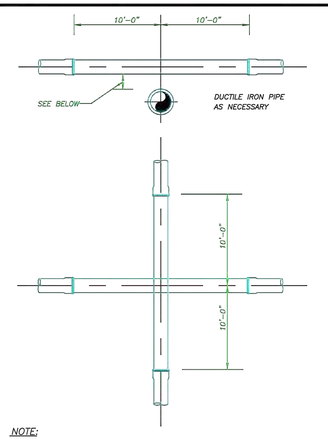
TYPICAL TRENCH DETAIL	M-1
03-09 DATE: DESIGNED: JJM DRAWN BY: JJM APPROVED: SLL	CONCRETE SLAB REVISION: COMPUTER FILE # MISC DETAILS 200602.DWG SCALE: N.T.S. DATE: 2015 BY: SLL APPD: JLC
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	

FORT PIERCE UTILITIES AUTHORITY
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: JJM DRAWN BY: JJM APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC DETAILS 200602.DWG SCALE: N.T.S. DATE: 2015 SLL APPD: JLC
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	

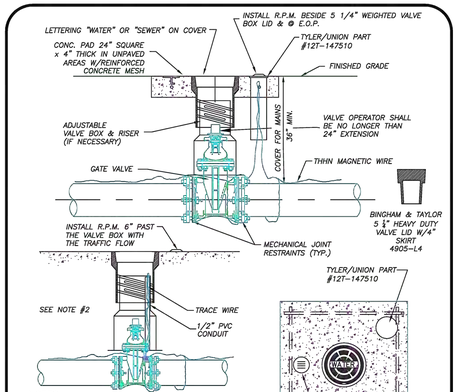


NOTE:

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: JJM DRAWN BY: JJM APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC DETAILS 200602.DWG SCALE: N.T.S. DATE: 2015 SLL APPD: JLC
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	

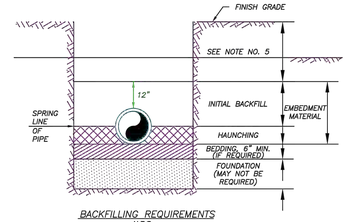


NOTES:

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: JJM DRAWN BY: JJM APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC DETAILS 200602.DWG SCALE: N.T.S. DATE: 2015 SLL APPD: JLC
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	

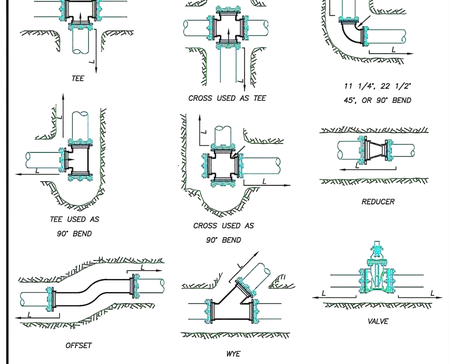


BACKFILLING REQUIREMENTS
N.T.S.

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: JJM DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC DETAILS 200602.DWG SCALE: N.T.S. DATE: 2015 SLL APPD: JLC
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: JJM DRAWN BY: SLL APPROVED: JLC	CONCRETE SLAB REVISION: COMPUTER FILE # MISC DETAILS 200602.DWG SCALE: N.T.S. DATE: 2015 SLL APPD: JLC
WATER/WASTEWATER ENGINEERING	FT. PIERCE UTILITIES AUTHORITY
SHEET 1 OF 1	

REVISION	DATE

MARK	REVISION	DATE

DRAWING 21-008 CONST
DESIGNED JBB DRAWN JBB
CHECKED JBB
SCALE NTS DATE 04/16/21

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SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING . 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

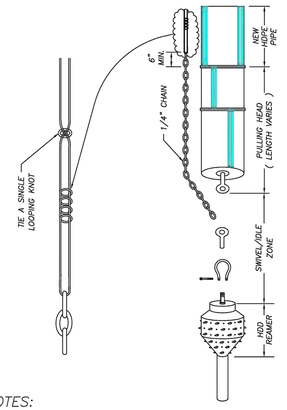
SURFSIDE QUAD PLEX

ENGINEER CERTIFICATION

JODAH B. BITTLE
FL REG. NO. 57396
DocuSigned by: Jodah Bittle
DATE 4/30/2021

PROJECT NO.	SHEET
21-008	11

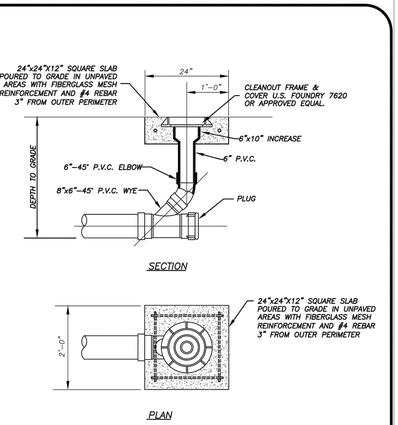
DocuSign Envelope ID: D4A745A1-8C13-42A7-B7A0-838D716D80AB



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 – 12459–EHS–500 / 12459–EHS–1000 / 12459–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)

DIRECTIONAL BORE WIRE ATTACHMENT	M–16
03–09 DESIGN SLL JLC	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD:	
DESIGNED: JLC COMPUTER FILE # MISC. DETAILS 2009/02.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL SCALE: N.T.S.	
APPROVED: JLC DATE: 2015	SHEET 1 OF 1

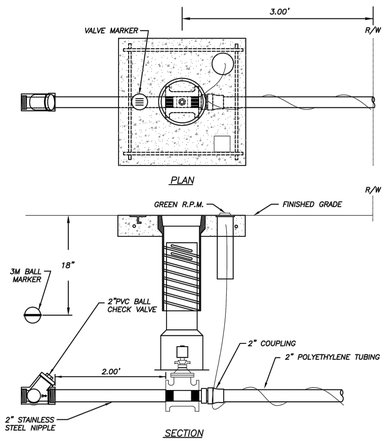


SECTION

PLAN

TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER	S–4B
10–08 RBE	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD:	
DESIGNED: JLC COMPUTER FILE # SEWER DETAIL 2009/02.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL SCALE: N.T.S.	
APPROVED: JLC DATE: 2010	SHEET 2 OF 3



SECTION

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".

GRINDER STATION CONNECTION	S–16
03–09 DESIGN SLL JLC	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD:	
DESIGNED: JLC COMPUTER FILE #	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLC SCALE: N.T.S.	
APPROVED: JLC DATE: 2010	SHEET 1 OF 1

GENERAL POLICY

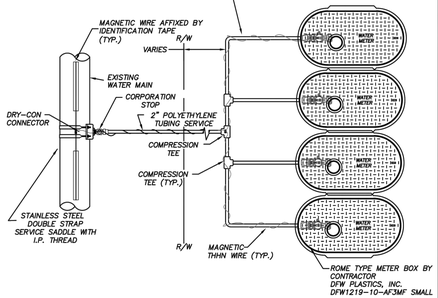
WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY; DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED,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

NOTES:

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.)

WATER METER PLACEMENT POLICY	W–1
03–09 02–15 SLL JLC	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD:	
DESIGNED: JLC COMPUTER FILE # WATER DETAILS 2009/02.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL SCALE: N.T.S.	
APPROVED: JLC DATE: 2010	SHEET 1 OF 1

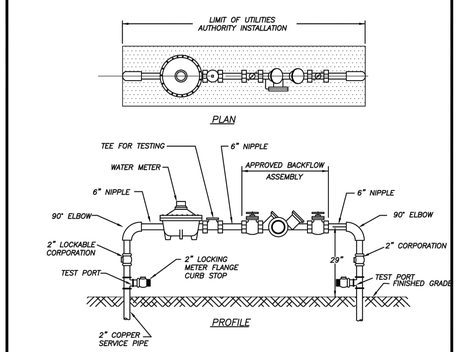


NOTES:

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.)

TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)	W–4A
03–09 DESIGN SLL JLC	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD:	
DESIGNED: JLC COMPUTER FILE # W–4.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL SCALE: N.T.S.	
APPROVED: JLC DATE: 2020	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.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY–DOMESTIC SERVICES (METER SIZE 2" OR LESS)	W–8
03–09 DESIGN SLL JLC	WATER/WASTEWATER ENGINEERING
DATE: REVISION: BY: APPD:	
DESIGNED: JLC COMPUTER FILE # WATER DETAILS 2009/02.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL SCALE: N.T.S.	
APPROVED: JLC DATE: 2010	SHEET 1 OF 1

MARK	REVISION	DATE

DRAWING 21–008 CONST
DESIGNED JBB DRAWN JBB
CHECKED JBB
SCALE: NTS DATE 04/16/21

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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

SURFSIDE QUAD PLEX

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 ★ STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE
FL. REG. NO. 57396
Digitally signed by Jodah Bittle
DATE: 4/30/2021

PROJECT NO.	SHEET
21–008	12

DocuSign Envelope ID: D4A745A1-8C13-42A7-B7A0-838D716D80AB

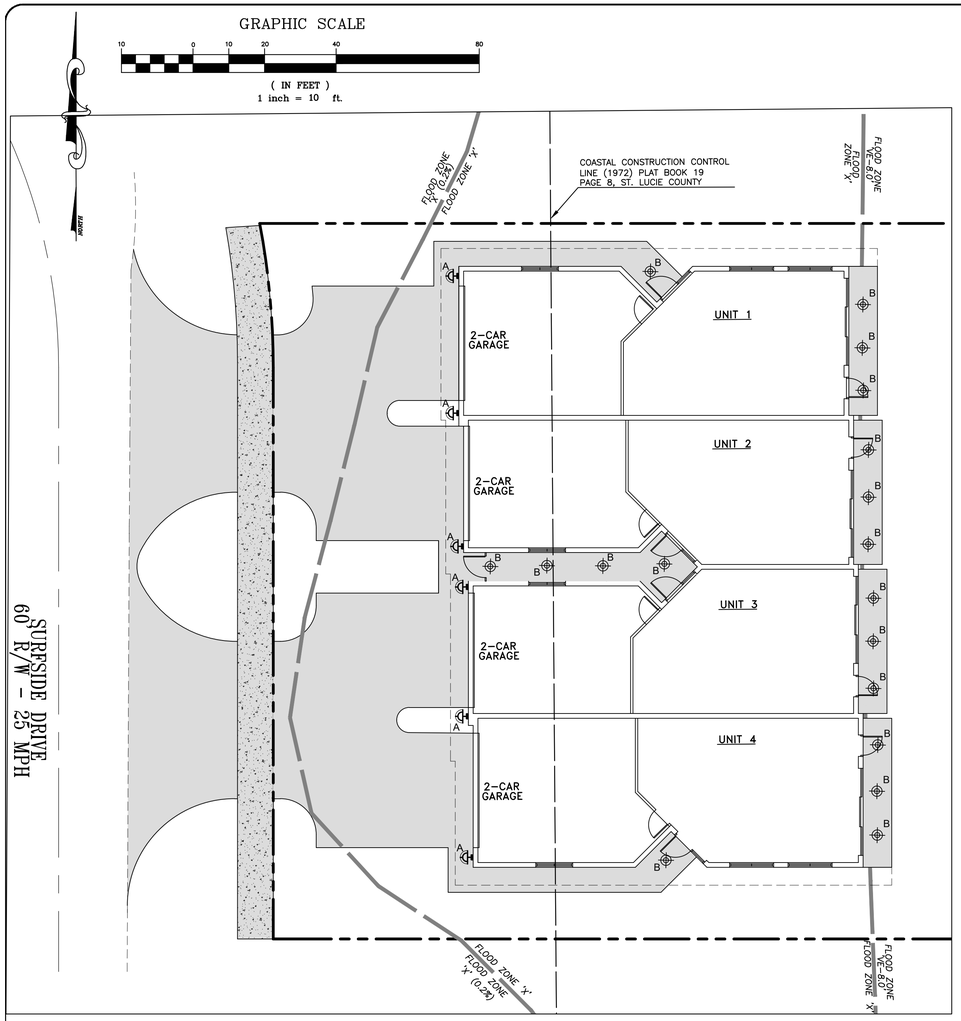
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
NORTH
PROJECT SITE
SR A-1-A
SURFSIDE DRIVE
60' R/W
ATLANTIC OCEAN
MEAN HIGH WATER LINE
COASTAL CONSTRUCTION CONTROL LINE (SEPTEMBER 15, 1988) PLAT BOOK 26 PAGE 26, ST. LUCIE COUNTY
COASTAL CONSTRUCTION CONTROL LINE (1972) PLAT BOOK 19 PAGE 8, ST. LUCIE COUNTY
FLORIDA STATE PLANE COORDINATES NAD 83 /90 US SURVEY FT (TYP)
N 1133976.57
E 890600.08
FOUND 3/4" IRON PIPE
COASTAL CONSTRUCTION CONTROL LINE (1972) PLAT BOOK 19 PAGE 8, ST. LUCIE COUNTY
FOUND 4" CONCRETE MONUMENT
FOUND 2" IRON PIPE
FOUND 5/8" REBAR
FOUND 2" IRON PIPE
FOUND 5/8" REBAR
FOUND 2" IRON PIPE
FOUND 5/8" REBAR

DocuSign Envelope ID: D4A745A1-8C13-42A7-B7A0-838D716D80AB

GRAPHIC SCALE

10 0 10 20 40 80

(IN FEET)
1 inch = 10 ft.



FIXTURE A

E1

The E1 is an unobtrusive, low-voltage, step/downlight. Its minimalist design brings attention to the lamp's effect, not to the fixture itself.

Construction All brass components. 1/8" [3mm] thick brass housing.

Lens Tempered soda lime glass

Voltage 12 Volts AC/DC with integral driver (9-15V input, dimmable below 9V). Remote transformer required.

Mounting Two (2) hidden stainless steel sheet metal screws secure back plate to the mounting surface. Fixture housing is secured to the back plate by stainless steel set screws.

Custom size canopies available using 0.125" thick brass plate. Consult factory regarding custom canopy size, shape, and thru hole positioning needed to mate with recessed j-box (by others).

Lamps Triac dimmable; MLV >6% typ., ELV >16% typ.

		Beam/Field	Candela	Lumens	Efficacy	
Cree XPG2 LED 2 Watt **AMBER** (1541K) ***TURTLE FRIENDLY***	__ **2W-A-SP**	10° / 20°	1366	65	29	
	__ **2W-A-NFL**	14° / 31°	587	64	29	
	__ **2W-A-FL**	28° / 60°	108	40	16	
	__ **2W-A-NO**	46° / 114°	15	14	6	
Cree XPG2 LED 2 Watt **RED-ORANGE** (1020K) ***TURTLE FRIENDLY***	__ **2W-RO-SP**	10° / 18°	2841	123	54	
	__ **2W-RO-NFL**	13° / 28°	1483	119	52	
	__ **2W-RO-FL**	32° / 56°	229	81	35	
	__ **2W-RO-NO**	49° / 114°	32	32	14	
Cree XPG2 LED 3 Watt Warm White (3220K)*	__ **3W-SP**	13° / 24°	2689	202	69	
	__ **3W-NFL**	17° / 37°	1214	177	61	
	__ **3W-FL**	30° / 62°	391	143	49	CRI 81
	__ **3W-NO**	47° / 86°	42	37	13	
Cree XPG2 LED 4 Watt Warm White (3672K)*	__ **4W-SP**	13° / 24°	3399	249	64	
	__ **4W-NFL**	17° / 38°	1514	230	59	CRI 81
	__ **4W-FL**	30° / 62°	492	194	50	
	__ **4W-NO****	71° / 121°	55	81	21	

* Also available in 2700K. Add color suffix to lamp specification, e.g. "3W-NFL-2700K"

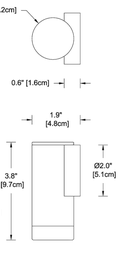
Optical Accessories Fixture can accommodate up to two 1/8" thick optical accessories or one accessory when used in conjunction with the 'NO' lamp optic option.

__ **CTO-1/4-1.36** Color Temperature Orange filter 1/4
__ **CTO-1/2-1.36** Color Temperature Orange filter 1/2
__ **CTO-3/4-1.36** Color Temperature Orange filter 3/4
__ **FRS** Frosted lens
__ **HLS** Honeycomb louver, 1/8" [3mm] thick
__ **XP** Extended snoot
__ **PRS** Prismatic spread lens
__ **RTS** Rectilinear spread lens

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 1.3 lbs [0.6 kg]

IP 66
CSA Listed, file #190030
10 year fixture warranty
5 year Cree LED module warranty



E1 with KP accessory

SUITABLE FOR INDOOR AND OUTDOOR USE

Project | By | Date
For ordering purposes, please specify (example: **E1—2W-A-FL—FR8**)
E1 — Fixture — Lamp — Accessory(ies)

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FIXTURE B

L-016-F

The L-016-F recessed fixture combines the flexibility of a standard MR16 lamp with the corrosion resistance expected of a Beachside fixture. The gasket on the brass trim securely seals up against the bottom of the recessed, stainless steel can and the frame is powder-coated steel. An internal brass bracket assembly allows 360° rotation and angling up to 28° without an optical accessory (no beam cutoff with 40° flood lamp) or 10° with. The L-016-F is intended for new construction applications and is integrated with magnetic transformers (120V primary, 12V secondary). The "-F" designation denotes the flat trim versus the raised trim of the L-016.

Housing Recessed ceiling fixture for new construction.

Mounting Lamp housing is removable through ceiling aperture for access to junction box. Housing can be lowered and adjusted to ceiling thickness. Dual extension hanger bars span from 15" (38.1 cm) to 25-1/4" (64.1 cm) with reversible placement feature. Bars attach to sides along length or width of mounting frame. Hanger bars may be extended to rest on T-bar grid. For insulated ceilings, maintain a minimum 3" clearance around fixture.

Electrical Magnetic, Class H transformer with Molex disconnect in j-box is fully dimmable with magnetic low voltage dimmers. Transformer has internal thermal protection. J-box has (4) 1/2" K.O.'s and (2) concentric 1/2" x 3/4" K.O.'s with spring latch access plates. Suitable for Wet Location Use.

Lenses Tempered soda lime glass.
__ **CL** Clear
__ **FR** Frosted

Lamps MR16 LED • GU5.3

Cree chipset Warm White (3000K)	__ **5W-SP**	5 Watt	15° spot	320 lm
	__ **5W-NFL**	5 Watt	25° narrow flood	320 lm
	__ **5W-FL**	5 Watt	40° flood	320 lm
	__ **5W-FL/60**	5 Watt	60° flood	320 lm
	__ **5W-WFL**	5 Watt	100° wide flood	320 lm
Lumiled chipset Warm White (3000K)	__ **7W-NFL**	7 Watt	25° narrow flood	483 lm
	__ **7W-FL**	7 Watt	40° flood	487 lm
	__ **7W-WFL**	7 Watt	60° wide flood	483 lm
Sorsa chipset Warm White (3000K)	__ **8W-SP**	8 Watt	10° spot	
	__ **8W-NFL**	8 Watt	25° narrow flood	
	__ **8W-FL**	8 Watt	36° flood	
Cree chipset **AMBER** (1500K)	__ **5W-A-NFL** ***TURTLE FRIENDLY***	5 Watt	25° narrow flood	83 lm

Cree XPG3 triple-LED light engines

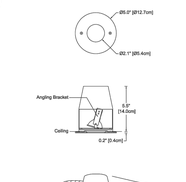
AMBER (1459K) ***TURTLE FRIENDLY***	__ **7W-A-FL**	7 Watt	66° Beam, 109° Field	61 lm	48 cd
RED-ORANGE (1030K)— ***TURTLE FRIENDLY***	__ **10W-RO-NFL**	10 Watt	27° Beam, 43° Field	212 lm	884 cd
	__ **10W-RO-FL**	10 Watt	51° Beam, 78° Field	192 lm	254 cd
Warm White (3000K)*	__ **11W-NFL**	11 Watt	30° Beam, 52° Field	678 lm	2197 cd
	__ **11W-FL**	11 Watt	48° Beam, 79° Field	585 lm	854 cd

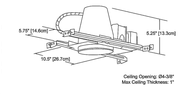
* Also available in 2700K. Add color suffix to lamp specification, e.g. "11W-NFL-2700K"

Accessories (only one available)
__ **HL-LBTZ** Honeycomb louver, 1/8" (3mm) thick, for 11W light engine
__ **HL-MR16** Lamp-attached honeycomb louver, 1/8" (3mm) thick
__ **PR-MR16** Lamp-attached prismatic spread lens

Finish
__ **FIN-BK** Black Acid Finish
__ **FIN-DB** Dark Bronze Acid Finish
__ **FIN-NA** Nickel Acid Finish
__ **FIN-WH** White Powder Coating

Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.





Ceiling Opening: Ø4-5/8" Max Ceiling Thickness: 1"

Weight: 7 lbs [3.2 kg]

IP 66
CSA Listed, file #190030
10 year fixture warranty
3 year LED module warranty
3 year warranty of MR16 LED lamps

SUITABLE FOR INDOOR USE UP TO 12W LED

Project | By | Date
For ordering purposes, please specify (example: **L-016-F—CL—5W-FL—HL-MR16—FIN-BK**)
L-016-F — Fixture — Lens — Lamp — Accessory — Finish (if any)

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FIXTURE C

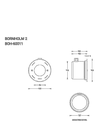
LIGMAN — Outdoor | Underwater luminaires | BORNHOLM

BORNHOLM 2 (80H-60011)

IP68 IK07

Luminaire structure

- Stainless steel body in grade 316
- Single cable entry
- One cable gland supplied with 2 m of 2x1.0 sqmm outdoor cable
- Stainless steel fasteners in grade 316
- Durable silicone rubber gasket
- Clear toughened glass
- Remote driver (included)
- Luminaire must be submerged when operational
- Recessing box in stainless steel 316 grade
- Remote box IP-rated is not included
- Maximum depth 2 m
- Outdoor cable needs to be ordered with a specific length



Product description

Without remote box IP-rated - With remote driver - Constant current (CC) 700 mA

Light symbol

Product colour

Technical information

Lamp	4 LED	**Luminaire**			
Lamp type	LED	Power	11 W	Optic	E [11°x41°], M [7°], N [11°], VW [71°], W [30°]
Dimming type	DALI, 1-10V, On/Off	Lumen	798 - 1068 lm		
EEC	A+	Efficacy	73 - 97 lm/W	Bug	B1-U0-G0, B2-U0-G0
Material	Stainless Steel	CCT / CRI	3000K CRI80, 4000K CRI80	ULR	0%
Weight	1.6 kg	Drive current	700 mA	ULOR	0%
Operating temperature	-20 °C to 40 °C			CIE flux code nº5	100
				MacAdam Ellipse	3 SDCM
				Life time L90B10	90,000 hr
				Life time L90B10	100,000 hr
				Life time L80B50	140,000 hr

FIXTURE D

L-018

The L-018 is a cast brass, recessed steplight with louvers angled at 30° to eliminate glare. Minimal 0.2" extension from wall. Available for 12 Volt and 120 Volt applications.

Construction Cast brass components

Lenses
__ **FR** Tempered, frosted glass
__ **RT** Tempered, rectilinear spread lens

Mounting For masonry (non-combustible) installation only

12V Lamps GU5.3 • MR16 • Remote transformer required

Halogen

__ **JR-10/32**	10 Watt	32° flood	
__ **ESX**	20 Watt	12° spot	
__ **BBF**	20 Watt	24° narrow flood	
__ **BAB**	20 Watt	36° flood	
__ **FMT**	35 Watt	12° spot	
__ **FMV**	35 Watt	24° narrow flood	
__ **FMW**	35 Watt	36° flood	
__ **EXT**	50 Watt	12° spot	
__ **EXZ**	50 Watt	24° narrow flood	
__ **EXN**	50 Watt	36° flood	

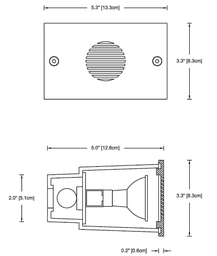
Cree LED chipset **AMBER** (1500K)	__ **5W-A-NFL** ***TURTLE FRIENDLY***	5 Watt	25° narrow flood	
Cree LED chipset Warm White (3000K)	__ **5W-SP**	5 Watt	15° spot	320 lm
	__ **5W-NFL**	5 Watt	25° narrow flood	320 lm
	__ **5W-FL**	5 Watt	40° flood	320 lm
	__ **5W-FL/60**	5 Watt	60° flood	320 lm
	__ **5W-WFL**	5 Watt	100° wide flood	320 lm
LED Warm White (3000K) Lumileds chipset (7W) Sorsa chipset (8W)	__ **7W-NFL**	7 Watt	25° narrow flood	483 lm
	__ **7W-FL**	7 Watt	40° flood	487 lm
	__ **7W-WFL**	7 Watt	60° wide flood	483 lm
	__ **8W-SP**	8 Watt	10° spot	500 lm
	__ **8W-NFL**	8 Watt	25° narrow flood	525 lm
	__ **8W-FL**	8 Watt	36° flood	525 lm

120V Lamps GU10 • MR16 LED

Cree chipset **AMBER** (1500K)	__ **5W-A-NFL** ***TURTLE FRIENDLY***	5 Watt	25° narrow flood	
Sorsa chipset Warm White (3000K)	__ **8W-SP**	8 Watt	10° spot	
	__ **8W-NFL**	8 Watt	25° narrow flood	
	__ **8W-FL**	8 Watt	36° flood	

Accessory __ **HL-MR16** Lamp-attached honeycomb louver, 1/8" [3mm] thick

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.



IP 67
10 year fixture warranty
3 year warranty on MR16 LED lamps

OUTDOOR USE AND NON-COMBUSTIBLE SURFACES ONLY

Project | By | Date
For ordering purposes, please specify (example: **L-018-120V—5W-NFL—HL-MR16**)
L-018- — Fixture — Lamp — Accessory

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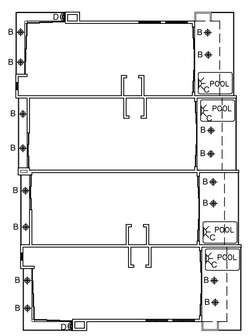
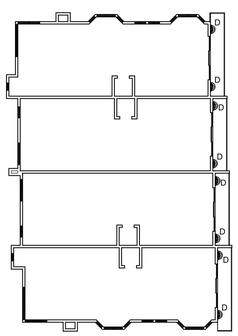
LIGHTING KEY

SYMBOL	FIXTURE	QUANTITY	BULB	MOUNT & HEIGHT	LOCATION	STRUCTURE LEVEL
A	BEACHSIDE LIGHTING E1-2W-A-NO	6	2 WATT LED AMBER	WALL MOUNT MAX 8'-0" AFF	LANDWARD	FIRST FLOOR
B	BEACHSIDE LIGHTING L-016-F-CL-5W-A-NFL	34	5 WATT LED AMBER	RECESSED CEILING ±12.5' ABOVE FINISH GRADE	(2) SHORE PERP (20) BEACHSIDE (12) LANDWARD	(18) FIRST FLOOR (16) SECOND FLOOR
C	LIGMAN BOH-60011	4	11 WATT LED AMBER	UNDERWATER	BELOW WATER	POOL & SPA
D	BEACHSIDE LIGHTING L-018-5W-A-NFL	48	5 WATT LED AMBER	WALL/STEP MOUNT 6" AFF MAX MAY NEED FIELD ADJUST & ADDITIONAL SHIELDING	(32) SHORE PERP (16) BEACHSIDE	(8) THIRD FLOOR (8) FOURTH FLOOR (32) ROOFTOP

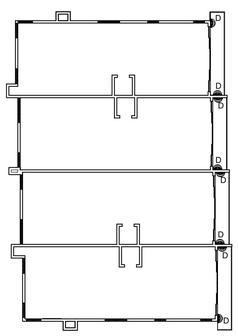
NOTE: ALL WINDOWS, DOORS, AND WALLS ON THE SEAWARD AND SHORE PERPENDICULAR SIDES OF THE BUILDING MUST HAVE TINTED GLASS OR FILM WITH A VISIBLE LIGHT TRANSMITTANCE OF 45% OR LESS (ALTHOUGH A VISIBLE LIGHT TRANSMITTANCE OF 15% OR LESS IS RECOMMENDED).



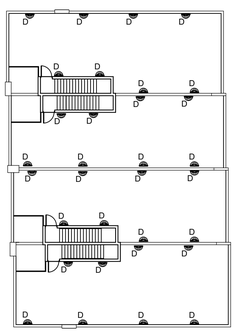
SECOND FLOOR LIGHTING



THIRD FLOOR LIGHTING



FOURTH FLOOR LIGHTING



ROOFTOP LIGHTING

DRAWING 21—008_CONST	DRAWN JBB	DATE 04/16/21
DESIGNED JBB		
CHECKED JBB		
SCALE 1"=10'		

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MARK	REVISION	DATE

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING . LAND PLANNING . ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00006668
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TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com
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LIGHTING PLAN

SURFSIDE QUAD PLEX

ENGINEER CERTIFICATION

JODAH B. BITTLE LICENSE No 57396 STATE OF FLORIDA PROFESSIONAL ENGINEER

JODAH B. BITTLE FL REG. NO. 57396

Docusigned by: Jodah Bittle A996F7665C8C46B...

DATE: 4/30/2021

PROJECT NO.	SHEET
21—008	13

DocuSign Envelope ID: D4A745A1-8C13-42A7-B7A0-838D716D80AB

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
NORTH
PROJECT SITE
COASTAL CONSTRUCTION CONTROL LINE (SEPTEMBER 15, 1988) PLAT BOOK 26 PAGE 26, ST. LUCIE COUNTY
COASTAL CONSTRUCTION CONTROL LINE (1972) PLAT BOOK 19 PAGE 8, ST. LUCIE COUNTY
SR A-1-A
HIGH BRIDGE ROAD
ATLANTIC OCEAN
MEAN HIGH WATER LINE
FLOOD ZONE VE-16'
FLOOD ZONE VE-15'
FLOOD ZONE VE-14'
FLOOD ZONE VE-13'
FLOOD ZONE VE-12'
FLOOD ZONE VE-11'
FLOOD ZONE AE-10'
FLOOD ZONE AE-9'
FLOOD ZONE AE-8'
FLOOD ZONE AE-7'
FLOOD ZONE AE-6'
FLOOD ZONE AE-5'
FLOOD ZONE AE-4'
FLOOD ZONE AE-3'
FLOOD ZONE AE-2'
FLOOD ZONE AE-1'
FLOOD ZONE AE-0'
UNIT 1
FIRST FLR.: 622 S.F.
SECOND FLR.: 1194 S.F.
THIRD FLR.: 1194 S.F.
FOURTH FLR.: 1194 S.F.
TOTAL LIVING: 3982 S.F.
GARAGE: 442 S.F.
TOTAL: 4424 S.F.
UNIT 2
FIRST FLR.: 611 S.F.
SECOND FLR.: 1182 S.F.
THIRD FLR.: 1182 S.F.
FOURTH FLR.: 1182 S.F.
TOTAL LIVING: 3955 S.F.
GARAGE: 373 S.F.
TOTAL: 4328 S.F.
UNIT 3
FIRST FLR.: 611 S.F.
SECOND FLR.: 1182 S.F.
THIRD FLR.: 1182 S.F.
FOURTH FLR.: 1182 S.F.
TOTAL LIVING: 3955 S.F.
GARAGE: 373 S.F.
TOTAL: 4328 S.F.
UNIT 4
FIRST FLR.: 622 S.F.
SECOND FLR.: 1194 S.F.
THIRD FLR.: 1194 S.F.
FOURTH FLR.: 1194 S.F.
TOTAL LIVING: 3982 S.F.
GARAGE: 497 S.F.
TOTAL: 4479 S.F.
2-CAR GARAGE
POOL
POOL EQUIP.
POOL EQUIP.
POOL EQUIP.

Landscape Data

Landscape Strip Adjacent to Public R.O.W

Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (300) square feet of required landscaped area.

Surfside Drive (West) : 54 LF x 10 = 540 sf

Trees Required: (540 sf / 300) = 2 Trees
Trees Provided: = 3 Trees

Landscape Strip Adjacent to Other Property

Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (200) square feet of required landscaped area.

North Property Line : 84 LF x 10 = 840 sf

Trees Required: (840 sf / 200) = 4 Trees
Trees Provided: = 6 Trees

South Property Line : 84 LF x 10 = 840 sf

Trees Required: (840 sf / 200) = 4 Trees
Trees Provided: = 12 Trees

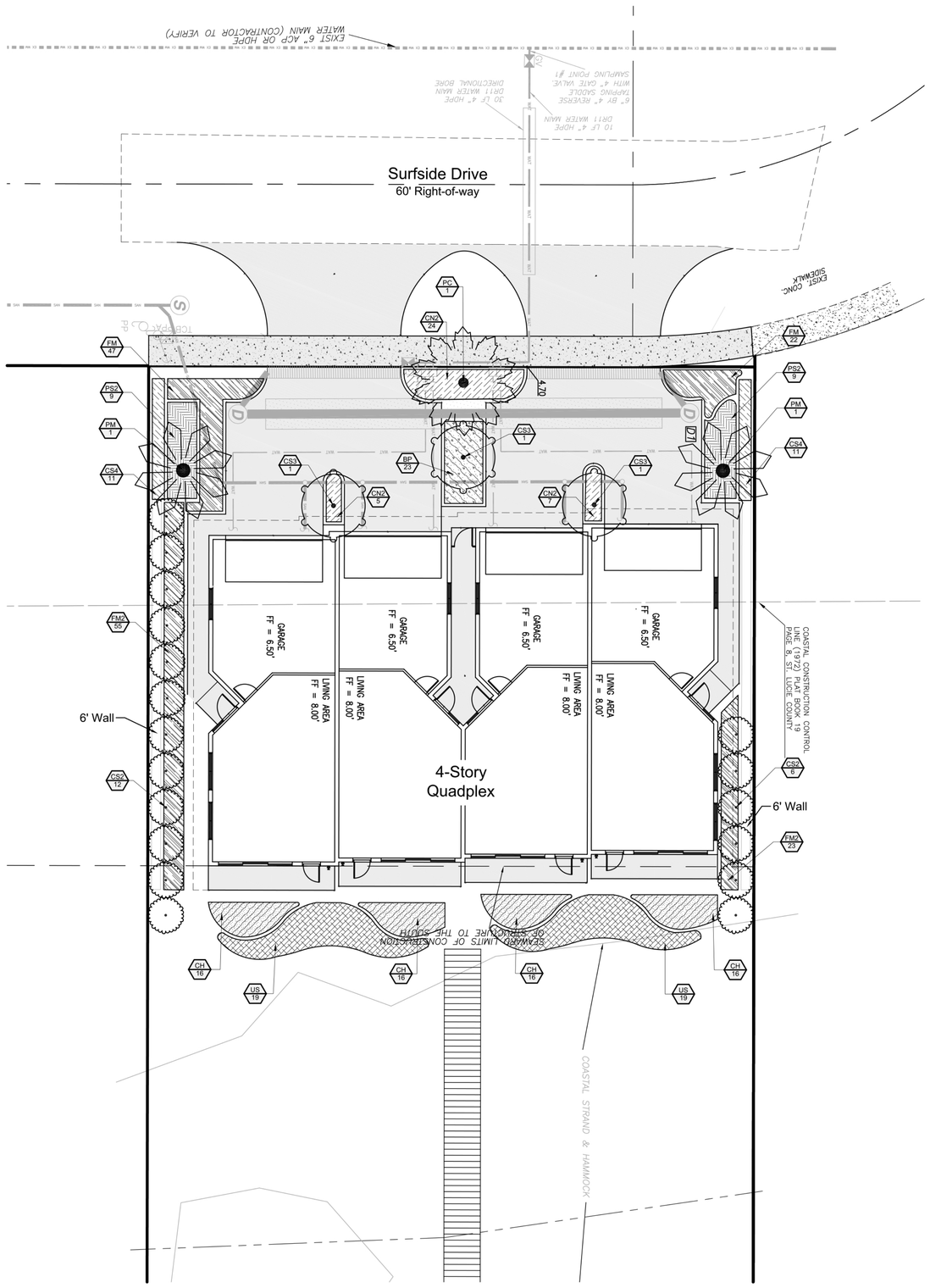
Interior Vehicular Use Areas

Trees Required: = 3 Trees
Trees Provided: = 3 Trees

Fort Pierce Landscape Notes

1. Plant materials shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2.", State of Florida, Department of Agriculture, Tallahassee.
2. All trees required by this article (excluding palms that are exempt from the grades and standards) shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection.
3. Grass sod shall be clean and free of weeds, pests and diseases.
4. Planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be generally indigenous to the locale, free of debris, roots, clay, stones, plants or other foreign materials. The planting soil shall extend to an appropriate depth so as to eliminate any hindrance to planting operations or detriment to good plant growth. Compliance with these soil requirements shall be verified as part of the final inspection.
5. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department.
6. Do not place any soil or mulch over the root ball. If stakes or guide wires are used to support a tree, the wire must be covered with protective material where it is in contact with the tree and the stakes or guide wires must be removed after one year.
7. All landscaping must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.
8. No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area
9. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views.
10. Any irrigation system placed on city right-of-way will be the responsibility of the property owner who shall relocate, replace or repair the system as appropriate in the event it is damaged due to permitted construction in the right-of-way
11. Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.
12. Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris.
13. Vegetation required shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees.
14. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.
15. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit
16. Removal, trimming, pruning or alteration of any tree or vegetation in an existing utility easement or public right-of-way, provided such work is done by or under the control of the operating utility company and said company has received all necessary licenses or permits to provide utility service within the easement
17. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place'. For existing or proposed utilities, no tree shall be planted where it could, at a mature height conflict with overhead power lines.

A. Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
B. Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
C. No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.
D. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.



Scale: 1" = 10'

0' 5' 10' 20' 30'

North

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Surfside Quadplex

City of Fort Pierce, Florida

Landscape Plan

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REGISTERED LANDSCAPE ARCHITECT CRAIG MICHAEL HOUSTON LA0000905 STATE OF FLORIDA

Job No. 2021-12
Drawn By EB
Checked By MH
Approved By MH
Submittal Dates 4-30-21

Revision Dates

LP-1

Landscape Notes / Specifications

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL THE REQUIREMENTS STATED UNDER DIVISION 1 - GENERAL REQUIREMENTS AND CONDITIONS AS WELL AS THE SPECIFIC CRITERIA OUTLINED HEREIN AND ON THE LANDSCAPE DRAWINGS INCLUDING ADDENDA AS MAY BE ISSUED BY THE OWNER.

2. THE SCOPE OF WORK FOR THE LANDSCAPE CONTRACTOR FOR THIS PROJECT SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL TASKS ASSOCIATED WITH THE LANDSCAPE AND IRRIGATION INSTALLATION AS SHOWN ON THE DRAWINGS OR NOTED HEREIN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR REASONABLE ACCESS TO POWER AND POTABLE WATER SOURCES AS REQUIRED.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL WORK (INCLUDING DELIVERY, STORAGE AND DISPOSAL OF THEIR MATERIALS) IS PERFORMED IN COMPLIANCE WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE WORK.

4. THE LANDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PROJECT MANAGER HAS A COMPLETE, CURRENT SET OF DOCUMENTS ON-SITE AT ALL TIMES.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH EXISTING SITE CONDITIONS AND NOTIFYING THE OWNER IN WRITING OF ANY CONCERNS PRIOR TO COMMENCEMENT OF WORK. THIS EVALUATION SHOULD INCLUDE, BUT IS NOT LIMITED TO, VERIFICATION OF SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS.

6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH PROJECT PLANS AND SCOPES OF WORK RELATED TO ASSOCIATED TRADES TO BE PERFORMED BY OTHERS IN ORDER TO IDENTIFY KEY COORDINATION ITEMS INCLUDING, BUT NOT LIMITED TO, SITE ACCESS, MATERIAL STORAGE, SCHEDULING AND SEQUENCING OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE ISSUES WITH THE GENERAL CONTRACTOR.

7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT WORK, MATERIALS AND EQUIPMENT FROM DAMAGE DUE TO THEIR ACTIVITIES. THE LANDSCAPE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE EXECUTION OF THEIR WORK.

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE AREA, MATERIALS AND EQUIPMENT WITHIN THE LIMITS OF WORK IN A SAFE, NEAT AND ORDERLY MANNER. EXCESS MATERIALS AND DEBRIS ARE TO BE REMOVED FROM THE WORK AREA NO LESS THAN WEEKLY OR AS DIRECTED BY THE GENERAL CONTRACTOR.

9. THE LANDSCAPE CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT ALL EXISTING SITE ROADS PARKING LOTS, CURBS AND UTILITIES FROM DAMAGE. THIS APPLIES NOT ONLY TO THE AREA WITHIN THE LIMITS OF WORK BUT ALSO ALONG ANY LOCAL ACCESS ROADS.

10. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZE LOCAL PRACTICES.

11. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) ARE INSTALLED PRIOR TO BEGINNING EXCAVATION.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS AND THE PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.

13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE AGRONOMIC EVALUATION OF SOIL CHARACTERISTICS. EVALUATION MUST INCLUDE CHEMICAL ANALYSIS BY A QUALIFIED AGRICULTURAL SOILS TESTING LABORATORY (CERTIFIED IN THE STATE OF FLORIDA). SOILS SAMPLE SHOULD BE TAKEN IMMEDIATELY FOLLOWING COMPLETION OF ROUGH GRADING ACTIVITIES AND SHOULD BE COLLECTED AT A RATE ON ONE SAMPLE FOR EACH 5,000 SQUARE FEET OF IMPACTED AREA, OR A TOTAL OF SIX, WHICHEVER IS GREATER. AT A MINIMUM THE CHEMICAL ANALYSIS OF THE SOIL SHOULD CONSIDER THE FOLLOWING:

- A. PERCENTAGE OF ORGANIC MATTER
- B. SALINITY
- C. PH
- D. LIME CONTENT
- E. MINERAL NUTRIENTS INCLUDING CONCENTRATIONS OF NITROGEN, PHOSPHOROUS, POTASSIUM, CALCIUM, MAGNESIUM, IRON, ZINC, MANGANESE, COPPER, SULFUR, AND MOLYBDENUM.
- F. POTENTIAL HAZARDS OR IMPEDIMENTS FOR PLANT GROWTH INCLUDING SALINITY, SODIUM CHLORIDE, BORON, IMPAIRED SOIL STRUCTURE OR DRAINAGE.
- F. SAND FRACTION ANALYSIS AS A PERCENTAGE PASSING THROUGH 1', ¼ , AND NO. 200 SIEVES
- H. PERCOLATION RATE IN INCHES PER HOUR.

THE ANALYSIS SHOULD ALSO INCLUDE SPECIFIC RECOMMENDATIONS TO THE OWNER FOR ANY AMENDMENTS AND BACKFILL MIXES FOR OPTIMAL PLANT GROWTH TO BE MADE TO THE SOILS PRIOR TO PLANTING. THE CONTRACTOR SHOULD INCLUDE THE COST FOR SOIL AMENDMENTS. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH COPIES OF ALL SOIL TESTING RESULTS. SUBMITTAL DOCUMENTATION MUST ALSO CONTAIN A GRAPHIC SITE PLAN DEPICTING LOCATIONS FROM WHICH EACH SAMPLE WAS DRAWN.

14. THE LANDSCAPE CONTRACTORS BASE BID FOR SOIL PREPARATION IS TO INCLUDE THE FOLLOWING WITH THE UNDERSTANDING THAT MIX DESIGN MAY NEED TO BE ADJUSTED BASED ON OUTCOME OF AGRONOMIC TESTING.

- A. TREES: 100% SITE SOIL WITH 5LB. TRIPLE SUPER PHOSPHATE PER CU. YD.
- B. SHRUBS: 100% SITE SOIL WITH OSMOCOTE CONTROLLER RELEASE FERTILIZER (14-14-14) PER MANUFACTURER'S RECOMMENDATION.
- C. THE SOILS TEST RESULTS TAKE PRECEDENCE OVER THE ITEMS NOTED IN A AND B ABOVE.

15. SHOULD OWNER AND LANDSCAPE CONTRACTOR AGREE WITH THE RECOMMENDATION OF THE TESTING AGENCY TO FURTHER AMEND THE SOILS THE CONTRACTOR'S CONTRACT WILL BE ADJUSTED ACCORDINGLY. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT SAMPLES OF AMENDED SOILS TO BE RE-TESTED TO CONFIRM COMPLIANCE WITH RECOMMENDATIONS FOLLOWING THE SAME PROCEDURES AS THE ORIGINAL TESTS.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF EACH PLANT MATERIAL REQUIRED TO ADEQUATELY COVER THE AREA SHOWN ON THE LANDSCAPE PLANS AT THE PRESCRIBED SPACING AND NOTIFYING THE OWNER IMMEDIATELY OF ANY PERCEIVED DISCREPANCIES FOR RESOLUTION. THE PLANT SPACING CONTROLS BED LAYOUT, NOT THE PLAN QUANTITY FOR THAT PARTICULAR BED.

FINE GRADING NOTES

1. FINISHED GRADE IN PLANTING AREAS SHALL BE HELD 3" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL ADJACENT HARDSCAPE SURFACES.

2. ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS AND BRANCHES. ETC.

3. THE LANDSCAPE CONTRACTOR IS TO ENSURE THAT THEIR WORK DOES NOT ADVERSELY IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.

INSTALLATION NOTES

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
2. A 3" THICK LAYER OF ORGANIC NON-CYPRESS MULCH SHALL BE APPLIED TO ALL LANDSCAPE AND PLANTING AREAS.
3. ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."
5. FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT, CONFLICT WITH OVERHEAD POWER LINES. LARGE TREES [HEIGHT AT MATURITY OF MORE THAN THIRTY (30) FEET] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [HEIGHT AT MATURITY OF LESS THAN (20) FEET] REQUIRE NO OFFSET.
6. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR-PAD MOUNTED TRANSFORMER. PALMS SHOULD BE PLANTED AT A DISTANCE E UAL TO OR GREATER THAN THE AVERAGE FRONT LENGTH PLUS TWO (2) FEET FROM POWER LINES.
7. WETLAND BUFFERS, BUFFER PROTECTION AREAS, AND UPLAND PRESERVE AREAS SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION, AND OTHER BUILDING MAINTENANCE ACTIVITIES.
8. TREES TO REMAIN DURING CONSTRUCTION SHALL BE PROTECTED AND BARRICADED. SEE TREE PROTECTION NOTE.
9. FERTILIZER SHALL BE COMPLETE WITH APPROXIMATELY THE FOLLOWING RATIO: 3N-1P-3K (+1MG FOR PALMS ONLY)
10. TREES AND PALMS ARE TO BE PLANTED IN ACCORDANCE TO LANDSCAPE PLAN. GOOD HORTICULTURAL PRACTICES MUST BE OBSERVED.
11. TREES AND PALMS ARE TO BE PLANTED IN THE RIGHT-OF-WAY (ROW) AT A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB AT LOCATIONS IDENTIFIED ON THE LANDSCAPE PLAN. AWARDED BIDDER SHALL STAKE AND/OR PAINT PLANTING LOCATIONS IN THE FIELD. UPON APPROVAL BY THE CUSTOMER, THESE AREAS SHALL BE SPRAYED WITH AN APPROVED HERBICIDE AND MAINTAINED WEED-FREE FOR THE DURATION OF THE PROJECT.
12. EXCAVATE PLANTING HOLES WITH VERTICAL SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. MAKE EXCAVATIONS TWICE AS WIDE AS THE ROOT BALL DIAMETER AND SLIGHTLY LESS (TWO INCHES) THAN THE DISTANCE BETWEEN THE TOP-MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. ALTERNATIVELY, EXCAVATE THE HOLE SLIGHTLY WIDER THAN THE ROOT BALL AND PLACE THE ROOT BALL IN THE HOLE SO THE TOP-MOST ROOT IS EVEN WITH OR SLIGHTLY (2 INCHES) HIGHER THAN THE SURROUNDING LANDSCAPE GRADE. THEN, LOOSEN THE SURROUNDING SOIL OUT TO A DIAMETER EQUAL TO TWICE THE DIAMETER OF THE ROOT BALL. FINALLY, PUSH THE LOOSENED SOIL TOWARD THE ROOT BALL TO FILL THE HOLE.

    IF WATER FILLS THE BOTTOM OF THE PLANTING HOLE, ADD SOIL TO THE BOTTOM OF THE HOLE UNTIL THE WATER IS COVERED. PACK THIS ADDED SOIL FIRMLY. PLACE THE ROOT BALL ON THIS PACKED, SOLID SOIL, NOT IN WATER. NO PART OF THE ROOT BALL SHALL BE PLACED IN WATER. IF NECESSARY, BRING IN SOIL SIMILAR TO SITE SOIL TO COVER THE SIDES OF THE ROOT BALL, CREATING A RAISED MOUND. THE BASE OF THE MOUND (I.E. THE OUTER DIAMETER) CREATED SHALL BE AT LEAST SIX TIMES THE DIAMETER OF THE ROOT BALL.

    WHEN PLANTING ON A SLOPE, THE TOP-MOST MAIN ROOT IN THE ROOT BALL SHALL BE EVEN WITH THE GRADE ON THE UPHILL SIDE OF THE TREE. SITE SOIL WILL NEED TO BE ADDED ON THE DOWNHILL SIDE TO COVER THE SIDES OF THE ROOT BALL AND TO CONSTRUCT THE SOIL BERM TO HOLD WATER. THE AMOUNT OF SOIL ADDED ON THE DOWNHILL SIDE WILL DEPEND ON THE SLOPE AND SIZE OF THE ROOT BALL.
13. REMOVE ALL WOOD, PLASTIC, OR GRO-BAGS FROM THE ROOT BALL. SET PLANTS IN CENTER OF HOLES WITH THE TOP-MOST ROOT IN THE ROOT BALL AT THE SAME HEIGHT OR SLIGHTLY (2 INCHES) HIGHER THAN FINISHED LANDSCAPE GRADES AND PLUMB THE TREE SO THE TRUNK IS VERTICAL. BACKFILL FIELD SOIL AROUND SIDES OF ROOT MASS AND WORK EACH LAYER TO SETTLE AND ELIMINATE VOIDS AND AIR POCKETS. MATERIAL MUST BE WATERED IN AS PLANTED. PROVIDE APPROXIMATELY 5 GALLONS OF WATER PER INCH OF TRUNK CALIPER TO THE ROOT BALL ONCE ALL BACKFILL IS FILLED IN AROUND THE ROOT BALL.
14. PROVIDE A 2-3" HIGH SOIL BERM AROUND THE EDGE OF ROOT BALL TO FORM A SHALLOW SAUCER TO COLLECT WATER. THE WATERING SAUCER, REGARDLESS OF HOLE SIZE, IS TO BE AT EDGE OF ROOT BALL. ALTERNATIVELY, COBRA EDGING IS TO BE INSTALLED AT THE EDGE OF THE ROOT BALL.
15. BROADCAST OVER THE ROOT BALL AND BACKFILL SOIL, AT THE RECOMMENDED RATE, A BROAD-SPECTRUM PRE-EMERGENT HERBICIDE PRIOR TO MULCHING.
16. APPLY A CONTROLLED-RELEASE FERTILIZER TO THE SOIL SURFACE UNDER THE MULCH AT 1LB. NITROGEN PER 1000 FT2, PRIOR TO MULCHING. NO OTHER AMENDMENTS ARE NECESSARY.
17. ON TREES UP TO 4" CALIPER, APPLY A THREE (3) -INCH LAYER OF MULCH TO AN EIGHT (8) -FOOT DIAMETER CIRCULAR AREA AROUND THE TRUNK. ON LARGER CALIPER TREES, APPLY A TWO (2) -FOOT DIAMETER MULCH AREA FOR EACH INCH OF TRUNK CALIPER. NO MULCH SHALL BE APPLIED TO THE INNER HALF OF THE ROOT BALL SURFACE.
18. TREES AND PALMS ARE TO BE SECURED BY AWARDED BIDDER AS SHOWN IN EXHIBITS A-C. (NOTE: STAKING IS OPTIONAL FOR MORE PROTECTED LOCATIONS).
19. A REPRESENTATIVE WILL INSPECT TREES AND PALMS DURING INSTALLATION. MATERIAL THAT IS IN SHOCK OR HAS BEEN DAMAGED DURING INSTALLATION SHALL BE REPLACED BY AWARDED BIDDER WITHIN FIVE (5) WORKING DAYS FROM NOTIFICATION.
20. REMOVE FROM WORK SITE ALL EXCESS MATERIALS (E.G., SOIL, DEBRIS AND EQUIPMENT) DAILY THROUGH DURATION OF PROJECT. DAMAGES RESULTING FROM INSTALLATION SHALL BE REPAIRED BY AWARDED BIDDER.
21. PRUNING: IF THERE IS A DOUBLE LEADER IN THE TOP HALF OF THE TREE, SHORTEN ONE, BY ABOUT ONE-HALF, BACK TO A LIVE BRANCH THAT POINTS AWAY FROM THE TREE AND IS AT LEAST ONE-THIRD THE DIAMETER OF THE CUT LEADER. REMOVE BROKEN PORTIONS OF DAMAGED BRANCHES BACK TO A LIVE LATERAL BRANCH.
21. PRUNING: IF THERE IS A DOUBLE LEADER IN THE TOP HALF OF THE TREE, SHORTEN ONE, BY ABOUT ONE-HALF, BACK TO A LIVE BRANCH THAT POINTS AWAY FROM THE TREE AND IS AT LEAST ONE-THIRD THE DIAMETER OF THE CUT LEADER. REMOVE BROKEN PORTIONS OF DAMAGED BRANCHES BACK TO A LIVE LATERAL BRANCH.
22. REMOVE ALL STRING OR WIRE WRAPPED AROUND THE TRUNK. REMOVE ALL STRAPS, ROPE AND STRING USED TO LIFT THE ROOT BALL. REMOVE ALL BURLAP AND WIRE FROM THE TOP OF THE ROOT BALL.

ACCEPTANCE NOTES

1. INSPECTION TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE CUSTOMER REPRESENTATIVE UPON AWARDED BIDDER'S REQUEST. PROVIDE NOTIFICATION A MINIMUM OF FIVE (5) WORKING DAYS BEFORE REQUESTED INSPECTION DATE.

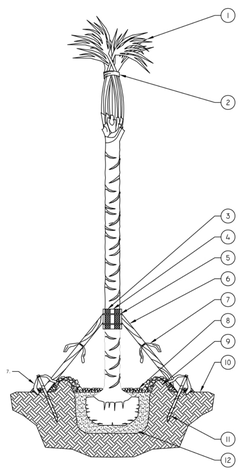
   PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN SATISFIED AND PLANT MATERIALS ARE IN A HEALTHY, VIGOROUS CONDITION.
2. THE CUSTOMER REPRESENTATIVE WILL PREPARE A "PUNCH LIST" OF THOSE ITEMS, WHICH MUST BE CORRECTED BEFORE RE-INSPECTION FOR FINAL ACCEPTANCE. THE REPRESENTATIVE WILL DETERMINE AN APPROPRIATE TIME PERIOD FOR CORRECTIONS. AWARDED BIDDER MUST REQUEST RE-INSPECTION TWO (2) WORKING DAYS IN ADVANCE.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE
	CS2	18	Small Leaf Clusia / Clusia guttifera	8` - 10` Ht. x 4` -5` Spr, Std., 4 - 5` ct.	Yes
	CS3	3	Silver Buttonwood / Conocarpus erectus sericeus	2.5" DBH, 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
PALMS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**SIZE**	**NATIVE**
	PC	1	Canary Island Date Palm / Phoenix canariensis	7` - 8` CT. Single Specimen	No
	PM	2	Date Palm / Phoenix dactylifera `Medjool`	12` - 13` CT, Single Specimen, Diamond Cut	No

PLANT SCHEDULE

SHRUB AREAS	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE	SPACING
BP	23	Purple Bougainvillea / Bougainvillea spectabilis `Purple`	3 gal., 16" - 18" Ht, Full, Compact Shrub form	No	24" o.c.
CH	64	Horizontal Cocoplum / Chrysobalanus icaco `Horizontalis`	3 gal., 12"-14" HT x 12"-14" Spr., Full	Yes	24" o.c.
CN2	36	Dwarf Pitch Apple / Clusia rosea `Nana`	3 gal., 12 - 14" HT. x 12 - 14" Spr., Full	No	24" o.c.
CS4	22	Silver Buttonwood / Conocarpus erectus sericeus	3 gal., 24" Ht. Min.	Yes	24" o.c.
FM2	78	Green Island Ficus / Ficus microcarpa `Green Island`	3 gal., 12 - 14" HT. x 12 - 14" Spr., Full	No	24" o.c.
FM	69	Green Island Ficus / Ficus microcarpa `Green Island`	3 gal., 12 - 14" HT. x 12 - 14" Spr., Full	No	20" o.c.
PS2	18	White Foutain Grass / Pennisetum setaceum `White`	3 gal, 36" o.c.	Yes	36" o.c.
US	38	Sea Oats / Uniola paniculata	3 gal., 24" Ht. Min.	Yes	36" o.c.



PALM TREE PLANTING

N.T.S.

NOTES:

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

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

I. MINIMUM OF NINE (9) GOOD PALM FRONDS

2. PRUNE AND TIE FRONDS WITH HEMP TWINE. CABBAGE PALMS TO BE "HURRICANE CUT"

3. 5 LAYERS OF BURLAP TO PROTECT TRUNK.

4. FIVE 2" X 4" X 18" WOOD BATTENS.

5. SECURE BATTENS WITH 2-3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.

6. ATTACH 3-2" X 4" X 8' (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. FLAG AT MIDPOINT AND AT BASE.

7. PROVIDE FLAGGING

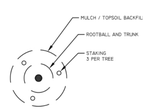
8. 3" MULCH

9. BERM SOIL TO HOLD WATER

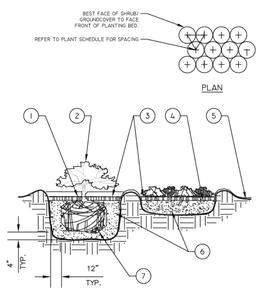
10. FINISH GRADE

11. 2" X 4" X 24" (MIN.) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES

12. PREPARED PLANTING SOIL MIX AS SPECIFIED. COMPACT BENEATH ROOT BALL.



PLAN



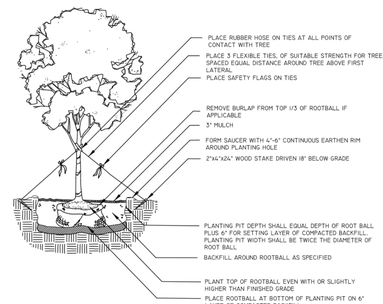
PLAN

SECTION

SHRUB/GROUNDCOVER PLANTING

N.T.S.

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. 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 IN THE PLANTING SPECIFICATION.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.



TREE PLANTING DETAIL

N.T.S.

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Surfside Quadplex

City of Fort Pierce, Florida

Landscape Specifications

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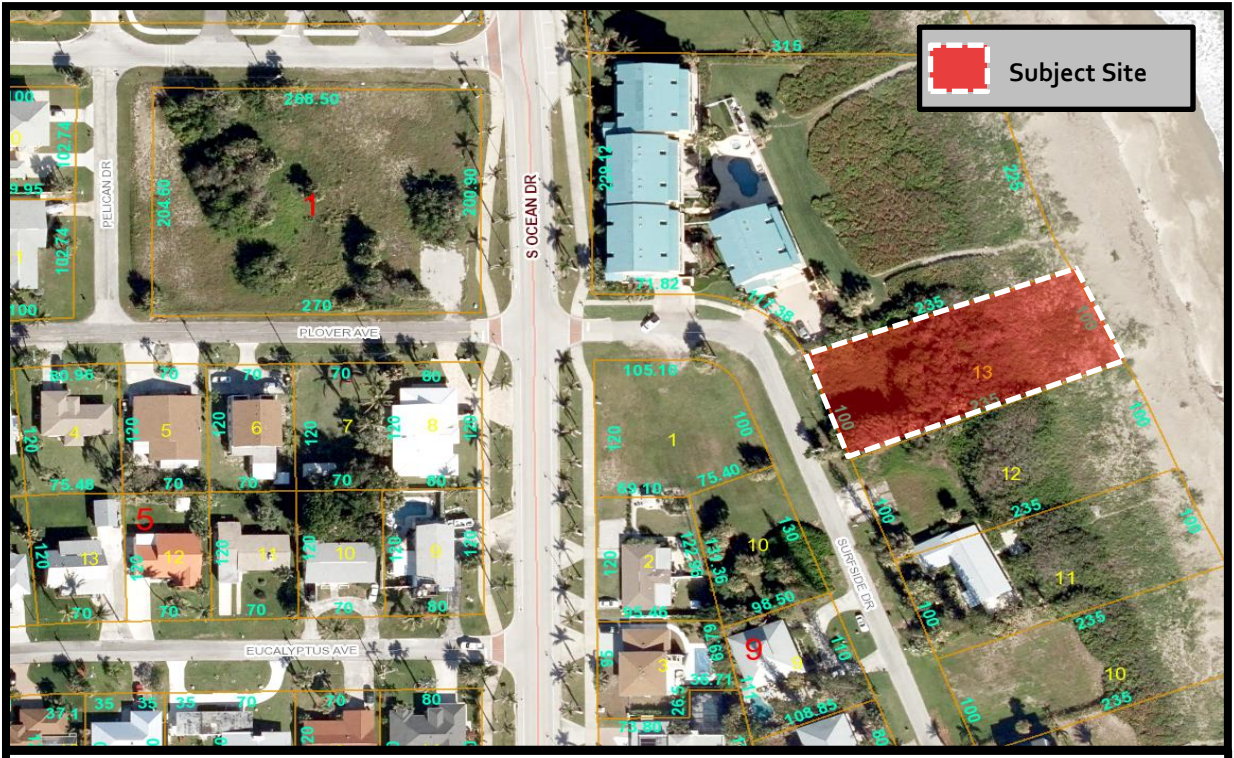
REGISTERED LANDSCAPE ARCHITECT
CRAIG MICHAEL HOUSTON
LA0000905
STATE OF FLORIDA

Job No. 2021-12
Drawn By EB
Checked By MH
Approved By MH
Submittal Dates 4-30-21

Revision Dates

LP-2



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Variance
Parcel ID: 2412-501-0132-000-3
Aerial Map

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Surfside Quadruplex

NOTICES PROVIDED PURSUANT TO: 125-37 & 125-103

NOTICE BY NEWSPAPER: 6-8-2021

NOTICE BY MAIL: 6-18-2021

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan **TITLE:** Senior Planner

SIGNATURE: **DATE:** 6-18-2021