

## **BOARD OF ADJUSTMENT AGENDA**

Board of Adjustment Regular Meeting - Thursday, July 22, 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 June 24, 2021 meeting
6. **PUBLIC HEARINGS**
  - a. 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: 07/22/2021

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Information

REQUESTED ACTION

Minutes from the June 24, 2021 meeting

LOCATION

NA

RESPONSIBLE STAFF

NA

RECOMMENDATION

NA

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Attachments

Board of Adjustment Minutes 6/24/21

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 06/25/2021 03:44 PM

Final Approval Date: 06/29/2021

# DRAFT



CITY OF FORT PIERCE  
**BOARD OF ADJUSTMENT**

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**Board of Adjustment Minutes**

**OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **JUNE 24, 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: James Crist; Jaimebeth Galinis; Darryl Bey, Chairman

Absent: Charles Hayek

Staff Present: Jennifer Hofmeister, Planning Director  
Rebeca Guerra, Assistant Planning Director  
Vennis Gilmore, Senior Planner  
Alicia Rosenthal, Executive Assistant

**4. CONSIDERATION OF ABSENCES**

Motion was made by James Crist, and seconded by Jaimebeth Galinis to approve the absence of Mr. Hayek.

AYE: James Crist, Jaimebeth Galinis, Chairman Darryl Bey

Passed

**5. APPROVAL OF MINUTES**

- a. Minutes from the May 27, 2021 meeting

Motion was made by Jaimebeth Galinis, and seconded by James Crist to approve the minutes from the May 27, 2021 meeting.

AYE: Jaimebeth Galinis, James Crist, Chairman Darryl Bey  
Passed

## 6. PUBLIC HEARINGS

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

The clerk introduced the Variances for the fence height and front yard setback for the Jacquin Residence located at 1363 Bayshore Drive.

Chairman Bey asked the clerk to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the clerk, 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.

Chairman Bey called the proceeding to order.

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

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

Ms. Galinis - yes  
Mr. Crist - yes  
Chairman Bey - no

Chairman Bey 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 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, 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, except 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. There is an approximately 100-foot distance from the front property line to the front facade of the three-car garage where the fence/wall may be relocated. 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. 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," the applicant stated it will actually be used as a covered, pedestrian walk-through which may also be utilized for temporary storage. The subject site has no discernable special circumstances or hardships which would justify this Variance being granted. 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.

Board questions for Staff: Ms. Galinas asked if pedestrian access would be allowed on the alleyway behind the property. Ms. Guerra stated the alleyway is private property and access would not be allowed. Mr. Crist asked if the guardhouse needed to be reduced in size. Ms. Guerra stated the Board has many options to consider.

Applicant questions for Staff: None

Applicant presentation: Mke Jacquin, owner, sworn, spoke to the three most impacted neighbors and received letters in favor of the Variances. Mr. Jacquin confirmed with staff that the structure could still be built without any Variances if it was moved back 25 feet to the setback. Mr. Jacquin explained to the Board that the increased elevation and safety are the main reasons for the Variances and he added that lighting will be provided on the guardhouse.

Board questions for Applicant: Mr. Crist clarified the distance from the structure.

Public comment: None

Chairman Bey, seeing no one else, closed the public hearing.

Motion was made by Jaimebeth Galinis, and seconded by James Crist to deny the Variance from Section 125-322(c)(1)a. to allow for a 6-foot high fence to be erected within the front yard in lieu of 4 feet.

AYE: James Crist, Jaimebeth Galinis, Chairman Darryl Bey  
Passed

Motion was made by Jaimebeth Galinis, and seconded by James Crist to approve the Variance from Section 125-191(c)(1)a. to allow for a front setback of 21 feet in lieu of 25 feet.

AYE: James Crist, Jaimebeth Galinis, Chairman Darryl Bey  
Passed

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

The clerk introduced the Variances for the lot width and setback for the Desota Residences located on 1403 Desota Street.

Chairman Bey called the proceeding to order.

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

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

Crist - yes  
Ms. Galinis - yes  
Chairman Bey - yes

Chairman Bey 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:**

Vennis Gilmore, Senior Planner, gave an overview of the application. In accordance with Article II of Section 125 of the City Code, the applicant is requesting to seek relief from the provisions of Section 121.11(g)(12) of the Code of Ordinances for the City of Ft. Pierce. 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. The lot width requested is 59-feet. The applicant is also requesting to seek relief from the required 50-foot 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.

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 replatted) lot is to have a minimum lot area of 5,000 square feet, per dwelling unit. Each of the lots proposed in this subdivision will have a lot area of at least, 5,000 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.

Board questions for Staff: Mr. Crist asked if the height of the privacy wall will need a Variance. Ms. Galinas asked if indication road signs will be added on Desota Street, since it is not clear if you are turning on a one-way or two-way road, which creates a dangerous situation. Ms. Hofmeister stated this will be addressed with the Engineering department.

Applicant questions for Staff: None

Applicant presentation: Dennis Murphy, Culpepper and Terpening, sworn, explained the lot has been vacant for a long time and this proposal is for a high quality residential product consisting of five units, which will be an enhancement to the neighborhood.

Board questions for Applicant: Ms. Galinas asked what will happen to the street light pole that is located on the property, that connects to the house across the street. Mr. Murphy explained they will be working with FPUA to relocate all utilities as necessary. Ms. Galinas asked if sidewalks will be added on Desota Street. Mr. Murphy said sidewalks will be in the right-of-way and terminate before Binney Drive.

Public comment: None

Chairman Bey, seeing no one else, closed the public hearing.

Motion was made by James Crist, and seconded by Jaimebeth Galinis to approve the proposed two Variances, with no changes.

AYE: Jaimebeth Galinis, James Crist, Chairman Darryl Bey  
Passed

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

This item will be continued until the next Board of Adjustment meeting on July 22, 2021.

**7. DISCUSSION / OTHER BUSINESS**

**8. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

**9. ADJOURNMENT**

## Planning Board of Adjustment

Meeting Date: 07/22/2021

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### 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

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### Attachments

Staff Report

Application & Supporting Documents

Aerial Map

Public Notification Certification

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### Form Review

Form Started By: Brandon Creagan

Started On: 06/17/2021 05:44 PM

Final Approval Date: 07/15/2021



**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:** July 22, 2021

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**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.

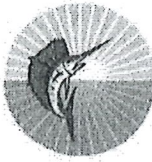
The owner's response to the above criteria is attached to the submittal pack with the application.

### **Property Owner Response Survey:**

A total of 29 notifications were mailed to abutting property owners on June 18, 2021, and July 9, 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.



## 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  
**Property Owner(s)**  
9481 Campi Drive  
**Street Address**  
Lake Worth FL 33467-6998  
**City State Zip**  
**Phone Number**  
ramy.gali@gmail.com; danlei.keoskes@gmail.com  
**Email Address**

Schulke, Bittle & Stoddard, LLC  
**Applicant/Representative, Title, Company**  
1717 Indian River Boulevard, Suite 201  
**Street Address**  
Vero Beach FL 32960  
**City State Zip**  
772-770-9622  
**Phone Number**  
jbittle@sbsengineers.com  
**Email Address**

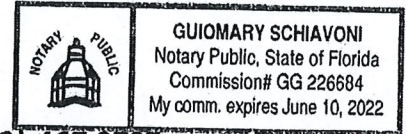
*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

*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]  
 Signature of Notary

(seal)



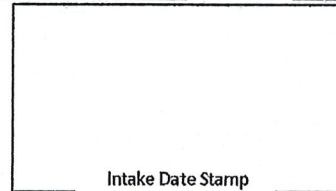
**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737**

**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: 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? \_\_\_\_\_

Application Outlook

**Pre-Application Meeting**  
Wednesday Afternoons



**Application Intake Meeting**  
Call to schedule



**Technical Review Committee**  
3rd Thursday



**Board of Adjustment**  
4th Thursday

**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:

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 peculiarities 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.



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.

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.

# 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:

*Witness*  
*Notary*

Eileen M. Keating  
Printed Name:  
Witness

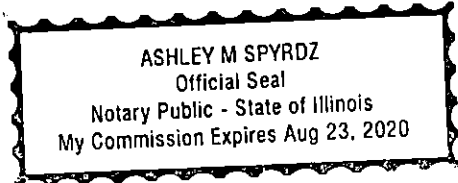
Robert A. Bosco  
Printed Name:  
Witness

L & K Developers, LLC  
By: Robert H. Lohens (Seal)  
Robert H. Lohens, Member  
P.O. Address: 1237 S. Delphis 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 Spyrzdz  
My Commission Expires: 8/23/2020



### Property Identification

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

### 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

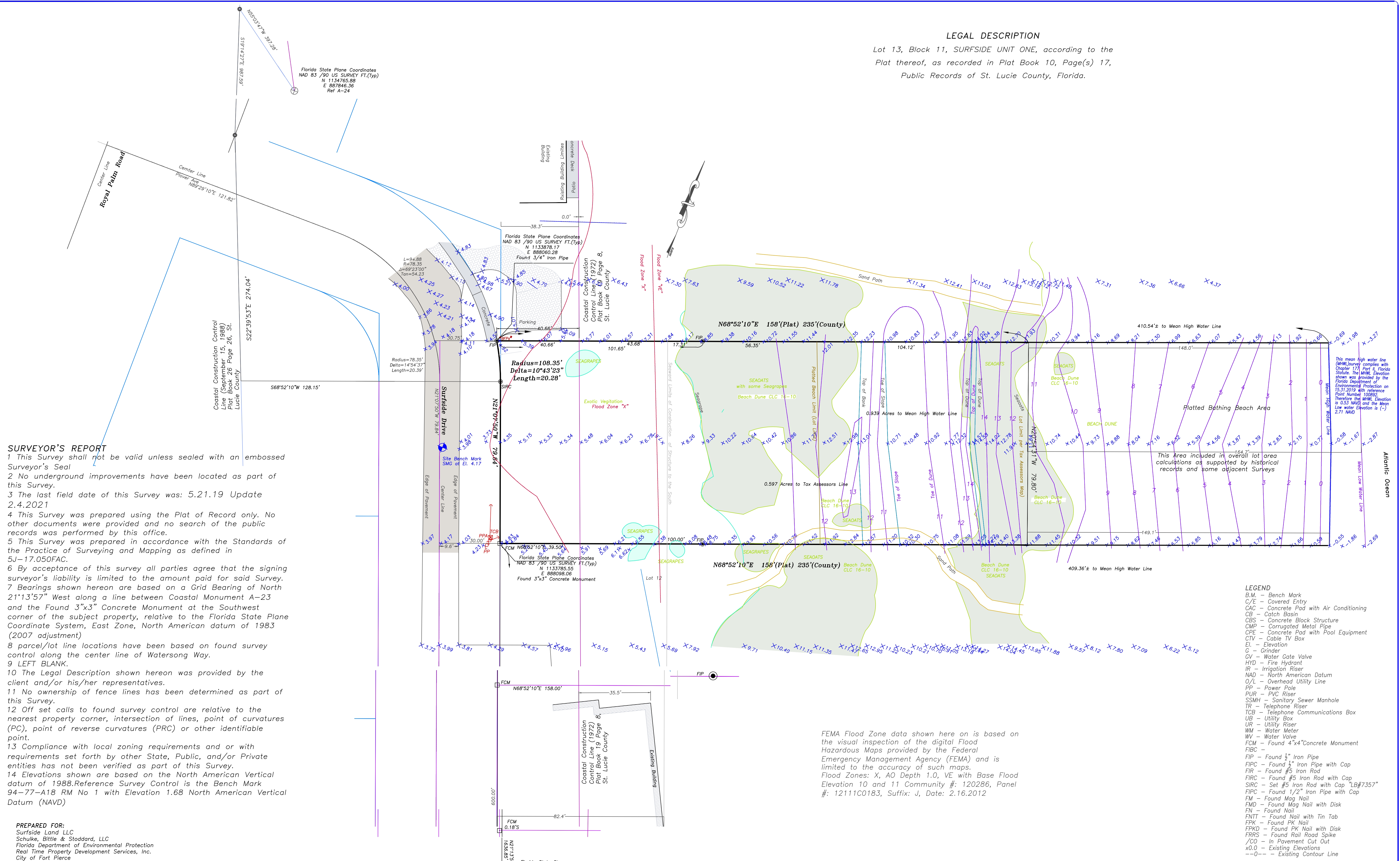
Type	Qty	Units	Year Blt
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**LEGAL DESCRIPTION**  
 Lot 13, Block 11, SURFSIDE UNIT ONE, according to the  
 Plat thereof, as recorded in Plat Book 10, Page(s) 17,  
 Public Records of St. Lucie County, Florida.

**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, Brittle & 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



- 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 - Found 1/2" Iron Pipe
  - FIPC - Found 1/2" 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
  - FNIT - 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

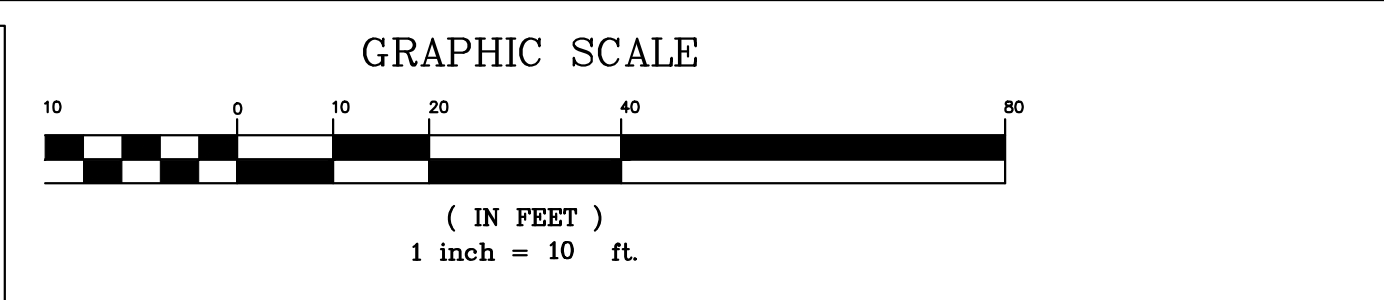
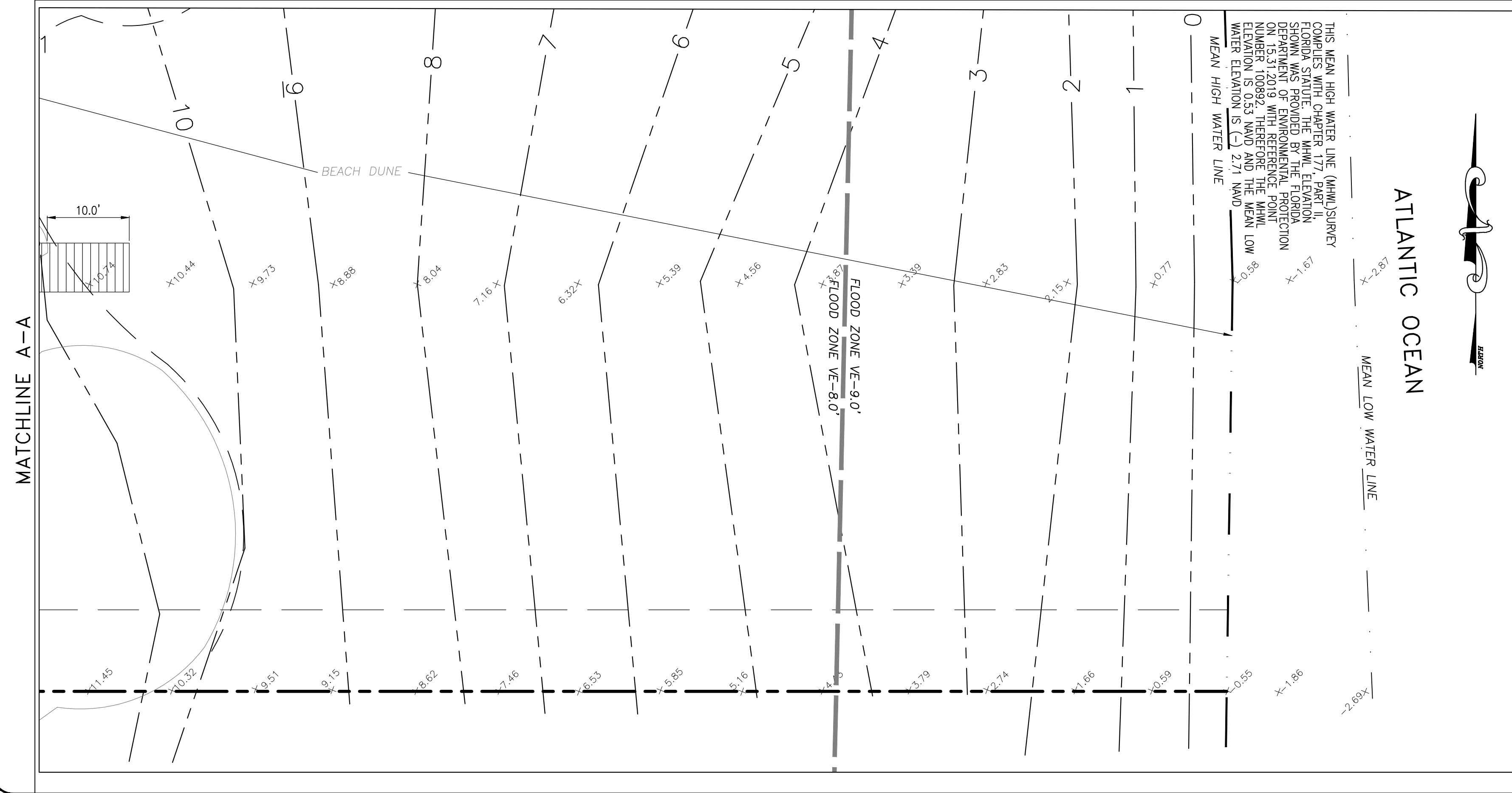
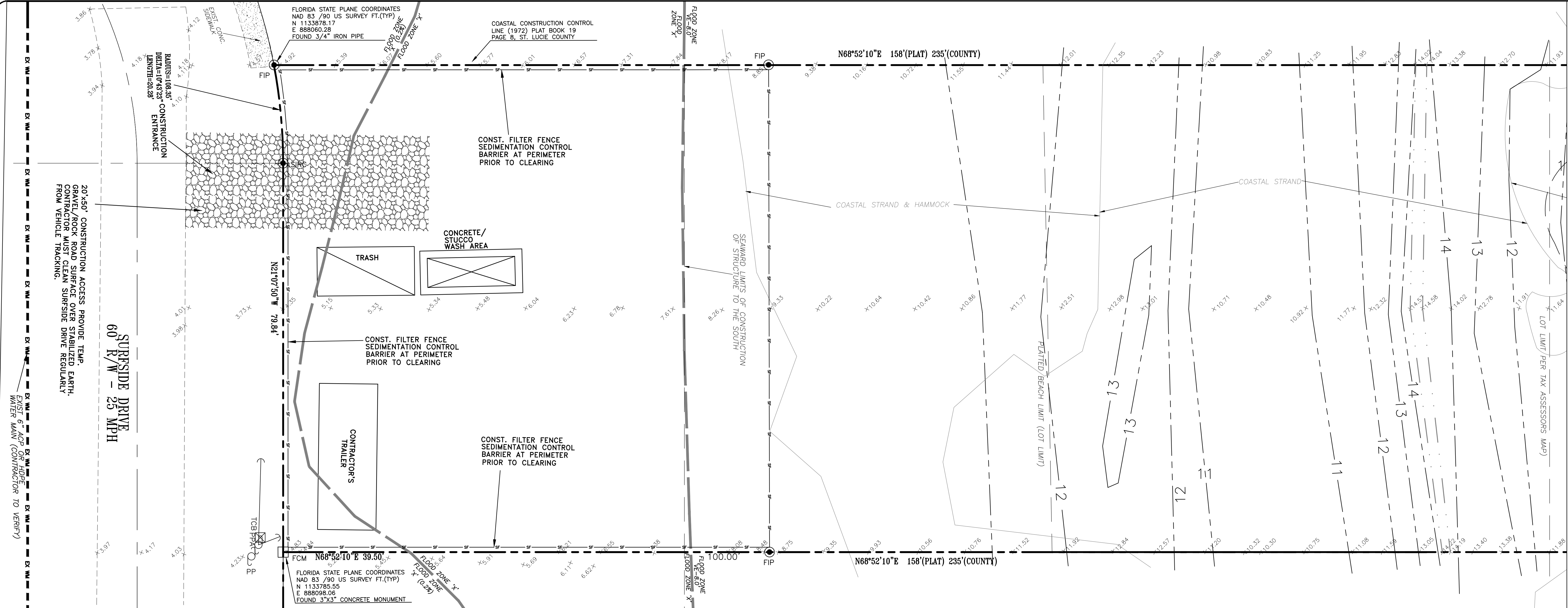
FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps.  
 Flood Zones: X, AO Depth 1.0, VE with Base Flood Elevation 10 and 11 Community #: 120286,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

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.KARNERSURVEYING.COM karner@comcast.net

Date	Revision Description	Sheet Title
8.18.19	Center	Boundary Survey





- 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 ANY 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 (1/2" OR GREATER) SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
  7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN OUT 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 OTS 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 BMPs NECESSARY TO MEET OR EXCEED STATE WATER QUALITY REQUIREMENTS.
  17. POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMPs MAY BE 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 SURFMD 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 (POND/LAKES) MAY BE EXEMPT FROM THIS CONDITION. CONTRACTOR TO CONFIRM WITH SURFMD.
    - 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: 0.84 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 ALL CONTRACTORS/SUB-CONTRACTORS RESPONSIBLE FOR ANY PORTION OF THE IMPLEMENTATION OF THE S.W.P.P.P.:

**CERTIFICATION:**

I, 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
			_____ EL	
			_____ EL	
			_____ EL	

**MATCHLINE A-A**

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

REVISIONS: 7 REVISED BY FDEP COMMENTS 06/12/21

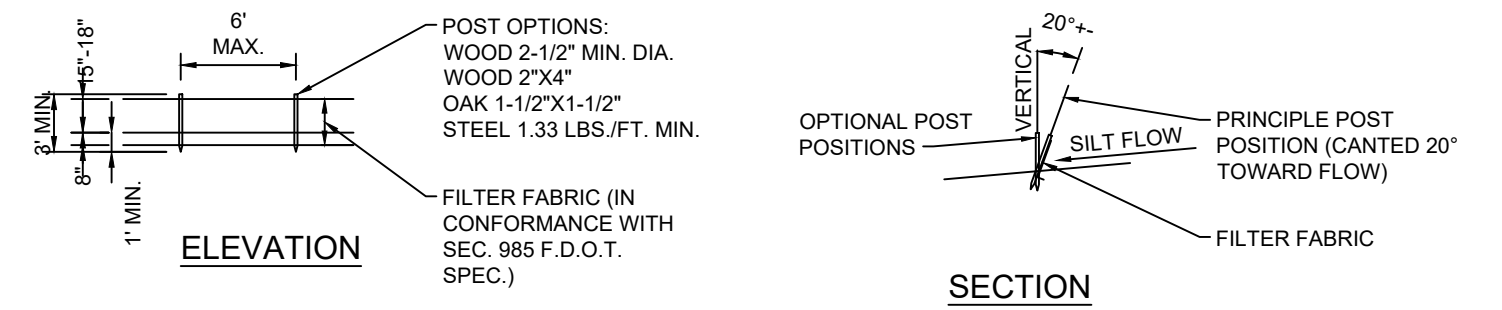
THE DRAWINGS ARE THE PROPERTY OF SCHULKE, BITTLE & STODDARD, L.L.C. FOR WHICH THEY ARE MADE. NO OTHER OR NOT-COPY OR USE FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF SCHULKE, BITTLE & STODDARD, L.L.C. UNAUTHORIZED USE WILL BE PROSECUTED PURSUANT TO THE COPYRIGHT LAWS.

**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 772-770-9496 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com  
WEBSITE https://www.sbsengineers.com

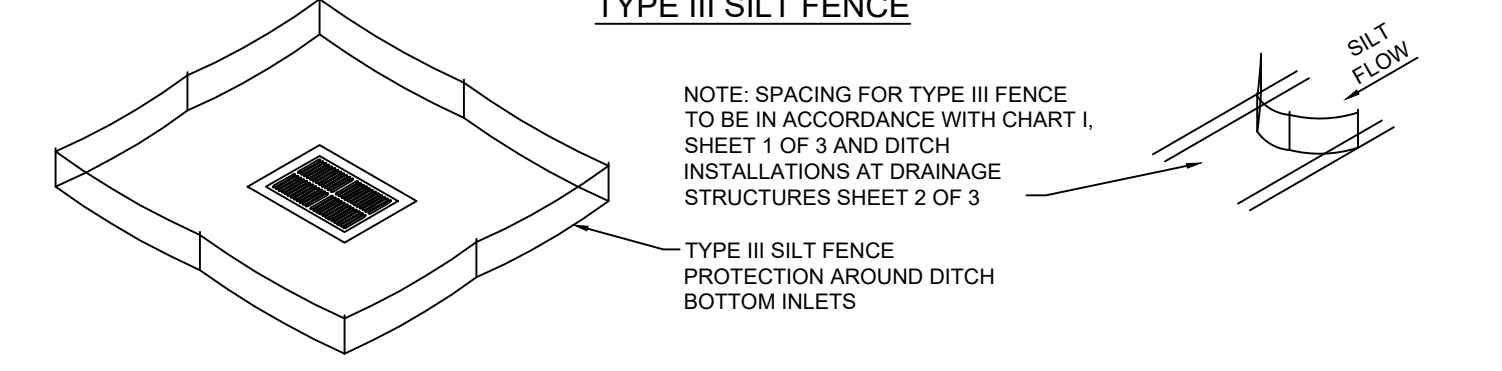
**EXISTING CONDITIONS/ DEMOLITION AND POLLUTION PREVENTION PLAN**

**SURFSIDE QUAD PLEX**

**ENGINEER CERTIFICATION**  
JODAH B. BITTLE  
FL. REG. NO. 57396  
DATE: PROJECT NO. 21-008 SHEET 2

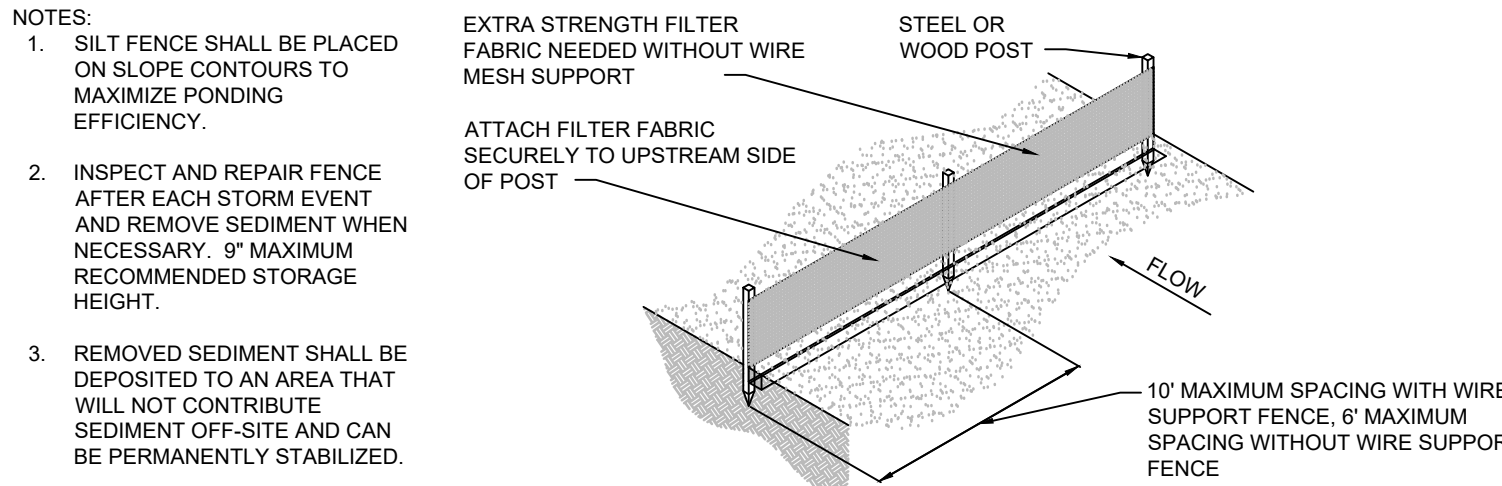


NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

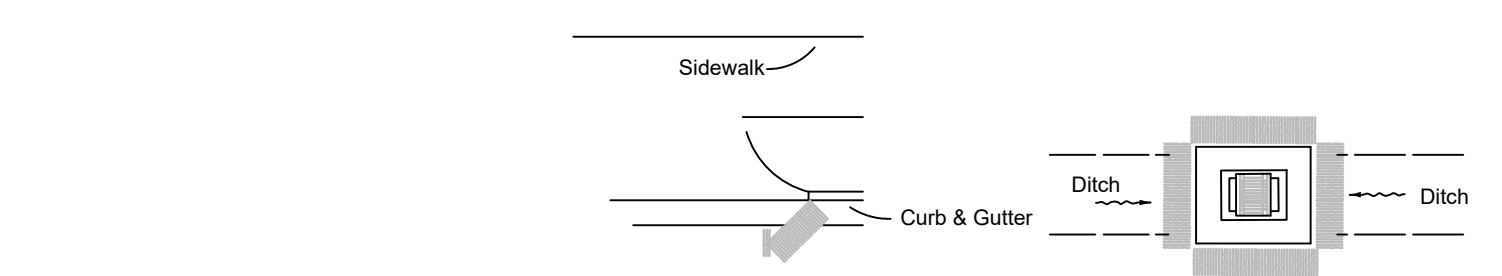
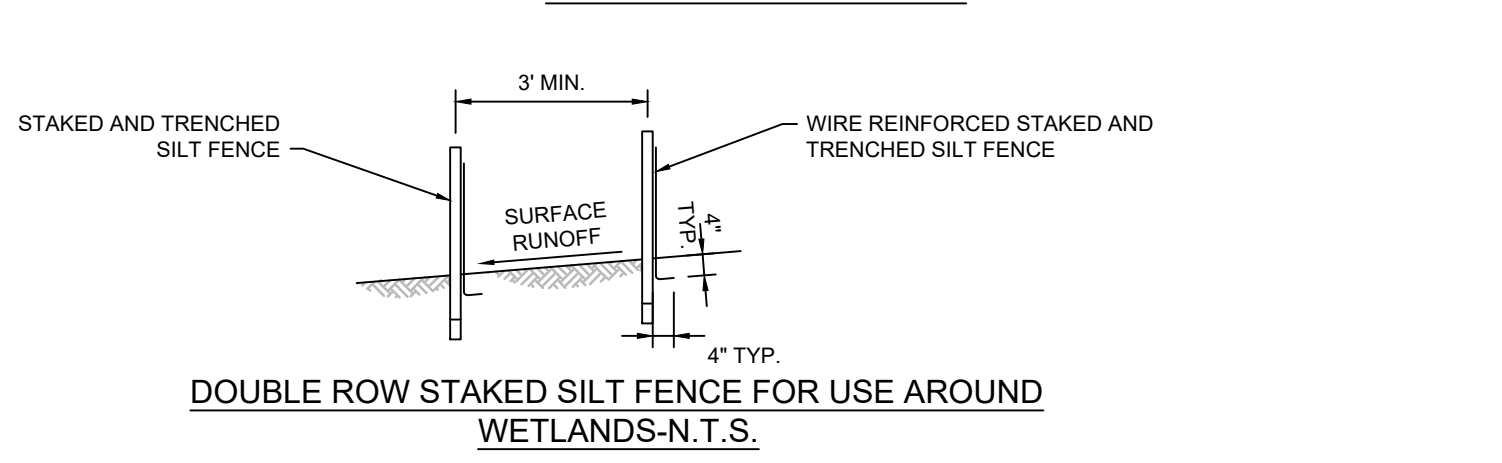


DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

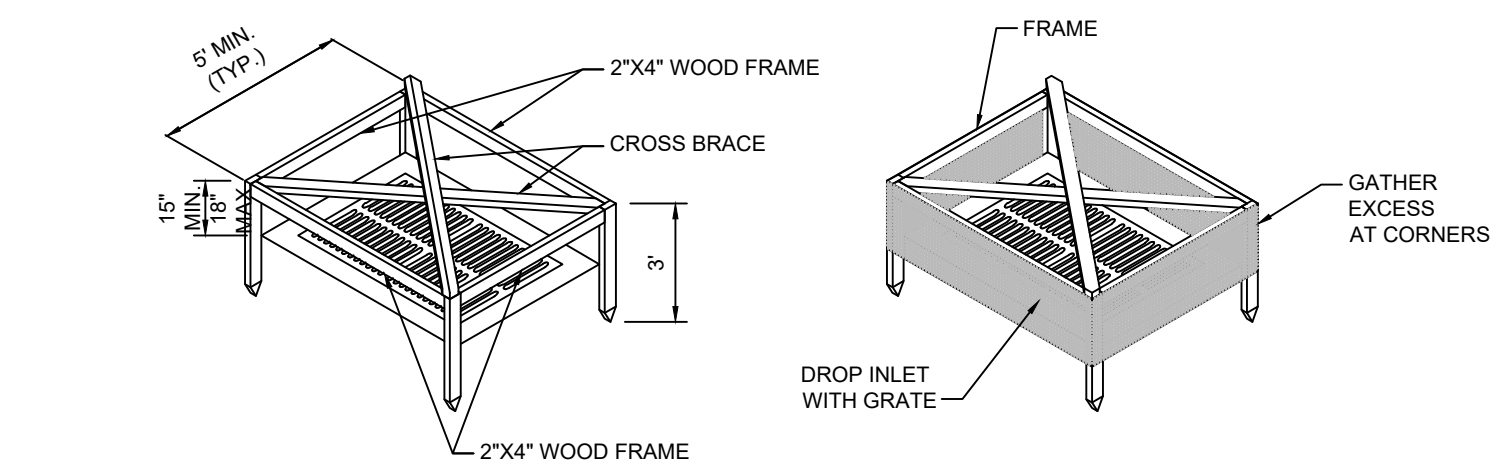
**SILT FENCE APPLICATIONS-N.T.S.**



**TYPE IV SILT FENCE-N.T.S.**



**SILT FENCE INLET PROTECTION-N.T.S.**

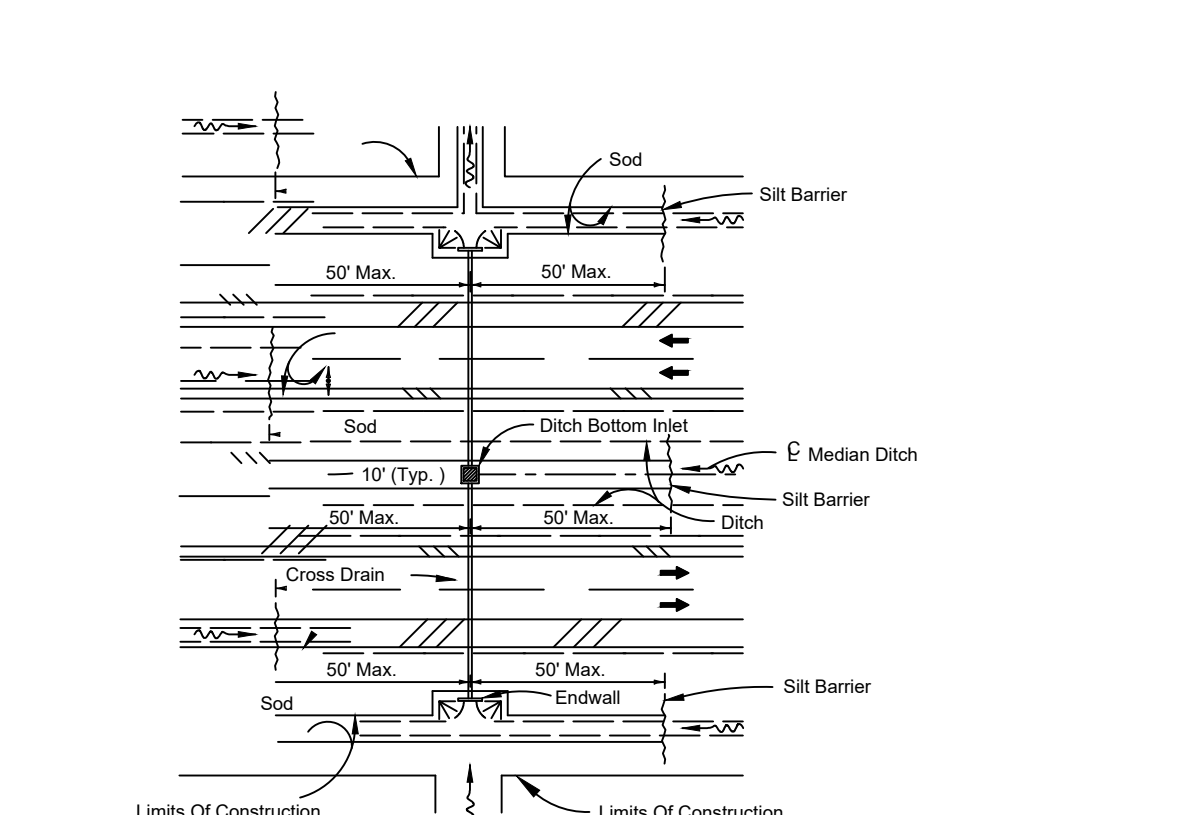


**EROSION CONTROL DETAILS**

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D4882	200 LBS
GRAB TENSILE ELONGATION	ASTM D4882	100%
POROSITY	ASTM D4883	100 LBS
MILLER TENSILE	ASTM D4883	100 LBS
TRAPFLOOR TEAR	ASTM D4883	100 LBS
RESISTANCE	ASTM D4883	100 LBS
APPEARANCE OPENING SIZE	ASTM D4883	40 US SIEVE
PERMEABILITY	ASTM D4883	100 LBS
PERMEABILITY	ASTM D4883	100 LBS

- 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.

**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.



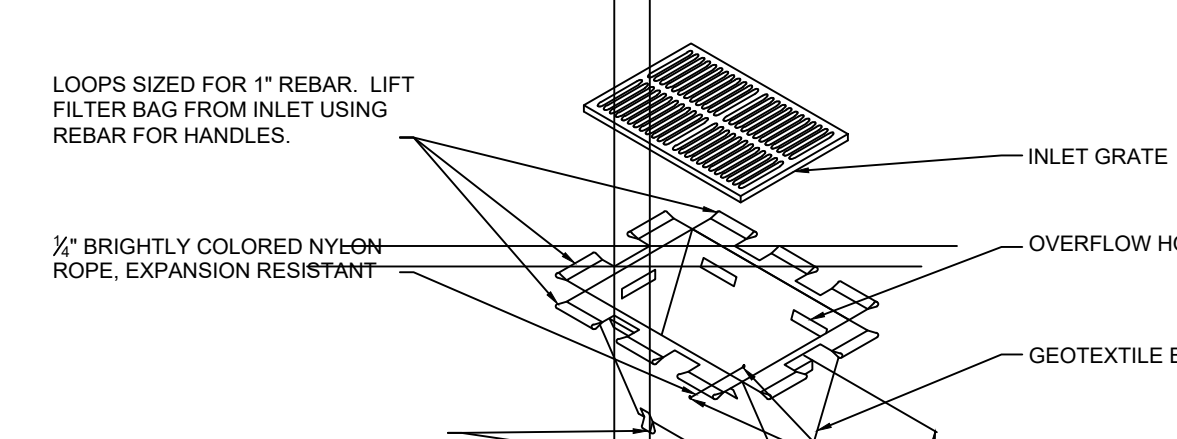
**DITCH INSTALLATIONS AT DRAINAGE STRUCTURES**



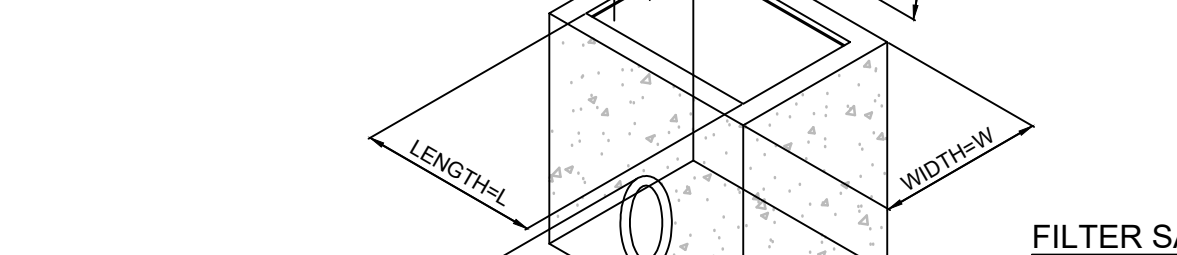
**TYPE III DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.**



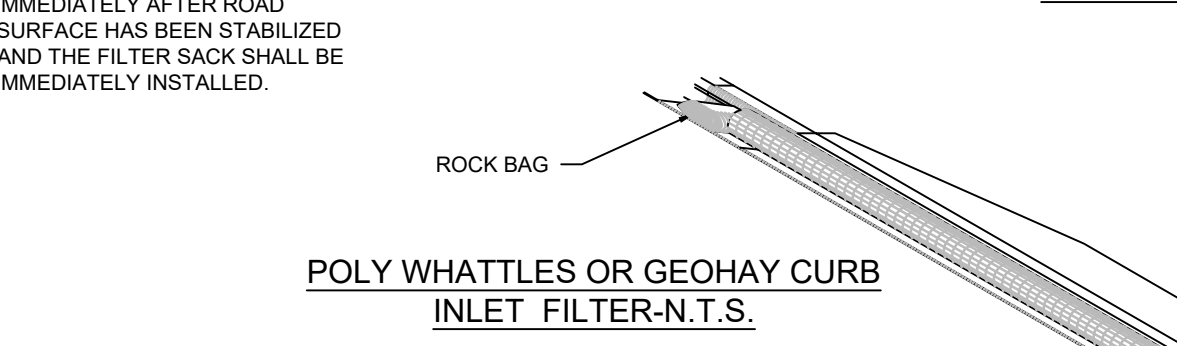
**POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.**



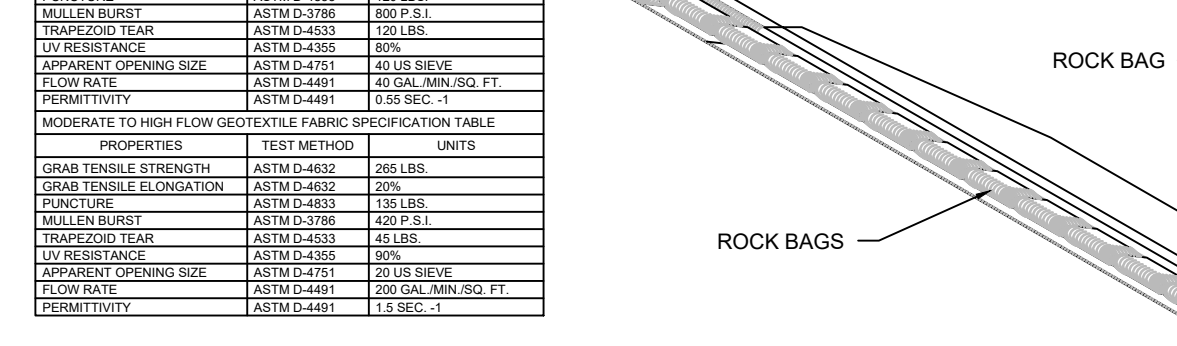
**TEMPORARY ADS OUTFALL**



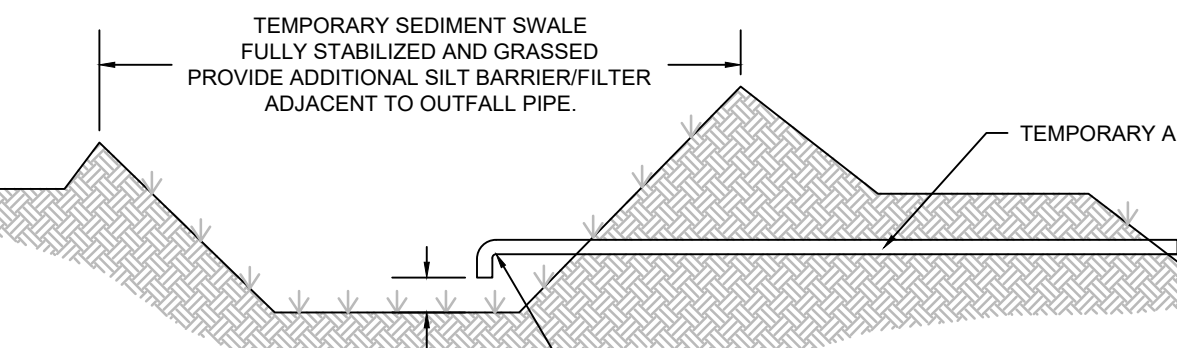
**TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.**



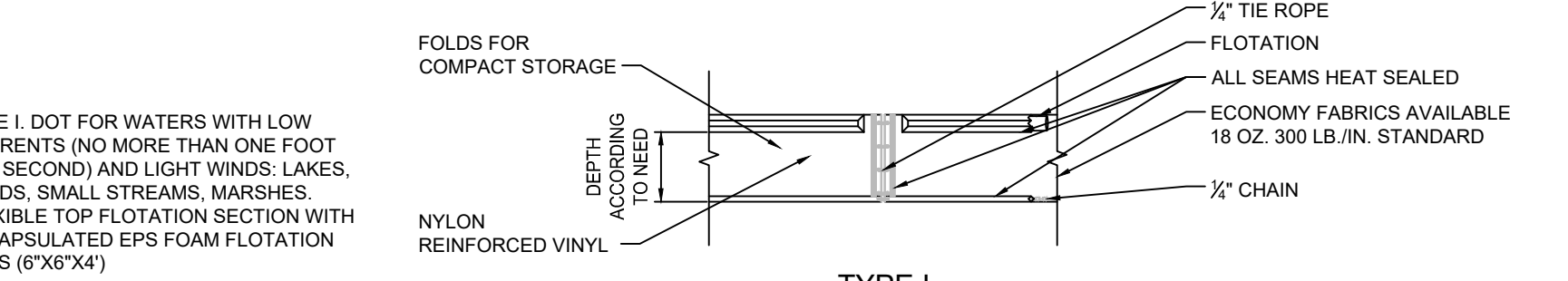
**CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.**



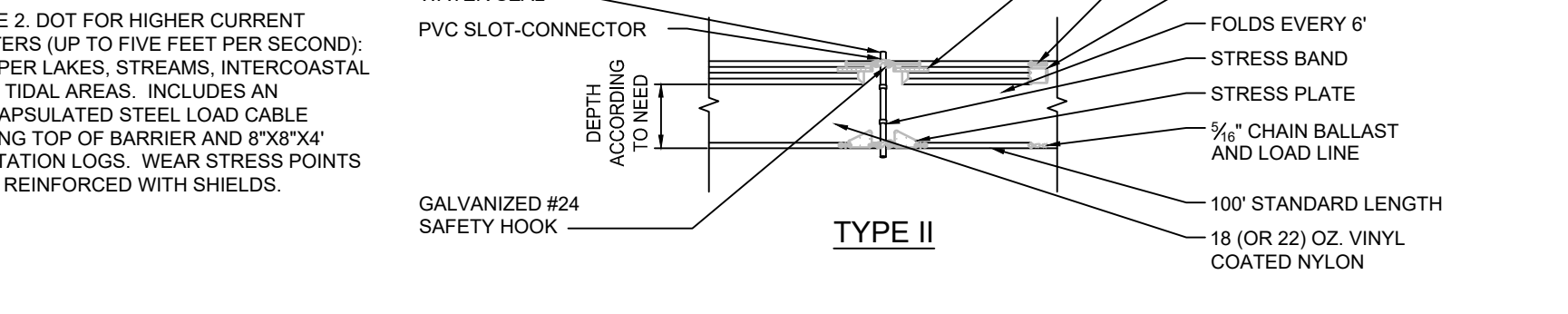
**CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)**



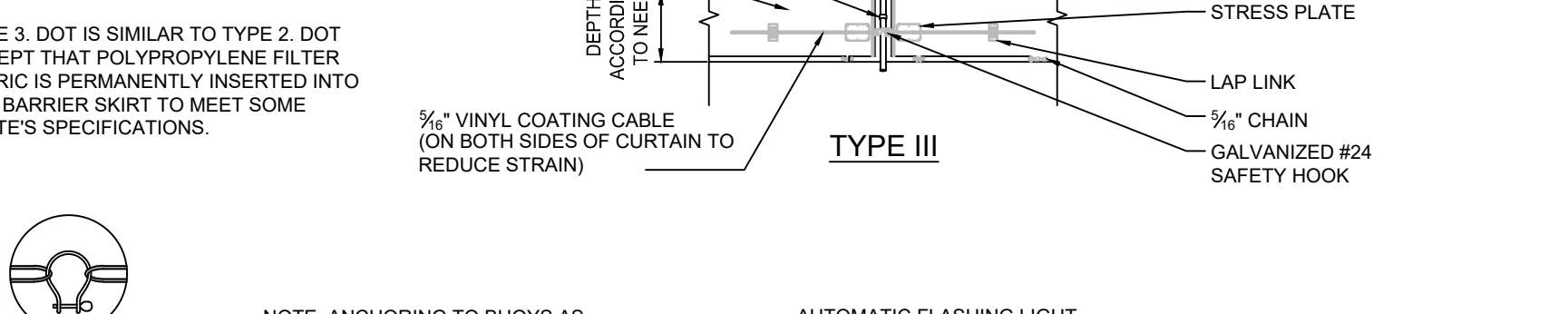
**SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.**



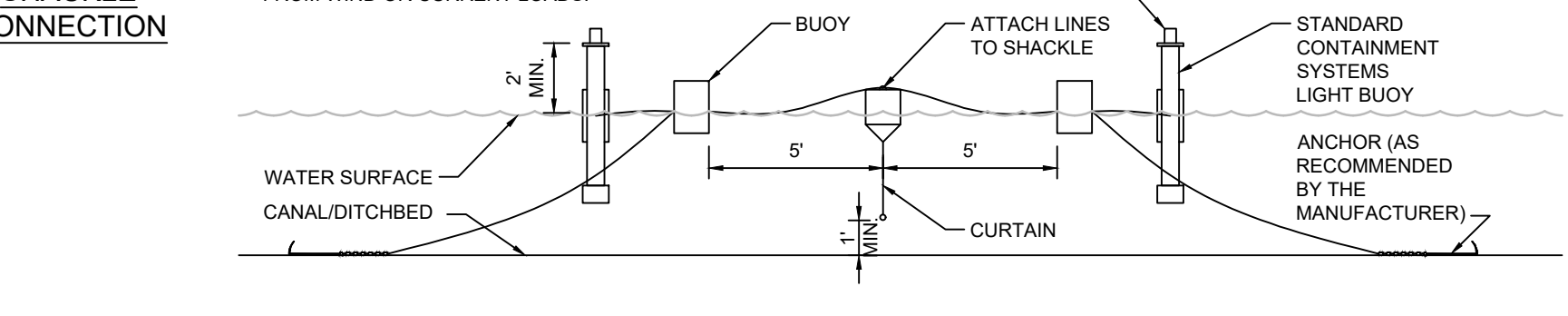
**TYPE I DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS, LAKES, PONDS, SMALL STREAMS, MARSHES, FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6\"/>**



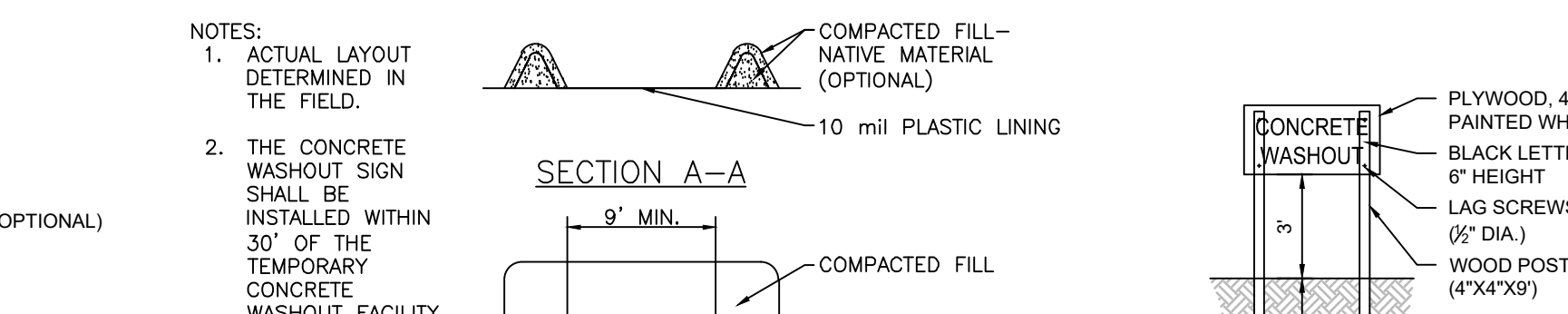
**TYPE II DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND); DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8\"/>**



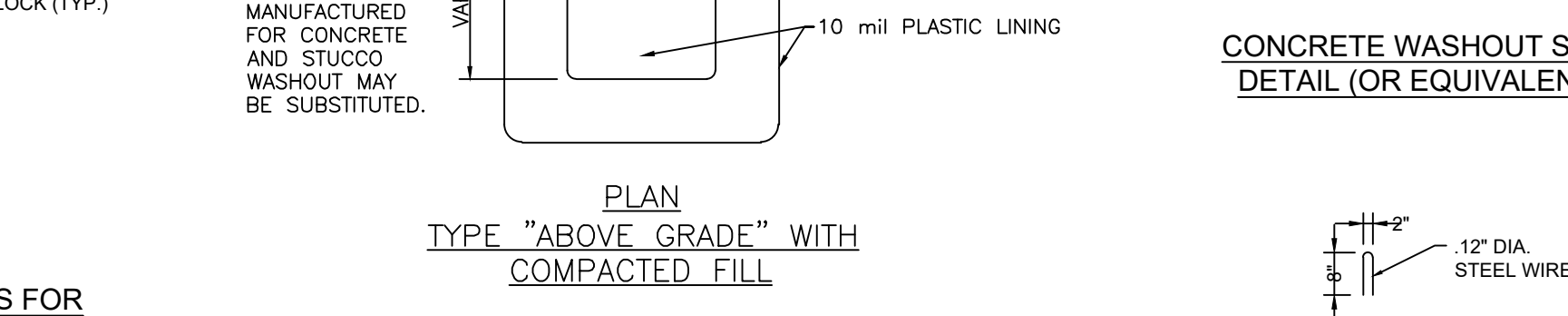
**TYPE III DOT IS SIMILAR TO TYPE 2. DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.**



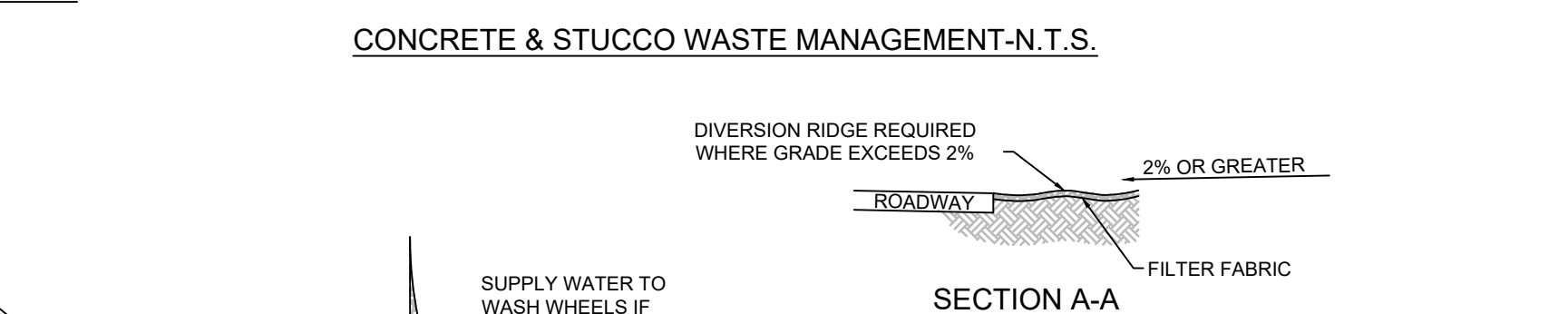
**CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)**



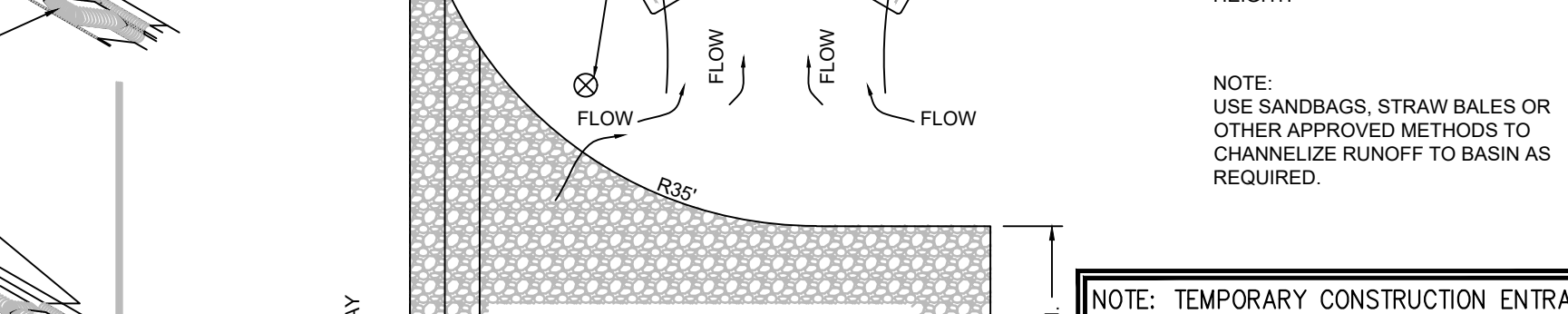
**SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.**



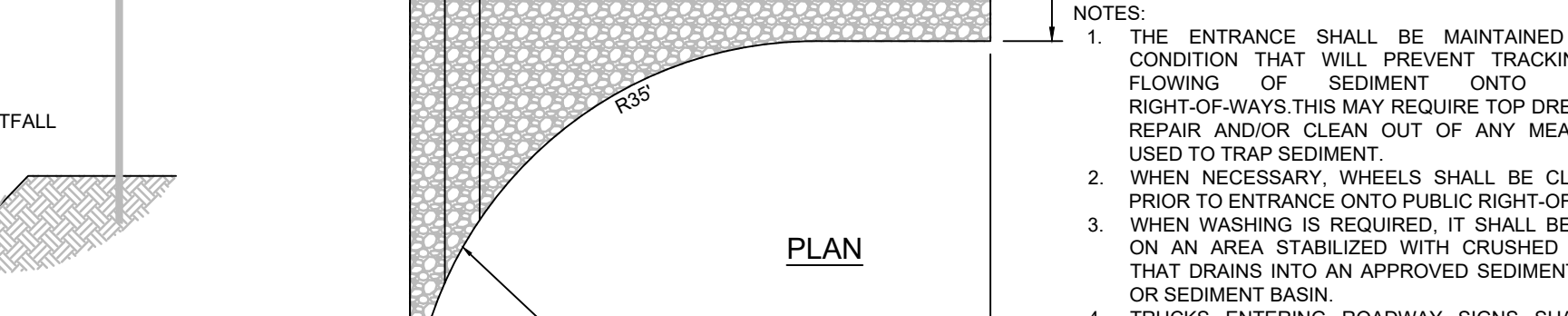
**CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)**



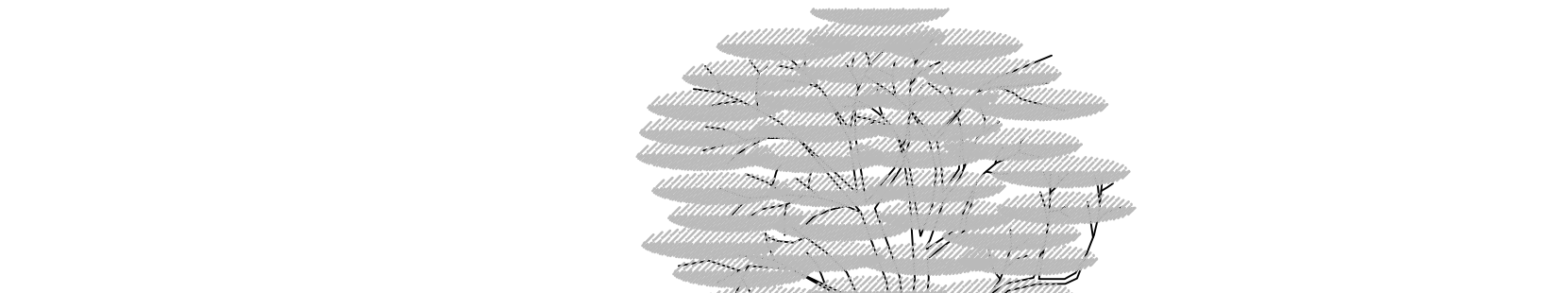
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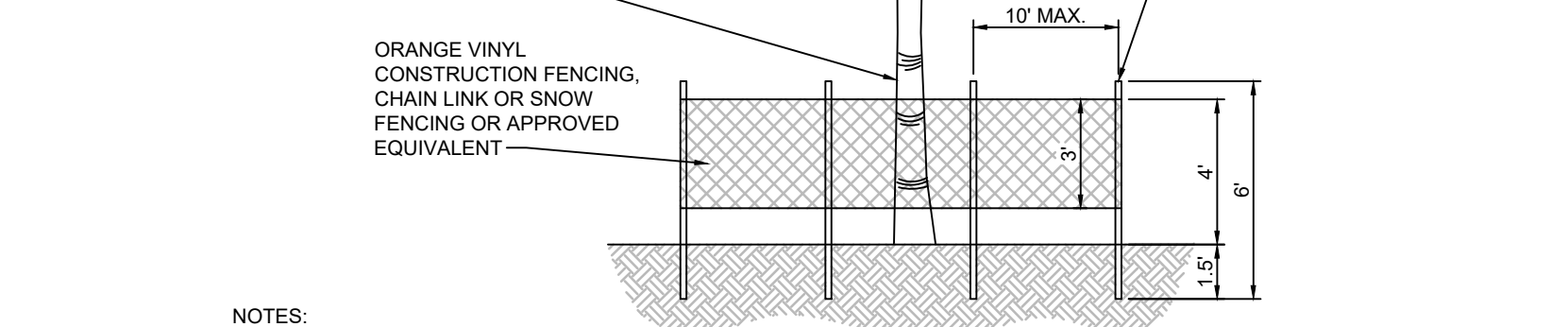
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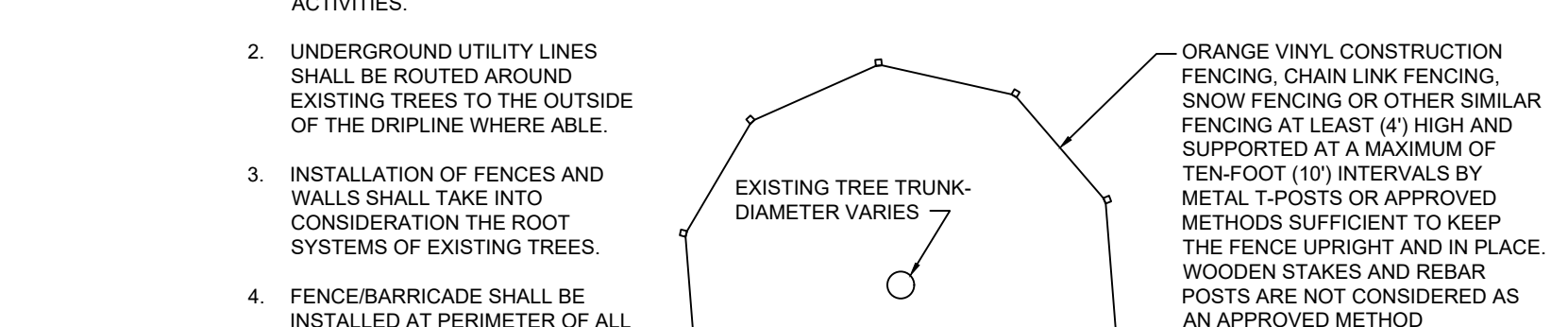
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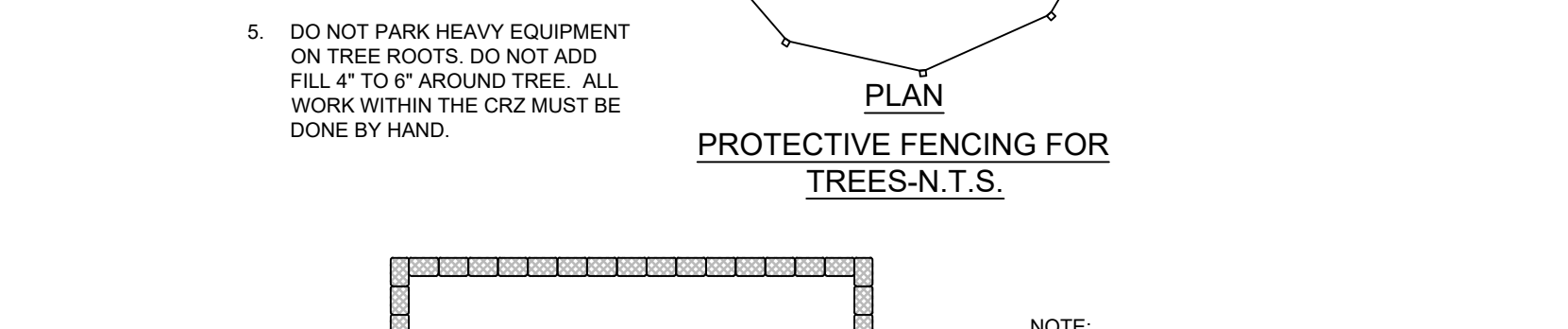
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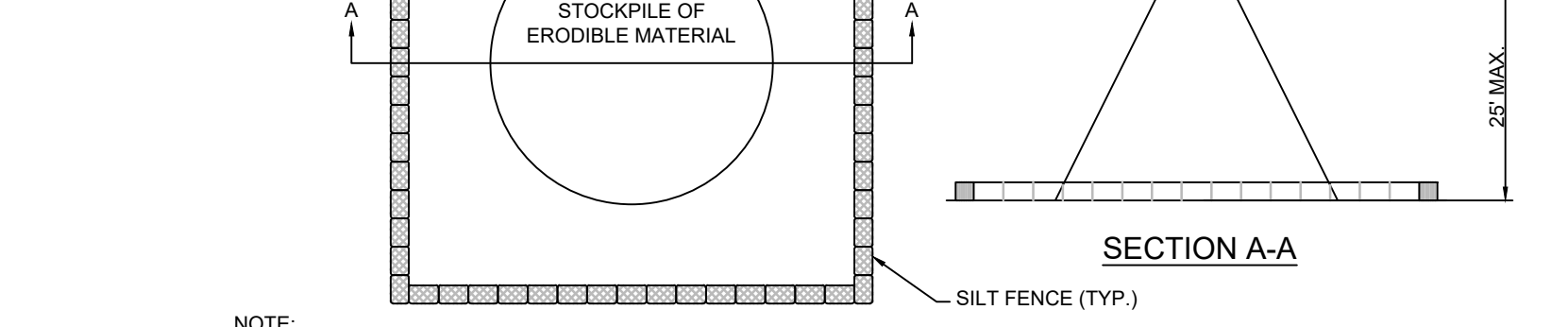
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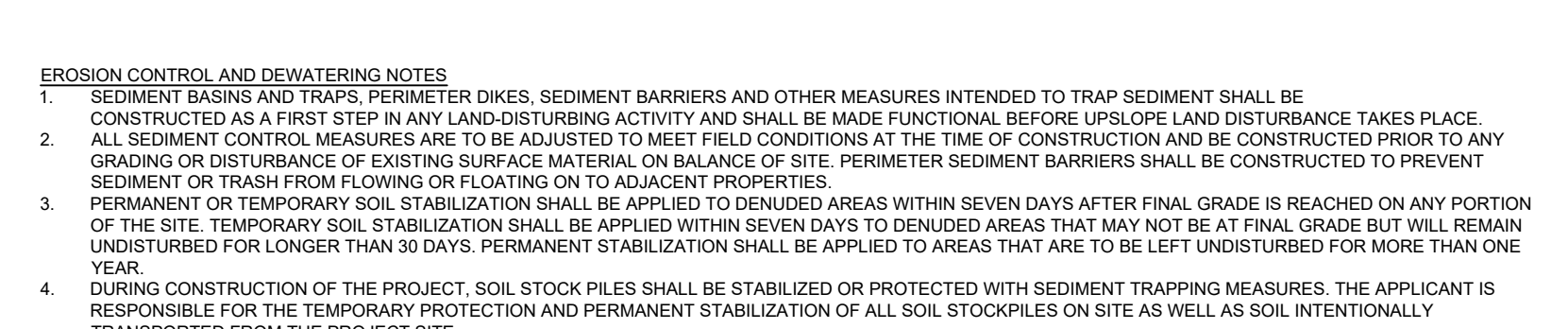
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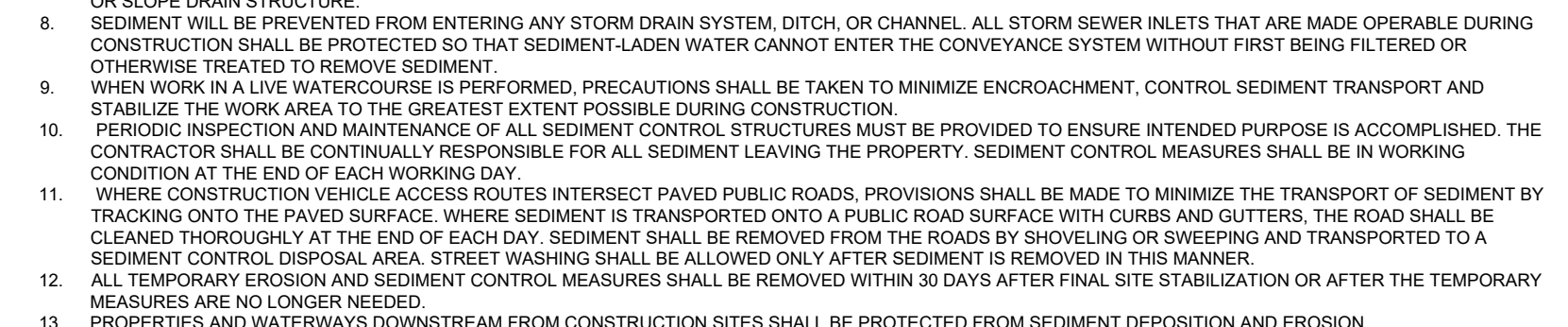
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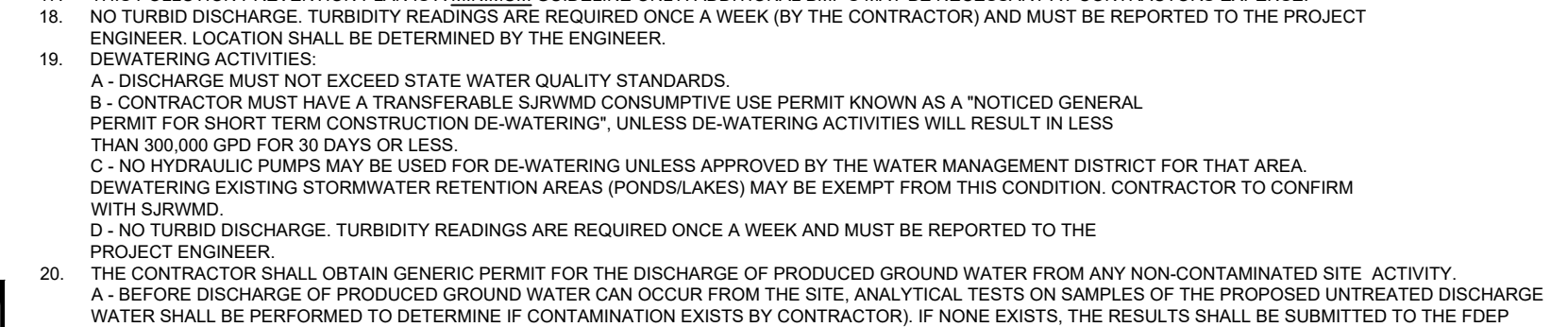
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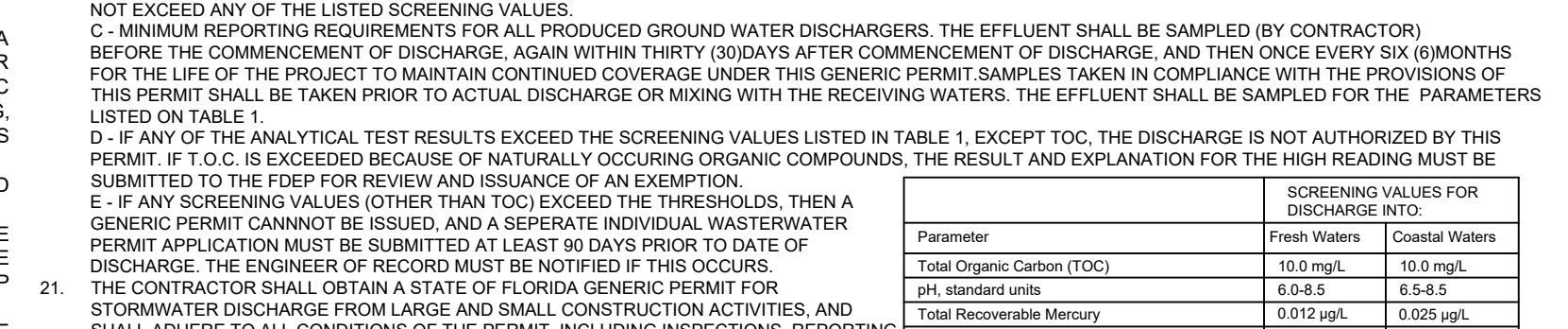
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**CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)**



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



**CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)**

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06/12/21				

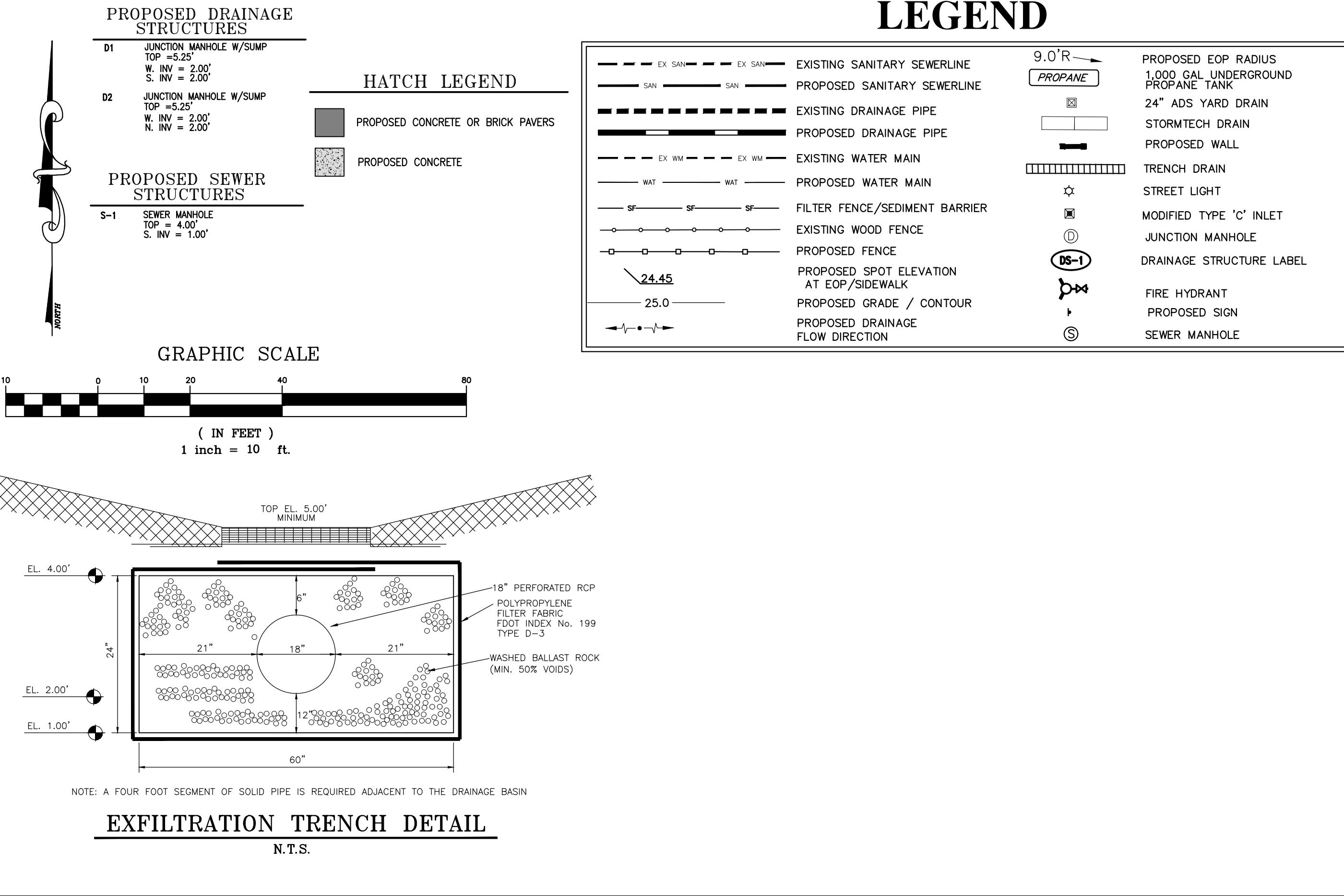
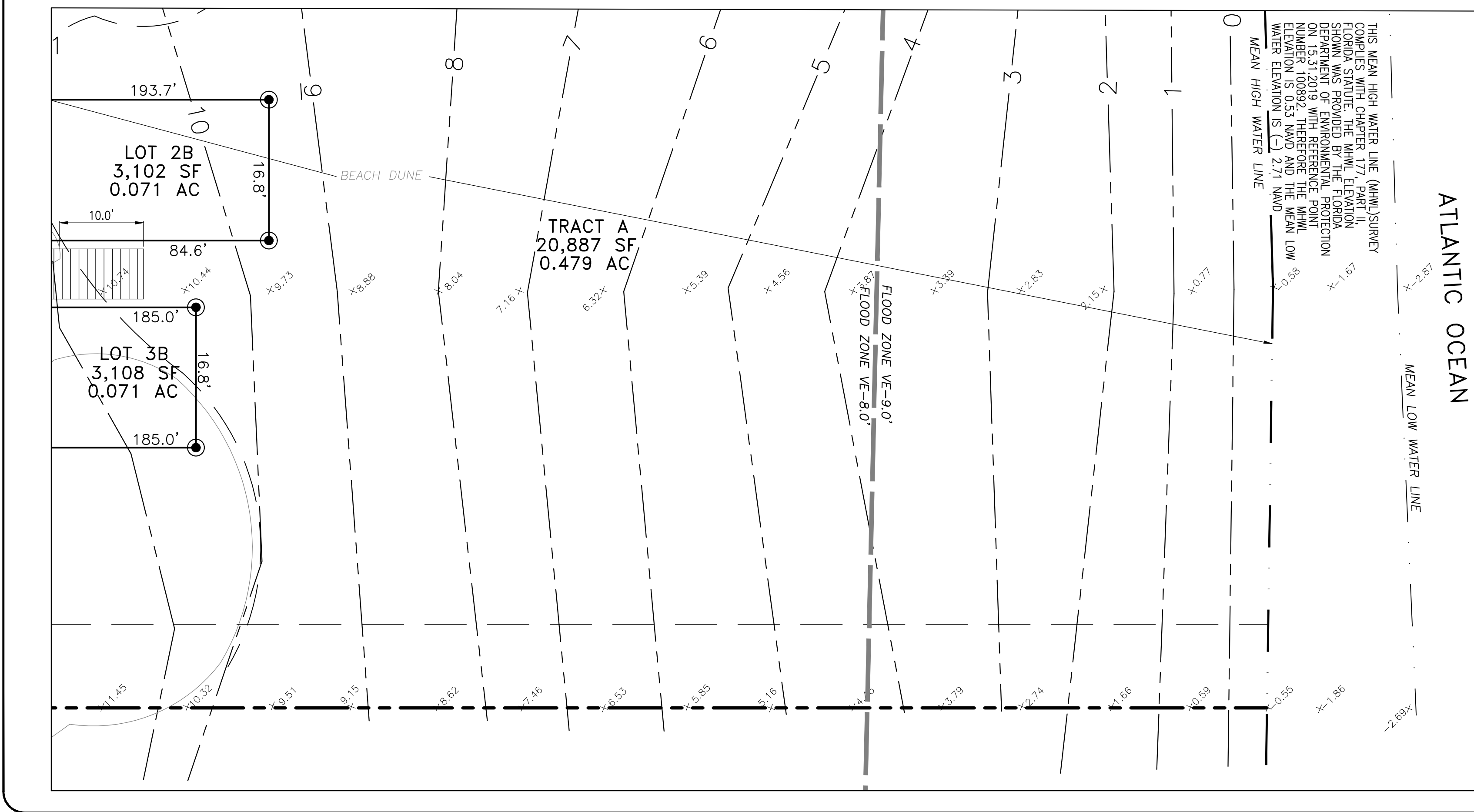
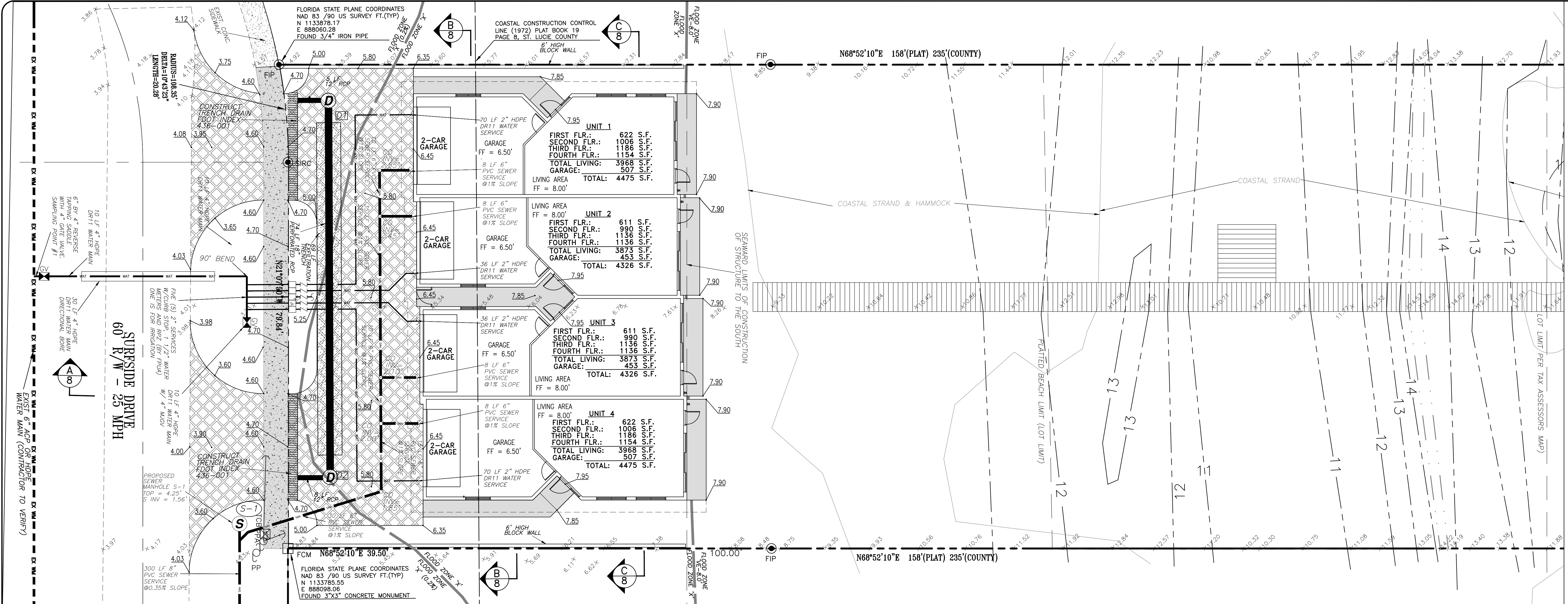
**SCHULKE, BITTLE & STODDARD, L.L.C.**  
CIVIL & STRUCTURAL ENGINEERING - LAND PLANNING - ENVIRONMENTAL PERMITTING  
CERTIFICATION OF AUTHORIZATION NO.: 00008668  
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com  
WEBSITE https://www.sbsengineers.com

**STORMWATER POLLUTION PREVENTION DETAILS**

**SURFSIDE QUAD PLEX**







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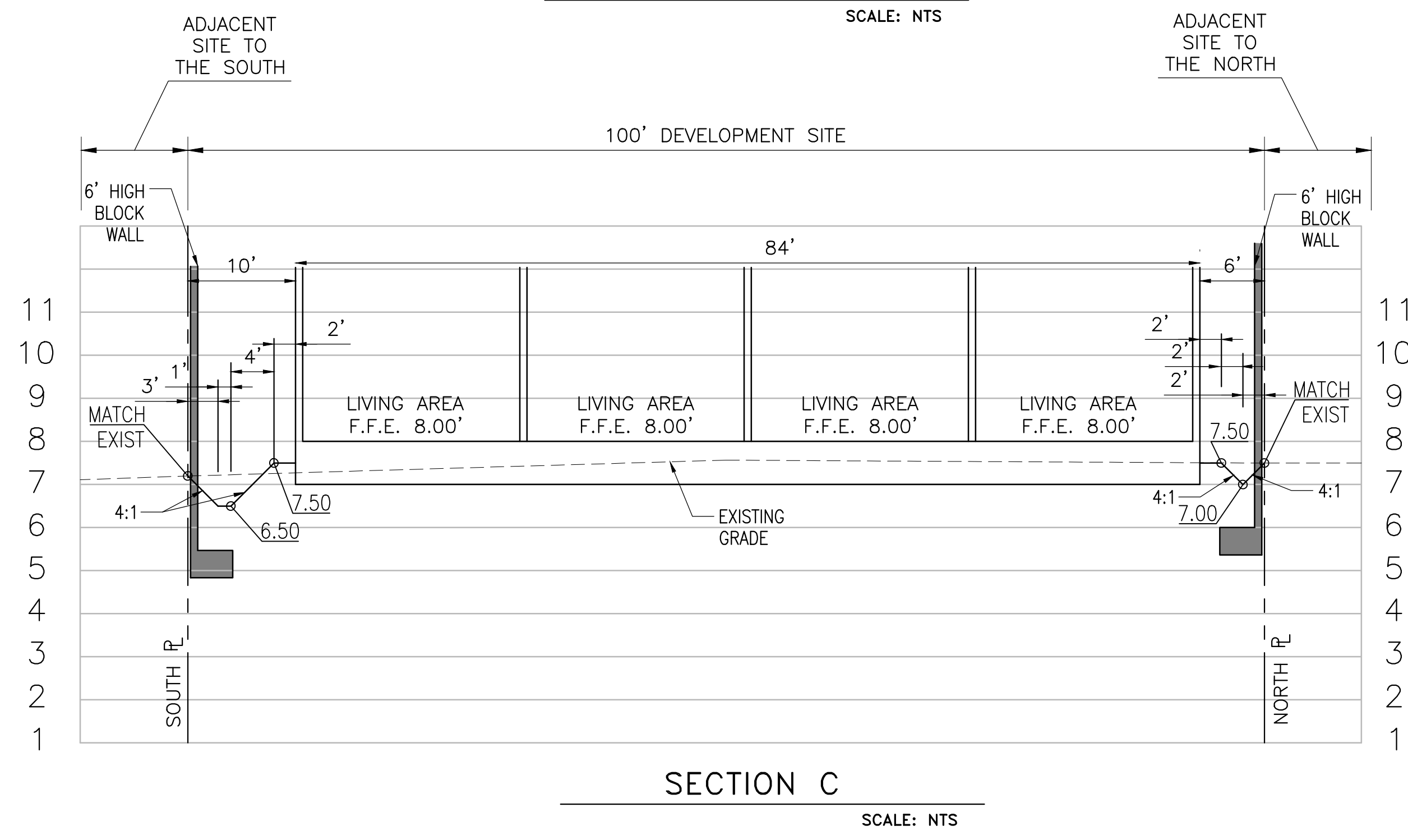
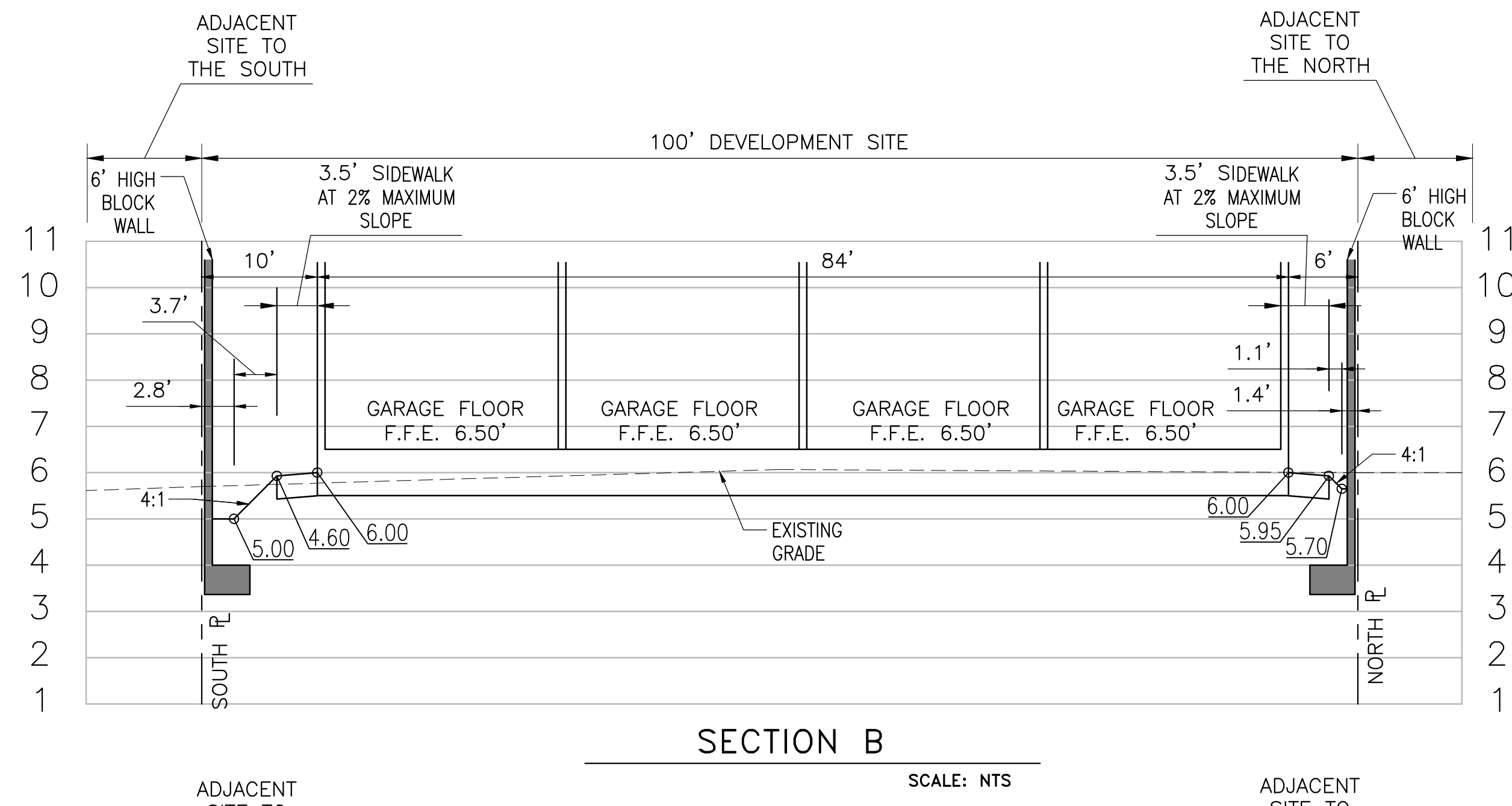
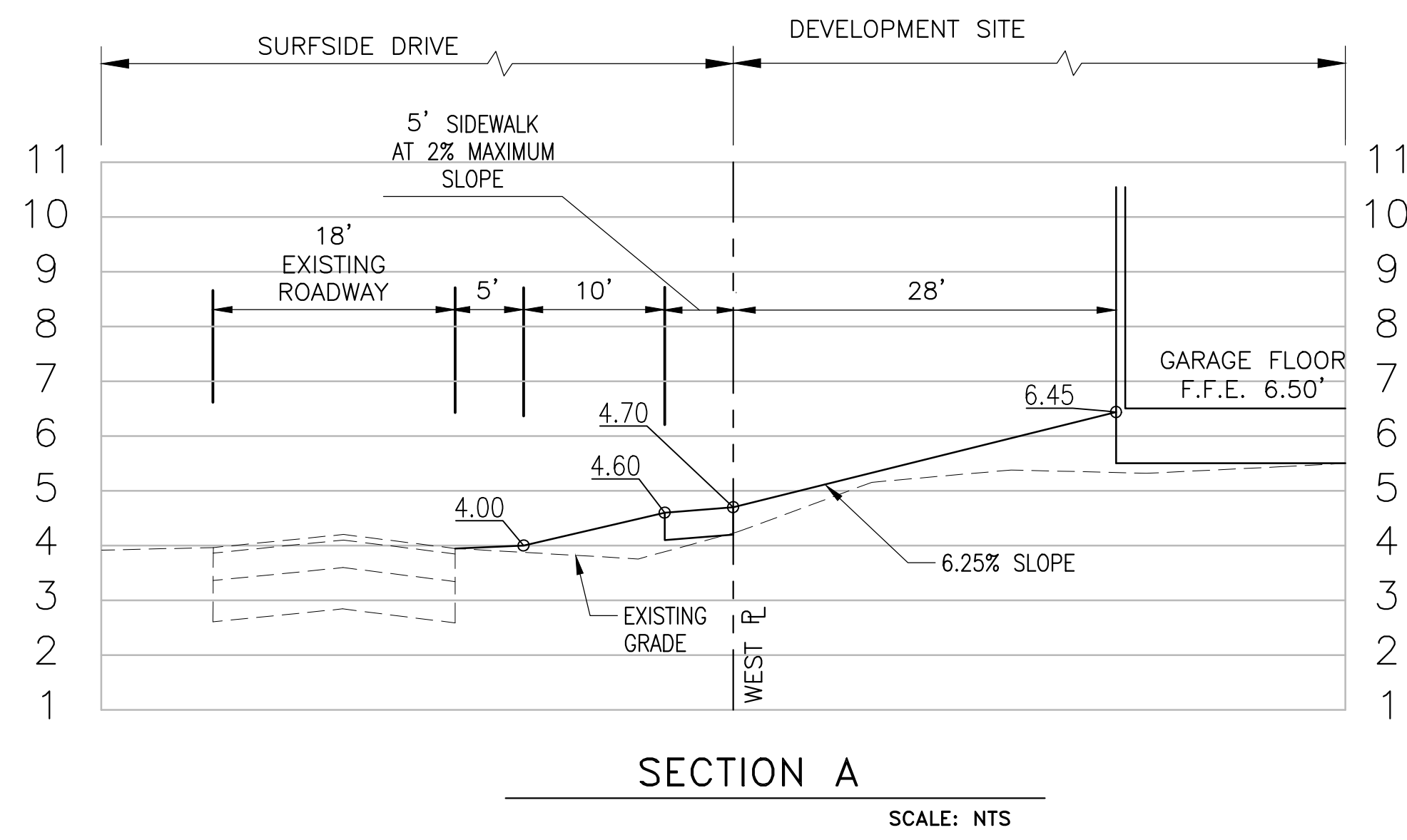
**SCHULKE, BITTLE & STODDARD, L.L.C.**  
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**PAVING, GRADING & DRAINAGE PLAN**

**SURFSIDE QUAD PLEX**

ENGINEER CERTIFICATION

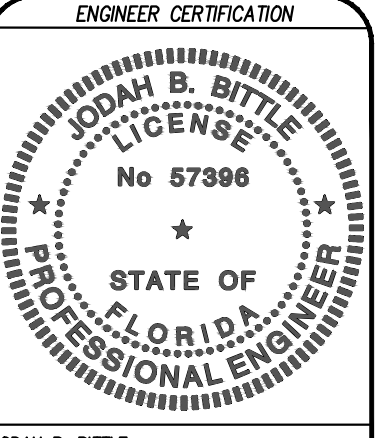
JODAH B. BITTLE  
 FL. REG. NO. 57398  
 DATE: \_\_\_\_\_  
 PROJECT NO. 21-008 SHEET 7



DATE	REVISION	REVISION BY	COMMENTS
06/12/21	1		

**SCHULKE, BITTLE & STODDARD, L.L.C.**  
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CROSS SECTION  
 SURFSIDE QUAD PLEX







**FORT PIERCE UTILITIES AUTHORITY  
WATER DISTRIBUTION NOTES**

- ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
- WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO ASTM C-900 OR C-905, PRESSURE CLASS 150 (DR 18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO ASTM C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
- WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE, SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
- POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE. ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THIN WIRE.
- FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED.
- GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
- WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT, IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES. THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
- NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FOOT ENGINEER.
- THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FOOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FOOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
- MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/COUNTY/FOOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
- EXISTING AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
- EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
- WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

**FORT PIERCE UTILITIES AUTHORITY  
WATER DISTRIBUTION NOTES  
CONTINUED**

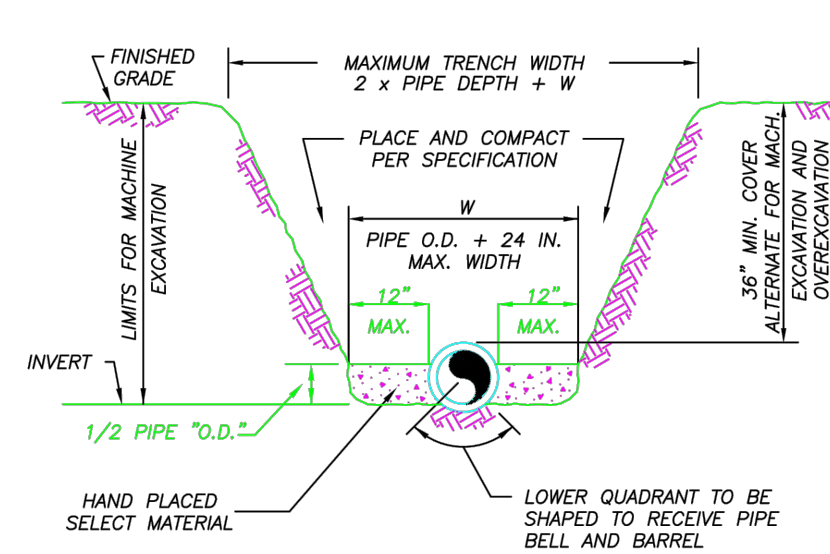
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
  - THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
  - 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.
  - WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THIN 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.
  - 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.
  - 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.
  - ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600 - 2 R MINIMUM TEST
- $L = \frac{SD(P)}{148,000} \times 1/2$   
 $L =$  LEAKAGE IN GPH  
 $S =$  LENGTH OF PIPE IN FEET  
 $D =$  PIPE DIAMETER IN INCHES  
 $P =$  TESTING PRESSURE IN PSI
- 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 45° AND EXTENDED SO THAT SWABING 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.
  - A MINIMUM ONE FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, 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.
  - 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.
  - CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

**FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES**

- ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
- GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) 26, GREEN OR WHITE IN COLOR. GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
- THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
- WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE CONTRACTOR REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
- A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
- THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
- MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
- WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
- A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY/COUNTY/FOOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF FPUA/CITY/COUNTY/FOOT ENGINEER.
- TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
- WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
- FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
- WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THIN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
- MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
- EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY SM CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
- ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
- THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

**STANDARD SEPARATION STATEMENT FOR  
WATER / SEWER CONFLICTS**

- 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.
- A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- A MINIMUM 6-FOOT AND PREFERABLY 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FEET 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 SHELVE LOCATED ON ONE SIDE OF THE SEWER OR WATER 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).
- ALL DIP SHALL BE PRESSURE CLASS 250 MIN., ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.



- NOTES:**
- THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
  - 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.

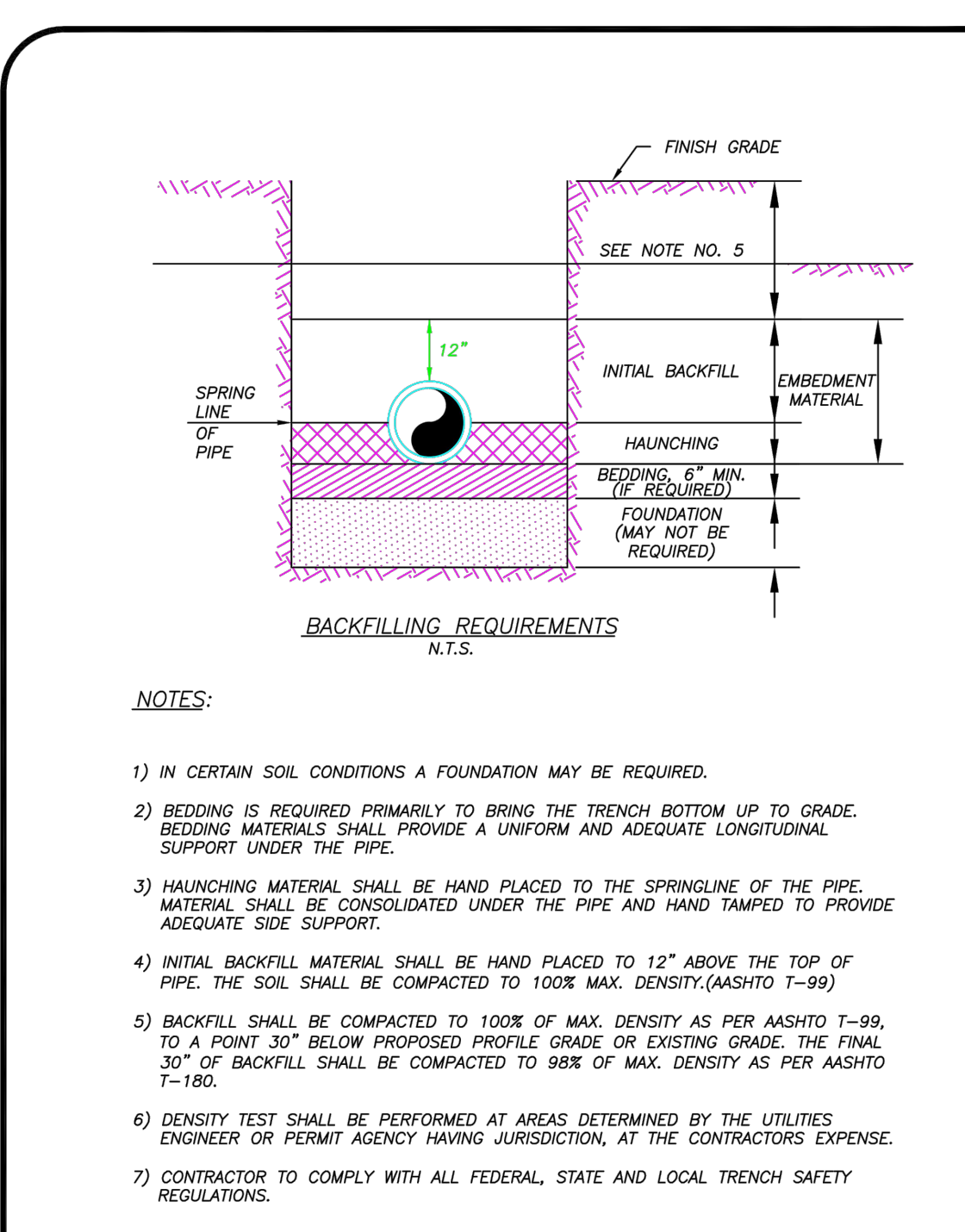
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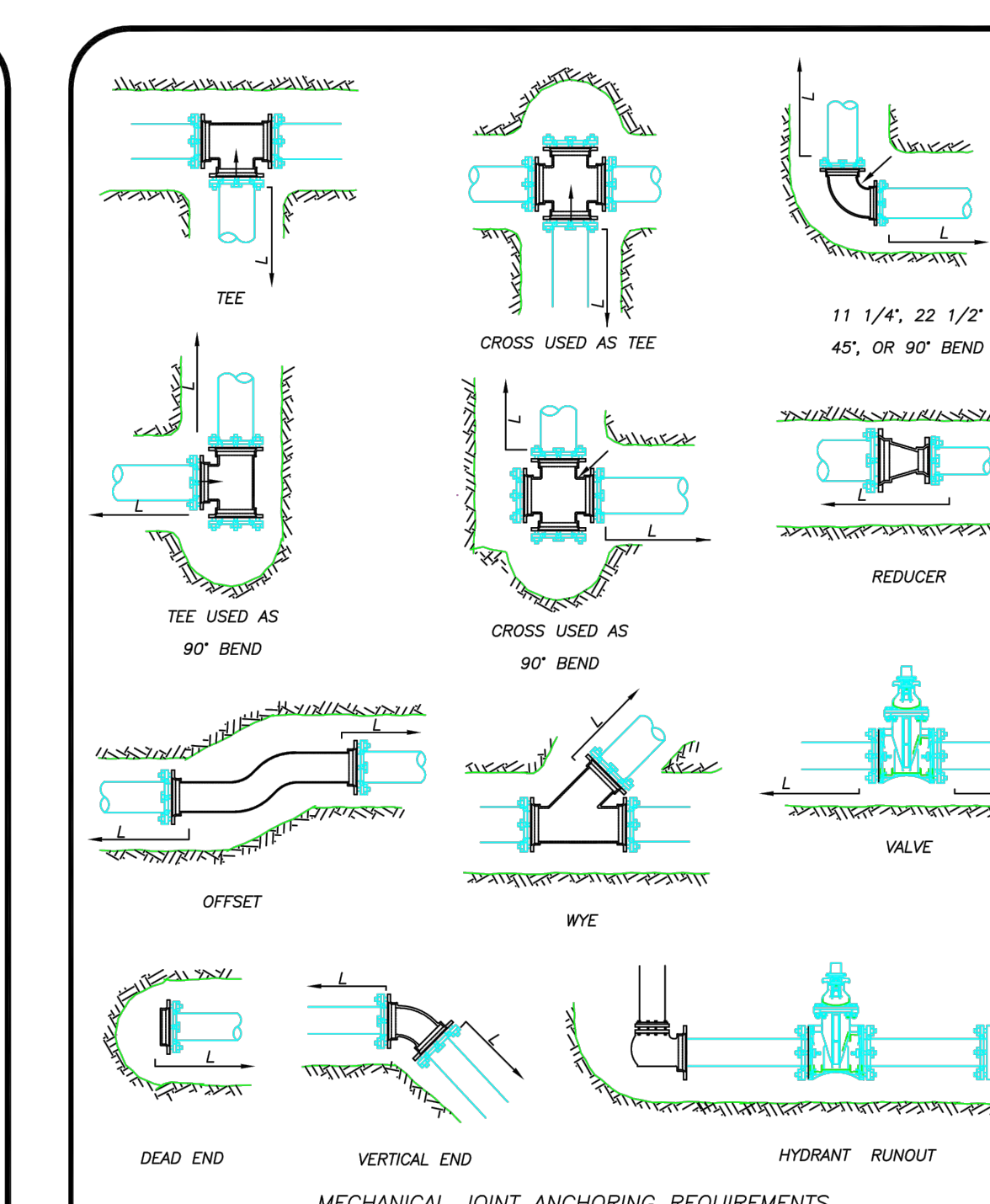
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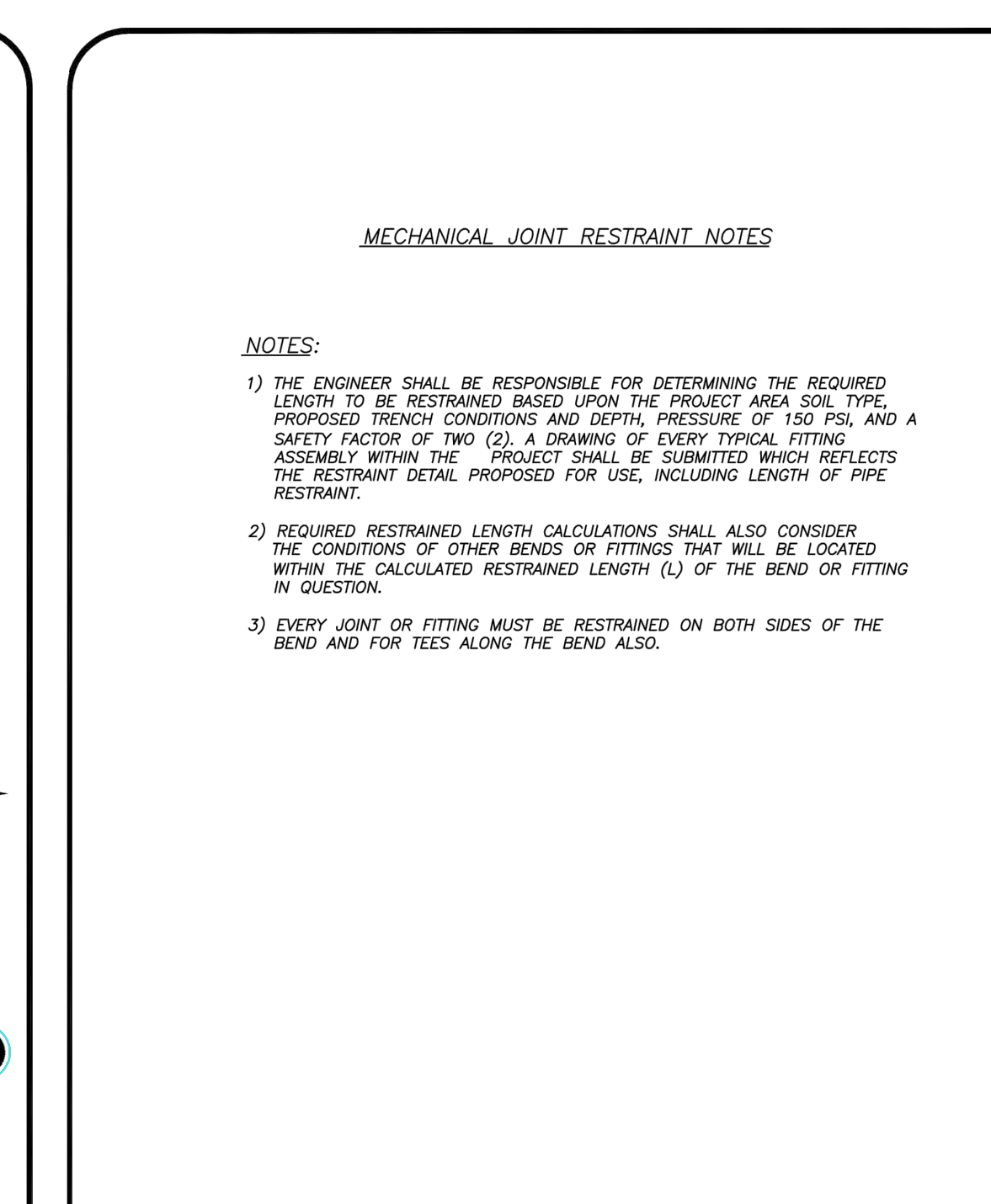
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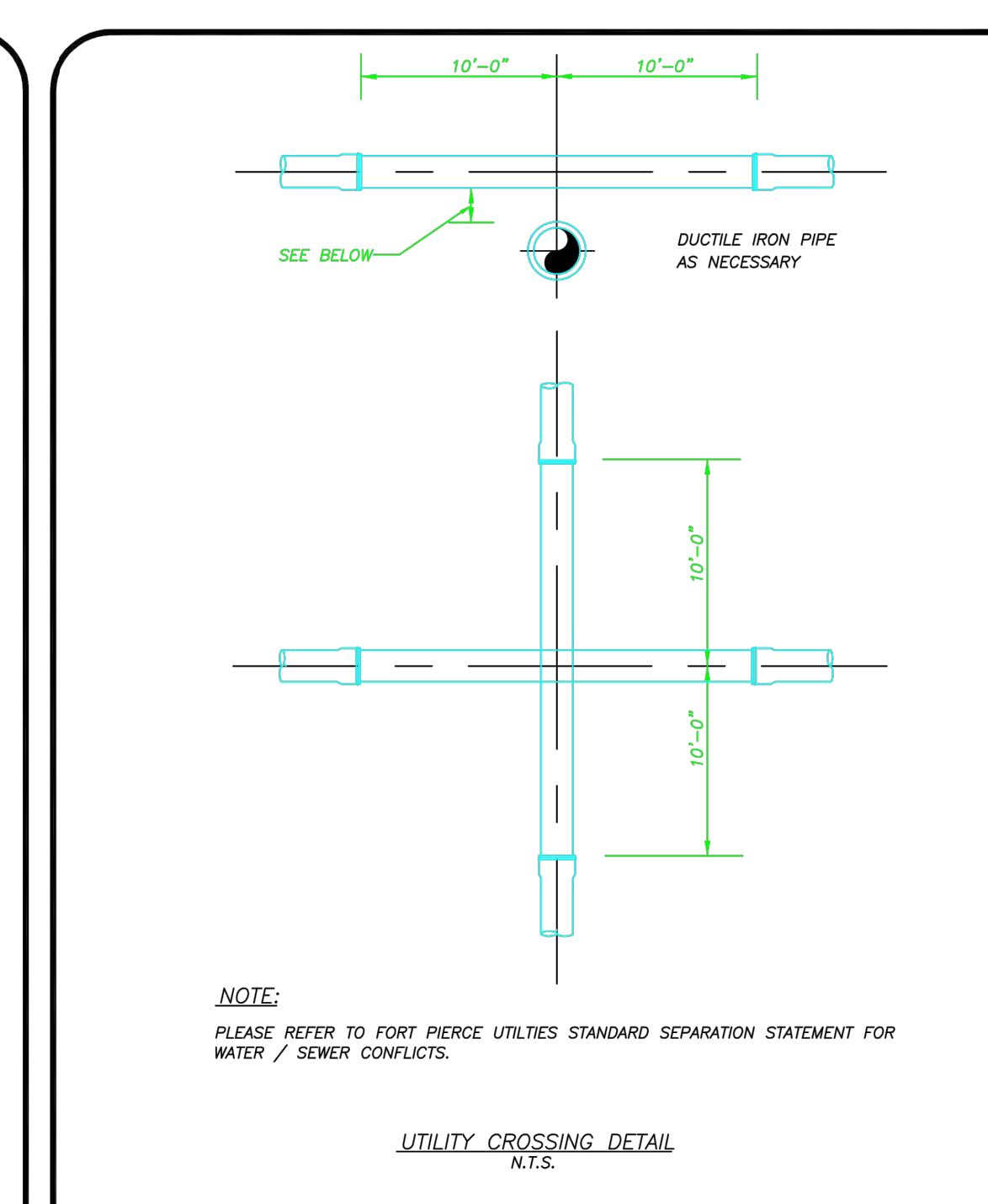
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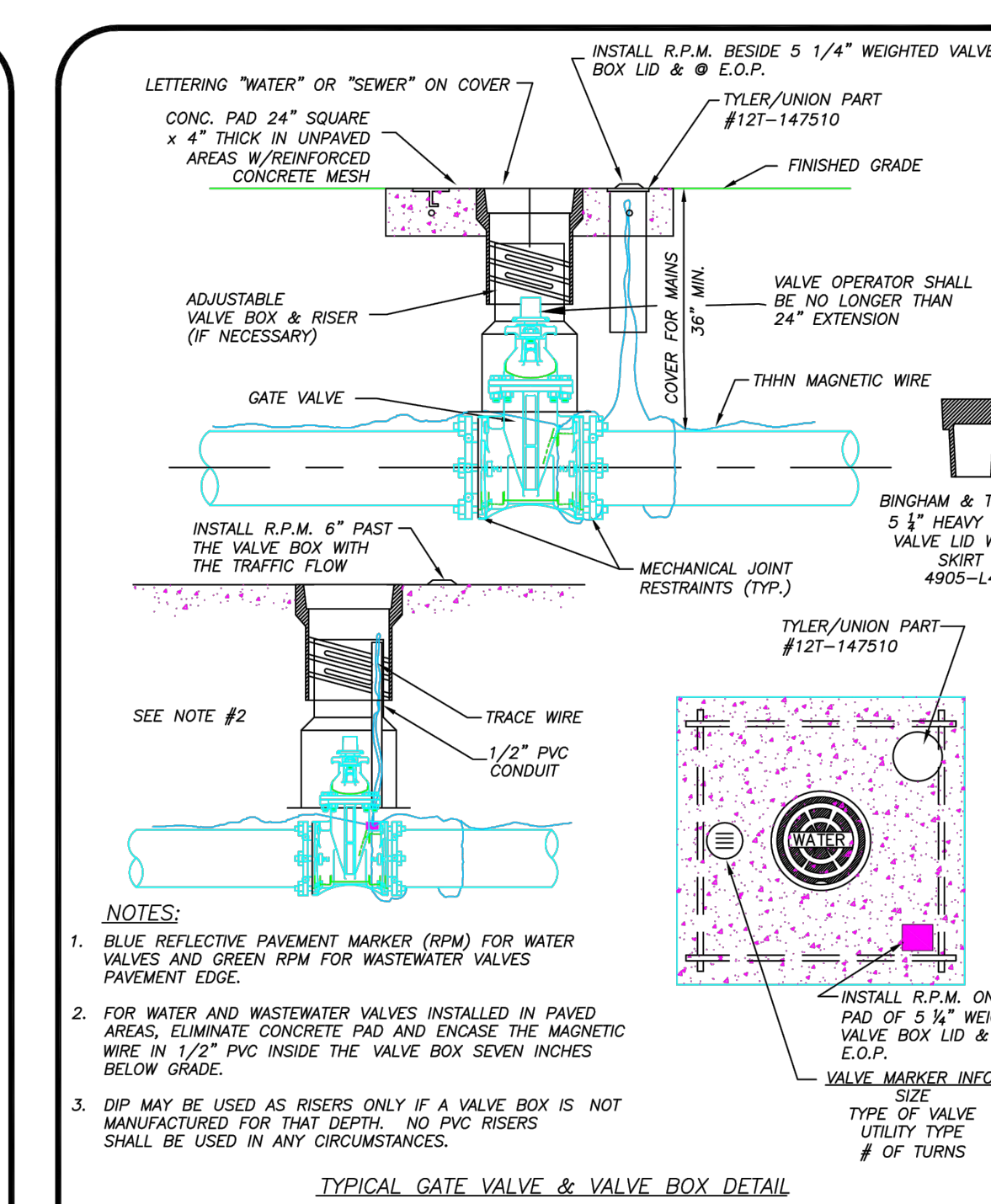
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04/16/21 <td>1 <td>GRANTS OR PERMITS FROM OTHER</td> <td></td> <td>GRANTS OR PERMITS FROM OTHER</td> </td>	1 <td>GRANTS OR PERMITS FROM OTHER</td> <td></td> <td>GRANTS OR PERMITS FROM OTHER</td>	GRANTS OR PERMITS FROM OTHER		GRANTS OR PERMITS FROM OTHER
04/16/21 <td>1 <td>WRITTEN CONTRACT WITH THE ENGINEER.</td> <td></td> <td>WRITTEN CONTRACT WITH THE ENGINEER.</td> </td>	1 <td>WRITTEN CONTRACT WITH THE ENGINEER.</td> <td></td> <td>WRITTEN CONTRACT WITH THE ENGINEER.</td>	WRITTEN CONTRACT WITH THE ENGINEER.		WRITTEN CONTRACT WITH THE ENGINEER.
04/16/21 <td>1 <td>PREPARED TO BE USED IN CONFORMANCE</td> <td></td> <td>PREPARED TO BE USED IN CONFORMANCE</td> </td>	1 <td>PREPARED TO BE USED IN CONFORMANCE</td> <td></td> <td>PREPARED TO BE USED IN CONFORMANCE</td>	PREPARED TO BE USED IN CONFORMANCE		PREPARED TO BE USED IN CONFORMANCE
04/16/21 <td>1 <td>PERMITS TO THE CONTRACTOR.</td> <td></td> <td>PERMITS TO THE CONTRACTOR.</td> </td>	1 <td>PERMITS TO THE CONTRACTOR.</td> <td></td> <td>PERMITS TO THE CONTRACTOR.</td>	PERMITS TO THE CONTRACTOR.		PERMITS TO THE CONTRACTOR.



DATE	REVISION	BY	APP'D.	DESCRIPTION
08/12/21 <td>1 <td>REVISION <td></td> <td>REVISION BY FOPP COMMENTS</td> </td></td>	1 <td>REVISION <td></td> <td>REVISION BY FOPP COMMENTS</td> </td>	REVISION <td></td> <td>REVISION BY FOPP COMMENTS</td>		REVISION BY FOPP COMMENTS
04/16/21 <td>1 <td>DATE <td></td> <td>DATE</td> </td></td>	1 <td>DATE <td></td> <td>DATE</td> </td>	DATE <td></td> <td>DATE</td>		DATE
04/16/21 <td>1 <td>SCALE <td></td> <td>SCALE</td> </td></td>	1 <td>SCALE <td></td> <td>SCALE</td> </td>	SCALE <td></td> <td>SCALE</td>		SCALE
04/16/21 <td>1 <td>PROJECT <td></td> <td>PROJECT</td> </td></td>	1 <td>PROJECT <td></td> <td>PROJECT</td> </td>	PROJECT <td></td> <td>PROJECT</td>		PROJECT
04/16/21 <td>1 <td>FOR WHICH THEY ARE MADE IS EXECUTED</td> <td></td> <td>FOR WHICH THEY ARE MADE IS EXECUTED</td> </td>	1 <td>FOR WHICH THEY ARE MADE IS EXECUTED</td> <td></td> <td>FOR WHICH THEY ARE MADE IS EXECUTED</td>	FOR WHICH THEY ARE MADE IS EXECUTED		FOR WHICH THEY ARE MADE IS EXECUTED
04/16/21 <td>1 <td>OR OTHER</td> <td></td> <td>OR OTHER</td> </td>	1 <td>OR OTHER</td> <td></td> <td>OR OTHER</td>	OR OTHER		OR OTHER
04/16/21 <td>1 <td>GRANTS OR PERMITS FROM OTHER</td> <td></td> <td>GRANTS OR PERMITS FROM OTHER</td> </td>	1 <td>GRANTS OR PERMITS FROM OTHER</td> <td></td> <td>GRANTS OR PERMITS FROM OTHER</td>	GRANTS OR PERMITS FROM OTHER		GRANTS OR PERMITS FROM OTHER
04/16/21 <td>1 <td>WRITTEN CONTRACT WITH THE ENGINEER.</td> <td></td> <td>WRITTEN CONTRACT WITH THE ENGINEER.</td> </td>	1 <td>WRITTEN CONTRACT WITH THE ENGINEER.</td> <td></td> <td>WRITTEN CONTRACT WITH THE ENGINEER.</td>	WRITTEN CONTRACT WITH THE ENGINEER.		WRITTEN CONTRACT WITH THE ENGINEER.
04/16/21 <td>1 <td>PREPARED TO BE USED IN CONFORMANCE</td> <td></td> <td>PREPARED TO BE USED IN CONFORMANCE</td> </td>	1 <td>PREPARED TO BE USED IN CONFORMANCE</td> <td></td> <td>PREPARED TO BE USED IN CONFORMANCE</td>	PREPARED TO BE USED IN CONFORMANCE		PREPARED TO BE USED IN CONFORMANCE
04/16/21 <td>1 <td>PERMITS TO THE CONTRACTOR.</td> <td></td> <td>PERMITS TO THE CONTRACTOR.</td> </td>	1 <td>PERMITS TO THE CONTRACTOR.</td> <td></td> <td>PERMITS TO THE CONTRACTOR.</td>	PERMITS TO THE CONTRACTOR.		PERMITS TO THE CONTRACTOR.

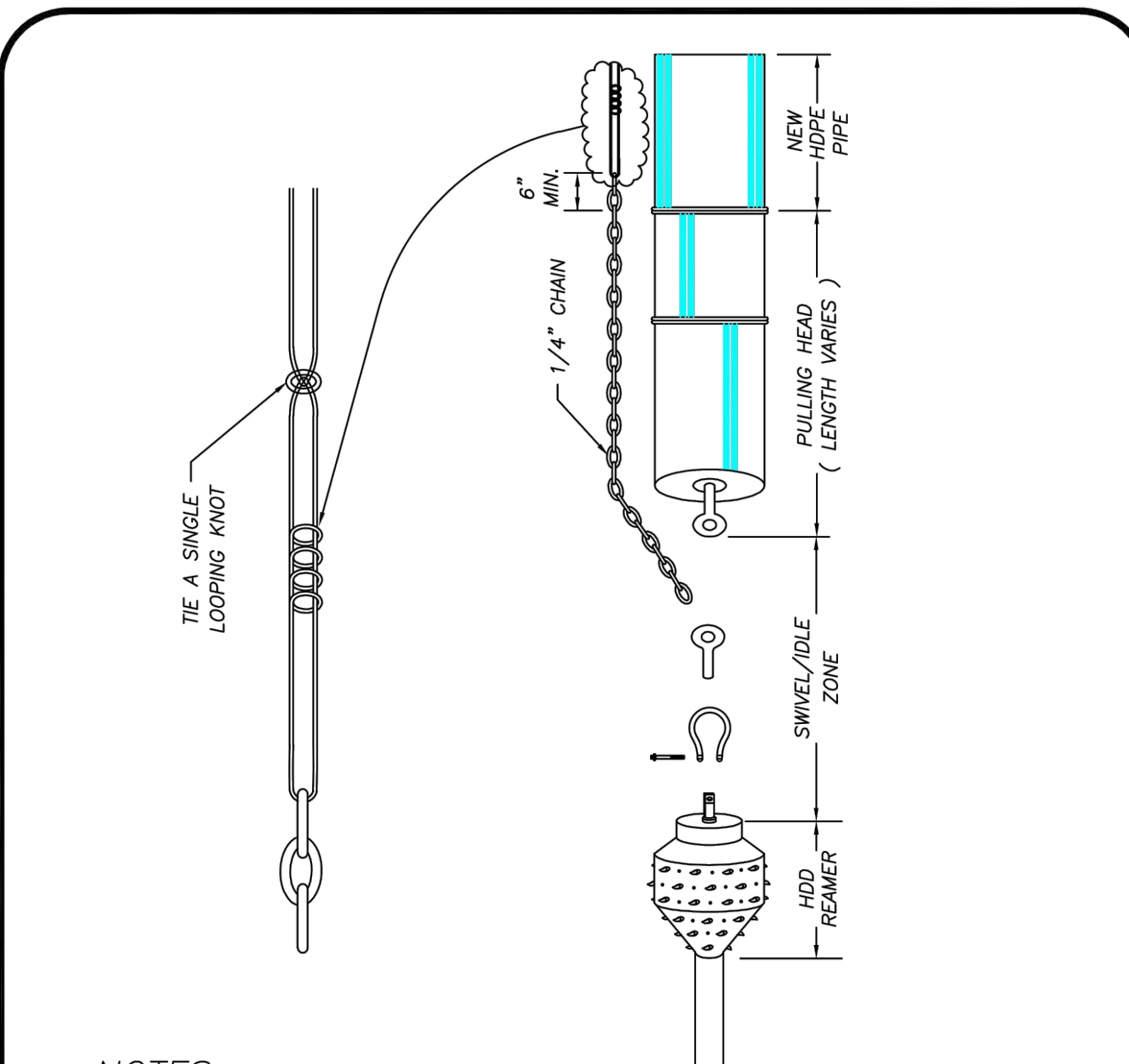
**SCHULKE, BITTLE & STODDARD, L.L.C.**  
 CIVIL & STRUCTURAL ENGINEERING / LAND PLANNING / ENVIRONMENTAL PERMITTING  
 CERTIFICATION OF AUTHORIZATION NO.: 00008668  
 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960  
 TEL 772-770-9622 FAX 772-770-9496 EMAIL: jbittle@sbsengineers.com  
 WEBSITE: https://www.sbsengineers.com

**MISCELLANEOUS  
DETAILS**

**SURFSIDE  
QUAD  
PLEX**

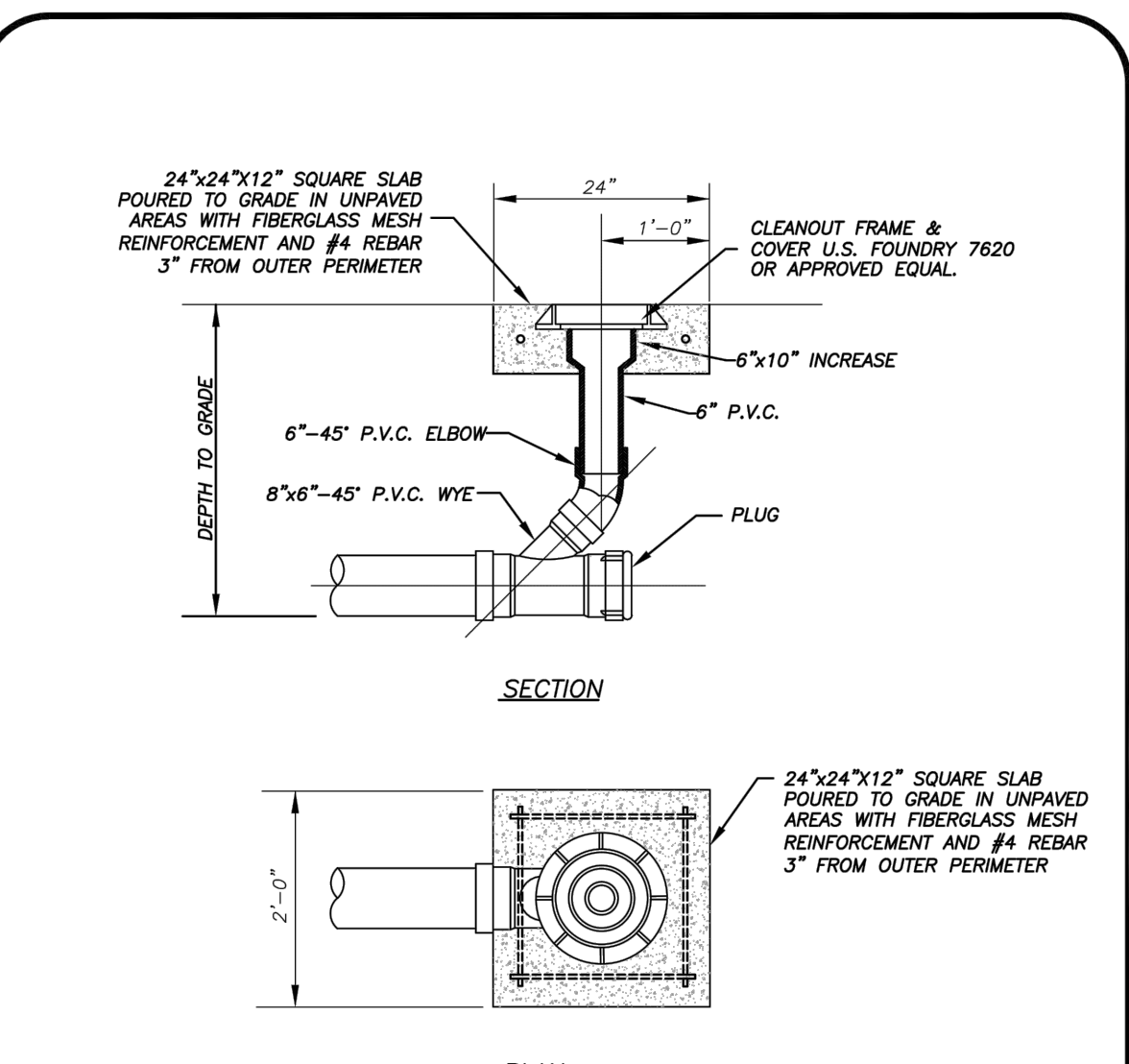
**ENGINEER CERTIFICATION**  
 JOHANN B. BITTLE  
 LICENSE NO. 57398  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

JOHANN B. BITTLE  
 FL REG. NO. 57398  
 DATE: \_\_\_\_\_  
 PROJECT NO. 21-008 SHEET 11



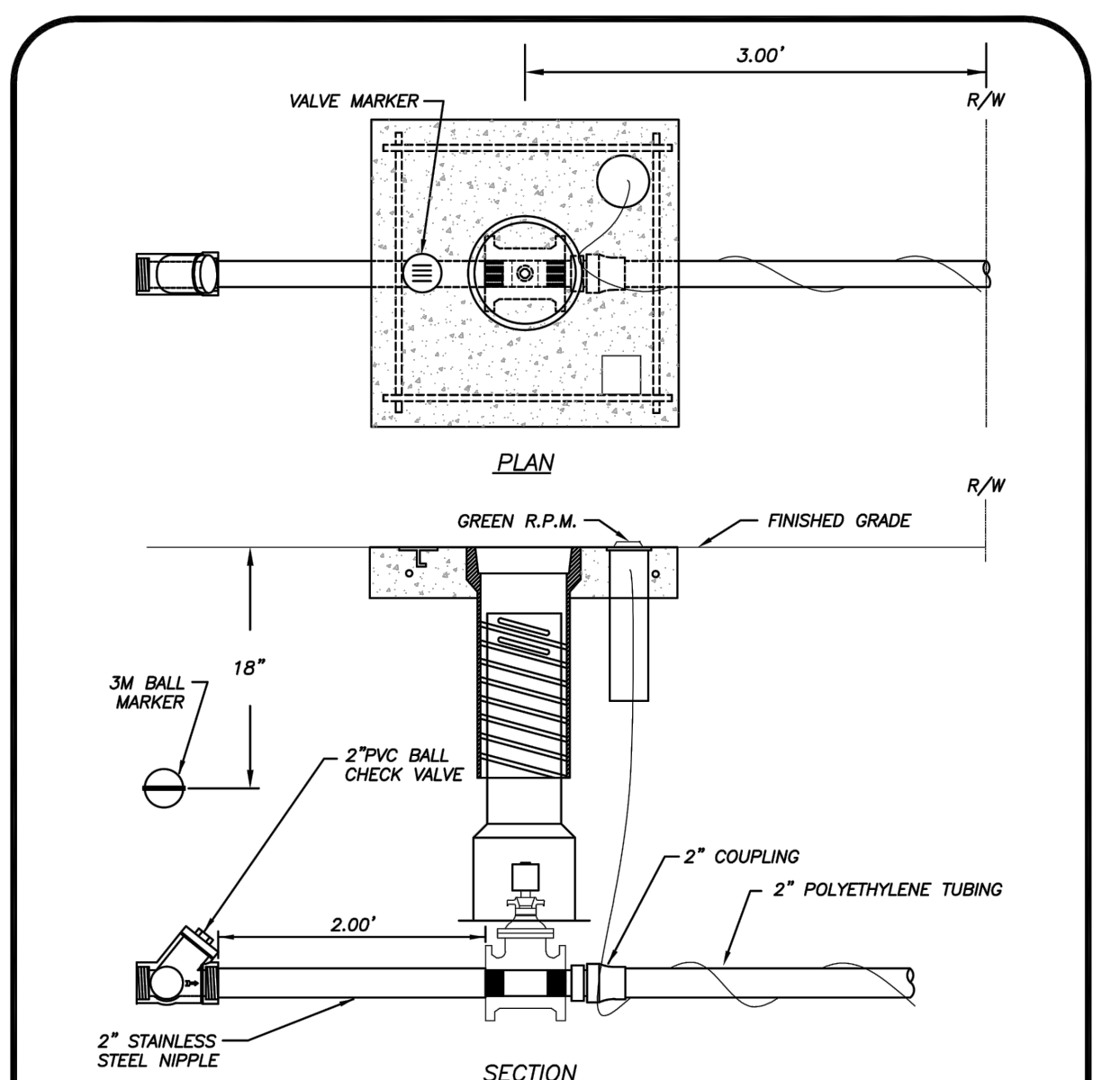
- NOTES:**
- WHERE DIRECTIONAL DRILLING LENGTHS EXCEED 750 LINEAR FEET AND/OR HOPE PIPE DIAMETER EXCEED 12 INCHES, A SECOND LENGTH OF TRACE WIRE SHALL BE INSTALLED.
  - TRACE WIRE SHALL CONFORM TO THE FOLLOWING SPECIFICATION:  
 MANUFACTURER - COPPERHEAD INDUSTRIES, LLC  
 PART NUMBER - 1245B-EHS-500 / 1245B-EHS-1000 / 1245B-EHS-2500  
 PART NUMBER DESCRIPTION - 12 (AWG), 45 (JACKET MIL), B (JACKET COLOR: B=BLUE, G=GREEN, ETC.) - EHS (EXTRA HIGH STRENGTH-HARD DRAWN / 1150F BREAKING LOAD STRENGTH) - 500 (WIRE LENGTH IN FEET)

DIRECTIONAL BORE WIRE ATTACHMENT		M-16	
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.



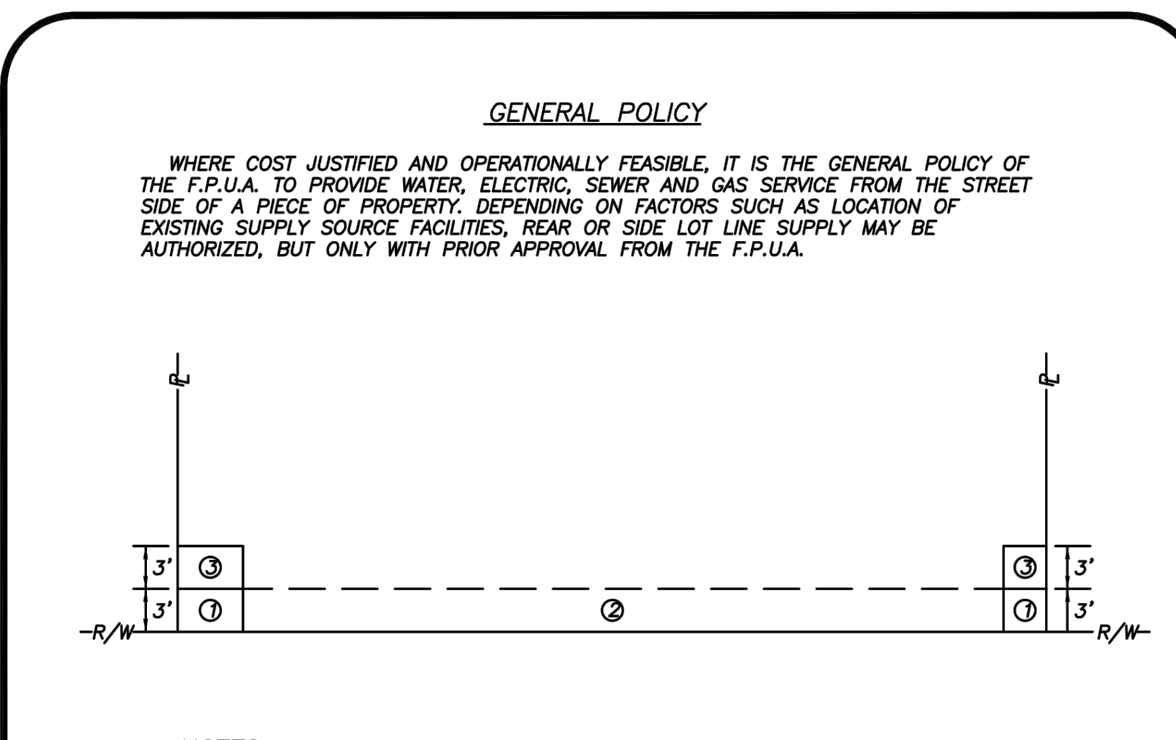
**TERMINAL CLEANOUT DETAIL (COMMERCIAL)**  
(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER		S-4B	
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.



- NOTES:**
- FORCE MAIN CONNECTION SHALL CONSIST OF A 2" TAPPING SADDLE, 2" STAINLESS STEEL NIPPLE AND 2" THREADED RESILIENT SEAT GATE VALVE.
  - GREEN 10 GAUGE THIN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
  - WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
  - MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

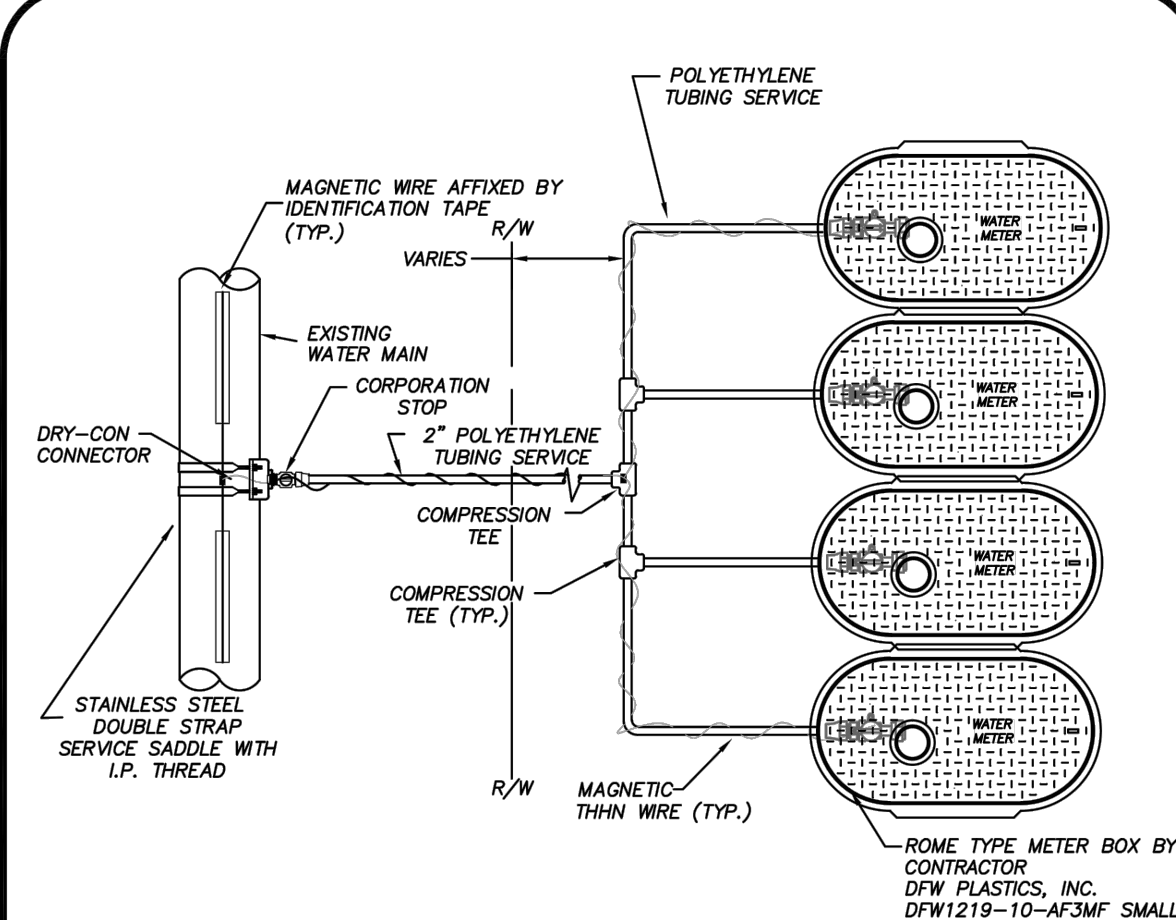
GRINDER STATION CONNECTION		S-16	
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.



- GENERAL POLICY**
- WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY, DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.
- NOTES:**
- THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA (1) SHALL BE LOCATED IN THE CORNER OF THE PROPERTY 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.
  - IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA (2), THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA (3), OR ALONG THE PROPERTY LINES MARKED AREA (4).
  - HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
  - ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
  - THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL, WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

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

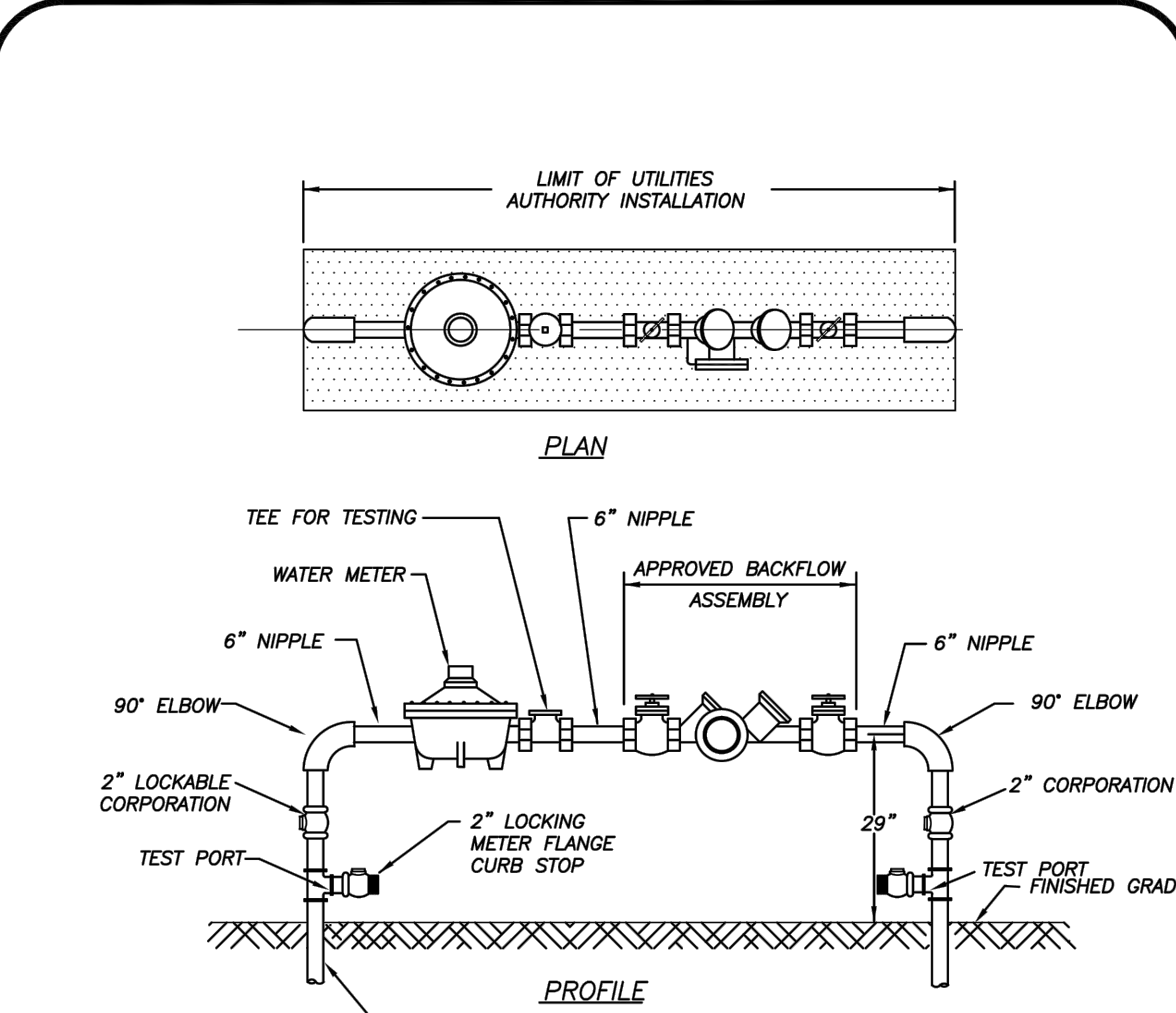
WATER METER PLACEMENT POLICY		W-1	
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.



- NOTES:**
- BLUE 10 GAUGE THIN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METERS ONLY.
  - WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
  - ALL METER SIZES SHALL REQUIRE LOCKABLE METER VALVE (CURB STOP).
  - MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
  - POLY SERVICE LINE SHALL VARY IN SIZE PER COMMERCIAL USE.
  - 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	
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.



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

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

WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICES		W-8	
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.
DATE: 03-09	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.

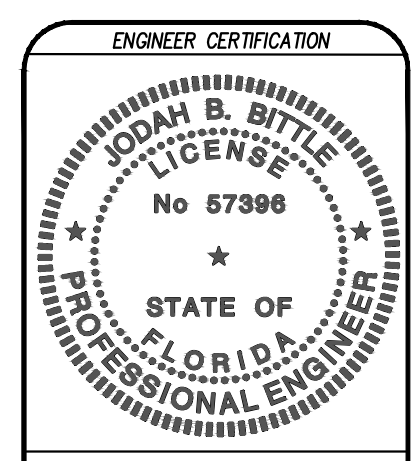
DATE: 08.12.21	REVISION: 1	REVISION BY: J.C.	COMMENTS:
DATE: 04/16/21	REVISION: 1	REVISION BY: J.C.	COMMENTS:

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DATE: 04/16/21	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.
DATE: 04/16/21	DESIGNER: J.C.	SCALE: 1/8" = 1'-0"	APPROVED: J.C.

**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 772-770-9496 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com  
 WEBSITE https://www.sbsengineers.com

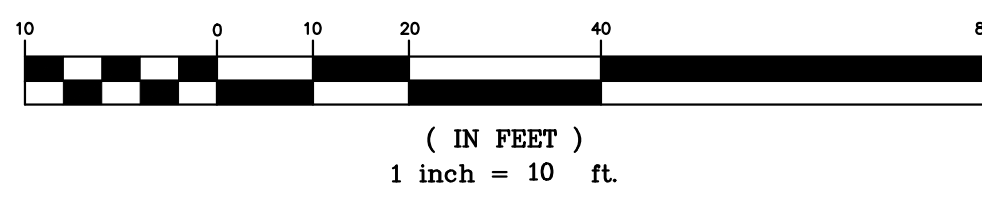
MISCELLANEOUS DETAILS

SURFSIDE QUAD PLEX

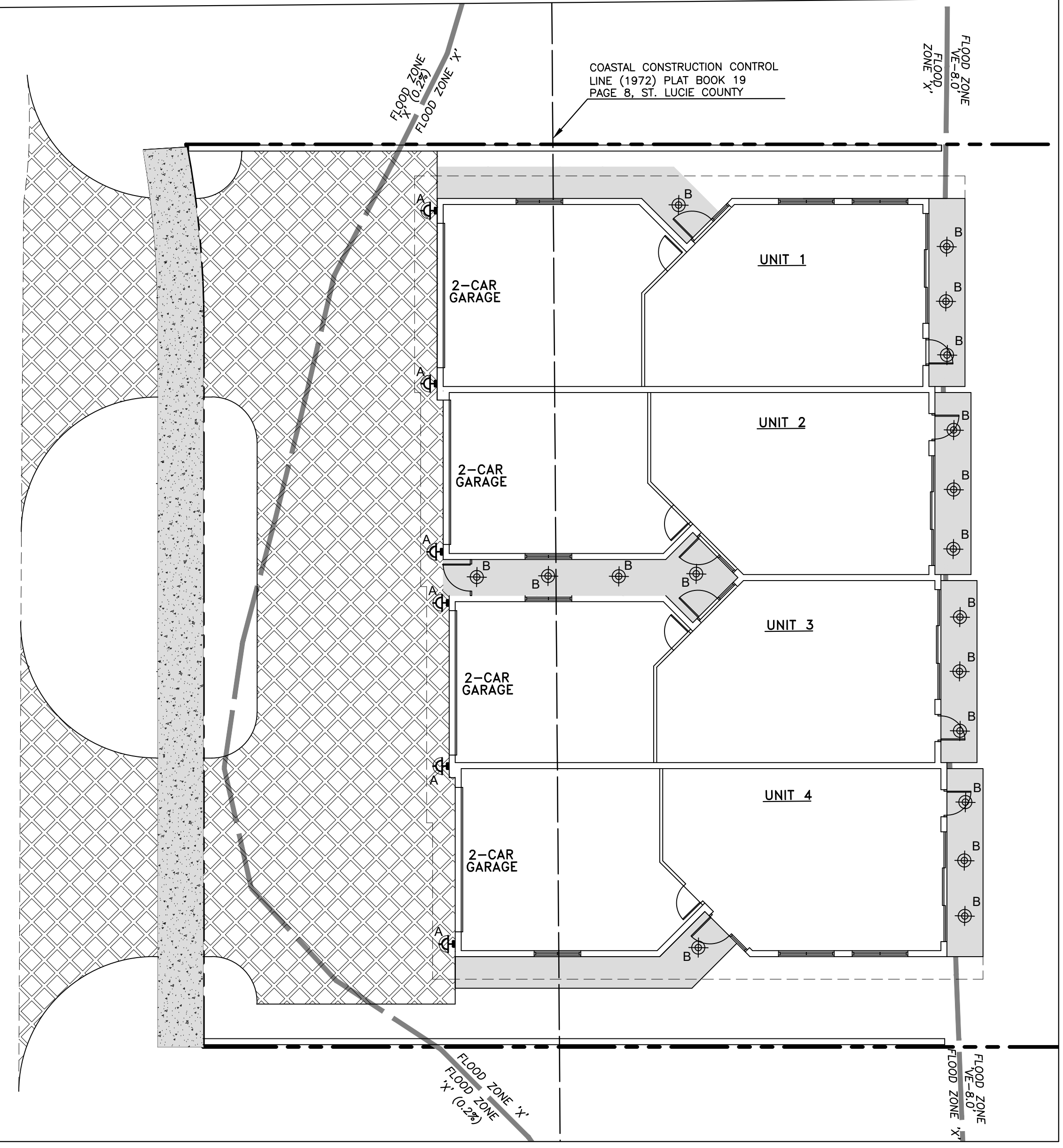


PROJECT NO. 21-008	SHEET 12
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GRAPHIC SCALE



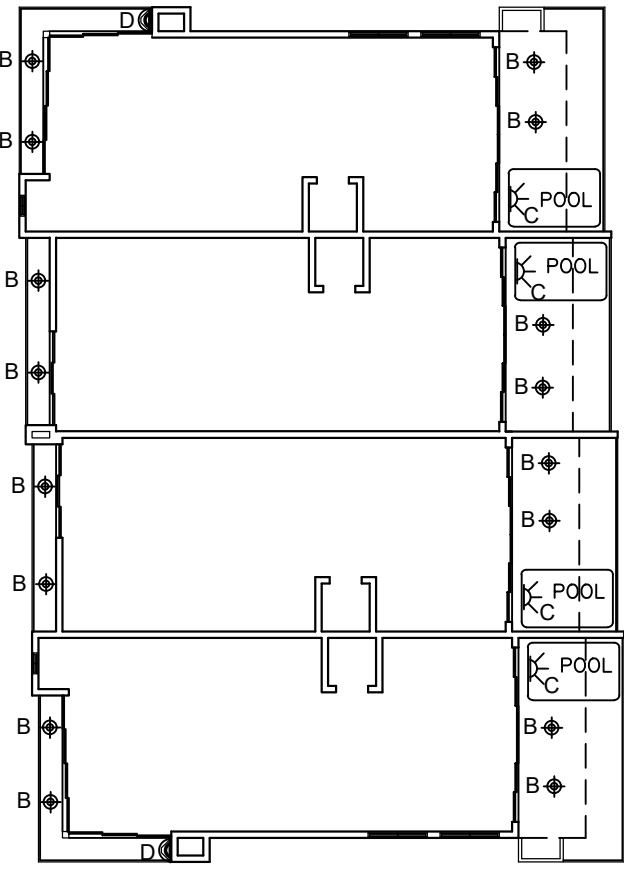
SURFSIDE DRIVE  
60' R/W - 25 MPH



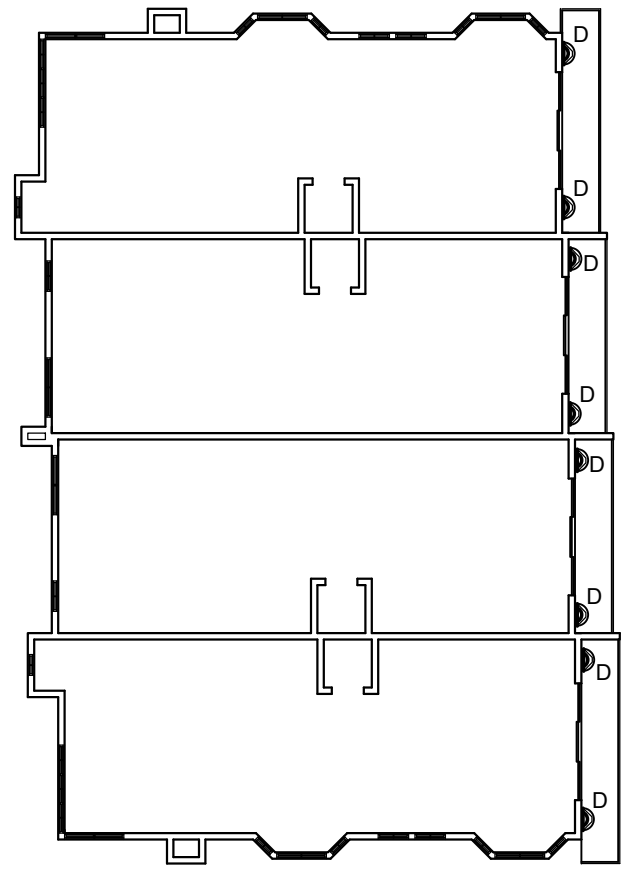
LIGHTING KEY

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-SW-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-SW-A-NFL	48	5 WATT LED AMBER	WALL/STEP MOUNT 6' AFF MAX MAY NEED FIELD ADJUST & ADDITIONAL SHIELDING	(32) SHORE PERP (8) FOURTH FLOOR (8) BEACHSIDE (32) ROOFTOP	(8) THIRD FLOOR (8) FOURTH FLOOR (32) ROOFTOP

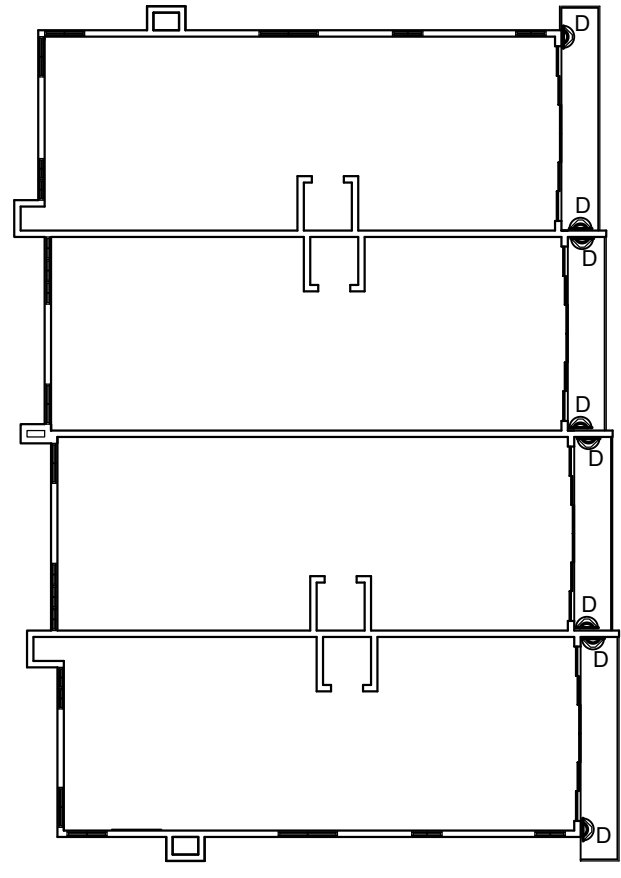
NOTE: ALL WINDOWS, DOORS, AND WALLS ON THE SEAWARD AND SHORE PERPENDICULAR SIDES OF THE BUILDING MUST HAVE TINTED GLASS OR FILM WITH A VISIBLE LIGHT TRANSMITTANCE OF 4% OR LESS (ALTHOUGH A VISIBLE LIGHT TRANSMITTANCE OF 15% OR LESS IS RECOMMENDED).



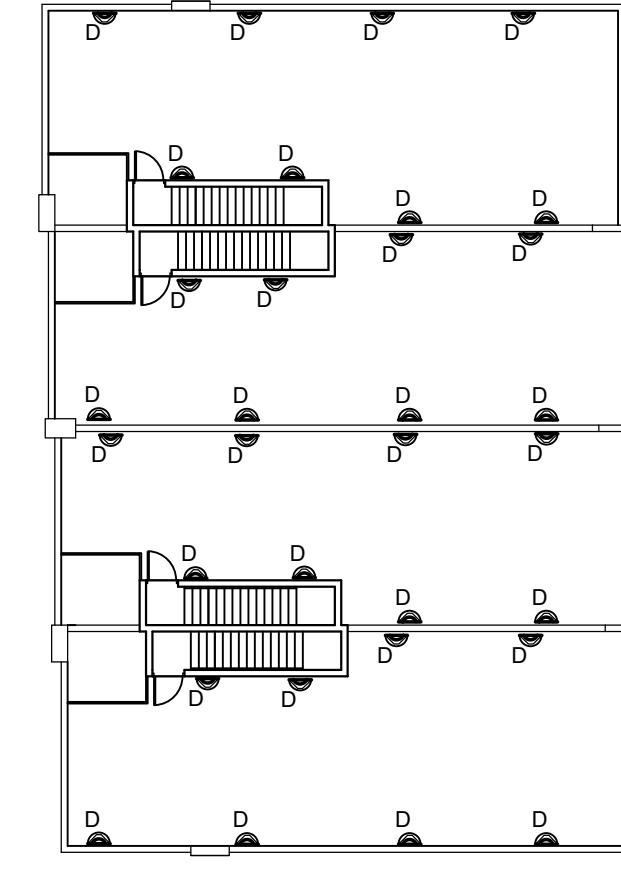
SECOND FLOOR LIGHTING



THIRD FLOOR LIGHTING



FOURTH FLOOR LIGHTING



ROOFTOP LIGHTING

FIXTURE A

### E1

The E1 is an unobtrusive, low-voltage, stepdownlight. 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 Volt ACDC with integral driver (8-15V 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 joists (if any).

**Lamps** Triac-dimmable: NLY 4% typ., ELY 4% typ.

Beam/Field	Canella	Lumens	Efficacy
2W-A-SP 15° / 24"	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	0
2W-RO-SP 15° / 15"	2841	123	54
2W-RO-NFL 13" / 28"	1483	119	52
2W-RO-FL 32" / 80"	229	81	35
2W-RO-NO 46" / 114"	32	32	14
3W-SP 13" / 24"	2699	202	69
3W-NFL 13" / 33"	1214	177	61
3W-FL 30" / 62"	391	143	48
3W-NO 47" / 80"	42	37	15
4W-SP 13" / 24"	3399	249	64
4W-NFL 17" / 38"	1514	230	59
4W-FL 30" / 62"	462	194	50
4W-NO 71" / 121"	55	61	21

**Optical Accessories** Fixture can accommodate up to two 1/8" thick optical accessories or one accessory when used in conjunction with the 1/2" lamp optic option.

- CTO-114-1.36 Color Temperature Orange filter 1/4"
- CTO-12-1.36 Color Temperature Orange filter 1/2"
- CTO-34-1.36 Color Temperature Orange filter 3/4"
- FRB Frosted lens
- HLR Honeycomb lower, 1/8" (3mm) thick
- KP Extended smooth
- PRB Prismatic spread lens
- RTB 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.

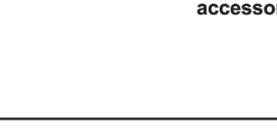
**Weight:** 1.3 lbs [0.6 kg]

CSA Listed, file #100300  
10 year fixture warranty  
5 year Cree LED module warranty

**Project:** For ordering purposes, please specify (example: E1-2W-A-FL-FRB) \_\_\_\_\_  
**By:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

**Fixture:** \_\_\_\_\_  
**Lamp:** \_\_\_\_\_  
**Accessory (ies):** \_\_\_\_\_

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com • Made in Hawaii, USA 0102021



SUITABLE FOR INDOOR AND OUTDOOR USE

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 at 47° flood/spot) 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.

**Construction** 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" (381 mm) to 25" (635 mm) with reversible placement feature. Bars attach to sides along length or width of mounting frame. Hanger bars may be extended to rest on floor grid. For installed conditions, maintain a minimum 3" clearance around fixture.

**Electrical** Magnetic Class H transformer with Molex disconnected 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 - GUS-3

Beam/Flood	Watt	Spot	320 lm
SW-SP 5 Watt	15° spot	320 lm	
SW-NFL 5 Watt	25° narrow flood	320 lm	
SW-FL 5 Watt	40° flood	320 lm	
SW-FL60 5 Watt	60° flood	320 lm	
SW-FL100 5 Watt	100° wide flood	320 lm	
TW-NFL 7 Watt	25° narrow flood	483 lm	
TW-FL 7 Watt	40° flood	487 lm	
TW-FL 7 Watt	60° wide flood	483 lm	
SW-SP 8 Watt	10° spot		
SW-NFL 8 Watt	25° narrow flood		
SW-FL 8 Watt	38° flood		
SW-A-NFL 5 Watt	25° narrow flood	83 lm	

**One chip LED AMBER (1500K)**

Cree XP63 triple-LED light engines

Beam/Flood	Watt	Beam, 43" Field	61 lm	48 cd
TW-A-FL 7 Watt	66° Beam, 109" Field	61 lm	48 cd	
10W-RO-FL 10 Watt	27° Beam, 43" Field	212 lm	884 cd	
10W-RO-FL 10 Watt	51° Beam, 79" Field	192 lm	254 cd	
11W-NFL 11 Watt	30° Beam, 52" Field	676 lm	2197 cd	
11W-FL 11 Watt	49° Beam, 79" Field	585 lm	864 cd	

**Accessories**

- HL-ABTB Honeycomb lower, 1/8" (3mm) thick, for 11W light engine (only one available)
- HL-MR16 Lamp-attached honeycomb lower, 1/8" (3mm) thick
- PR-MR16 Lamp-attached prismatic spread lens
- FIN-BK Black Acid Finish
- FIN-SS Dark Bronze Acid Finish
- FIN-NA Nickel Acid Finish
- FIN-WP White Powder Coating

**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.

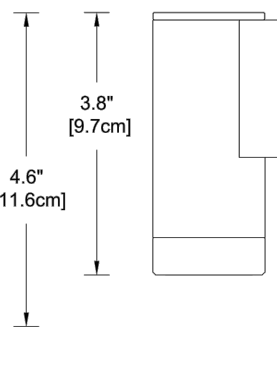
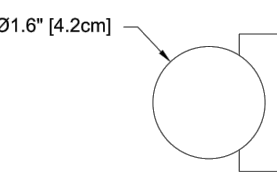
**Weight:** 7 lbs [3.2 kg]

CSA Listed, file #100300  
10 year fixture warranty  
3 year Cree LED module warranty

**Project:** For ordering purposes, please specify (example: L-016-F-CL-SW-FL-HL-MR16-FIN-BK) \_\_\_\_\_  
**By:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

**Fixture:** \_\_\_\_\_  
**Lens:** \_\_\_\_\_  
**Lamp:** \_\_\_\_\_  
**Accessory:** \_\_\_\_\_  
**Finish (if any):** \_\_\_\_\_

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SUITABLE FOR INDOOR USE UP TO 12W LED

FIXTURE C

### LIGMAN BORNHOLM 2 (BOH-60011)

Outdoor (Underwater luminaire) BORNHOLM

**Construction** 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" (381 mm) to 25" (635 mm) with reversible placement feature. Bars attach to sides along length or width of mounting frame. Hanger bars may be extended to rest on floor grid. For installed conditions, maintain a minimum 3" clearance around fixture.

**Electrical** Magnetic Class H transformer with Molex disconnected 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 - GUS-3

Beam/Flood	Watt	Spot	320 lm
SW-SP 5 Watt	15° spot	320 lm	
SW-NFL 5 Watt	25° narrow flood	320 lm	
SW-FL 5 Watt	40° flood	320 lm	
SW-FL60 5 Watt	60° flood	320 lm	
SW-FL100 5 Watt	100° wide flood	320 lm	
TW-NFL 7 Watt	25° narrow flood	483 lm	
TW-FL 7 Watt	40° flood	487 lm	
TW-FL 7 Watt	60° wide flood	483 lm	
SW-SP 8 Watt	10° spot		
SW-NFL 8 Watt	25° narrow flood		
SW-FL 8 Watt	38° flood		
SW-A-NFL 5 Watt	25° narrow flood	83 lm	

**One chip LED AMBER (1500K)**

Cree XP63 triple-LED light engines

Beam/Flood	Watt	Beam, 43" Field	61 lm	48 cd
TW-A-FL 7 Watt	66° Beam, 109" Field	61 lm	48 cd	
10W-RO-FL 10 Watt	27° Beam, 43" Field	212 lm	884 cd	
10W-RO-FL 10 Watt	51° Beam, 79" Field	192 lm	254 cd	
11W-NFL 11 Watt	30° Beam, 52" Field	676 lm	2197 cd	
11W-FL 11 Watt	49° Beam, 79" Field	585 lm	864 cd	

**Accessories**

- HL-ABTB Honeycomb lower, 1/8" (3mm) thick, for 11W light engine (only one available)
- HL-MR16 Lamp-attached honeycomb lower, 1/8" (3mm) thick
- PR-MR16 Lamp-attached prismatic spread lens
- FIN-BK Black Acid Finish
- FIN-SS Dark Bronze Acid Finish
- FIN-NA Nickel Acid Finish
- FIN-WP White Powder Coating

**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.

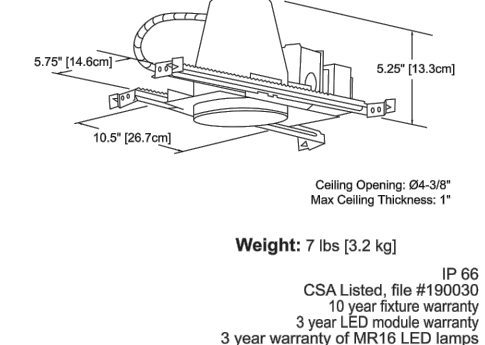
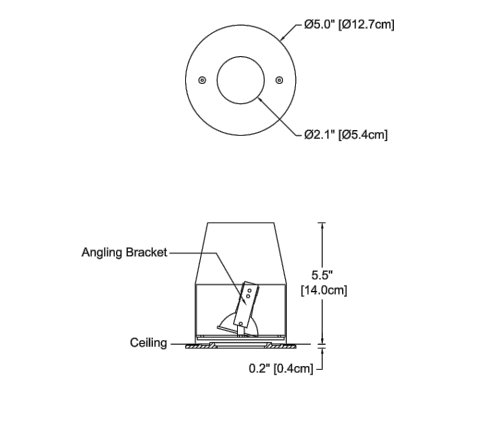
**Weight:** 7 lbs [3.2 kg]

CSA Listed, file #100300  
10 year fixture warranty  
3 year Cree LED module warranty

**Project:** For ordering purposes, please specify (example: L-016-F-CL-SW-FL-HL-MR16-FIN-BK) \_\_\_\_\_  
**By:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

**Fixture:** \_\_\_\_\_  
**Lens:** \_\_\_\_\_  
**Lamp:** \_\_\_\_\_  
**Accessory:** \_\_\_\_\_  
**Finish (if any):** \_\_\_\_\_

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SUITABLE FOR INDOOR USE UP TO 12W LED

FIXTURE D

### L-018

The L-018 is a cast brass, recessed spotlight 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, rectangular spread lens

**Mounting** For masonry (non-combustible) installation only

**12V Lamps** GUS-3 • MR16 • Remote transformer required

Beam/Flood	Watt	Spot	320 lm
JR-10/22 10 Watt	32° spot	320 lm	
ESR 20 Watt	12° spot	320 lm	
BBP 20 Watt	24° narrow flood	320 lm	
SAB 20 Watt	38° flood	320 lm	
FMT 35 Watt	12° spot		
FMV 35 Watt	24° narrow flood		
FMW 35 Watt	38° flood		
EXT 50 Watt	12° spot		
EXZ 50 Watt	24° narrow flood		
EXN 50 Watt	38° flood		

**One chip LED AMBER (1500K)**

Beam/Flood	Watt	Spot	320 lm
SW-NFL 5 Watt	25° narrow flood	320 lm	
SW-SP 5 Watt	15° spot	320 lm	
SW-NFL 5 Watt	25° narrow flood	320 lm	
SW-FL 5 Watt	40° flood	320 lm	
SW-FL60 5 Watt	60° flood	320 lm	
SW-FL100 5 Watt	100° wide flood	320 lm	
TW-NFL 7 Watt	25° narrow flood	483 lm	
TW-FL 7 Watt	40° flood	487 lm	
TW-FL 7 Watt	60° wide flood	483 lm	
SW-SP 8 Watt	10° spot	500 lm	
SW-NFL 8 Watt	25° narrow flood	525 lm	
SW-FL 8 Watt	38° flood	525 lm	

**120V Lamps** GU10 • MR16 LED

Beam/Flood	Watt	Spot	320 lm
SW-NFL 5 Watt	25° narrow flood	320 lm	
SW-SP 5 Watt	15° spot	320 lm	
SW-NFL 5 Watt	25° narrow flood	320 lm	
SW-FL 5 Watt	40° flood	320 lm	
SW-FL60 5 Watt	60° flood	320 lm	
SW-FL100 5 Watt	100° wide flood	320 lm	
TW-NFL 7 Watt	25° narrow flood	483 lm	
TW-FL 7 Watt	40° flood	487 lm	
TW-FL 7 Watt	60° wide flood	483 lm	
SW-SP 8 Watt	10° spot	500 lm	
SW-NFL 8 Watt	25° narrow flood	525 lm	
SW-FL 8 Watt	38° flood	525 lm	

**Accessory** HL-MR16 Lamp-attached honeycomb lower, 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.

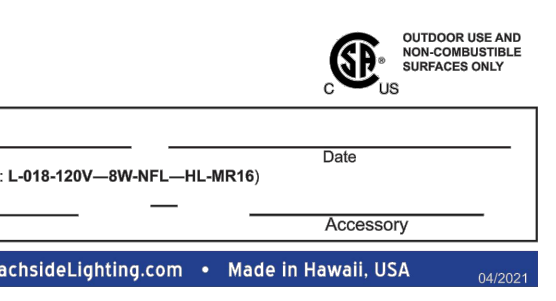
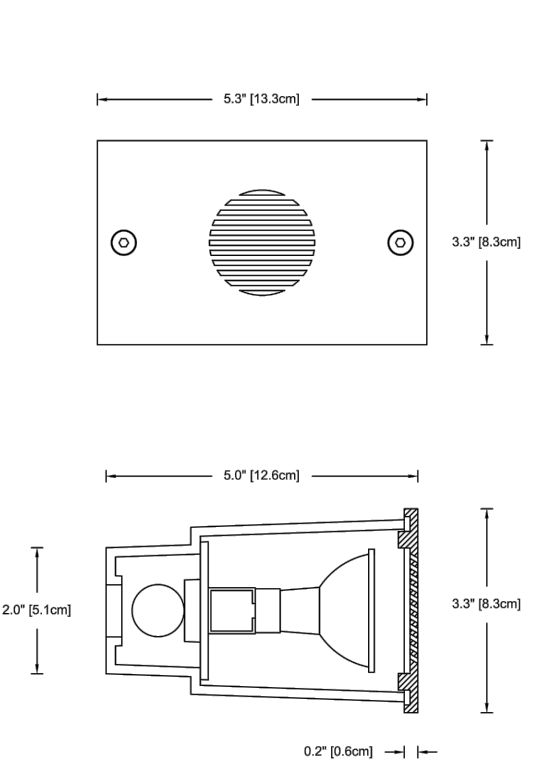
**Weight:** 1.6 lbs [0.7 kg]

CSA Listed, file #100300  
10 year fixture warranty  
3 year Cree LED module warranty

**Project:** For ordering purposes, please specify (example: L-018-120V-SW-NFL-HL-MR16) \_\_\_\_\_  
**By:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

**Fixture:** \_\_\_\_\_  
**Lamp:** \_\_\_\_\_  
**Accessory:** \_\_\_\_\_

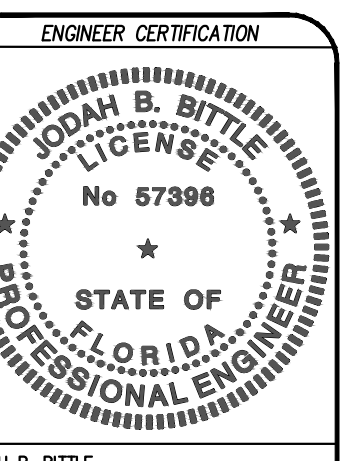
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SUITABLE FOR INDOOR USE AND NON-COMBUSTIBLE SURFACES ONLY

**SCHULKE, BITTLE & STODDARD, L.L.C.**  
 CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING  
 CERTIFICATION OF AUTHORIZATION NO.: 0008668  
 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

LIGHTING PLAN  
 SURFSIDE  
 QUAD PLEX



J. BITTLE  
P.L. REG. NO. 57396  
DATE: \_\_\_\_\_  
PROJECT NO. 21-008 SHEET 13

SR A-1-A

COASTAL CONSTRUCTION CONTROL LINE (SEPTEMBER 15, 1988) PLAT BOOK 26 PAGE 26, ST. LUCIE COUNTY

SURFSIDE DRIVE OF R.V. AREA

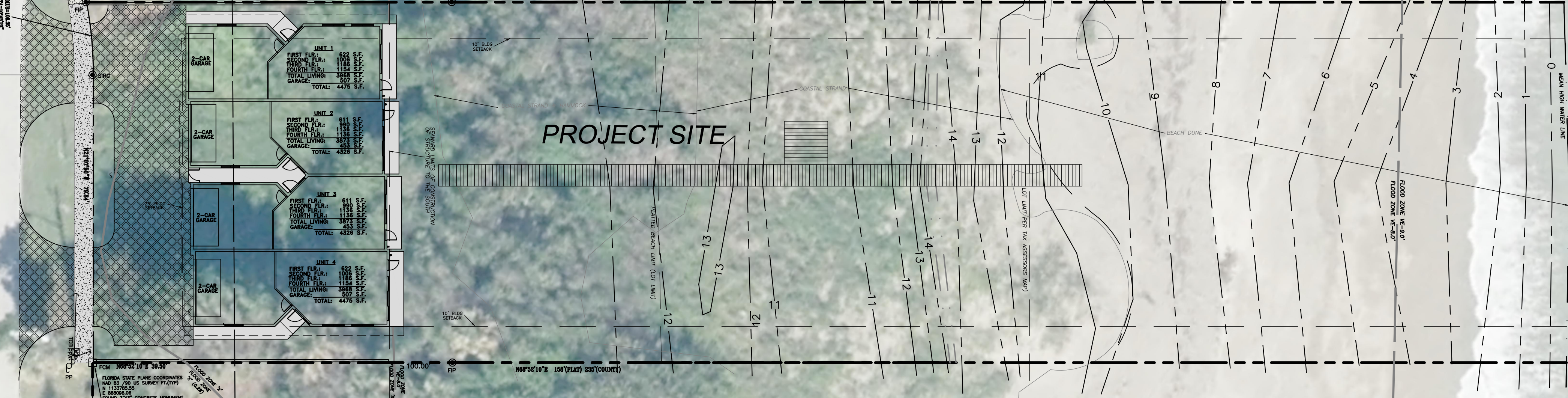
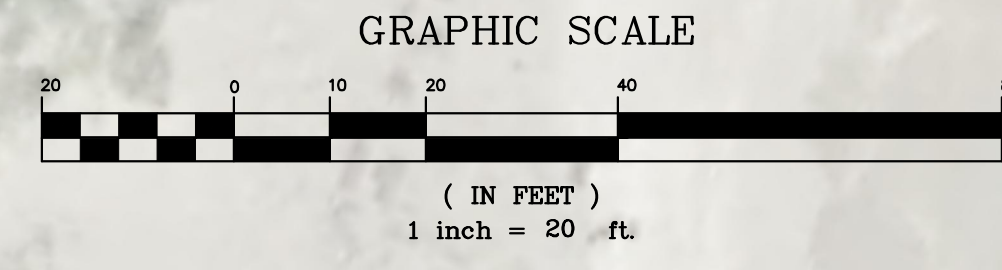
COASTAL CONSTRUCTION CONTROL LINE (1972) PLAT BOOK 19 PAGE 8, ST. LUCIE COUNTY

FLORIDA STATE PLANE COORDINATES  
NAD 83  
Easting: 181120.00  
Northing: 191120.00  
Datum: NAD 83  
Zone: 18N  
Units: Feet

FLORIDA STATE PLANE COORDINATES  
NAD 83  
Easting: 181120.00  
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COASTAL CONSTRUCTION CONTROL LINE (1972) PLAT BOOK 19 PAGE 8, ST. LUCIE COUNTY

PROJECT SITE

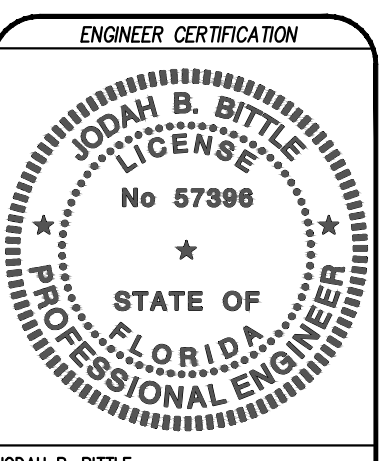


ATLANTIC OCEAN

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CERTIFICATION OF AUTHORIZATION NO.: 00008668  
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TEL 772-770-9622 FAX 772-770-9496 EMAIL jbittle@sbsengineers.com  
WEBSITE https://www.sbsengineers.com

MISCELLANEOUS  
DETAILS

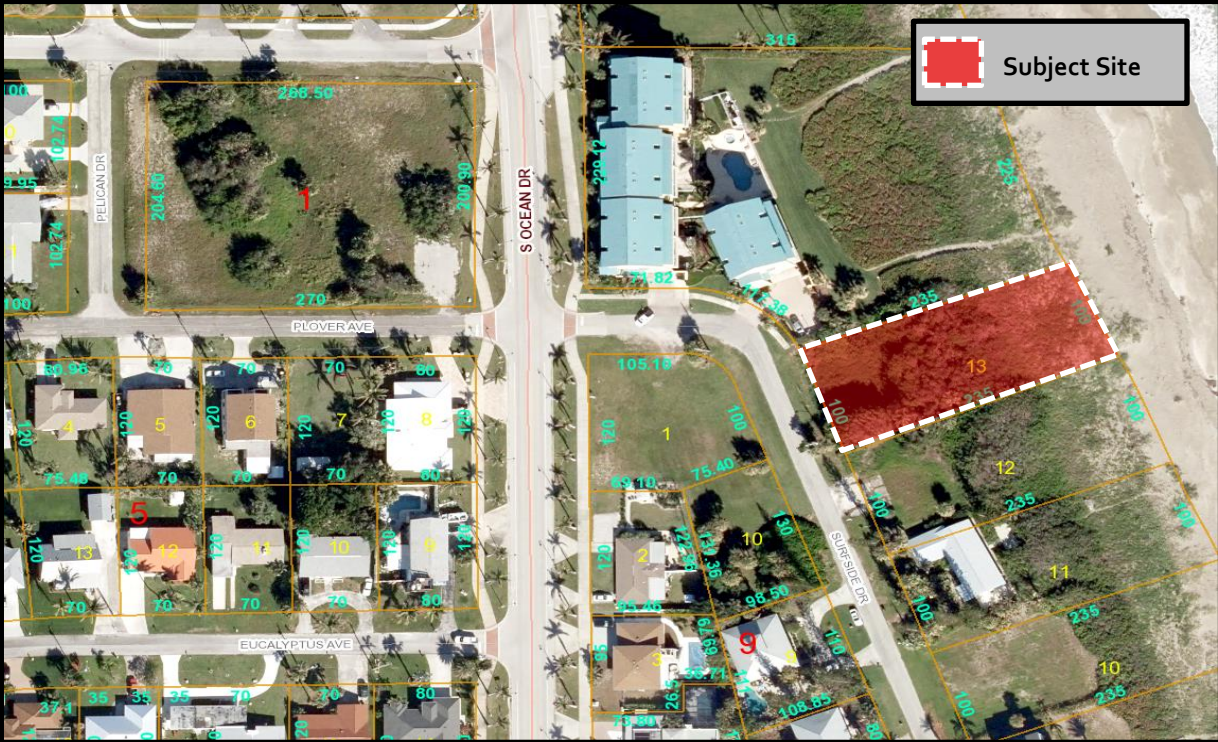
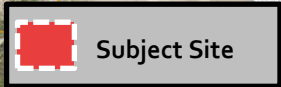
SURFSIDE  
QUAD PLEX



JOAH B. BITTLE  
P.L. REG. NO. 57396  
DATE: \_\_\_\_\_  
PROJECT NO. 21-008 SHEET 14

DESIGNED JBB	DRAWN JBB	MARK	REVISION	DATE
1:20	1:20	1	REVISED BY PDPF COMMENTS	06/12/21
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THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*

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





THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

## PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Variance - Surfside Quadruplex

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

NOTICE BY NEWSPAPER: 6-8-2021

NOTICE BY MAIL: 6-18-2021 & 7-9-2021

NOTICE BY SIGNS: N/A

VERIFIED BY: Brandon C. Creagan

TITLE: Senior Planner

SIGNATURE: 

DATE: 7-15-2021