CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, April 12, 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 March 8, 2021 meeting

6. **NEW BUSINESS**

   a. Conditional Use with New Construction - Slater Residence - 1629 Thumb Point Drive

   b. Development Review & Design Review - Bobcat of Treasure Coast - 4405 Prosperity Drive

7. **COMMENTS FROM THE PUBLIC**

   Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board 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 (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 **5. a.**

Meeting Date: 04/12/2021

Information

REQUESTED ACTION

Minutes from the March 8, 2021 meeting

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

Attachments

Planning Board Minutes 3/8/21

Form Review

Form Started By: Alicia Rosenthal Started On: 03/09/2021 03:06 PM

Final Approval Date: 03/09/2021

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, MARCH 8,2021, 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: Harold Albury; Marcia Baker; Gloria Johnson-Scott; Nichelle Clemons; Frank Creyaufmiller, Chairman

Absent: Michael Broderick; Bob Burdge

Staff Present: Jennifer Hofmeister, Planning Director
Tanya Earley, Assistant City Attorney
Rebeca Guerra, Assistant Planning Director
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

Mr. Broderick and Mr. Burdge were excused.

5. APPROVAL OF MINUTES

a. Minutes from the February 9, 2021 meeting

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to approve the minutes from the February 9, 2021 meeting.

AYE: Harold Albury, Marcia Baker, Gloria Johnson-Scott, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

6. HEARING OF THE LOCAL PLANNING AGENCY

a. Future Land Use Map Amendment - Project Hurricane - 2398 Peters Road

Item 6a and 7a was presented together.

Mr. Creagan gave an overview of the application. The applicant is requesting review and approval of a Future Land Use Map Amendment from Mixed Use (MXD) to General Commercial (GC) with a compatible change to the rezoning from Single Family, two dwelling units per acre (E-2) to General Commercial (C-3) to develop the site for a future RV sales business.The applicant is seeking Future Land Use and Zoning approvals prior to submitting a formal major site development review application for development of the site.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. The Zoning Atlas Map Amendment promotes and protects the public health, safety,and general welfare as the request as proposed is not out of character for the area and is similar to surrounding land uses and zoning designations. The current zoning of Single Family, two dwelling units per acre (RS2) is not compatible with the surrounding area as this zoning category is suitable for areas with single family estates or other residentially zoned areas and not for areas that are commercial or industrial centers.

Staff recommends that the Planning Board forwards a recommendation of approval to the City Commission for the Future Land Use Map Amendment and the Zoning Atlas Map Amendment.

Brad Currie, Applicant Representative from Engineering, Design and Construction (EDC), stated they are moving forward with the development of this site as a national RV Sales and Service Company.

Motion was made by Gloria Johnson-Scott, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission.

AYE: Marcia Baker, Gloria Johnson-Scott, Nichelle Clemons, Harold Albury, Chairman Frank Creyaufmiller

Passed

7. NEW BUSINESS

a. Rezoning - Project Hurricane - 2398 Peters Road

This item was presented with 6a.

Motion was made by Marcia Baker, and seconded by Gloria Johnson-Scott to forward a recommendation of approval to the City Commission.

AYE: Gloria Johnson-Scott, Nichelle Clemons, Harold Albury, Marcia Baker, Chairman Frank Creyaufmiller

Passed

b. **Annexation - Machritchie RV Storage - 2192 Copenhaver Road**

Mr. Creagan gave an overview of the application. The subject property has a St. Lucie County Future Land Use designation of Residential Urban, five dwelling units per acre (RU) and a zoning designation of Single Family, two dwelling units per acre (RS-2). To ensure consistency with the City's Comprehensive Plan, the proposed Future Land Use designation is Low Density Residential (RL) with a zoning classification of Single Family, two units per acre (E-2).

The applicant will be submitting applications for a Future Land Use and Zoning change to General Commercial (GC) and General Commercial (C-3) respectively, as well as a Development Review application at the conclusion of the annexation into the City.

Planning staff recommends that the Planning Board recommend approval of the proposed annexation along with the Future Land Use designation of RL and the Zoning designation of E-2.

Chairman Creyaufmiller asked why the address is Copenhaver Road and not Peters Road.

Lee Dobbins, Applicant Representative, from Dean Meade Law Firm, noted that Rezoning, Land Use and Conditional Use applications will be coming forward and they are looking at a total time frame of 9 - 11 months.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Nichelle Clemons, Harold Albury, Marcia Baker, Gloria Johnson-Scott, Chairman Frank Creyaufmiller

Passed

c. **Conditional Use - Dwelling Rental -1801 Plover Avenue**

Ms. Guerra gave an overview of the application.The applicant is requesting review and approval of a Conditional Use to operate a dwelling rental. The proposed Conditional Use will offer lodging of less than six (6) months with a minimum stay of less than 30 days. The subject site is surrounded by single family residences to the north, south, east, and west. The subject site has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning designation of Single-Family Intermediate Density zone (R-2). Dwelling Rentals are classified as a Conditional Use in the R-2 zoning district.

Staff recommends approval, with the following five Conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than two (2) vehicles per unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

Ms. Baker asked if the applicant is the same applicant from the 2035 S. Ocean Drive dwelling rental that was withdrawn. Ms. Baker asked what the criteria is for determining if a dwelling rental is appropriate, without any restrictions, in a neighborhood. Ms. Baker asked what is substantive evidence of safety, comfort, good order, appearance and general welfare.

Ms. Guerra explained that the application meets the requirements of Ordinance K-114 and no Pre-Application or Technical Review Committee comments were given with adverse effects or violations that something physically occurred on the property.

Ms. Johnson Scott asked if there are any dwelling rentals in the immediate area and she asked what the commercial benefit to the community is and how it serves the neighborhood. Ms. Guerra stated there are no dwelling rentals on the same block. Ms. Guerra explained that a commercial entity can improve a property and the owner has a vested interest in keeping the property up to date and well kept.

Mr. Albury commented that people come to Fort Pierce looking for an experience and by renting in a great neighborhood that person may potentially buy a home in that neighborhood.

Jonathan Joseph, Owner, stated he closed on the house January 14, 2021 and he has done improvements inside the home to bring it up to a more modern decorative standard.

Mr. Joseph stated he owns three other rental properties and his short term rental will bring tourist dollars to the area. Mr. Joseph highlighted that the majority of the renters stay for 5-7 days and are over 40 years of age with families. Mr. Joseph explained he has strict house rules and he does not want to disrupt the neighborhood.

Mr. Albury suggested security cameras on the outside of the property.

Mr. Joseph said he wanted to reject the condition for the limit of two vehicles per unit, since his driveway is over 70 feet long.

Ms. Guerra explained that the Board has the ability to change the conditions of approval but she noted that the two vehicle limit was requested by City Commission and is a standard condition of approval to control the number of vehicles in the area and mimic how a single family neighborhood operates.

Chairman Creyaufmiller cautioned the Board to not make changes to the conditions of approval because there is a committee reviewing the short term rental properties and how to look at them moving forward. He also said that changing the conditions of approval will remove the continuity and possibly confuse Code Enforcement.

Anita Shannon, resident spoke against the application. Ms. Shannon showed pictures of her home in relation to the dwelling rental. She provided the clerk with a statement of impact on her property and the Surfside neighborhood and she also provided a petition that members of the neighborhood signed.

Timothy Banks, resident, spoke against the application.

Dave Underhill, resident, spoke against the application.

Gary Cicalese, resident, spoke against the application.

Zaida Quesada, resident, spoke against the application.

Eugene Cochran, resident, spoke against the application and showed the Board documents he found that the owner and applicant do not live in Fort Pierce or St. Lucie County.

Ralph Moody, resident, spoke against the application.

Timothy Lynch, resident, spoke against the application.

Terry Shaffer, resident, spoke against the application.

Mr. Joseph, owner, stated he is not going to change the elements of the neighborhood to make anyone feel unsafe. Mr. Joseph noted he has short term rental insurance on the property.

Chairman Creyaufmiller explained that the Board's hands are tied on this issue and he advised the residents to speak at the City Commission meeting on this item..

Ms. Hofmeister explained to the Board that the format of the letters that go out prior to the City Commission meeting have been changed to notify residents that due to the Quasi-Judicial hearing, the public must appear in person to give sworn testimony or provide sworn written comments to the City Clerk's office.

Motion was made by Gloria Johnson-Scott, and seconded by Nichelle Clemons to forward a recommendation of approval to City Commission, with the following five Conditions:

1. The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.
2. Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.
3. The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.
4. There shall be a limitation of no more than two (2) vehicles per unit.
5. The City of Fort Pierce Business Tax License number shall be included on all advertising.

AYE: Harold Albury, Gloria Johnson-Scott, Nichelle Clemons, Chairman Frank Creyaufmiller

NAY: Marcia Baker

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. **DIRECTOR'S REPORT**

There was no director's report.

10. BOARD COMMENTS

Ms. Johnson-Scott expressed how difficult it is to hear the passion and spirited comments from the residents regarding the vacation rentals, knowing the Boards hands are tied by the law.

11. ADJOURNMENT

Statement of Impact on 1805 Plover Ave from 1801 Plover Ave Short Term Vacation Rental Business

I bought my home in 2018 and have been investing in and renovating the property over the last two years to create my dream retirement home on beautiful Hutchinson Island.

A high-volume short term vacation rental business right next door will seriously impact my quality of life and possibly force me to have to sell my dream home.

The back of the house at 1801 Plover faces the side and back of my house and back yard. While 1801 has a Plover address, the front of the house faces Walnut Court and the back of the house directly faces my property.

As you can see from the photos, the back patio, driveway, and areas that short-term guests will use the most are only ten to twenty feet from my pool, back patio, and master bedroom. There will be **no** privacy at all.

There will be no peace and quiet, no relaxing gardening or swimming, no open windows due to potential noise of vacationing guests.

If the guests are drinking and partying, there is a chance they could decide to come over to use my pool, which will be easily visible to them. I did not keep the pool gate because my property is fenced in.

I do not ever want to experience someone getting hurt or drowning in my pool because they were drunk and did something stupid. I don't want to have to call the police because of loud parties or unwelcome guests in my pool.

I bought this wonderful home because of the quiet neighborhood and friendly neighbors. I have PTSD and value the peace of a residential neighborhood. The constant noise of guests and cleaning crews in and out of the property next door will impact me severely.

If I wanted to live next door to a hotel, I would have bought a property next to a hotel. There is a big difference between a place where guests **stay** a few days and a vacation rental where guests **live** in the area for a month or more. I do not agree that this business is a good fit for, or blends well with, our residential community.

We are a low-density single-family residential neighborhood. This is a high-volume vacation rental business run by a corporation.

Sincerely, Anita Shannon (828-301-0643 CELL)

Impact on Surfside Neighborhood from 1801 Plover Ave 2-day Vacation Rental Business

1. High traffic with guests and cleaning crews two or more times each week. Cars coming in and out with a high frequency will pose a danger to local pedestrians, our pets, and our children.
2. Not compatible to have this business located in a residential area. Will change the quiet lifestyle and close nature of the existing community.
3. Existing vacation rental guidelines preserve the community with long-term rentals and tenants who interact with the community.
4. Evidence indicates the owner IS NOT local to the county or city.
5. Dangerous precedent that will only encourage more of these high-volume vacation rental businesses to erode the fabric of the community. Any property that goes up on the market will be snatched up by corporations to open vacation rental businesses and potential residents will not be able to purchase properties.
6. Loss of property value due to having a business with 2-day (potential for 150+) visitors every year adjacent to or across from our properties.
7. Fear of strangers disrupting the neighborhood with weekly parties, not following garbage pick-up rules, parking in the road. Permit allows for two cars for the "tenants" but cannot control their visiting guests.
8. Danger from a firepit that vacationers may not understand how to use and could leave unattended.
9. Stress on local police who will be called for any and all disturbances.
10. 150+ guests each year creating excess traffic and interfering with adults/children on bicycles, playing or walking in the road due to no sidewalks, all being in danger. Plover Avenue can barely fit two cars going each way, there are no sidewalks and the increase in traffic poses danger to all residents who must use the street to jog or run, play, and walk dogs. When the area floods from heavy rain, this situation becomes even more dangerous.

Section 24-19, 24-20, 24-21 Nuisance as a Condition, City of Fort Pierce, FL

Nuisance as a Condition means a certain state of being or situation located on property which:

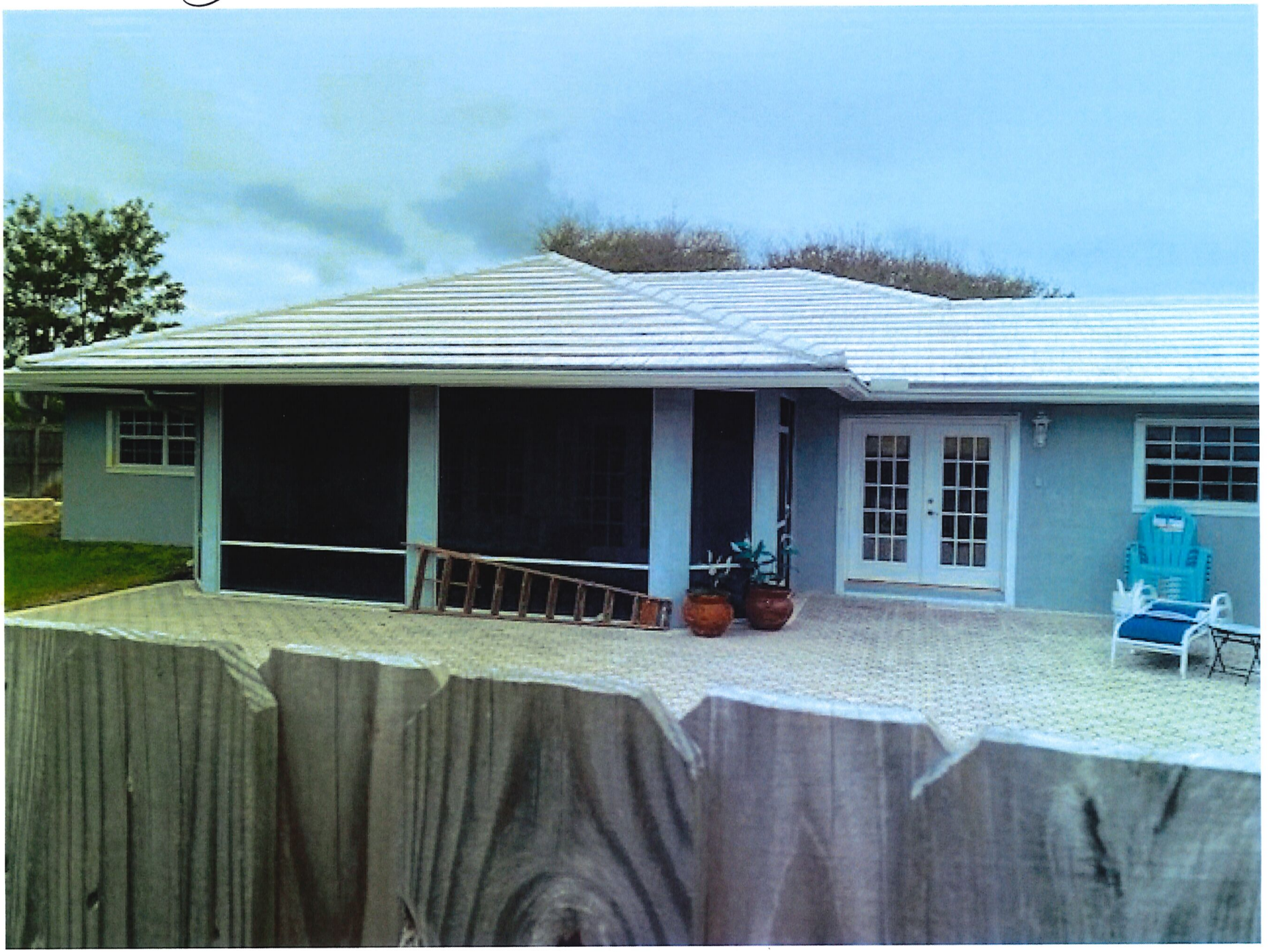
(1) Injures or endangers the comfort, repose, health, or safety of any person.

(2) Offends decency.

Plover Ave

GREEN DOT VIEW

BLUE DOT VIEW



RED DOT VIEW

YELLOW DOT VIEW

MASTER BEDROOM #1805

Charleen

1801 Plover Ave Proposed Use for 2-Day Rental Business

Please Only Sign if You Agree! We DO NOT want or approve of a short-term vacation rental business in our residential neighborhood.

1. High traffic with guests and cleaning crews two or more times each week. Cars coming in and out with a high frequency will pose a danger to local pedestrians, our pets, and our children.
2. Not compatible to have this business located in a residential area. Will change the quiet lifestyle and close nature of the existing community.
3. Existing vacation rental guidelines preserve the community with long-term rentals and tenants who interact with the community.
4. Evidence indicates the owner IS NOT local to the county or city.
5. Dangerous precedent that will only encourage more of these high-volume vacation rental businesses to erode the fabric of the community.
6. MEETINGS: 03/08 21 Planning & Zoning 2 PM and 04/19/21 City Planning 4:30 PM

Signature	Street Address	Phone Number
Jere Doherty	1928 Cypress	214 563 8686
Lori Christopher	1924 Cypress Ave	717-961-6129
Susie Lux	1918 Cypress Ave	7725190485
[illegible]	1901 Cypress Ave	[illegible]-727-488-4228
Wayne a Gray	1802 PLOVER AVE	276-701-2544
Janet M Stockwell	1921 CYPRESS AVE	8102170234
G. J. Zgol	2002 Cypress Ave	772-822-1723
E. B Bennett	1791 PLOVER AVE	352-978 3599
[illegible]	1901 Jacaranda Drive	770-906-8063
[illegible]	1901 Jacaranda Dr.	770 309 9163
CARLA YOUNG	1911 MIMOSA AVE	772-448-8085
Jim Bankston	202 Fernandina st	772-971-5074
[illegible]	1502 FABLE CT.	772-979-0986
Diana Allen	1901 Plover Ave	772.489-5535
Rosemary Butterfield-Abey	1901 B Plover Ave	770 845 8732
Bart Abey	1901 B Plover Ave	770 845 8732

1801 Plover Ave Proposed Use for 2-Day Rental Business

Please Only Sign if You Agree! We DO NOT want or approve of a short-term vacation rental business in our residential neighborhood. MONDAY MARCH 8 @ 2PM
MONDAY APRIL 19 @ 4:30 pm

1. High traffic with guests and cleaning crews two or more times each week. Cars coming in and out with a high frequency will pose a danger to local pedestrians, pets and children.
2. Not compatible to have this business located in a residential area. Will change the quiet lifestyle and close nature of the existing community.
3. Existing vacation rental guidelines preserve the community with long-term rentals and tenants who interact with the community.
4. The owner IS NOT local to the county or city.
5. Dangerous precedent that will only encourage more of these high-volume vacation rental businesses to erode the fabric of the community.

Signature	Street Address	PHONE #
Wm Sousa	1706 Bayshore Drive	754 235 2626
Cory Neff	1709 Pelican Drive	570-556-0144
Dan Neff	1709 Pelican Drive	772-940-9048
DIANA ALVAREZ	1901A Plover Ave	772-489-5535
BARTOLO ALVAREZ	1901B Plover Ave	770-499-9723
ROSEMARY ALVAREZ	1901 B Plover Ave	770-845-8732
[illegible]	1804 Plover Av.	
Ralph Woody	1807 Plover Ave	772-528-6166
Rebecca Woody	1807 Plover Ave	772-216-5817
Susan Lynch	1810 Plover Av	772-464-3061
Timothy Lynch	1810 Plover Ave	772 332 5631
[illegible]	1601 Walnut Ct.	772 342 (767) 772318
[illegible]	1829 Eucalyptus Ave	909L
[illegible]	1824 Eucalyptus Ave	772 318 9095
Karen Eighmeth	1920 Eucalyptus Ave	772-429-3165
Ben Gilbreath	" " "	"
Sandra Marshall	1916 Eucalyptus Ave	772-464-5673

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Signature	Street Address	Phone #
Carole Badger	1906 Eucalyptus Ave. Ft. Pierce	772-468-6907
DeAnna Burns	1820 Eucalyptus Ave Ft Pierce	561-818-5649
Sharan Gross	1818 Eucalyptus Ave Fort Pierce, Fl.	
[illegible]	1818 Eucalyptus Ave Ft. Pierce Fl.	
[illegible]	1814 Eucalyptus Ave Ft. Pierce Fl	
[illegible]	1809 Eucalyptus	
Catharine Laughlin	1708 Sunset Isles Rd	772 521-1530
[illegible]	1808 Bayshore Dr. Fort Pierce	772-708-6351
Deborah Underhill	1713 Bayshore 34949	772 878 6957
David Underhill	1713 Bay shore ft	772-370-3056
E. B. BENNETT	1791 PLOVER AVE	352-978-3599
Sheila Clegg	201 Shelley Lane	828-421-1754
Jagruti Pandya	1717 Bayshore Dr	772-595-2643
Lindsey Hartnett	1104 HERNANDO ST	561 7180245
Cheryl Hartnett	—	561 7180245

1801 Plover Ave Proposed Use for 2-Day Rental Business

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4. The owner IS NOT local to the county or city.
5. Dangerous precedent that will only encourage more of these high-volume vacation rental businesses to erode the fabric of the community. Mon March 8 - 2pm
   mm April 19 - 4:30 pm

Signature	Street Address	PHONE #
Deanna L Voehl	1806 Bayshore Drive, Ft Pierce, Fl	(772) 579-8691
Jason Eyer	1793 Plover Ave, Ft Pierce, Fl	772 528 4956
Alicia Bianchi	1703 Sunset Isles Rd Ft. Pierce	847/363-2865
VERN MEYER	1703 Sunset Isle Rd Ft Pierce	847 363-2865

Signature	Street Address	Phone Number
Andrea Lynch	1707 Sunset Isle Rd.	631 662 2566
Michael Lynch	1707 Sunset Isle Rd.	631 662 2637
Susan Lynch	1810 Plover Av	772-464 3061
Timothy Lynch	1810 Plover Av	772 332 5631
Kathy/Mark Arlington	1819 Melaleuca Dr	772 359 2521
GARY VANDENBOS	1706 Francisco	918-718-9047 vandenbg41@yahoo.com
Melanie VanDenbos	1706 Francis CT.	918-718-9818 msvandenbleyahoo.com
Gy Cucalese	1932 Cypress	561-756-1993

3/5/21

1801 Plover Ave Proposed Use for 2-Day Rental Business

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5. Dangerous precedent that will only encourage more of these high-volume vacation rental businesses to erode the fabric of the community.

Signature	Street Address
Jessie Hill	1606 Plover
Eugene T. Cochran	1714 Plover Ave.
~~[illegible]~~	~~1605 Plover~~
Melanie VanDenBos	1706 Fronds Ct. Fort Pierce
Colleen Mylarone	1300 Seaway Dr. Unit B-14 Fort Pierce 34949

1801 Plover Ave Proposed Use for 2-Day Rental Business

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6. MEETINGS: 03/08 21 Planning & Zoning 2 PM and 04/19/21 City Planning 4:30 PM

Signature	Street Address	Phone Number
[signature]	1804 Plover Ave	772-353-1969
[signature]	1805 Plover	828-301-0643

Address on Application:

J&J PSL Investments, LLC, 869 McComb Avenue, Port St. Lucie, FL 34953

Currently listed on VRBO for rent

Where
869 sw mccomb ave port st lucie fl 34953 usa
Check In
Check Out
Guests
Search

$112 avg/night
4 Reviews
Save
Share
Enter dates for accurate pricing
Check In
Check Out
Guests
Book Now
Free cancellation up to 30 days before check-in
JONATHAN JOSEPH
Ask owner a question

Approval: 10/21/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 715 S. Ocean Dr Unit D 34949

Parcel ID #(s) 2401-504-0004-000-2

Project description short term condo rental

Nicholas Danaluk Jr.	MICHELLE LONGARZO
Property Owner(s)	Applicant/Representative, Title, Company
1425 SW Edinburgh Dr	1425 SW EDINBURGH DR.
Street Address	Street Address
Port St. Lucie, FL 34953	PORT ST. LUCIE, FL 34953
City State Zip	City State Zip
772-267-9288	561-332-6718
Phone Number	Phone Number
ndanaluk@gmail.com	SLICEOFPARADISEFLORIDA@GMAIL.COM
Email Address	Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 25 day of June, 2019, by Nicholas Danaluk JR. who is personally known to me or has produced FL Drivers License as identification.

Signature of Notary

HERVE J. LESPERANCE
Notary Public, State of Florida
Commission# GG 306064
My comm. expires Mar. 25, 2023
(seal)

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

TO BE COMPLETED BY STAFF

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

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

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

Planning Board **6. a.**

Meeting Date: 04/12/2021

Information

REQUESTED ACTION

Conditional Use with New Construction - Slater Residence - 1629 Thumb Point Drive

LOCATION

1629 Thumb Point Drive

RESPONSIBLE STAFF

Vennis Gilmore, Planner
Technical Review Committee

RECOMMENDATION

The requested Conditional Use with New Construction is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.

Attachments

staff report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments

Form Review

Form Started By: Vennis Gilmore Started On: 04/02/2021 05:06 PM
Final Approval Date: 04/05/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Planner
RE:	**Slater Residence** **1629 Thumb Point Drive**
BOARD DATE:	April 12, 2021

STAFF REPORT

Owner:	Richard and Diane Slater 355 S. Ocean Drive, Apt. 301 Fort Pierce, FL 34949
Applicant:	Michael A. Smith 1420 Dauphin Lane Orlando, FL 32803
Applicant's Request:	Approval of a Conditional Use to construct a single-family home that will be approximately 33 feet in height from FEMA Based Flood Elevation.
Location(s):	1629 Thumb Point Drive
Parcel ID:	2401-700-0002-000-0
Future Land Use:	Low Density Residential (RL)
Current Zoning:	Single-Family Low Density Residential Zone (R-1)

Surrounding FLU:

North	East	South	West
RL	RL	(Indian River)	RL

Surrounding Zoning:

North	East	South	West
R-1	R-1	A-2	R-1

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 125-191 and 125-237 of the City Code, the applicant is requesting the review and approval of a Conditional Use to construct a single-family home that will be approximately 33 feet in height from FEMA Based Flood Elevation. The applicant is requesting an additional five (5) feet in height to meet their desired interior design without increasing the footprint on the lot. The applicant feels that the proposed height will assimilate into the neighborhood and be in keeping with the architecture and height of the surrounding homes.

The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning district classification of Single-Family Low Density Residential Zone (R-1). The property is located west of the intersection of Faber Avenue and Thumb Point Drive. The subject property is surrounded by single family residences to the north, east, west and the Indian River to the south. The proposed new residence will consist of approximately 5,805 square feet of gross area and will include three (3) bedrooms, two (2) full baths, and two (2) half baths. The new residence will include two (2) upper-primary levels for sleeping and entertaining, and a first level consisting of two (2) garages, a breezeway, porch, and foyer area.

Future Land Use & Zoning

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

The subject site is located within the Single-Family Low Density Residential Zone (R-1) district which is primarily intended to provide for areas of single-family dwellings with an average net density of less than four (4) units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available. The site has a land use designation of Low Density Residential (RL).

Conditional Use

As stated in City Code Section 125-235, the purpose of the Conditional Use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout a particular zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience, and the general welfare.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation:

The requested Conditional Use with New Construction is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends **APPROVAL**.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 1629 Thumb Point Drive Fort Pierce Fl 34949

Parcel ID #(s) 2401-700-0002-000-0

Project description New three story single family residence with max height of 32'9 1/4"

Richard and Diane Slater	Michael A Smith Architect
Property Owner(s)	**Applicant/Representative, Title, Company**
355 S Ocean Drive Apt 301	1420 Dauphin Lane
Street Address	Street Address
Fort Pierce Fl 34949	Orlando FL 32803
City State Zip	City State Zip
407 756 9734	407 644 9388
Phone Number	Phone Number
rjsailing@gmail.com	michaelasmitharchitect@yahoo.com
Email Address	Email Address

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

Diane Slater Richard J Slater

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 17 day of February, 2021, by Diane & Richard Slater who is personally known to me or has produced Florida Drivers License as identification.

Kristie F Miranda

Signature of Notary

KRISTIE F. MIRANDA
State of Florida - Notary Public
Commission # GG 197974
My Comm. Expires 03-24-2022
Bonded Through
American Association of Notaries

(Seal)

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

TO BE COMPLETED BY STAFF

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

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

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
☐ Site Plan	☑ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

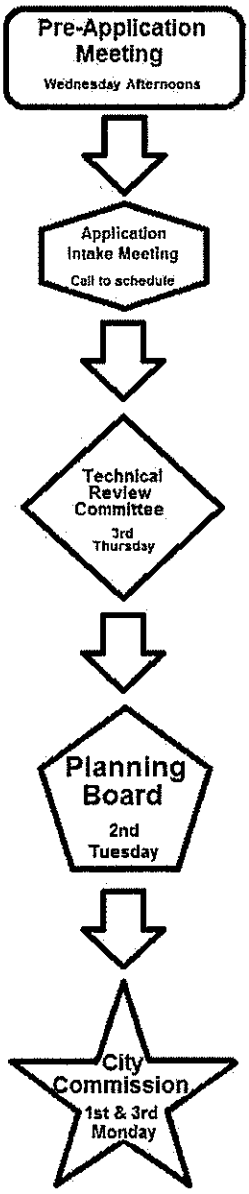
Site Information:

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

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 1629 Thumb Point Drive Fort Pierce Fl 34949
Parcel ID #(s) 2401-700-0002-000-0
Project Description New three story single family residence with max height 32'9 1/4"

Richard and Diane Slater
Property Owner(s)
355 S Ocean Drive Apt 301
Street Address
Fort Pierce Fl 34949
City State Zip
407 756 9734
Phone Number
rjsailing@gmail.com
Email Address

Michael A Smith Architect
Applicant/Representative, Title, Company
1420 Dauphin Lane
Street Address
Orlando Fl 32803
City State Zip
407 644 9388
Phone Number
michaelasmitharchitect@yahoo.com
Email Address

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

Diane Slater Richard Slater
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 17 day of February 2021, by Diane & Richard Slater who is personally known to me or has produced Florida Drivers License as identification.

Kristie F Miranda
Signature of Notary

KRISTIE F. MIRANDA
State of Florida - Notary Public
Commission # GG 197974
My Comm. Expires Aug 24-2022
Bonded Through
American Association of Notaries

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

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

Submittal for Board Approval

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

Detailed Project Narrative
1629 Thumb Point Drive
Fort Pierce, Florida 34949

Our design goal is to create a coastal contemporary, single family home with consideration and appreciation of this location's natural beauty. We have obtained the services of Michael A. Smith, Architect, and associated engineers to ensure that the structure meets our needs, is properly built, and assimilates into the neighborhood and surrounding environment. The home we have designed is under 3000 square feet in living area, with 3 bedrooms, 2 full baths and 2 half baths. It has architectural detail and metal roofing that makes it compatible with neighboring structures. Design elements include tabby stucco on the first floor and smooth stucco and lap siding on the second and third floor. The wrought iron gates allow those approaching the house to gaze through the breezeway to the backyard and water while also providing security and safety. The exterior color is a cream that leans toward gray on the smooth stucco with a tone darker cream / gray to accent the tabby and lap siding. Several windows have Bahamian shutters in a light blue as a third accent color.

We have also obtained the services of George Botner, Landscape Architect to provide us with a landscape that incorporates plants that will be drought and salt tolerant to reduce the need for irrigation and fertilizer.

We submit this conditional use application to ask for approval of our building's height at 32 feet 9 1/2 inches. This will allow us to meet our needs without increasing our footprint on the lot, and we feel it will assimilate into the neighborhood and be in keeping with the architecture and height of the surrounding homes.

Thank you for your attention to this matter. We look forward to speaking with you and addressing any questions you may have.

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

Property Identification

Site Address: 1629 THUMB POINT DR
Sec/Town/Range: 01/35S/40E
Parcel ID: 2401-700-0002-000-0
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 188497
Map ID: 24/01S
Zoning: SF Low Den

Ownership

Richard J Slater
Diane Slater
355 S Ocean DR Apt 301
Fort Pierce, FL 34949

Legal Description

SUSAN D. CULVERHOUSE ESTATES (PB 89-21) LOT 2 (0.279 AC - 12,153 SF)

Current Values

Just/Market Value:	$309,700
Assessed Value:	$309,700
Exemptions:	$0
Taxable Value:	$309,700

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office ☐
Download TRIM for this parcel: Download PDF ☐

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.28
Land Size (SF):	12,153

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Sale History

Date:	Oct 5, 2020
Book/Page:	4487 / 1190
Sale Code:	0111
Deed:	WD
Grantor:	Culverhouse Jr John B
Price:	$100
Date:	Oct 5, 2020
Book/Page:	4487 / 1190
Sale Code:	0111
Deed:	WD
Grantor:	Culverhouse Sr John B
Price:	$100

Special Features and Yard Items

Type	Qty	Units	Year Blt
SEAWALL CONC	1	110.16	1999
CHAINLINK 4'	1	70	2005

Current Year Values

Current Values Breakdown

Building:	$1,300
Land:	$308,400
Just/Market:	$309,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$309,700
Exemption(s):	$0
Taxable:	$309,700

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.4	Fort Pierce Stormwater Charge	$27.60

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$309,700	$309,700	$0	$309,700

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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

FILE # 4763525 OR BOOK 4487 PAGE 1190, Recorded 10/07/2020 01:23:50 PM Doc Tax: $0.70

This Instrument Prepared By and Return to:
FRANK H. FEE, III, ESQ. of
FEE, YATES & FEE, PLLC
426 Avenue A
Fort Pierce, FL 34950

Property Appraiser's Parcel Identification (Folio Number):

2401-700-0002-000-0

THIS CONVEYANCE IS MADE PURSUANT TO A CONFIRMED BANKRUPTCY PLAN AND AS SUCH IT IS NOT SUBJECT TO FLORIDA DOCUMENTARY TAXES BEYOND THE MINIMUM PURSUANT TO THE PROVISIONS OF RULE 12B-4.015(15) F.A.R. SEE AFFIDAVIT OF BANKRUPTCY COUNSEL FILED IMMEDIATELY FOLLOWING THIS DEED.

WARRANTY DEED

THIS WARRANTY DEED, made the 5th day of October, 2020, by **JOHN B. CULVERHOUSE a/k/a JOHN B. CULVERHOUSE, SR., a single adult, and JOHN B. CULVERHOUSE, JR., a single adult, as joint tenants with right of survivorship,** whose post office address is 1635 Thumbpoint Drive, Fort Pierce, Florida, 34949, hereinafter called the Grantor, to **RICHARD JOSEPH SLATER and DIANE SLATER, husband and wife,** whose post office address is 1 Shadow Lane, Maitland, Florida, 32751, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the contest so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all that certain land, situate in St. Lucie County, Florida, viz:

Lot 2 of SUSAN D. CULVERHOUSE ESTATES, according to the plat thereof on file in Plat Book 89, page 21 of the Public Records of St. Lucie County, Florida.

SUBJECT TO restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the current and subsequent years.

Grantor, JOHN B. CULVERHOUSE a/k/a JOHN B. CULVERHOUSE, SR., recites that he has heretofore, and now, claims that his constitutional homestead comprises all of Lot 30 and a portion of Lot 29 of Thumbpoint, as per plat thereof recorded in Plat Book 10, page 70, of the St. Lucie County Public Records, but that no part of his claimed homestead effects or encroaches upon re-platted Lot 2 of Susan B. Culverhouse Estates, conveyed by this deed.

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

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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

Signed, sealed and delivered in the presence of:

Witness Signature

Lisa L. Bolton

Printed Name

Witness Signature

Printed Name

[WITNESSES AS TO BOTH GRANTORS]

JOHN B. CULVERHOUSE a/k/a JOHN B. CULVERHOUSE, SR.

JOHN B. CULVERHOUSE, JR.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence **JOHN B. CULVERHOUSE a/k/a JOHN B. CULVERHOUSE, SR. and JOHN B. CULVERHOUSE, JR.** known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) ☒Said person(s) is/are personally known to me. ☐Said person(s) provided the following type of identification:_____.

Witness my hand and official seal in the County and State last aforesaid this 5th day of October, 2020.

NOTARY RUBBER STAMP SEAL

LISA L. BOLTON
Commission # GG 023053
Expires August 21, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Signature

Lisa L. Bolton

Printed Notary Name

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical presence **JOHN B. CULVERHOUSE a/k/a JOHN B. CULVERHOUSE, SR. and JOHN B. CULVERHOUSE, JR.** known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) ☐Said person(s) is/are personally known to me. ☐Said person(s) provided the following type of identification:_____.

Witness my hand and official seal in the County and State last aforesaid this 5th day of October, 2020.

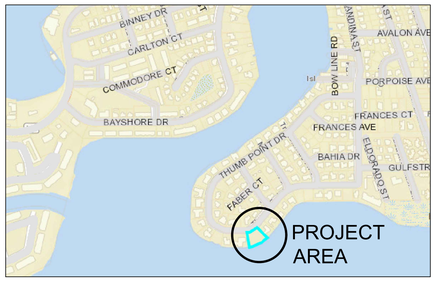
NOTARY RUBBER STAMP SEAL

Hope R. Potter
Notary Signature

Hope R Potter
Printed Notary Name

LEGAL DESCRIPTION

LOT 2, SUSAN D. CULVERHOUSE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 21, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



Report of Survey:

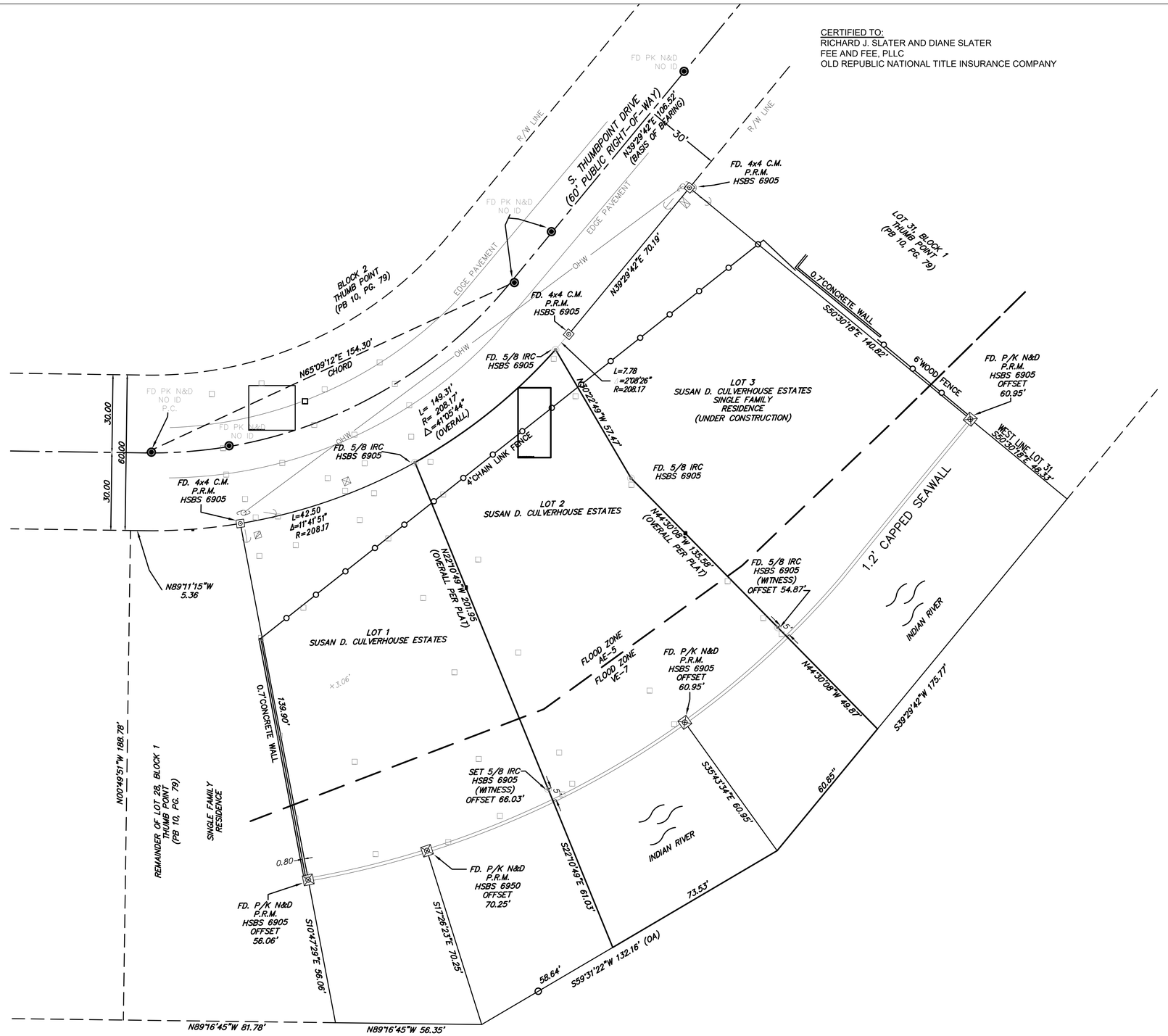
- TYPE OF SURVEY: BOUNDARY
- THIS SURVEY PERFORMED BY:

  MERIDIAN LAND SURVEYORS LB#6905
  1717 INDIAN RIVER BLVD. SUITE 201
  VERO BEACH, FLORIDA
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
  MATTHEW CROWLEY P.S.M. #7214
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 08/27/20
- BUILDING SETBACK LINES, IF SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
- THE BEARING BASE FOR THIS SURVEY IS A GRID BEARING OF S39°29'42"W, ALONG THE CENTERLINE OF S. THUMBPOINT DRIVE
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- NO TITLE OPINION OR GUARANTEE IS EXPRESSED OR IMPLIED.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION. IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "AE", ELEV.= 5.0', AND FLOOD ZONE "VE", ELEV.= 7.0', PER FLOOD INSURANCE RATE MAP #12111C0183 J, DATED FEBRUARY 16, 2012.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

Legend & Abbreviations:
(symbols not scaleable for size)

PLS	– PROFESSIONAL LAND SURVEYOR		- CABLE TV BOX
PSM	– PROFESSIONAL SURVEYOR & MAPPER		- CENTERLINE
LB	– LAND SURVEYING BUSINESS		- (CM) CONCRETE MONUMENT
℄	– CENTERLINE		- CONCEPTUAL DRAINAGE
R	– RADIUS		- CURB INLET
L	– LENGTH		- DELTA ANGLE
Δ	– DELTA ANGLE		- DRAINAGE MANHOLE
E/P	– EDGE OF PAVEMENT		- ELECTRIC BOX
B/C	– BACK OF CURB		- GATE VALVE
B.M.	– BENCHMARK		- GUY WIRE
POC	– POINT OF COMMENCEMENT		- HYDRANT
POB	– POINT OF BEGINNING		- IRON PIPE
○	– (PCP) PERMANENT CONTROL POINT		- IRON ROD & CAP
PCP	– PERMANENT CONTROL POINT		- IRRIGATION VALVE
⊞	– (PRM) PERMANENT REFERENCE MONUMENT		- LIGHT POST
PRM	– PERMANENT REFERENCE MONUMENT		- MITERED END SECTION
○	– (IP) IRON PIPE		- (PCP) PERMANENT CONTROL POINT
IP	– IRON PIPE		- (PRM) PERMANENT REFERENCE MONUMENT
●	– (IRC) IRON ROD & CAP	23.5	- PROPOSED GRADE
IRC	– IRON ROD & CAP		- SANITARY MANHOLE
⊡	– (CM) CONCRETE MONUMENT		- SANITARY SERVICE
CM	– CONCRETE MONUMENT		- SEPTIC TANK
FD	– FOUND		- STREET SIGN
(M)	– MEASURED		- SURFACE INLET
(P)	– PLAT		- TELEPHONE SERVICE
(C)	– CALCULATED	23.5	- TYPICAL ELEVATION
(OA)	– OVERALL		- WATER METER
R/W	– RIGHT OF WAY		- WELL
			- WOOD UTILITY POLE
			- STREET LIGHT
			- CONCRETE POWER POLE

CERTIFIED TO:
RICHARD J. SLATER AND DIANE SLATER
FEE AND FEE, PLLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: MLS6905LB@GMAIL.COM

PROJECT# 18-061-2
DATE: 08/21/20
F.B. 334 PG. 76
DRAWN BY: NJL
CHECKED BY: M.C.
SCALE: 1"=20'
SHEET 1 OF 1

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

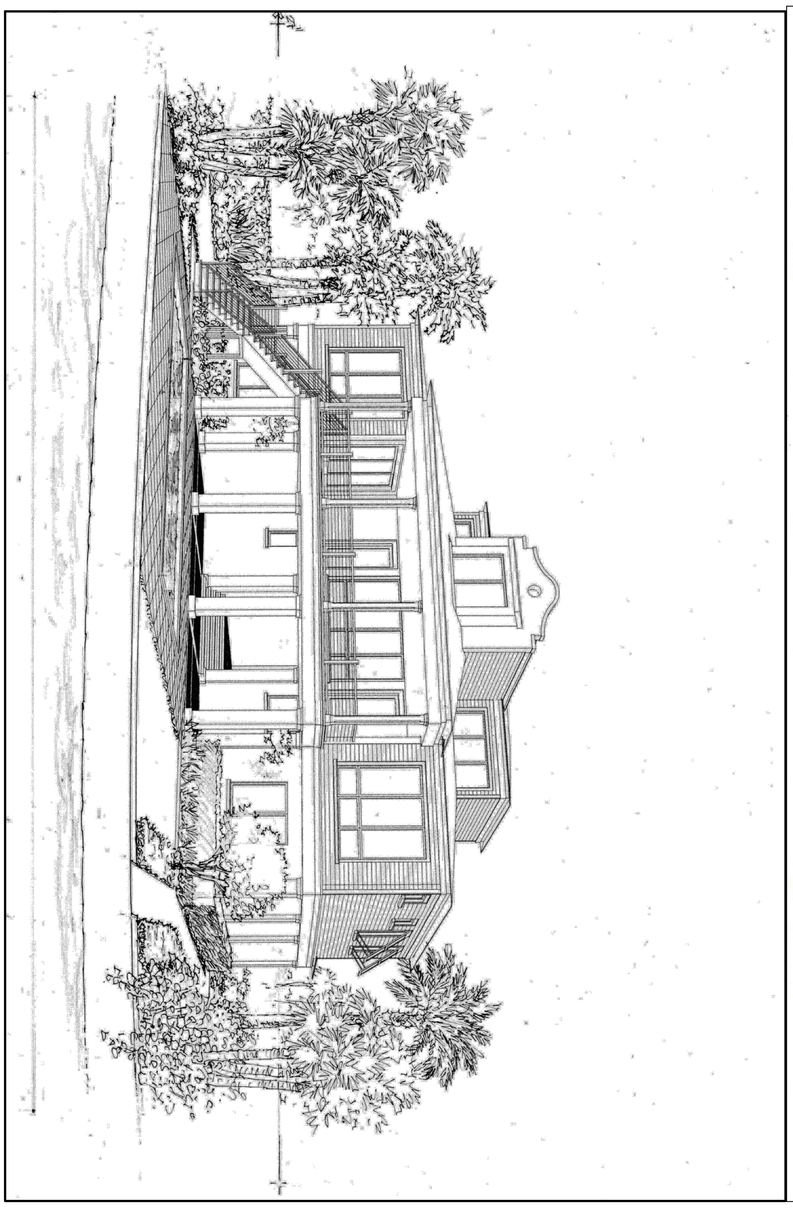
North

PLAT OF SURVEY FOR
RICK SLATER

NO.	DATE	REVISIONS / DESCRIPTION	BY

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

MATTHEW CROWLEY, PROFESSIONAL SURVEYOR AND MAPPER #7214



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MICHAEL A. SMITH
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REGISTERED ARCHITECT

COVER

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A Beach Cottage
for
The Slater's
Thumb Pt. Drive Ft. Pierce Florida

MICHAEL A. SMITH
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Orlando FL 32803
tel 407 644 9388
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SHEET
OF - SHEETS

EDGE PAVE

S. THUMBPOINT DRIVE
(60' PUBLIC RIGHT-OF-WAY)

N30°22'49"W 57.47'

N44°30'08"W 135.58'
(OVERALL PER PLAT)

N44°30'08"W 49.87'

SEAWALL

CAPPED

DOCK BY OTHERS

1.2'

LOT 2
SUSAN D. CULVERHOUSE ESTATES

60.85''

S35°43'34"E 60.95'

INDIAN RIVER

73.53'

S22°10'49"E 61.03'

N22°10'49"W 201.95
(OVERALL PER PLAT)

3.41' EXIST
3.28' EXIST
3.48' EXIST
3.22' EXIST
2.97' EXIST
2.77' EXIST
3.54' EXIST / NEW
3.95' EXIST
3.54' EXIST
3.91' EXIST
3.00' EXIST
3.56' EXIST
2.96' EXIST

7'-0"
7'-2"
25'-0"
54'-7"
38'-5"
20'-0"

3.4' NEW
3.14' NEW
2.94' NEW
2.94' NEW
2.94' NEW
3.4' NEW

STEEL DRIVEWAY W/ CONCRETE RIBBONS
FOUNTAIN
DRIVEWAY
CONCRETE SIDEWALK
POOL AND POOL DECK BY OTHERS
EXISTING SEAWALL
WOOD STAIR W/ WROUGHT IRON RAIL

FLOOD ZONE AE-5
FLOOD ZONE VE-7

AREA CALCULATIONS

LOT AREA	12,300 SQ. FT.
IMPERVIOUS AREA	4,980 SQ. FT
IMPERVIOUS %	40.5%
LOT COVERAGE	20.7%
FIRST FLOOR AREAS	
GARAGE / UNDERHOUSE STORAGE	1,408 SQ. FT.
PORCH	867 SQ. FT.
H&C	280 SQ. FT.
SECOND FLOOR AREAS	
PORCH	601 SQ. FT.
H&C	1,846 SQ. FT.
THIRD FLOOR AREAS	
H&C	803 SQ. FT.
TOTAL	
GARAGE / UNDERHOUSE STORAGE	1408 SQ. FT.
PORCH	1,468 SQ. FT.
H&C	2,929 SQ. FT.
TOTAL UNDER ROOF	5,805 SQ. FT.

H1 SITE PLAN
SCALE 1/8" = 1'-0"

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A Beach Cottage
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SITE PLAN

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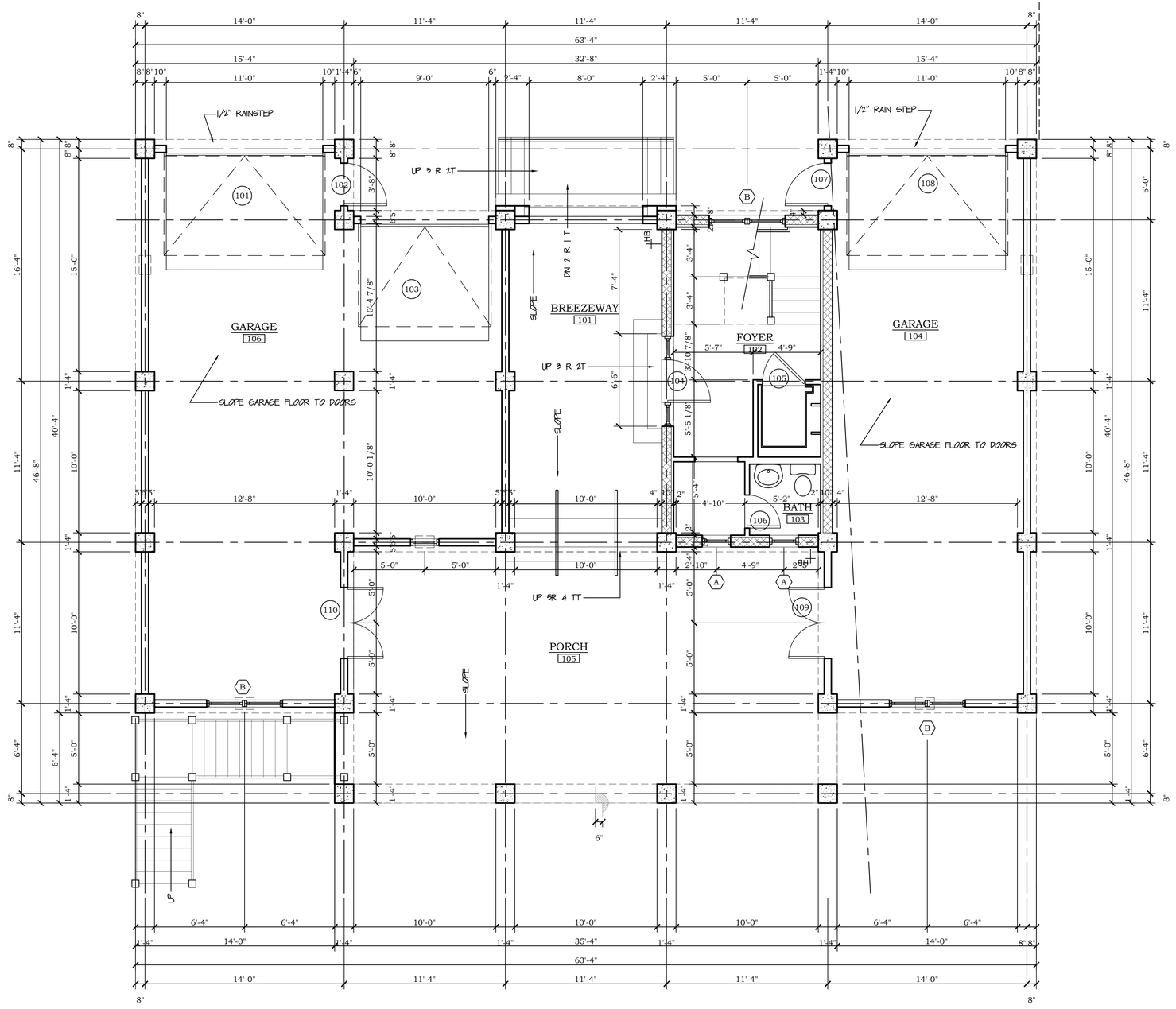

H1 GROUND FLOOR PLAN
1/4" = 1'-0"

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A Beach Cottage
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GROUND FLOOR PLAN

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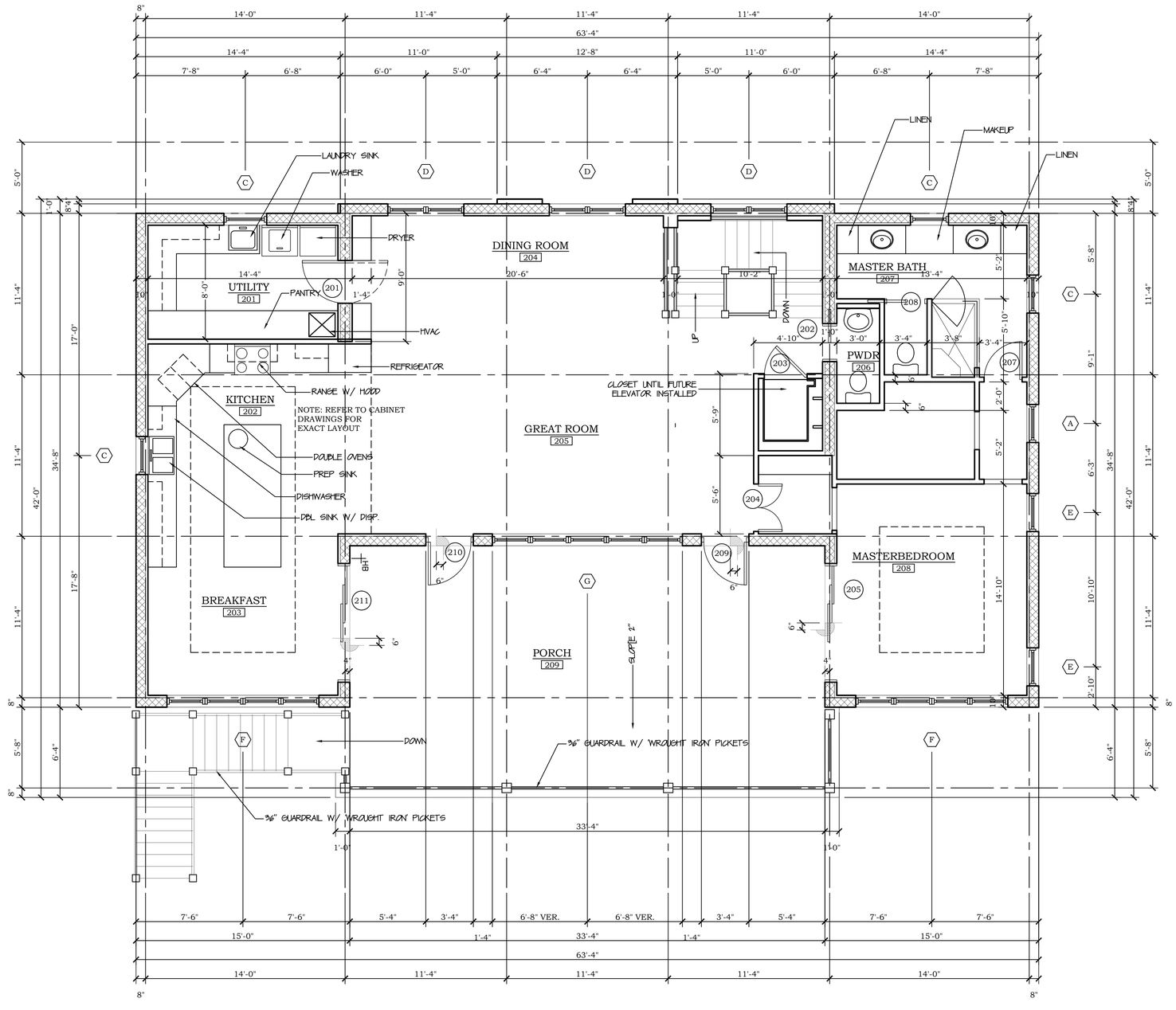

H1 SECOND FLOOR PLAN
1/4" = 1'-0"

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SECOND FLOOR PLAN

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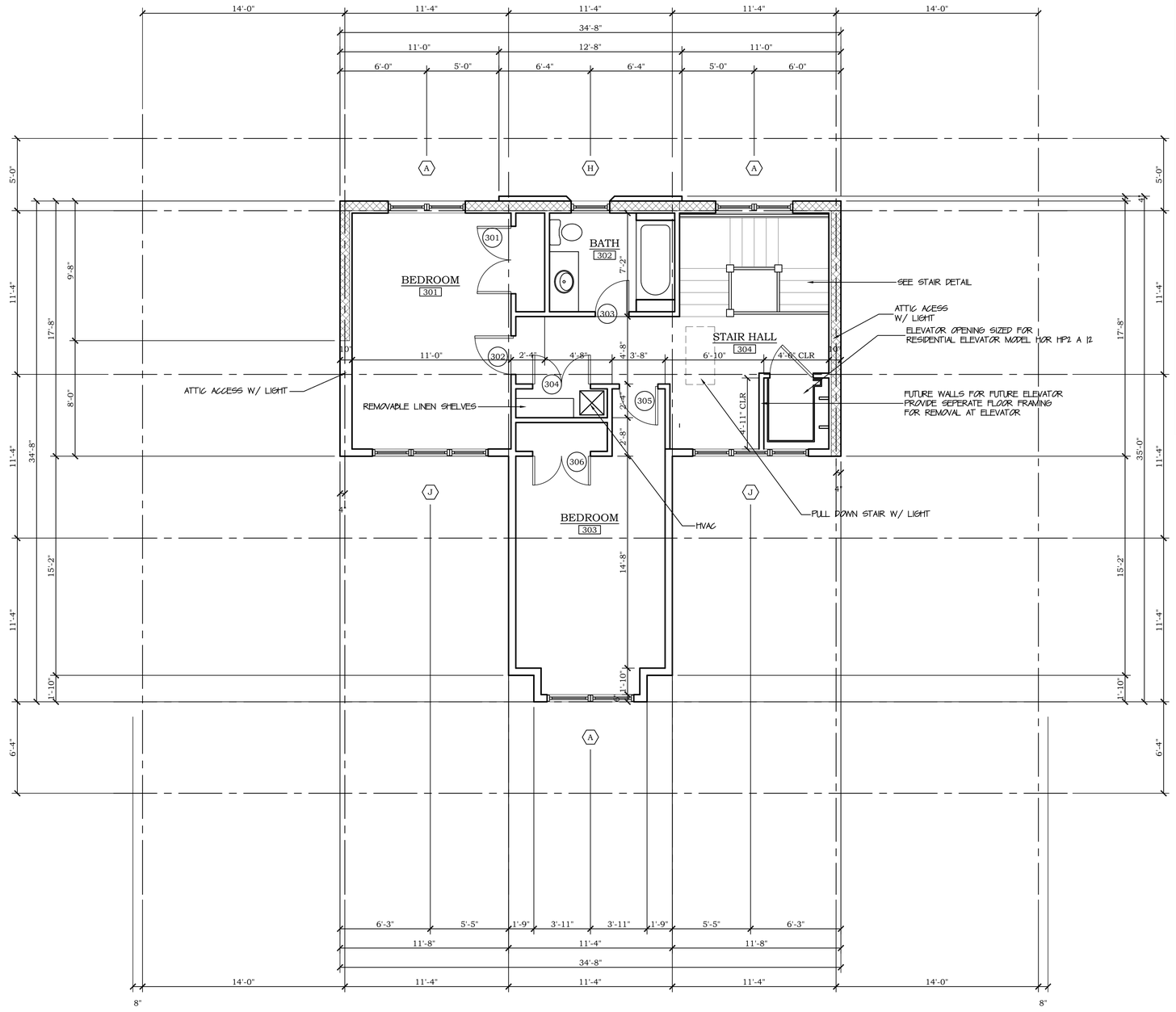
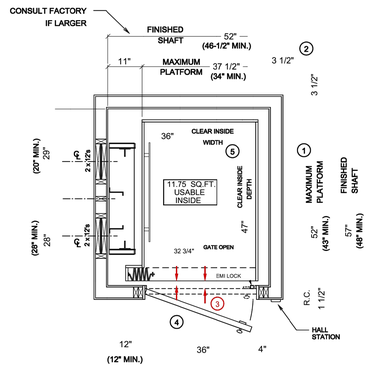


H1 THIRD FLOOR PLAN
1/4" = 1'-0"

HOR HP2 A 12 — 950#, LH RAIL, IN-LINE OPENING, ACCORDION GATE, 12 SQ. FT. — LUXURY LIFT TRACTION (LLT)



STANDARD HOISTWAY PLAN

NOTE: ALL DIMENSIONS ARE APPROXIMATE

NOTES:

1. IF PLATFORM SIZE IS REDUCED, THEN THE BLOCKING IS TO BE POSITIONED SUCH THAT IT IS CENTERED ON THE PLATFORM. (PLATFORM DEPTH / 2) + 2" = CENTERLINE OF RAIL BLOCKING OFF OF INSIDE FRONT WALL. (MIN. 28" DIMENSION)
2. CAR TO WALL (CTW) DIMENSION IS 3-1/2" MIN.
3. HOISTWAY DOORS & FRAMES MUST BE INSTALLED TO COMPLY WITH THE AUTHORITY HAVING JURISDICTION REQUIREMENTS. THESE DIMENSIONS VARY. CONSULT YOUR RESIDENTIAL ELEVATORS SALES REPRESENTATIVE FOR DETAILS PRIOR TO CONSTRUCTION.
4. HOISTWAY DOORS TO BE SOLID CORE (BY OTHERS.)
5. CLEAR CAB DIMENSIONS BASED ON A 3/4" FLAT WALL CAB DESIGN.
6. MIN. CLEARANCE TO ALLOW FOR MOTOR/ BRAKE/ GEARBOX

All Traction Elevators require an access panel for emergency lowering. Access panel size and location must be discussed with your Residential Elevators Sales Representative prior to construction.

THE INFORMATION CONTAINED HEREIN IS SOLELY OWNED BY RESIDENTIAL ELEVATORS ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT WRITTEN PERMISSION FROM RESIDENTIAL ELEVATORS IS STRICTLY PROHIBITED.

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THIRD FLOOR PLAN

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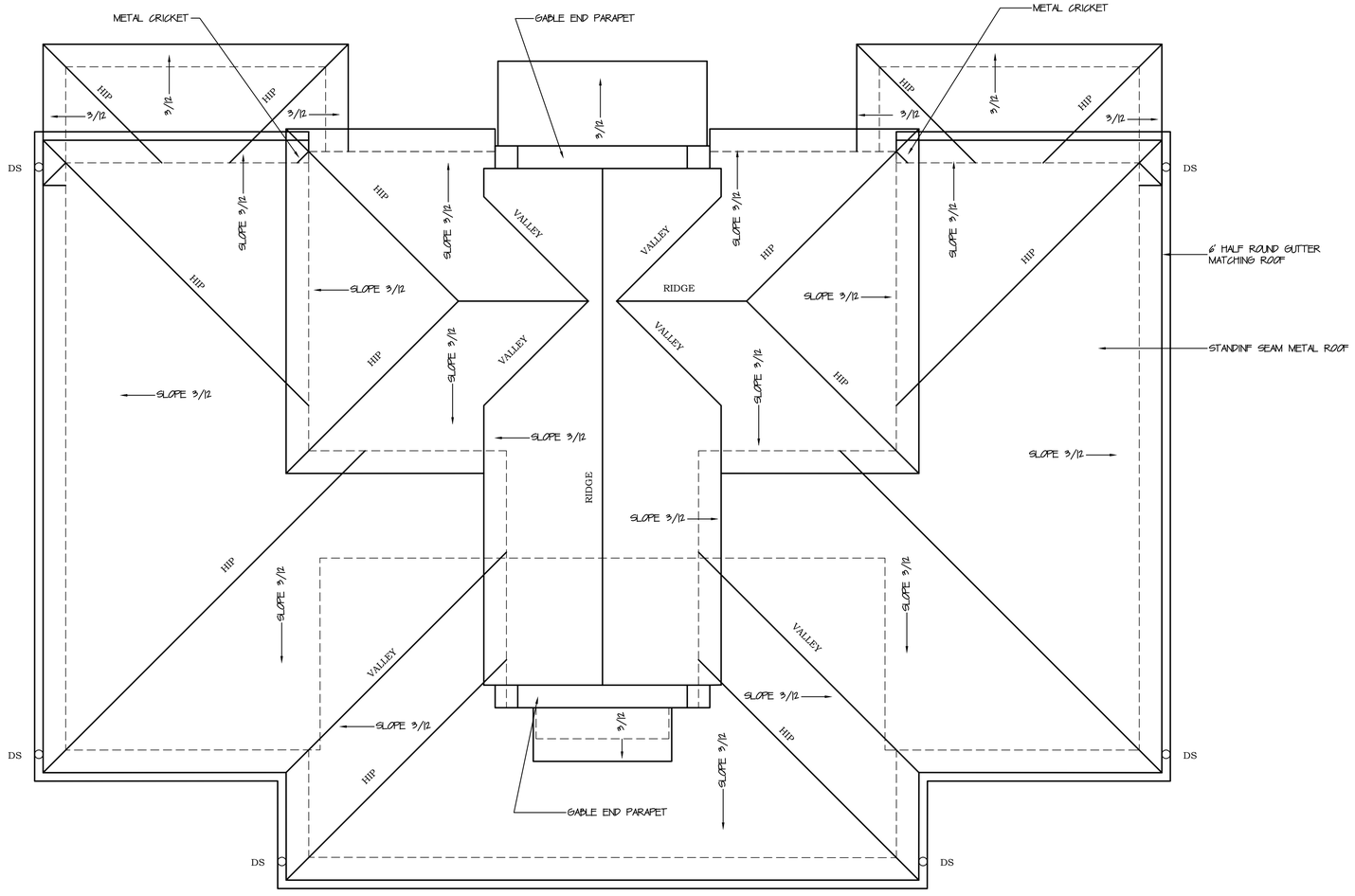

H1 ROOF PLAN
1/4" = 1'-0"

TITANIUM® PSU30

Self Adhered Underlayment

PSU30 INSTALLATION INSTRUCTIONS

Titanium® PSU30 is designed as a secondary water barrier for use on steep slope roofs (2:12 or greater) under asphalt shingles, composite shingles, metal, concrete and clay tile, slate, and wood shakes. Titanium® PSU30 may also be used on slopes down to ½:12 under standing seam metal roof panels, and lapped, nonsoldered-seam metal roofs with applied lap sealant.

CAUTION

Read and understand all instructions and precautions before applying Titanium® PSU30 underlayment. Check local building codes prior to application of this product. Follow the recommendations of the roof covering manufacturer, Asphalt Roofing Manufacturer's Association (for asphalt shingles), Tile Roof Institute (for clay or concrete roof tiles), and the Metal Roofing Alliance (for metal roof panels).

DECK PREPARATION

Titanium® PSU30 underlayment should be applied on roofs having slopes of 2:12 or greater except as noted above. This product can be applied on new construction or when re-roofing, provided existing roofing has been removed. The deck must be clean, smooth and dry before applying Titanium® PSU30 underlayment. Remove all old roofing down to the deck or, in new construction, apply over the new deck. Sweep the deck surface to remove dirt and debris. Replace any damaged or rotted deck boards.

Deck Edge Preparation

Along eaves, install metal drip edge under the Titanium® PSU30 underlayment unless otherwise directed by local building codes. Along rakes, apply Titanium® PSU30 underlayment first, and put drip edge on top.

For Tile Roof Applications

Please see the table below for tile loading limitations. Loading of tile outside the parameters of this table requires installation of loading battens prior to tile loading.

Tile Loading Table

Tiles in Stack	Stacking Pattern	Tile Type	Maximum Roof Pitch
10	10 Linear	Flat	5:12
10	10 Linear	Profiled	6:12

Note: When installing Titanium® PSU30 underlayment over the entire roof deck, proper ventilation is required. Consult a design professional and local building codes for ventilation requirements.

For Metal Panel Applications

Slopes 2:12 and greater

Follow standard installation instructions below

Slopes ½:12 - less than 2:12

Follow standard installation instructions below with the following modifications: End Laps must be min. 6 feet apart in adjacent courses. All end laps must be minimum 6 inches wide. Apply min. 6 inch wide bed of ASTM D4586 compliant roof cement at end of underlying piece and set overlying piece into roof cement, applying firm pressure on entire end lap.

INSTALLATION

1. Ensure that decking substrate is acceptable to roof covering manufacturer.
2. Unroll Titanium® PSU30 underlayment and cut into manageable lengths no more than 15 - 20 feet.
3. Allow it to relax for 3–5 minutes before installing.
4. Reroll each section.
5. Start at the eaves, laying the Titanium® PSU30 parallel to the eaves edge, with the lower edge of the Titanium® PSU30 flush with the outside of the primed drip edge. The lower edge of the underlayment is the edge that does not have a selvage edge.
6. After installation of each piece, remove the release lining from the selvage and, if necessary, secure with nails installed in the selvage spaced 6 inches on center. This fastening is required when Titanium® PSU30 is installed on slopes of 3:12 or greater. Consult local building codes for fastener requirements.
7. The entire roof surface should be rolled after installation of the Titanium® PSU30 using a minimum 40 lb. roller. Hand rolling over the selvage and directly above the selvage using a minimum 4 inches wide, minimum 10 lb. roller is recommended.
8. Overlap at least 6 inches when the ends of two rolls meet. To ensure good adhesion at the end lap, apply a minimum 6 inches width of a solvent-based asphaltic primer that complies with ASTM D41 across the width of the sheet using a roller, brush, or aerosol primer. As an alternative, asphalt roof cement that complies with ASTM D4586 may be used, approximately 1/8 inch thick (excessive roof cement can have an adverse reaction to the product). Apply heavy hand pressure or use a roller along the seam overlapping the next roll.
9. End laps should be offset a minimum of 6 feet on adjacent courses.
10. Along a valley, Titanium® PSU30 underlayment can be cut lengthwise for easier handling. For maximum protection, the roll width should remain intact and extend 18 inches on either side of the valley. Remove the release backer and press Titanium® PSU30 underlayment into place, working from the center of the valley or ridge outward in each direction. Always apply valleys starting at the low point and work upward. If an overlap is needed, be sure to overlap the previous piece by minimum 4 inches. Titanium® PSU30 underlayment should be applied in valleys before installing eave applications with membranes.

For further detail on various installation methods, please call 1-800-ROOFING (1-800-766-3464)

PRECAUTIONS

1. Cover Titanium® PSU30 underlayment with finish roof covering. Do not allow Titanium® PSU30 underlayment to remain uncovered. Exposure to sun and weather for more than 180 days may adversely affect this product's performance.
2. Titanium® PSU30 underlayment should be installed by a professional roofing contractor.
3. Titanium® PSU30 underlayment is a moisture and vapor barrier. The spaces under the covered deck area and the attic space must be ventilated in accordance with local building codes.
4. Titanium® PSU30 underlayment is intended for exterior roof application only and is not intended for use on vertical surfaces.
5. Apply Titanium® PSU30 underlayment directly to the wood deck. Do not apply any underlayment beneath Titanium® PSU30 unless required to do so by local codes.
6. Roof coverings should not be installed over wrinkled or buckled Titanium® PSU30 underlayment.
7. Use extreme caution when installing Titanium® PSU30 underlayment. The Titanium® PSU30 underlayment surface may be slippery even when dry. Use of fall protection is highly recommended. Consult OSHA for guidelines on fall protection (29 CFR 1926.500).
8. For best results, apply Titanium® PSU30 underlayment when the air temperature is over 40°F (5°C) and rising, but below 100°F (38°C). When temperatures are under 40°F (5°C), Titanium® PSU30 underlayment will not fully adhere. Store at room temperature prior to installing product in cold weather. If applied in temperatures above 100°F (38°C), or exposed to direct sunlight, the release backing may become difficult to remove. If this situation should occur, move the product into a shaded area until the Titanium® PSU30 underlayment is cool. Once cooled, the release backing can be easily removed.
9. Store Titanium® PSU30 underlayment in a dry, well-ventilated area. Stand Titanium® PSU30 underlayment upright. Do not store at 90°F (32°C) or warmer for extended periods of time. Do not store in direct sunlight.
10. When applying Titanium® PSU30 underlayment, always follow local building codes and the roof covering manufacturer's instructions for installation of this product.
11. When working on the roof, use all necessary safety precautions and guidelines in accordance with proper roofing trade practices.

Titanium® PSU30 Self Adhered Underlayment
Charleston, SC • Mission, BC • Montréal, QC
E-mail: answers@owenscorning.com
www.choosetitanium.com
Toll Free: 800 567 9727

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A Beach Cottage
for
The Slater's
Thumb Pt. Drive Ft. Pierce Florida

ROOF PLAN

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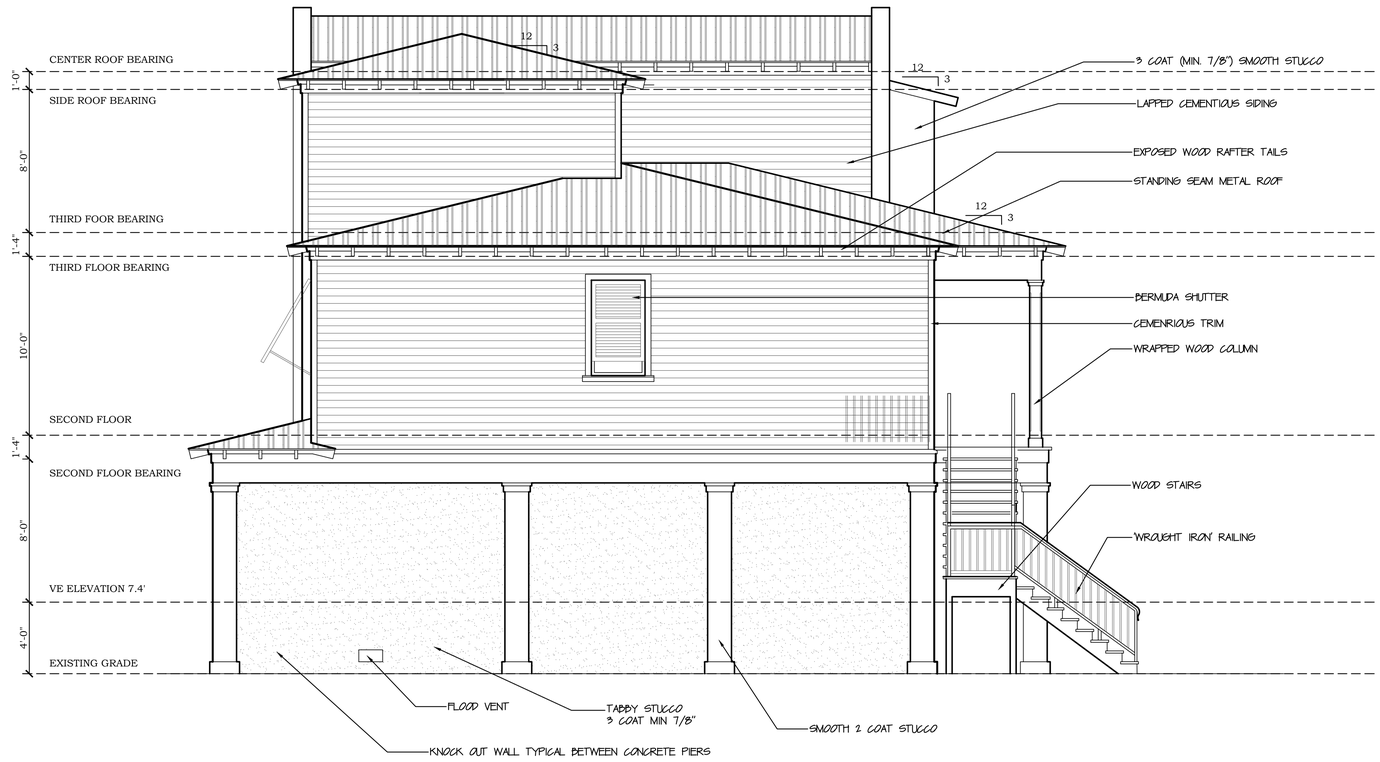
D1 FRONT ELEVATION
1/4" = 1'-0"



H1 SIDE ELEVATION
1/4" = 1'-0"

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A Beach Cottage
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ELEVATIONS

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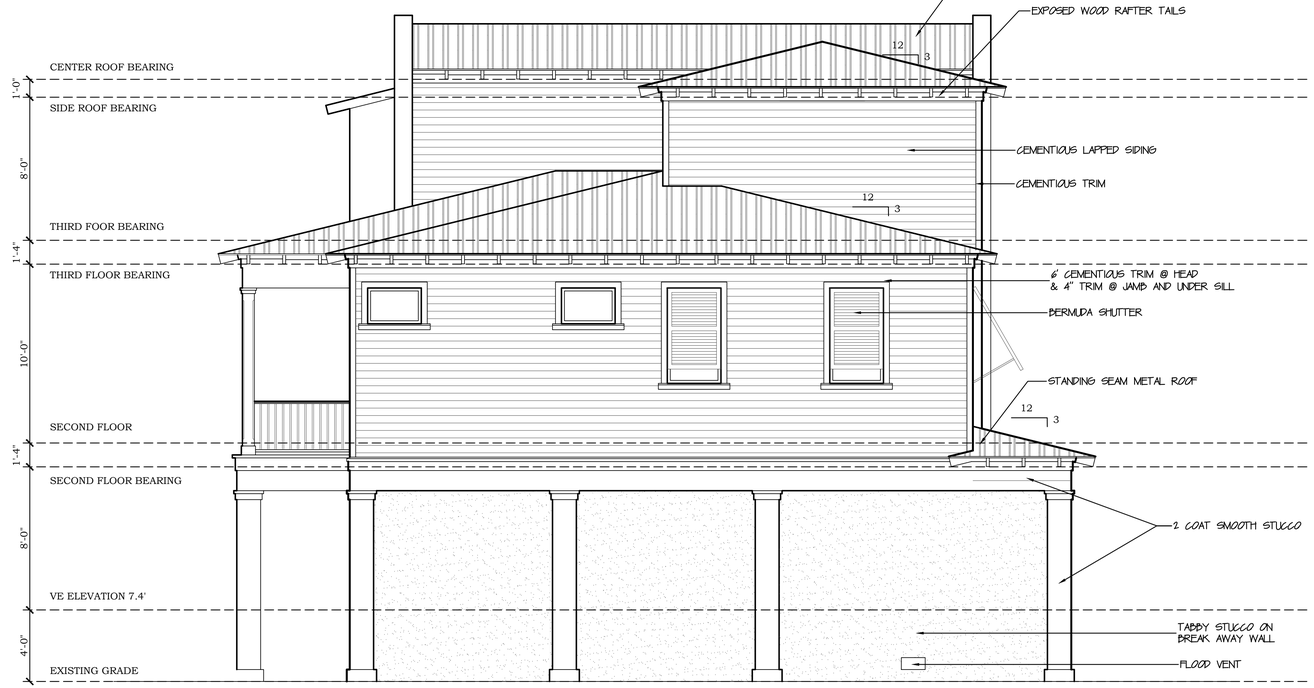
D1 REAR ELEVATION
1/4" = 1'-0"



H1 SIDE ELEVATION
1/4" = 1'-0"

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A Beach Cottage
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ELEVATIONS

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D1 BUILDING SECTION
1/4" = 1'-0"

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A Beach Cottage
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BUILDING SECTION

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RICHARD & DIANE SLATER RESIDENCE

1629 THUMB POINT DRIVE
FORT PIERCE, FLORIDA

FEBRUARY 23, 2021

IRRIGATION PLAN

IRRIGATION SPECIFICATIONS

SYSTEM DESCRIPTION:
This is an automatic irrigation system. Water supply is a 1" Municipal Water meter (shown on plans). The system consists of FOUR (4) ZONES Flow rate is a minimum of 35 GPM to the valves, which the Contractor shall verify with the City.

WATER SOURCE:
Shall be a 3/4" Municipal Water Meter – with 1" PVB. Back flow device shall be code compliant. Contractor is responsible for Code requirements.

SYSTEM PIPE:
All pipe shall be Class 200 PVC or heavier. System Main shall be Sch.40 PVC pipe. All fittings shall be solvent weld Sch.40 fittings unless otherwise indicated in these specifications. Do not use SxMIP adapters except for shrub risers. Class 200 PVC main line pipe. Main shall be pressure tested with all valves in place and prior to backfilling. Test shall be 100 PSI for one hour. Loss of 10 PSI within the hour shall constitute failure. Solvent weld fittings and pipe ends shall be cleaned with an all purpose PVC Pipe cleaner prior to applying glue. Main shall have a minimum of 24" of cover. All other pipe, laterals, etc. shall have a minimum 12" of cover. Backfill shall be free of debris and sharp objects. No rock larger than ¾" shall be in contact with PVC pipe anywhere. All pipe above ground, with the exception of shrub risers, shall be galvanized, copper, bronze or ductile iron, and shall be painted with a flat black epoxy water proof paint. Shrub risers shall be Sch.40 or Sch.80 PVC and shall be painted with flat black epoxy paint.

1. Assembly for Solvent Weld PVC pipe:
   a. Cut square with PVC cutter, and debur the cut prior to assembly.
   b. Clean PVC pipe with PVC cleaner prior to assembly.
   c. Use gray, heavy bodied, slow drying, high strength glue.
   d. Keep out of service for the length of time as specified by the Manufacturer of the PVC glue.

SLEEVES:
All pipe under paving (walks, planter walls and drives, etc.) shall be sleeved with Sch. 40 PVC pipe. Sleeves shall extend beyond the edge of pavement and shall be marked. The water line shall be installed in sleeve prior to installation of the sleeve. Cap ends of water line during construction to prevent debris from entering. Sleeves under roads shall have a minimum cover of 18 inches.

SPRINKLERS:
All sprinklers shall be the type referred to in the Irrigation Key and shall be attached to the lateral with either flexible line (swing pipe) or a PVC swing joint such as those manufactured by Lasco, Rainbird or Dura Industries, specifically for irrigation use, being constructed with components utilizing Acme threads and o-ring seals. Pressure rating shall be 200 PSI, or greater, as stated by the manufacturer. Sprinklers using more than 4 GPM shall be connected utilizing PVC swing joints. Barbed fittings shall be same size as sprinkler inlet. Sprinklers shall be set flush with final grade and absolutely vertical.. Use Stainless Steel risers on all rotor heads.

1. Spray heads shall be Rainbird 1806, 6" pop-up heads with Rainbird MPR series 5, 8,10 or 15 nozzles, unless otherwise specified in these drawings.

2. Spray heads in shrub beds shall be shrub adapters on Sch.40 risers. Height to be established by landscape architect. This plan requires 18" risers. Risers shall NOT be used next to paved areas and pedestrian walks where they are exposed to damage. In these areas use 12" pop-ups. Paint shrub risers with water proof black epoxy paint.

CONTROLLER:
RAINBIRD ESP-TM2 – 6 station controller to operate 4 sections + master valve. Controller shall be located in the main building (garage) where specified by the Owner. Grounding shall be equal to – or better than the manufacturer's recommendation. It shall also comply with the National Electrical Code. Both of these requirements preclude using the building or electrical supply line for grounding purposes. UL approved Ground Rod shall be utilized unless otherwise specified, or if the minimum resistance reading cannot be made. If minimum grounding cannot be made, utilize grounding plates until specified resistance is met.

RAIN SHUT-OFF DEVICE
Install a rain shut-off device out of the range of the sprinklers as per State DER requirements. Use Rainbird WR2 Series Wireless Sensor. Submit manufacturers equipment sheet prior to installation of any such device.

ELECTRIC CONTROL VALVES:
RAINBIRD PGA 24V electric control valves. All valves shall be housed in 16" x 12" rectangular Carson 1419B valve boxes or larger, and installed as per details. Control Valve shall be rated at 150 PSI or higher. Use bottom inlet whenever possible.

CONTROL WIRE:
Control wire shall be UL approved, solid core, PE or PVC covered irrigation control wire.
SIZE: Use a minimum of 14 gage control and 12 gage bond wire. All splices and connections shall be made at pull boxes or valve boxes. (No field splices). Communication wire shall be as recommended by manufacturer. All splices shall be made with 3M brand DBY – 6 Direct Burial Splice Kit. All wire to be encased in UL approved PVC conduit. All wire to be brought back to controller. Wire pull boxes shall be 10" round Ametek or other approved boxes. Wire which is not rated for direct burial shall be installed in water tight conduit with water tight junction boxes.

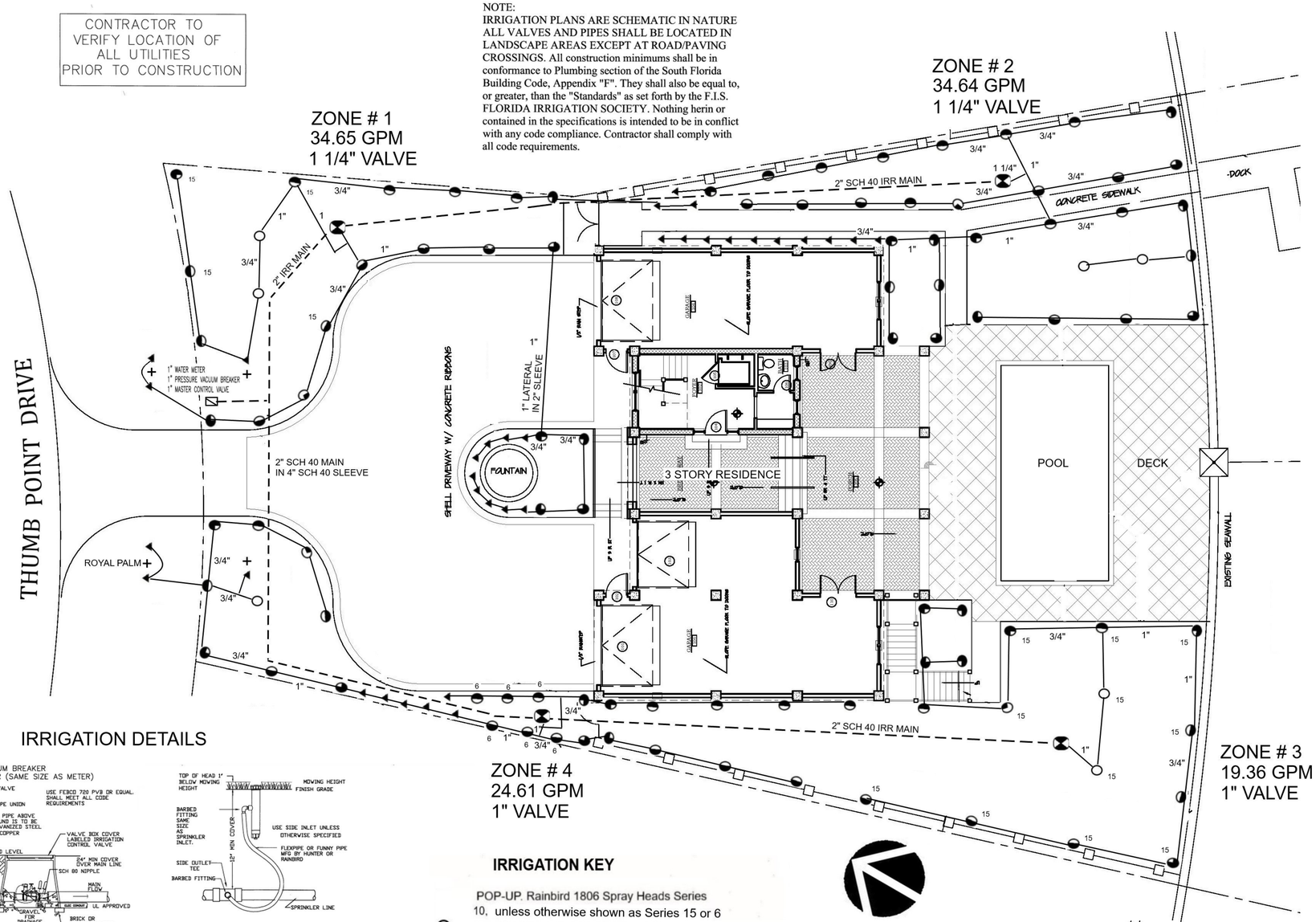
MAINTENANCE:
It is the contractors responsibility to maintain the system, repairing leaks, repairing broken heads, adjusting sprinkler heads, flushing system, etc. until final acceptance by the Owner. Contractor shall instruct Owners maintenance personnel as to maintenance requirements for this irrigation system. Site shall be cleaned daily of trash and debris.

AS-BUILT DRAWINGS:
Contractor shall provide "as-built" drawings showing all changes. All valves and changes of direction on the main line shall have GPS coordinates noted on the as-built drawings. Controller program shall be part of this submission.

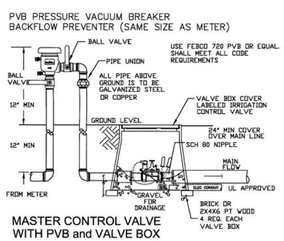
GUARANTEE:
The entire system shall be guaranteed for a period on one year from the time of final acceptance. All manufacturers written warrantees and guarantees, as well as "as-built" drawings, maintenance and operational information, shall be turned over to the Owner prior to, and is a condition of final acceptance. Guarantee period shall not commence until all of the documents have been turned over to the Owners representative.

CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION

NOTE:
IRRIGATION PLANS ARE SCHEMATIC IN NATURE ALL VALVES AND PIPES SHALL BE LOCATED IN LANDSCAPE AREAS EXCEPT AT ROAD/PAVING CROSSINGS. All construction minimums shall be in conformance to Plumbing section of the South Florida Building Code, Appendix "F". They shall also be equal to, or greater, than the "Standards" as set forth by the F.I.S. FLORIDA IRRIGATION SOCIETY. Nothing herin or contained in the specifications is intended to be in conflict with any code compliance. Contractor shall comply with all code requirements.

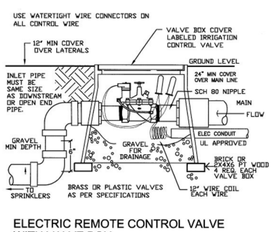


IRRIGATION DETAILS

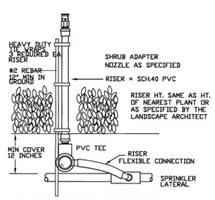


MASTER CONTROL VALVE WITH PVB and VALVE BOX

RAINBIRD 1806 POP-UP SPRAY



ELECTRIC REMOTE CONTROL VALVE WITH VALVE BOX



SHRUB SPRAY ON RISER

IRRIGATION KEY

POP-UP. Rainbird 1806 Spray Heads Series
10, unless otherwise shown as Series 15 or 6

- FULL CIRCLE Rainbird A17H Shrub Nozzle
- 3/4 CIRCLE/ADJUSTABLE Rainbird A17AP Shrub Nozzle
- HALF CIRCLE Rainbird A17H Shrub Nozzle
- QUARTER CIRCLE Rainbird A17Q Shrub Nozzle
- BUBBLER Rainbird 5CSTB. To be used with Shrub Adapter PA8S

15 or 6 = RADIUS OF THROW

24 VOLT ELECTRIC CONTROL VALVE

GRAPHIC SCALE IN FEET

0' 10' 20' 40'

SCALE: 1" = 20'

PREPARED BY: FL LA # 0000422

GEORGE BOTNER PLA AICP
LANDSCAPE ARCHITECTS & PLANNERS
4320 SE COVE LAKE CIRCLE, SUITE 104, STUART, FL
34997. (772) 221-9558 CELL: (954) 798-7158
botnerg@aol.com www.georgebotner.com

02.23.2021

REGISTERED LANDSCAPE ARCHITECT GEORGE BOTNER LA 0000422 STATE OF FLORIDA

RICHARD & DIANE SLATER RESIDENCE

1629 THUMB POINT DRIVE
FORT PIERCE, FLORIDA

FEBRUARY 20, 2021

PLANTING PLAN

PLANTING SPECIFICATIONS

1. All plant materials shall be Florida Number 1 as provided in the most current edition of the "Grades and Standards for Nursery Plants, Parts I & II" prepared by the state Department of Agriculture and Consumer Services.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, Topsoil, Fertilizer, etc. shall be included in the unit cost of the lants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or Plant List, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded bark of eucalyptus or Floramulch grade "B" or better. Refer to the Plant List for the specified mulch type. Alternative mulch material is required to be approved by Landscape Architect.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas.
8. Planting soil to be a weed-free mixture of 50% sand and 50% much or other organic planting material suitable to the Landscape Architect
9. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be reparied at no additional cost to the Owner.
10. Contractor shall be responsible for providing final grading of all associated planting areas.
11. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off site.
12. All planting holes to be hand dug except where machine dug holde will not adversely affect or damage utilities or improvements (see note 7).
13. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
14. Contractor shall stake and guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during the Warranty Period and removal and disposal of staking after the establishment period.
15. Fertilizer is required for plantings and shall be NPK 16-4-8 aat 12.5 lbs/1000 s.f. or 345 lbs/acre. Nitrogen 50% slow release form and fertilizer to include secondary/minor micronutrients.
16. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Anu discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the Owner and governing municipality.
17. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed and thereafter for a period of 2-months.
18. All new plant material shall be guaranteed for 1-year from time of final acceptance of the project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10-days of notification. For all replacement plant material, the warranty period shall be extended an additional 45-days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 75-MPH, will be re-set and braced by the contractor at no additional cost to the Owner.
19, The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
20. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
21. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
22. Root prune all field grown trees a minimum of 8-weeks prior to planting.

GENERAL REQUIREMENTS

1. All dimensions 6" and less are exaggerated for illustrative purposes only.

2. Plant containers shall be removed prior to planting. If plants are not container grown, remove a minimum of the top 1/3 of burlap, fabric, or wire mesh. Never lift or handle the tree by the trunk.

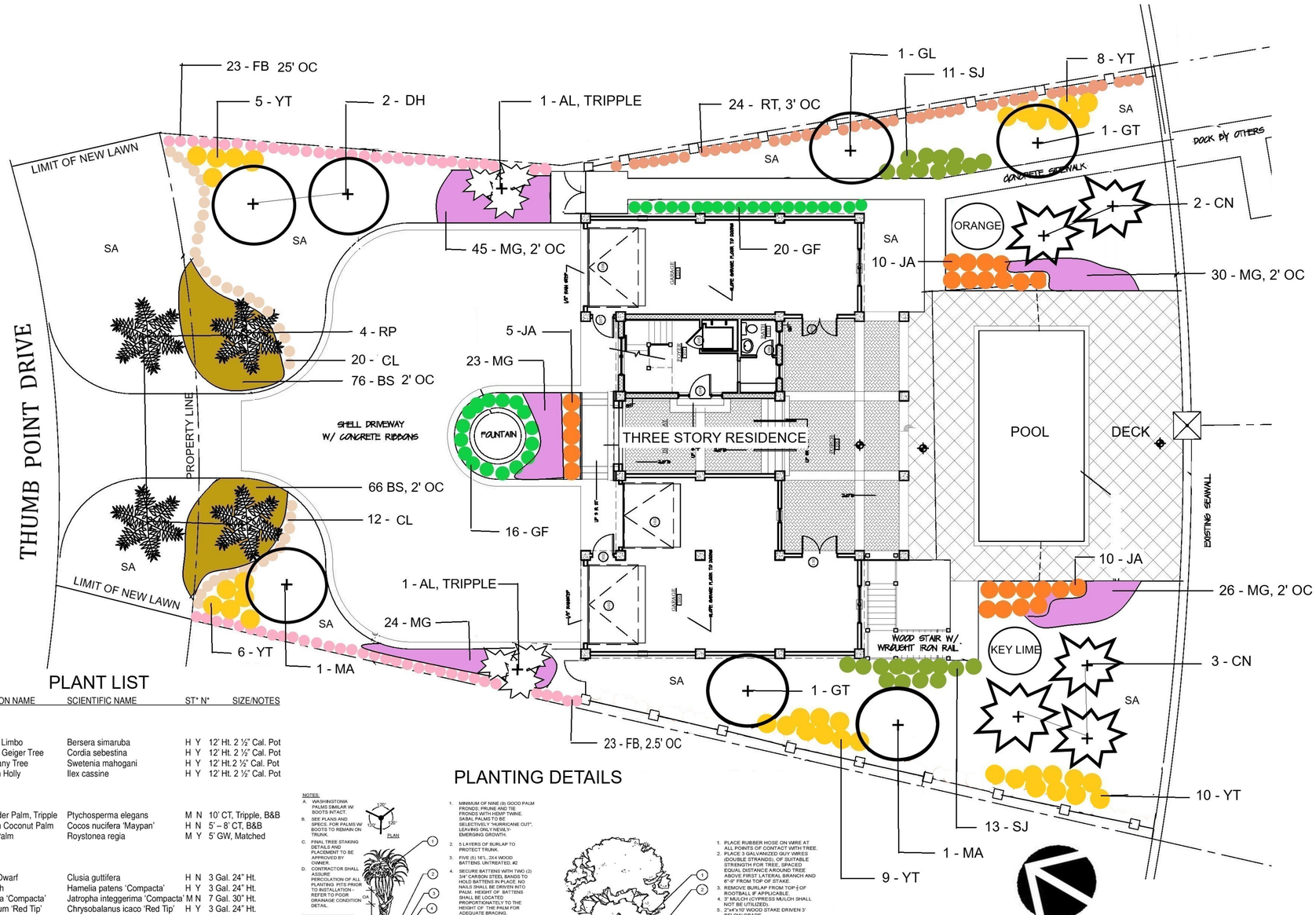
3. The uppermost root on all trees shall be covered by no more than 1" of soil. Use hand tools to carefully remove all excess soil. The top of root ball shall be set 1" – 2" above finish grade and set plumb to the horizon. If planting pit is too deep, remove the tree and firmly pack additional soil in the bottom of the planting pit to raise the rootball. After positioning the tree in the planting pit slice through rootballs with 3 or 4 vertical slices (top to bottom) equally distributed around the tree.

4. Backfill shall be loosened existing soil. Remove rocks, sticks, or other deleterious material greater than 1" in any direction prior to backfilling. Water and tamp to remove air pockets. If existing soils contain excessive sand, clay, or other material not conducive to proper plant growth, contact Landscape Architect prior to planting.

5. Soil rings shall be constructed of existing soil at the outer edge of the planting pit, with a height of 3" and gently sloping sides. Do not pile soil on top of rootball.

6. Mulch shall be a 3" deep layer placed to the edge of the trunk flare, around the base of shrub, or solidly around groundcover. Never pile mulch against the plant trunk. Allow air to meet trunk of all plants.

7. Straps shall be a minimum 1" wide nylon or polypropylene. All wood stakes or anchors shall be located beyond the edge of soil ring and located below finished grade, unless otherwise specified. Remove above ground guying systems at the end of the establishment period.

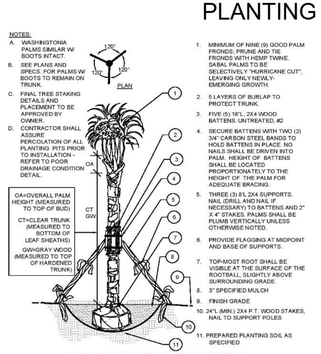


PLANT LIST

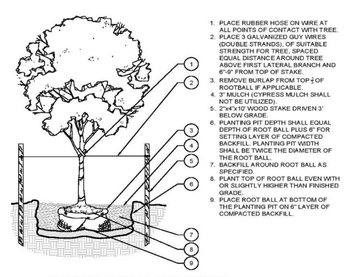
KEY	QTY	COMMON NAME	SCIENTIFIC NAME	ST*	N*	SIZE/NOTES
TREES						
GL	1	Gumbo Limbo	Bersera simaruba	H	Y	12' Ht. 2 ½" Cal. Pot
GT	2	Orange Geiger Tree	Cordia sebestina	H	Y	12' Ht. 2 ½" Cal. Pot
MA	2	Mahogany Tree	Swetenia mahogani	H	Y	12' Ht.2 ½" Cal. Pot
DH	2	Dahoon Holly	Ilex cassine	H	Y	12' Ht. 2 ½" Cal. Pot
PALMS						
AL	2	Alexander Palm, Tripple	Ptychosperma elegans	M	N	10' CT, Tripple, B&B
CN	5	Maypan Coconut Palm	Cocos nucifera 'Maypan'	H	N	5' – 8' CT, B&B
RP	4	Royal Palm	Roystonea regia	M	Y	5' GW, Matched
SHRUBS						
CL	32	Clusia Dwarf	Clusia guttifera	H	N	3 Gal. 24" Ht.
FB	45	Firebush	Hamelia patens 'Compacta'	H	Y	3 Gal. 24" Ht.
JA	25	Jatropha 'Compacta'	Jatropha integgerima 'Compacta'	M	N	7 Gal. 30" Ht.
RT	24	Cocoplum 'Red Tip'	Chrysobalanus icaco 'Red Tip'	H	Y	3 Gal. 24" Ht.
SJ	24	Star Jasmine	Jasminum nitidum	M	N	3 Gal. 24" Ht.
YT	38	Yesterday, Today, Tomorrow	Brunfelsia grandiflora	M	N	7 Gal. 30" Ht.
GROUNDCOVERS, LAWN GRASS						
BS	142	Beach (Dune) Sunflower	Helianthus debilis	H	N	1 Gal.
GF	36	Green Island Ficus	Ficus microcarpus	M	N	1 Gal.
MG	148	Muhly Grass	Muhlenbergia capillaris	H	Y	1 Gal.
SA	-	St. Augustine 'Palmetto'	Stenotaphrum s. 'Palmetto'	H	N	Solid Sod

*Notes: ST = Salt Tolerance, High or Medium
N = Florida Native, Yes or No

PLANTING DETAILS



PALM PLANTING AND STAKING



TREE PLANTING AND STAKING

GRAPHIC SCALE IN FEET

0' 10' 20' 40'

SCALE: 1" = 20'

PRIPARED BY: FLA LA 0000422

GEORGE BOTNER PLA AICP
LANDSCAPE ARCHITECTS & PLANNERS
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02.23.2021

REGISTERED LANDSCAPE ARCHITECT
GEORGE BOTNER
LA 0000422
STATE OF
FLORIDA

N
W E
S

Slater Residence

1629 Thumb Point Drive

THE SUNRISE CITY
FORT PIERCE
Florida

Aerial Map

Slater Residence

Conditional Use w/ New Construction

1629 Thumb Point Drive

N

W E

S

THE SUNRISE CITY FORT PIERCE Florida

RL =

FLU Map

N

W E

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Slater Residence

Conditional Use w/ New Construction

1629 Thumb Point Drive

THE SUNRISE CITY FORT PIERCE Florida

R-1 = **R-2** =

Zoning Map

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 3.18.21
Property Address: Conditional Use – Slater Residence – 1629 Thumb Point Drive Click to View

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

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

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

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

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 3/15/21

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Planner

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

RE : Slater Residence – 1629 Thumb Point Drive
TRC No. 21-04000007

DATE : March 11, 2021

This is to advise you that we have completed the review of the following documents as received by this office on March 5, 2021:

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

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Conditional Use
- [ ] Building Permit
- [ ] C/O

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

- [x] Advisory comment attached

Q:\ENGINEERING\Site Development Projects\Addresses\1629 Thumb Point\CU\Submittal No. 1 - 030521\CU Apptoval - 031121.docx

ADVISORY COMMENT:

1. The proposed driveway apron situated within the limits of Thumb Point Drive shall be comprised of either concrete or brick pavers.

JRA/TST/tst

TST

Technical Review Committee meeting

March 18, 2021

Case # 21-04000007

Planner: Brandon Creagan

Conditional Use with new construction

Slater Residence, 1629 Thumbpoint Dr., Ft. Pierce

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

March 18, 2021

TECHNICAL REVIEW PROJECT # 21-04000007

Conditional Use – Slater Residence – 1629 Thumb Point Drive

Comments

FPUA W/WW Engineering: Approved as Noted
Water and Wastewater Service is available to the subject property.
Water - Applicant is required to visit 206 South 6th Street (FPUA's Customer Service Building) to set up a utility account and address the required fees. Fess will include (but not limited to) the installation of a residential water service from the existing water main to the subject site. The water meter must be on private property and must be freely accessible from the public right-of-way for maintenance and billing purposes.
Wastewater – Applicant is required to Call 811, Florida's Official BEFORE YOU DIG hotline, to have the wastewater service located in the field to ensure effective and efficient connection.

The Applicant's plumber is responsible for contacting Robert Eschmann @ (772) 466-1600 ext. 5520 to schedule a sewer tap inspection. The plumber must be present for the inspection with the connection fully exposed for inspection purposes. Ferncos are not allowed to be used for connection of applicant's private lateral to FPUA's point of service. Ensure that FPUA Detail S-4A is strictly adhered to when restoring the excavation after the inspection is complete.

FPUA Electric & Gas Engineering: Approved.
Electric service is available from the NW corner (FPI 11675) of the parcel. Please provide electric load information for the new service and AutoCAD drawing. Customer will be responsible for all conduits. For more information and project coordination, please contact Sal Scimeca.
Sal Scimeca
Engineering Technician II
Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

Please find attached a copy of the FPUA GIS map (Electric).

Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water
- Fire Hydrant
- Well
- PS Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

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

Date: 3/9/2021

FPUA COMMUNITY PROUD

FPUA Web Map

N

1 inch = 44 feet

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

Planning Board **6. b.**

Meeting Date: 04/12/2021

Information

REQUESTED ACTION

Development Review & Design Review - Bobcat of Treasure Coast - 4405 Prosperity Drive

LOCATION

4405 Prosperity Drive

RESPONSIBLE STAFF

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

RECOMMENDATION

Approval

Attachments

staff report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments
Applicant Response to TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 04/05/2021 05:05 PM

Final Approval Date: 04/06/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Development Review & Design Review** **Bobcat of Treasure Coast – 4405 Prosperity Drive**
BOARD DATE:	April 12, 2021

STAFF REPORT

Property Owner:	Smith Bros Contracting Equipment, Inc 5731 N. Military Trail West Palm Beach, FL 33407
Representative:	Ahrens Companies, Inc 1461 Kinetic Road Lake Park, FL 33403
Requested Action:	Approval to expand an existing building by approximately 5,400 square feet
Site Location:	4405 Prosperity Drive
Parcel IDs:	2431-506-0005-000-8
Existing Use:	Bobcat of Treasure Coast
Parcel Size:	1.96 Acres
Current Future Land Use:	Heavy Industrial (HI)
Current Zoning:	Light Industrial (I-1)
Utilities:	FPUA

	North	East	South	West
Surrounding FLU:	HI	HI	I	HI
Surrounding Zoning:	I-1	I-1	I-3	I-1

Staff Analysis

Request
In accordance with Code Sections 125-313, and 125-314, the applicant is requesting review and approval of a Development Review (Major Site Plan) and Design Review for the expansion of an existing building for a Bobcat equipment sales center with an equipment wash station. The current Future Land Use on the property is Heavy Industrial (HI) with a compatible zoning classification of Light Industrial (I-1).

Site Plan
The subject site is approximately 1.92 acres. The applicant is proposing to expand the existing building footprint that is currently 5,667 square feet. The increase involves an additional 3,000 square feet to the existing building and 2,400 square feet of new construction for a covered equipment wash area that is proposed west of the existing building. The total additional new construction proposed is 5,400 square feet.

The lighting for the property will be compliant with City Code 125-315(j)(1)(a) that stipulates that parking lot lighting be provided at a minimum average of two (2) foot-candles based on the provided plans. The required parking for the site is based on the warehouse use calculation for the portion of the building that is 5,667 square feet and the retail use calculation for the portion of the building that is 1,875 square feet. The warehouse use calculation is one (1) space per 600 square feet pursuant to City Code 125-315(d)(3)(a), and the retail use calculation is one (1) space per 200 square feet pursuant to City Code 125-315(d)(2)(a). Based on the provided plans along with the parking reduction of 1,200 square feet as stipulated by City Code 125-315(a)(4)(a), the provided parking is in compliance with the parking standards as stipulated in City Code. There is no parking required for the front canopy area of the wash area that accounts for 3,525 square feet of the proposed expansion.

Landscaping
The landscape plan is consistent with City Code 123-37 and will consist of the following:

- 22 trees, which will feature the Red Maple, Pigeon Plum, Crape Myrtle Multi-Trunk, Simpson's Stopper, and Southern Live Oak
- 371 shrubs of the Coco Plum, Small Leaf Clusia, Florida Privet, and Wax Myrtle will be provided.
- Tree Mitigation will not be required as there is only one (1) tree that is being removed that meets the City's mitigation requirements and the addition of the new trees through the landscape plan satisfies mitigation requirements.

Design Review

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

It is staff's professional opinion the proposed design for the warehouse/retail sales building is consistent with the built environment as most of the uses that surround the site are warehouse/office spaces of the same or similar construction type and materials. The proposed building expansion utilizes similar materials to the existing structure and there will be color and architectural accents to enhance the look and design of the building.

Technical Review Committee

All affected City and County Departments have reviewed the proposed Development Review, and Design Review applications and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation

The requested Application Development Review, and Design Review meets the criteria specified in Section 125-313, and 125-314 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Planning Staff recommends **APPROVAL** of the proposed Development Review & Design Review as proposed.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location 4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981

Parcel ID #(s) 2431-506-0005-000-8

Project description BOBCAT TREASURE COAST

SMITH BROS CONTRACTING EQUIPMENT INC.
Property Owner(s)
5731 N MILITARY TRL
Street Address
WEST PALM BEACH FL 33407-1839
City State Zip
561-827-9880
Phone Number
SIMON@SMITHB.COM
Email Address

ALEJANDRA MOLINA-JACKSON, AIA, AHRENS COMPANIES INC.
Applicant/Representative, Title, Company
1461 KINETIC RD
Street Address
LAKE PARK FL 33403
City State Zip
561-839-2837
Phone Number
AMJ@AHRENSCOMPANIES.COM
Email Address

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

PRESIDENT
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 18 day of November, 2020, by Simon Smith who is personally known to me or has produced as identification.

Signature of Notary

STACEY L. THIES
MY COMMISSION # GG 348667
EXPIRES: June 25, 2023
Bonded Thru Notary Public Underwriters
(seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

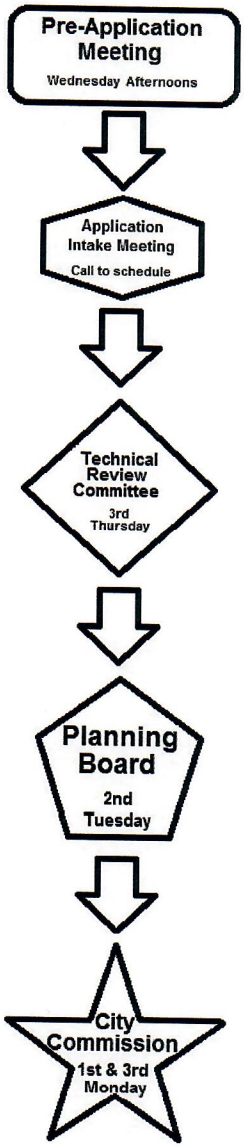
Non-Residential: Proposed Sq. Ft.: 5,400 sf

Residential: Proposed Units: n/a

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

North	South	East	West
light manufacturer		light manufacturer	light manufacturer

Application Outlook



Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981
Parcel ID #(s) 2431-506-0005-000-8
Project Description BOBCAT TREASURE COAST

SMITH BROS CONTRACTING EQUIPMENT INC.	ALEJANDRA MOLINA-JACKSON, AIA, AHRENS COMPANIES INC.
Property Owner(s)	Applicant/Representative, Title, Company
5731 N MILITARY TRL	1461 KINETIC RD
Street Address	Street Address
WEST PALM BEACH FL 33407-1839	LAKE PARK FL 33403
City State Zip	City State Zip
561-827-9880	561-839-2837
Phone Number	Phone Number
SIMON@SMITHB.COM	AMJ@AHRENSCOMPANIES.COM
Email Address	Email Address

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

PRESIDENT

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 18 day of November 20 20, by Simon Smith who is personally known to me or has produced _____ as identification.

Signature of Notary

STACEY L. THIES
MY COMMISSION # GG 348667
EXPIRES: June 25, 2023
Bonded Thru Notary Public Underwriters
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

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

Submittal for Board Approval

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

This Instrument Prepared By / Return To:
Jennifer L. Williamson, Esquire
CRARY BUCHANAN, P.A.
759 SW Federal Hwy., Suite 106
Stuart, FL 34994
(772) 287-2600

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4524753 01/25/2019 03:19:18 PM
OR BOOK 4226 PAGE 2077 - 2077 Doc Type: DEED
RECORDING: $10.00
Doc Tax: $3850.00

WARRANTY DEED (from Corporation)

THIS WARRANTY DEED, Made and executed the 22nd day of January, 2019, by **TB Prosperity, Inc., a Florida corporation,** existing under the laws of Florida, and having its principal place of business at 419 NE Baker Road, Stuart, Florida 34994, hereinafter called the Grantor, to **Smith Bros. Contracting Equipment, Inc., a Florida corporation**, whose address is 5731 North Military Trail, West Palm Beach, Florida 33407, hereinafter called the Grantee:

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

WITNESSETH: That the Grantor, for and in consideration of the sum of **$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in St. Lucie County, Florida, to-wit:

Lot 4, FT. PIERCE BUSINESS PARK PHASE II, according to the map or plat thereof, as recorded in Plat Book 28, Page(s) 23, of the Public Records of St. Lucie County, Florida.

Parcel I.D. No.: 2431-506-0005-000/8

Subject to: restrictions, reservations, covenants, conditions, and easements of record; taxes for 2019 and the years subsequent thereto, and all applicable laws, ordinances and governmental regulations, including without limitation, zoning and building codes and ordinances.

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

_____, Witness
[Print Name of Witness]

_____, Witness
[Print Name of Witness]

TB Prosperity, Inc., a Florida Corporation

By: Marshall B. Waddell
Its: President

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

Property Identification

Site Address:	4405 PROSPERITY DR
Parcel ID:	2431-506-0005-000-8
Account #:	130877
Map ID:	24/31N
Use Type:	4100
Zoning:	Light Indu
City/County:	Fort Pierce

Ownership

Smith Bros Contracting Equipment Inc
5731 N Military TRL
West Palm Beach, FL 33407

Legal Description

FT PIERCE BUSINESS PARK PHASE IILOT 4 (1.96 AC)

Current Values

Just/Market Value:	$401,500
Assessed Value:	$401,500
Exemptions:	$0
Taxable Value:	$401,500

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	5,625
Gross Sketched Area (SF):	5,625
Land Size (acres):	1.96
Land Size (SF):	85,377.6

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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AHRENS SINCE 1902
DESIGN/BUILD • GENERAL CONSTRUCTION

November 24th, 2020

STATEMENT OF OWNERSHIP AND SITE PLAN – BUILDINGS NARRATIVE

Ref: Bobcat – Treasure Coast - 4405 Prosperity Drive- Fort Pierce, FL 34981

1. Statement of Ownership:

The site was acquired by Smith Brothers (refer to warranty deed) to use as a branch of Bobcat in Treasure Coast. The owners have other similar facilities in Florida.

The site has 85,300 square feet (1.95 acres) with an existing pre-engineered metal building covering 5,667 square feet.

South side of the site has a 70 feet drainage easement and ditches running west and east side of property line. There are two easements running west and east side of the site with 17.5 feet width and one 5 feet north of the property.

2. Site plan and building character and intents:

Bobcat Company is an American-based manufacturer of construction equipment. This branch will sale, rent and maintain this kind of machinery. Also offers parts related to the mentioned equipment. The company sells skid steer loaders, compact excavators, and other small hydraulic equipment under the Bobcat brand name.

The site land use is Heavy Industrial (HI) and the zoning district is light Industrial (I-1). Per Fort Pierce Code of Ordinance (sec. 125-187 g) the proposed use is allowed under Heavy equipment sales, rentals, and service.

We propose to provide one access to the site aligned with the crossing street neighbor existing entrance. This access will have a gate for security reasons to enclose the property.

Circulation proposed inside the site will work as a rotunda. The core area of the rotunda will be used to display machinery. There will be 17 parking spaces, included one ADA.

Will be provided 2 loading areas, one for trucks, in front of a mobile dock loading ramp, west side of the property and a 12 feet x 35 feet additional loading area on the west side.

A drainage system and landscaping were coordinated with the easements and ditches to comply with codes.

The existing building will be partially renovated within the 5,667 square feet. Several partitions will be built to provide a breakroom and an office. The existing Parts Department will be reduced in area. The

existing bathrooms will remain as well as the electrical panels area, that will be completed with new panels for the addition.

An additional 1,875 square feet will be added for the sales and rentals room, with 2 more offices, and 1,125 square feet front porch – canopy as space of transition between exterior and interior to provide a seating area for customers and some products display.

Another 2,400 square feet canopy separate from the main building as additional structure will be built to install a wash equipment to clean the machines returned rentals.

This structure is supported by metal frames, with no exterior wall enclosure.

All the existing building area (5,667 sf) and proposed addition (5,400sf), a total of 11,067 sf will be mercantile (M) occupancy as defined by FBC – 2017 and 2020 (309.1):

"Mercantile Group M occupancy includes, among others, the use of a building or structure or a portion thereof for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public."

The occupancy was calculated per FBC Chapter 10, table 1004.5, under mercantile, 60 sf gross area per occupant and 300 sf gross area per occupant for storage, stock, shipping areas.

The building façade was treated to give a commercial-industrial aesthetic and consistent with the existing building. The materials will match the existing metal wall panels, with a different color palette and an accent wainscot stone veneer will be applied in the front to upgrade the image of the building.

Please feel free to contact us to provide additional information of the project. On behalf of the Applicant, Ahrens Companies request approval of the Site Plan, demonstrated we comply with all Fort Pierce City and Port St Lucie County requirements.

Alejandra Molina-Jackson, AIA NCARB LEED AP BD+C

Florida license AR 96626

Ahrens Companies

BOBCAT TREASURE COAST

4405 PROSPERITY DRIVE
FORT PIERCE, FLORIDA 34981

BUILDING PERMIT

PROPOSED ADDITION AND NEW WASH AREA

SITE MAP

SITE

PROJECT TEAM

OWNER: SMITH BROS CONTRACTING EQUIPMENT INC.
5731 N MILITARY TRL.
WEST PALM BEACH, FL 33407
(954)783-7700

AGENT / ARCHITECT: AHRENS COMPANIES CBC-006515
1461 KINETIC ROAD,
LAKE PARK, FL 33403
(561)863-9004

SURVEYOR: ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET,
PORT ST. LUCIE, FL 34983
(772)340-7770

CIVIL ENGINEER: ENGENUITY GROUP, INC.
1280 NORTH CONGRESS AVE.
SUITE 101
WEST PALM BEACH, FL 33409
(561)655-1151

LANDSCAPE ARCHITECT: LBLA, INC.
5610 ADAIR WAY
LAKE PARK, FL 33467
(561)644-3237

STRUCTURAL ENGINEER: ANDREW MORGAN SERVICES
513 US HWY, I
NORTH PALM BEACH, FL 33408
(561)881-8999

PRE-ENGINEERED BUILDING: METALLIC BUILDING SYSTEMS
5244 BEAR CREEK COURT,
IRVING, FL 75061
(214)687-9999

MEP ENGINEER: FORMICA ASSOCIATES, INC.
980 N. FEDERAL HWY., #110
BOCA RATON, FL 33432
(561)368-3611

DATE:3/4/2021 8:58:57 AM

AHRENS
DESIGN/BUILD • GENERAL CONSTRUCTION
PH:(561) 863-9004 LIC. #CBC006515 #AA26000894
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

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NO.	REVISION	DATE
1	TECH. REVIEW PROJ. COMMENTS	01/22/21
2	ST LUCIE COUNTY COMMENTS	02/17/21
3	COUNTY COMMTS	02/19/21
4	BD COMMENTS	03/01/21

PROPOSED ADITTION AND NEW WASH AREA
BOBCAT
TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

Seal :
LIC. INTERIOR DESIGNER ID6108
ALEJANDRA MOLINA-JACKSON
STATE OF FLORIDA
REGISTERED ARCHITECT AR96626

NAME: AJEJANDRA MOLINA-JACKSON
LICENSE # : AR96626
DATE: 12/15/2020
SCALE: As indicated
DRAWN: -
JOB 20-000035
SHEET TILE: COVER SHEET
SHEET # : G-001

GENERAL NOTES

1. CONSTRUCTION SHALL FOLLOW CURRENT 2017 6th EDITION OF THE "FLORIDA BUILDING CODE" AS ADOPTED BY SAINT LUCIE COUNTY AS APPLICABLE AND ALL APPLICABLE AMENDMENTS, AS APPLIES TO A TYPE II B CONSTRUCTION.
2. BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES. ALL TRADES SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
3. ALL DIMENSIONS FOR NEW WORK ARE TO FACE OF STUDS, FACE OF CMU OR CONCRETE, CENTERLINES OF COLUMNS, UNLESS OTHERWISE INDICATED. ALL DIMENSIONS TO EXISTING ARE TO FACE OF FINISH UNLESS OTHERWISE INDICATED. DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY OR THE BUILDER SHALL ACCEPT ALL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. DO NOT SCALE DRAWINGS.
4. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY, AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.
5. SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.
A. PRE-ENGINEERED METAL BUILDING
B. DOORS AND HARDWARE
C. STOREFRONT, DOORS AND WINDOWS
D. FLOORING
E. PLUMBING FIXTURES
F. ELECTRICAL EQUIPMENT, LIGHTING FIXTURES, & CONTROLS.
G. H.V.A.C. EQUIPMENT
H. TOILET ACCESSORIES
I. EXHAUST FANS & LOUVERS
J. CHAIN LINK FENCING
K. WATER/SEWER UTILITIES
L. DRAINAGE STRUCTURES
M. IRRIGATION SYSTEM
N. SPECIALTIES
O. ANY OTHER ITEMS REQUIRED FOR CONTRACT MODIFICATIONS TO CONTRACT SPECIFICATIONS.
6. THE BUILDER MAY SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITH PRIOR NOTICE AND APPROVAL BY THE OWNER & ARCHITECT. ITEMS WHICH WHEN SUBSTITUTED, REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL.
7. IN ADDITION: THIS CONSTRUCTION SHALL CONFORM TO THE CONSTRUCTION REQUIREMENTS FOR PASSIVE CONTROLS FOR RADON-RESISTANT NEW BUILDING CONSTRUCTION PER CHAPTER 9B-67 FL. STD, APPENDIX E, FBC 2017 & FS PART X, CHAPTER 553. THIS STRUCTURE SHALL BE ISOLATED FROM THE SOIL BY AN APPROVED STRUCTURAL BARRIER AS DEFINED IN CHAPTER E301 DURING CONSTRUCTION.
8. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.
9. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER AND OWNER FOR APPROVAL. WINDOW, DOOR AND GLASS SUPPLIER/MANUFACTURER SHALL PROVIDE CERTIFICATION ON ALL WINDOWS, DOORS STOREFRONT AND OVERHEAD DOORS PER FLORIDA BUILDING CODE 2017 AND HURRICANE MISSILE IMPACT PROTECTION AND WIND LOADS, SSTD 12, ASTM E 1886-02 & PA 201,202 & 203 (AS APPLICABLE).
10. ALL WINDOWS AND DOORS SHALL BE SEALED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH THE FLORIDA STATE ENERGY CODE, FBC 2017, CHPT. 13 & 24 GLASS & GLAZING.
11. PLACING DRAWINGS AND BAR LISTS SHALL CONFORM TO A.C.I.S. "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (A.C.I. 315 LATEST EDITION).
12. DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.
13. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE PRESSURE TREATED. PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITOUS MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE.

14. SEE FOUNDATION NOTES FOR ADDITIONAL STRUCTURAL SPECIFICATIONS.
15. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, STANDARDS OR RESTRICTIONS, WHETHER INDICATED ON THE DRAWINGS OR NOT. ALL CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS TO BE PROPERLY LICENSED AND INSURED AS REQUIRED BY LAW BEFORE PERFORMING ANY WORK ON THE PROJECT.
16. EXTERIOR DOOR LOCKS SHALL NOT REQUIRE ANY KEY TO OPERATE FROM THE INSIDE.
17. USE 'J' BEAD OR METAL CORNER BEAD AT ALL LOCATIONS WHERE EDGE FORMS A REVEAL OR MEETS DISSIMILAR MATERIAL.
18. CONTRACTOR SHALL PROVIDE FINAL CLEANING OF ALL GLASS, FLOORS, CABINETS, FIXTURES, ETC. SO BUILDING IS CLEAN AND READY TO MOVE INTO.
19. WINDOW AND DOOR SIZES ARE NOMINAL. VERIFY ACTUAL AND ROUGH OPENING DIMENSIONS IN FIELD BEFORE FRAMING OR FORMING OPENINGS.
20. CONTRACTOR SHALL MAINTAIN ALL WARRANTIES, INSTRUCTION BOOKS, OPERATIONAL GUIDES, ETC. IN A SINGLE NOTEBOOK FORMAT TO BE PRESENTED TO THE OWNER UPON COMPLETION OF THE CONSTRUCTION AND FINAL PAYMENT.
21. ALL EXTERIOR CAULKING TO BE AS SPECIFIED. SEAL ALL WINDOWS, SLIDING GLASS DOORS, EXTERIOR DOORS, BUILDING CORNERS/BUILDING JOINTS OF DIFFERENT PLANES OR MATERIALS.
22. SEE PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ALL CONNECTION AND STRUCTURAL DETAILS RELATED TO METAL BUILDING. MANUFACTURED METAL BUILDING SHALL COMPLY WITH CHAPTER 9B-1 FLORIDA ADMINISTRATIVE CODE.
23. SEE PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS FOR ANCHOR BOLT SIZES, QUANTITIES AND PLACEMENT.
24. FIRE EXTINGUISHERS SHALL BE PROVIDED PER FLOOR PLANS BUT SHALL BE FIELD VERIFIED BY THE FIRE MARSHALL HAVING JURISDICTION.
25. SEE CODE REFERENCE AND LIFE SAFETY NOTES ON SHEET LS-1.
26. TERMITE SOIL POISONING PER FBC CHAPT. 18, SECTION 1816 THRU. 1816.2; UNDER MAIN BUILDING SLAB. PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDE(S), FURNISH A CERTIFICATE OF COMPLIANCE, BE ISSUED TO THE BUILDING DEPARTMENT BY THE APPLICANT, AND PROVIDE A WRITTEN ONE (1) YEAR WARRANTY. APPLICANT SHALL PAY PARTICULAR ATTENTION TO FBC'S SECT'S. 1816.1.1 THRU 1816.1.8; SLAB PENETRATIONS SHALL COMPLY WITH SECT. 1816.2.

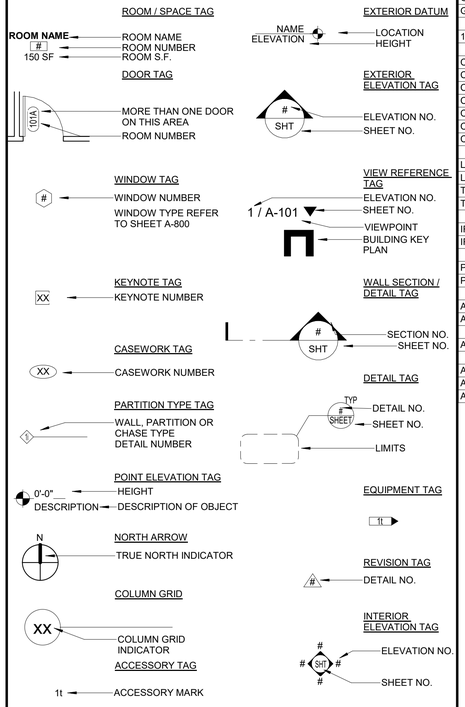
APPLICABLE CODES

1. TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE COMPLETE, AND COMPLY WITH ALL APPLICABLE CODES.

2. THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS. SHOULD THERE BE A CONFLICT BETWEEN ANY CODE REQUIREMENTS, COMPLY WITH THE REQUIREMENT THAT PROVIDES THE GREATEST DEGREE OF LIFE SAFETY.

A. FBC (FLORIDA BUILDING CODE), 6th Edition (2017) including:
1) FBC-BUILDING
2) FBC-ACCESSABILITY
3) FBC-MECHANICAL
4) FBC-PLUMBING
5) FBC-FUEL GAS
6) NEC-2017
B. FLORIDA FIRE PREVENTION CODE FAC, 6TH Edition (2017) including:
1) NFPA 1-2017
2) NFPA 101-2017
3) NFPA CODES LISTED IN FAC 69A-60.005
C. ASCE 7-10: AMERICAN SOCIETY OF CIVIL ENGINEERS
D. UL FIRE RESISTANCE DIRECTORY AS VERIFIED AT WWW.UL.COM
E. OSHA (OCCUPATIONAL SAFETY & HEALTH ADMINSTRATION) US DEPT. OF LABOR, CFR 29 AS CURRENTLY REVISED
F. FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) RULES & REGULATIONS, 44 CFR, PARTS 59 & 60, CURRENT REVISION FOR FLOOD PLAIN CRITERIA GOVERNINING INSURABILITY OF FACILITIES CONSTRUCTED IN FLOOD PLAINS
G. FLORIDA STATUTES AND RULES INCLUDING, BUT NOT LIMITED TO, CHAPTERS 1013, 240, 255, 468, 471, 481, 489, 553, 633, AND SECTION 287.055, FLORIDA STATUTES, AND VARIOUS RULES AS APPLICABLE TO SPECIFIC PROJECTS.

DRAWING SYMBOLS AND INDICATORS



ARCHITECTURAL ABBREVIATIONS

&	AND	±	PLUS OR MINUS
∠	ANGLE	℄	PLATE OR PROPERTY LINE
℄	CENTER LINE	☐	SQUARE
∅	DIAMETER OR ROUND	C/C	CENTER TO CENTER
@	AT	#	POUND OR NUMBER
AC	AIR CONDITIONING	INT	INTERIOR
ACC	ACCESSIBLE	JB	JOIST BEARING
ACT	ACOUSTICAL CEILING TILE	JT	JOINT
AD	AREA DRAIN	MAX	MAXIMUM
ADJ	ADJUSTABLE	MIN	MINIMUM
AFF	ABOVE FINISH FLOOR	MISC	MISCELLANEOUS
A.L.	ARC LENGTH	MO	MASONRY OPENING
ALUM	ALUMINUM	MTL	METAL
BD	BOARD	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO/ #	NUMBER
BLK	BLOCK	NTS	NOT TO SCALE
BM	BEAM	OH	OVERHEAD
BOB	BOTTOM OF BEAM	OC	ON OUTSIDE
BUR	BUILT-UP ROOF	OD	DIAMETE
CIP	CAST IN PLACE	OPP	RPPOSITE
CJ	CONTROL JOINT	PLAS	PLASTER
CL	CHAIN LINK	PLYWD	PLYWOOD
CLR	CLEAR	POB	POINT OF BEGINNING
CLG	CEILING	PREFAB	PREFABRICATED
CMU	CONCRETE MASONRY UNIT	PSF	POUNDS PER SQUARE FOOT
COL	COLUMN	PSI	POUNDS PER SQUARE INCH
CONC	CONCRETE	PT	PRESSURE TREATED
CONT	CONTINUOUS/CONTINUE	R	RISE
D	DEPTH	RA	RETURN AIR
DWG	DRAWING	RAD/ R	RADIUS
EA	EACH	RD	ROOF DRAIN
EC	EASED CORNER	REINF	REINFORCING
EJ	EXPANSION JOINT	REQ'D	REQUIRED
ELEV	ELEVATION/ ELEVATOR	RM	ROOM
EQ	EQUAL	SCHED	SCHEDULE
EQUIP	EQUIPMENT	SHT	SHEET
EXP	EXPANSION	SIM	SIMILAR
EWC	ELECTRIC WATER COOLER	SP	SPACE
EXT	EXTERIOR	SPEC(S)	SPECIFICATION(S)
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	STL	STEEL
FEC	FIRE EXTINGUISHER CABINET	SUSP	SUSPENDED
FDN	FOUNDATION	SW	SIDEWALK
FHC	FIRE HOSE CABINET	T	THICKNESS/TREAD
FIN	FINISH	TOB	TOP OF BEAM
F.F.	FINISH FLOOR	TOC	TOP OF CONCRETE
FLR	FLOOR	TOF	TOP OF FOOTING
FT	FEET / FOOT	TOI	TOP OF INSULATION
GA	GAUGE	TOM	TOP OF MASONRY
GALV	GALVANIZED	TOP	TOP OF PARAPET
GEN	GENERAL	TOS	TOP OF SLAB
GL	GLASS	TOW	TOP OF WALL
GUM	GLASS UNIT MASONRY	TYP	TYPICAL
GWB	GYPSUM WALLBOARD	UNO	UNLESS NOTED OTHERWISE
GYP	GYPSUM	VERT	VERTICAL
H/HT	HEIGHT	VCT	VINYL COMPOSITION TILE
ID	INSIDE DIAMETER	W	WIDTH
IN	INCH / INCHES	W/	WITH
INSUL	INSULATION	WD	WOOD

DRAWING INDEX

SHEET NO.	SHEET TITLE	ISSUE DATE	REVISION NO.	LASTEST REVISION DATE
G-001	COVER SHEET	12/15/2020	4,3,2,1	03/01/2021
G-002	DRAWING INDEX, APPLICABLE CODES & GENERAL NOTES	12/15/2020	4,3,2,1	03/01/2021
1 of 1	BOUNDARY SURVEY	11/05/2020	2,1	02/17/2021
C-1	COVER	11/23/2020		
C-2	DEMOLITION & EROSION CONTROL PLAN	11/23/2020	1	01/22/2021
C-3	PRELIMINARY ENGINEERING PLAN	11/23/2020	4,2,1	03/09/2021
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PH-002	SITE PHOTOMETRIC DETAILS	11/25/2020		
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A-201	RENDERING & EXISTING PHOTOS	12/15/2020	1	01/22/2021

SHEET NO.	SHEET TITLE	ISSUE DATE	REVISION NO.	LASTEST REVISION DATE

AHRENS
DESIGN/BUILD • GENERAL CONSTRUCTION
PH:(561) 863-9004 LIC. #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

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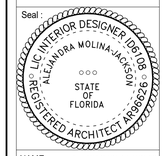
NO.	REVISION	DATE
1	TECH. REVIEW PROJ. COMMENTS	01/22/21
2	ST LUCIE COUNTY COMMENTS	02/17/21
3	COUNTY COMMTS	02/19/21
4	BD COMMENTS	03/01/21

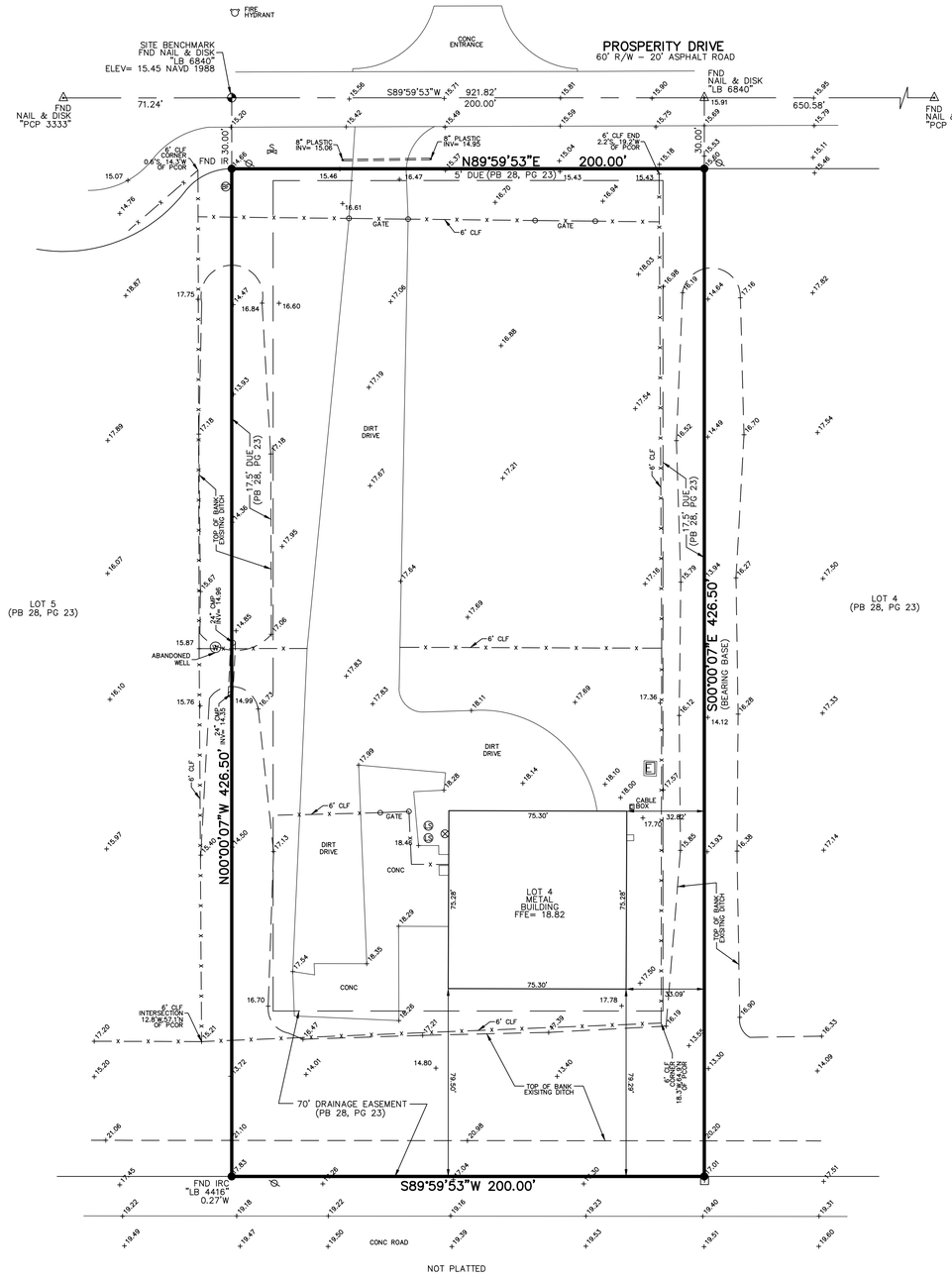
PROPOSED ADITTION AND NEW WASH AREA
BOBCAT
TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

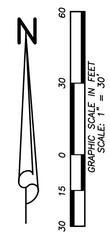
Seal :



NAME: AJEJANDRA MOLINA-JACKSON
LICENSE # : AR96626
DATE: 12/15/2020
SCALE: 12" = 1'-0"
DRAWN: WA
JOB 20-000035
SHEET TILE: DRAWING INDEX, APPLICABLE CODES & GENERAL NOTES
SHEET # : G-002

DATE: 3/4/2021 8:24:50 AM





SYMBOLS:

- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CATCH BASIN INLET
- = CLEANOUT
- = ELECTRIC BOX
- = TELEPHONE BOX
- = SIGN
- = SANITARY MANHOLE
- = STORM MANHOLE
- = LIFT STATION
- = FIRE HYDRANT
- = LIGHT POLE
- = CONCRETE POWER POLE
- = BACKFLOW PREVENTOR
- = MAIL BOX
- = IRRIGATION VALVE
- = GAS VALVE
- = SEWER VALVE
- = WATER VALVE
- = WELL
- = WATER METER
- = WOOD POWER POLE
- = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CMB = COMMISSIONERS' MINUTES BOOK
CONC = CONCRETE
CLF = CHAIN LINK FENCE
(D) = DEED
DE = DRAINAGE EASEMENT
DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
DB = DEED BOOK
DIP = DUCTILE IRON PIPE
FFE = FINISHED FLOOR ELEVATION
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IR = #5 IRON ROD
IRC = #5 IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
MON = MONUMENT
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PCOR = PROPERTY CORNER
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP
UE = UTILITY EASEMENT
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
R = RADIUS OF CURVE
L = LENGTH OF CURVE
Δ = DELTA OF CURVE

LEGAL DESCRIPTION:

LOT 4, FT. PIERCE BUSINESS PARK PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 85,300 SQUARE FEET OR 1.958 ACRES, MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON THE PLAT OF FT. PIERCE BUSINESS PARK PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
3. LEGAL DESCRIPTION WAS FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 7357291, COMMITMENT DATE: 11/19/18 AT 11:00 PM.
4. BEARING BASIS: A "GRID NORTH" BEARING OF S00°00'07"E ALONG THE EAST PROPERTY LINE.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0188 K, EFFECTIVE DATE 2-19-2020.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR FUTURE COMMERCIAL DEVELOPMENT AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. ALL SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD IN FEET.
10. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
11. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES. PRIMARY BENCHMARK: NGS C-640: ELEVATION = 9.85 NAVD88 LOCATED 380' SOUTH OF MIDWAY ROAD ON 25TH STREET, 60' NORTH OF GREY TWIG LANE, 14' SOUTH OF THE BULLNOSE IN MEDIAN.
14. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    CERTIFIED TO: SMITH BROS. CONTRACTING EQUIPMENT, INC., A FLORIDA CORPORATION
    CHICAGO TITLE INSURANCE COMPANY
    CRARY BUCHANAN, PA
15. © COPYRIGHT 2021 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
    THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

LAST DATE OF FIELD SURVEY: 11-05-20

DATE OF SURVEY: 12-18-18

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6330

DATE:	REVISIONS:	BY:
2-17-21	REVISE PER COUNTY COMMENTS	AJP
11-10-20	UPDATE SURVEY	AJP
7-22-20	UPDATE SURVEY	AMP

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY & TOPOGRAPHIC SURVEY
4405 PROSPERITY DRIVE

AS PREPARED FOR

SMITH BROS. CONTRACTING EQUIPMENT, INC.

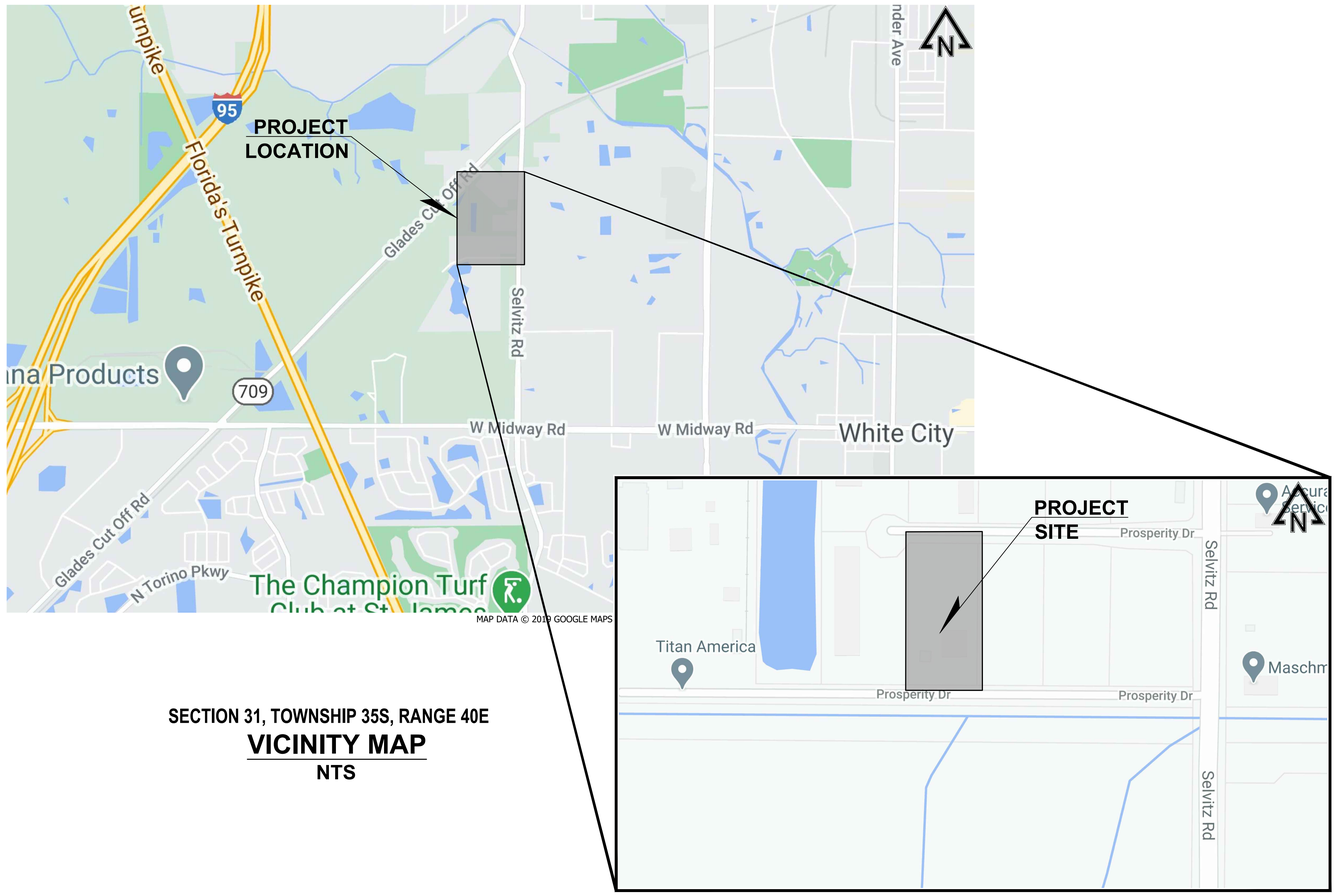
CAD	K:\BUILDERS\DWG2018\18-4332.DWG		
REF	K:\		
FLD	CJM / RP	FB.	PG.
OFF	CJM		
CKD	AJP	SHEET 1 OF 1	
JOB	18-4332		
DATE	12-18-18		
DWG	D-844		

PROPOSED FACILITY FOR
BOBCAT TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981

PREPARED FOR

CITY OF FORT PIERCE

MARCH 2021



SECTION 31, TOWNSHIP 35S, RANGE 40E

VICINITY MAP

NTS

SHEET INDEX

SHEET NO	SHEET TITLE
1	COVER
2	DEMOLITION AND EROSION CONTROL PLAN
3	ENGINEERING PLAN
4	CROSS SECTIONS
5	DETAILS
6	DETAILS
7	NOTES

TOTAL NO OF SHEETS - 7

PERMIT SUBMITTAL

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NO.	DATE	REMARKS	BY

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ADAM SWANEY, P.E.
NO. 72235

PROPOSED FACILITY FOR
BOBCAT TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981
COVER

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1280 N. CONGRESS AVE., SUITE 101
WEST PALM BEACH, FLORIDA 33409
PH (561)855-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

J:\Land Projects R2\20182.01 Smith Bros\DWG\20182.01 COVER.dwg DATE: 3/8/2021 4:54 PM

DATE	MARCH 2021
DRAWN	KL
PROJECT ENGINEER	RB
PROJECT MANAGER	RB
CHECKED	ACS

SHT. NO. 1 / 7

JOB NO. 20182.01

PLOT: 3/8/2021 4:57:15 PM

SUBMITTAL, PERMIT

LEGEND:

PROPOSED

DEMOLITION

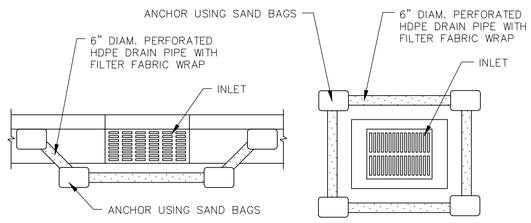
GRAPHIC SCALE
0 10' 20' 40'
SCALE: 1" = 20'

GENERAL NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD.88) AND REFERENCE TO PRIMARY BENCHMARK: NGS C-640:
   ELEVATION = 9.85 NAVD 1988
   LOCATED 80' SOUTH OF MIDWAY ROAD ON 25TH STREET, 60' NORTH OF GREY TWIG LANE, 14' SOUTH OF THE BULLNOSE IN MEDIAN.
2. ALL AREAS DISTURBED BY CONSTRUCTION WHICH INCLUDES ALL DRIVEWAYS, PAVERS,ASPHALT, CONCRETE AND VEGETATION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
3. TOPOGRAPHIC SURVEY PERFORMED BY ALEXANDER J. PIAZZA PSM, INC , DATED 12/17/18 AND 07/21/20 RESPECTIVELY.
4. ALL REMOVED DEBRIS & DEMOLISHED MATERIAL TO BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.

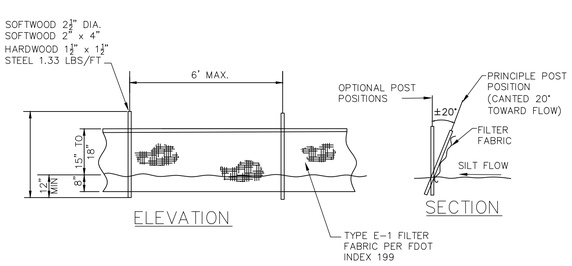
POLLUTION PREVENTION NOTES:

1. ALL POLLUTION PREVENTION MEASURES SHALL BE STRICTLY ENFORCED.
2. PROVISIONS FOR CONTROL OF POLLUTION:
   - A. SUFFICIENT PRECAUTIONS SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT THE RUN-OFF OF POLLUTING SUBSTANCES SUCH AS SILT, CLAY, FUELS, OILS, BITUMEN'S OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO THE SUPPLIES AND SURFACE WATERS OF THE STATE OF FLORIDA. CONTROL MEASURES MUST BE ADEQUATE TO ASSURE THAT TURBIDITY IN THE RECEIVING WATER WILL NOT BE INCREASED MORE THAN 29 NEPHELOMETRIC TURBIDITY UNITS (NTU) ABOVE BACKGROUND UNLESS OTHERWISE PERMITTED. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION. EROSION EVIDENT WITHIN THE LIMITS OF CONSTRUCTION OR OTHER AREAS AFFECTED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
   - B. FILL OUT A NOTICE OF INTENT FORM (FDEP FORM 62-621.300(4)(B) AND SUBMIT IT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
   - C. EXCAVATION OF WATER MANAGEMENT FACILITIES SHOULD OCCUR IMMEDIATELY AFTER CLEARING AND GRUBBING TO SERVE AS A SEDIMENT TRAP OR CATCHMENT FOR STORMWATER RUNOFF FROM EXPOSED SOILS.
   - D. CONSTRUCT PERIMETER BERM OR GRADE SITE TO PREVENT OFF-SITE DISCHARGE OF STORMWATER RUNOFF.
   - E. PLACE SILT FENCES OR HAY BALES TO CONTAIN EROSION IN AREAS PRONE TO STORMWATER RUNOFF EROSIVE VELOCITIES.
   - F. PROTECT EACH INLET THAT MAY RECEIVE RUNOFF FROM THE CONSTRUCTION SITE WITH SILT FENCE/FILTER FABRIC STAKED IN PLACE.
   - G. TAKE ALL REASONABLE PRECAUTIONS TO CONTROL DUST AND UNCONFINED PARTICULATE MATTER. THE APPLICATION OF WATER IS AN ACCEPTABLE DUST SUPPRESSANT ON ROADWAYS, STOCKPILES, AND ANY OTHER AREAS WITHIN THE PROJECT BOUNDARIES. DUST SUPPRESSANT WATER SHALL BE APPLIED IN SUCH A MANNER SO AS NOT TO PRODUCE EXCESS RUNOFF AND EROSION.
   - H. TAKE PRECAUTIONS IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION.
3. OTHER CONTROLS AND MATERIAL MANAGEMENT PRACTICES:
   - A. HAZARDOUS WASTE - DISPOSE OF IN A MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS.
   - B. NOISE - MINIMIZE NOISE CAUSED BY THE OPERATION OF EQUIPMENT. ABIDE BY ALL LOCAL REGULATIONS COVERING NOISE CONTROL.
   - C. ODORS - DO NOT CAUSE OBJECTIONABLE ODORS TO BE GENERATED.
   - D. OFFSITE VEHICLE TRACKING - PROVIDE A ROCK CONSTRUCTION ENTRANCE TO REDUCE VEHICLE TRACKING OF SEDIMENTS. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE SHALL BE COVERED WITH A TARPAULIN.
   - E. OPEN BURNING - NO OPEN FIRES OR BURNING OF MATERIALS.
   - F. PAINTS - ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM, BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO THE PAINT MANUFACTURER'S INSTRUCTIONS AND STATE OR LOCAL REGULATIONS.
   - G. PETROLEUM PRODUCTS - MONITOR ONSITE VEHICLES AND TANKS FOR LEAKS. THEY SHALL RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. STORE PETROLEUM PRODUCTS IN TIGHTLY SEALED CONTAINERS, WHICH ARE CLEARLY LABELED. USE ASPHALT SUBSTANCES ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE SECONDARY CONTAINMENT FOR ALL ABOVE GROUND FUEL TANKS.
   - H. SANITARY WASTE - COLLECT ALL SANITARY WASTE FROM THE PORTABLE UNITS AT LEAST TWICE PER WEEK.
   - I. WASTE MATERIALS - COLLECT AND STORE ALL WASTE MATERIALS IN A SECURELY COVERED METAL DUMPSTER PROVIDED BY A LICENSED SOLID WASTE MANAGEMENT COMPANY. DEPOSIT ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE IN THE DUMPSTER. THE DUMPSTER IS TO BE EMPTIED AS NEEDED SO THERE IS NO OVERFLOW. HAUL TRASH TO A STATE APPROVED LANDFILL FACILITY.
4. MAINTENANCE / INSPECTION PROCEDURES:
   - A. INSPECT ALL CONTROL MEASURES AT LEAST ONCE PER WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
   - B. MAINTAIN ALL MEASURES IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT MUST BE INITIATED WITHIN 24 HOURS OF THE ONSITE INSPECTION REPORT.
   - C. REMOVE BUILT UP SEDIMENT FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE
   - D. INSPECT SILT FENCE FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
   - E. PREPARE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS FOUND AT THE END OF THIS SECTION.
   - F. THE CONTRACTOR SHALL DESIGNATE A QUALIFIED PERSON TO BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND COMPLETING THE INSPECTION AND MAINTENANCE REPORTS.
   - G. NON-STORMWATER DISCHARGES ARE PERMISSIBLE PROVIDED THAT DISCHARGE DOES NOT CAUSE EROSION OR CREATE TURBIDITY WITHIN THE RECEIVING BODY AND ARE IN COMPLIANCE WITH REGULATORY REQUIREMENTS. THESE DISCHARGES MAY INCLUDE WATER LINE FLUSHING, FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, DUST CONTROL, IRRIGATION DRAINAGE, AIR CONDITIONING CONDENSATION,
     AND WATER USED TO SPRAY OFF LOOSE SOLIDS FROM VEHICLES.
5. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
6. AUTHORIZATION FOR INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IN THE PERMIT BOX, IT'S LOCATION SHOWN ELSEWHERE ON THIS PAGE.
7. PRIOR TO SCHEDULING A FINAL ENVIRONMENTAL INSPECTION FOR THE INFRASTRUCTURE, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
8. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL. STABILIZATION TO CONSIST OF PLACEMENT OF SOD OF ALL DISTURBED AREAS.

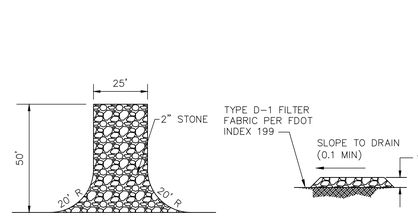


CURB INLET DITCH BOTTOM INLET

STORM DRAIN INLET PROTECTION



SILT FENCE



TEMPORARY GRAVEL ENTRANCE

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REVISIONS			
NO.	DATE	REMARKS	BY
1	1/22/2021	TECH REVIEW PROJECT COMMENTS	KL

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ADAM SWANEY, P.E.
NO. 72235

PROPOSED FACILITY FOR BOBCAT TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981
DEMOLITION AND EROSION CONTROL PLAN

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1280 N. CONGRESS AVE. SUITE 101
WEST PALM BEACH, FLORIDA 33409
PH: (561)655-1151 • FAX: (561)832-3990 •
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

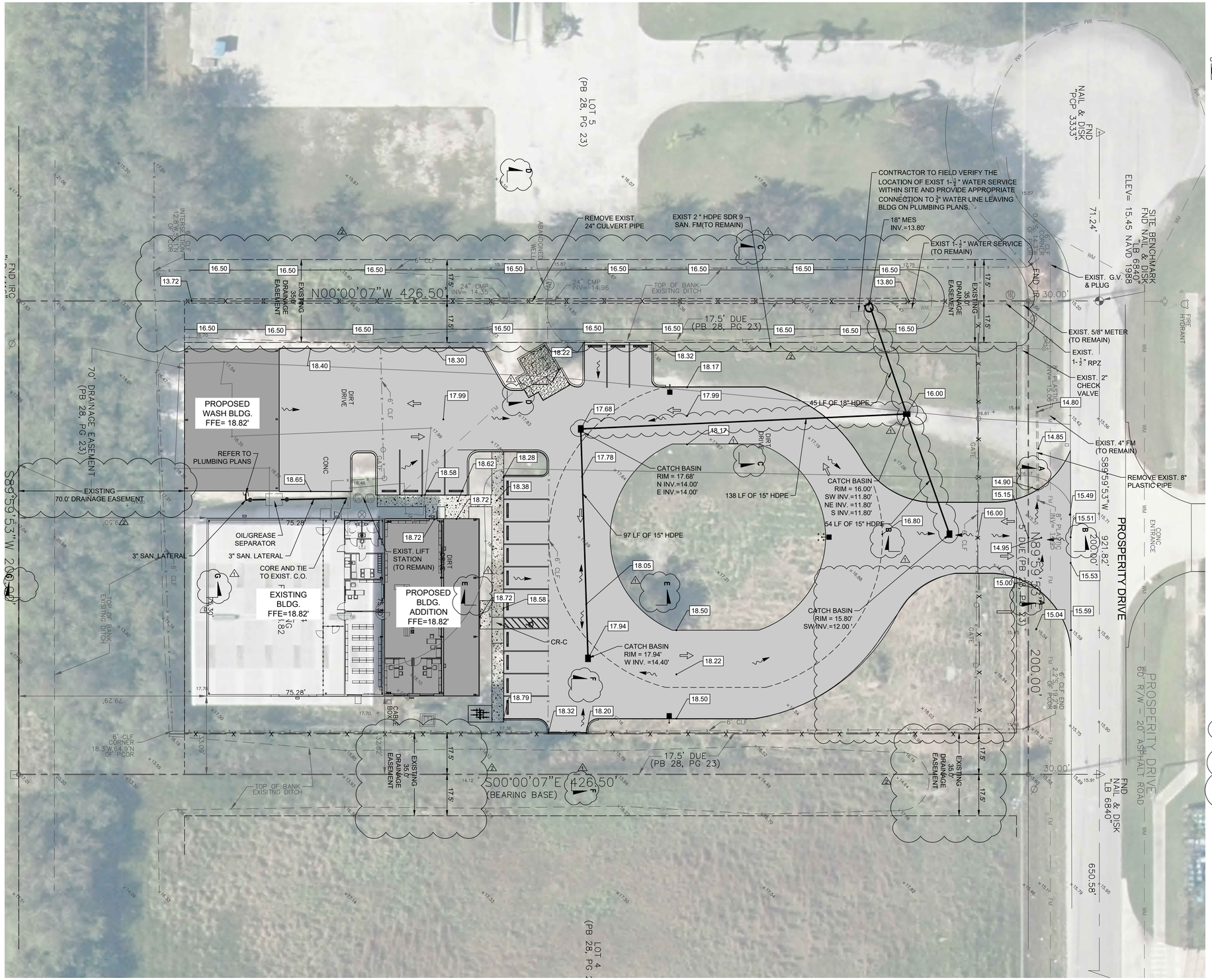
DATE	MARCH 2021		
DRAWN	KL		
PROJECT ENGINEER	RB		
PROJECT MANAGER	RB		
CHECKED	ACS		

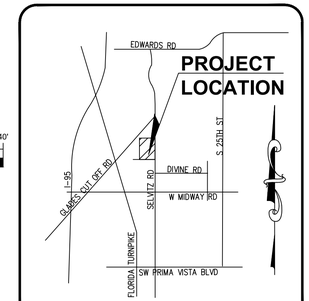
J:\Land Projects\R2\20182.01 Smith Bros\DWG\20182.01 ENG.dwg DATE: 3/8/2021 4:54 PM

SHEET NO. 2 OF 7

JOB NO. 20182.01

PLOT: 3/8/2021 4:57:28 PM





SECTION 31, TOWNSHIP 35S, RANGE 40E

LOCATION MAP

N.T.S.

GRAPHIC SCALE

0 10' 20' 40'

SCALE: 1" = 20'

LEGEND:

PROPOSED

- CATCH BASIN
- DRAINAGE MANHOLE
- CONCRETE
- PAVEMENT ASPHALT
- 00.00 PROPOSED ELEVATION
- DRAINAGE FLOW DIRECTION

GENERAL NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD.88) AND REFERENCE TO PRIMARY BENCHMARK: NGS C-640:
   ELEVATION = 9.85 NAVD 1988
   LOCATED 80' SOUTH OF MIDWAY ROAD ON 25TH STREET, 60' NORTH OF GREY TWIG LANE, 14' SOUTH OF THE BULLNOSE IN MEDIAN.
2. ALL AREAS DISTURBED BY CONSTRUCTION WHICH INCLUDES ALL DRIVEWAYS, PAVERS,ASPHALT, CONCRETE AND VEGETATION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
3. TOPOGRAPHIC SURVEY PERFORMED BY ALEXANDER J. PIAZZA PSM, INC , DATED 12/17/18 AND 07/21/20 RESPECTIVELY.
4. ALL REMOVED DEBRIS & DEMOLISHED MATERIAL TO BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
5. CONTRACTOR TO RESTORE DITCH ON WEST SIDE OF PROPERTY WITHIN EXISTING DRAINAGE EASEMENT TO THEIR ORIGINAL CONDITION.
6. CONTRACTOR TO SAW CUT/BUTT JOINT FOR THE DRIVEWAY AT THE EXISTING PAVEMENT . PLEASE REFER TO ST. LUCIE COUNTY DETAIL LD-4 ON THE DETAIL SHEET.
7. CONTRACTOR TO ENSURE THAT UPON CONSTRUCTION OF THE PAVEMENT DRIVEWAY, THE EXISTING DRIVEWAY AND CONSTRUCTION ACCESS SHALL BE REMOVED AND THE RIGHT OF WAY RESTORED.

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NO.	DATE	REMARKS	BY
4	3/09/2021	TRC REVIEW & BLDG DEPT. COMMENTS	RB
3	2/17/2021	ST. LUCIE COUNTY COMMENTS	RB
2	1/22/2021	TECH REVIEW PROJECT COMMENTS	KL
1			

REVISIONS

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ADAM SWANEY, P.E.
NO. 72235

PROPOSED FACILITY FOR BOBCAT TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981
ENGINEERING PLAN

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1280 N. CONGRESS AVE. SUITE 101
WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

DRAWN	DATE	MARCH 2021	
PROJECT ENGINEER	KL		
PROJECT MANAGER	RB		
CHECKED	RB		ACS

SHEET NO. 3 of 7

JOB NO. 20182.01

J:\Land Projects R2\20182.01 Smith Bros\DWG\20182.01 ENG.dwg DATE: 3/8/2021 4:54 PM

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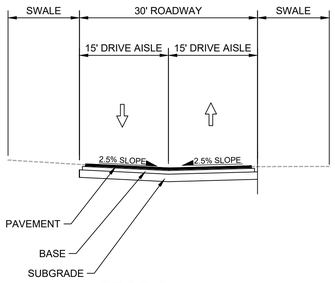
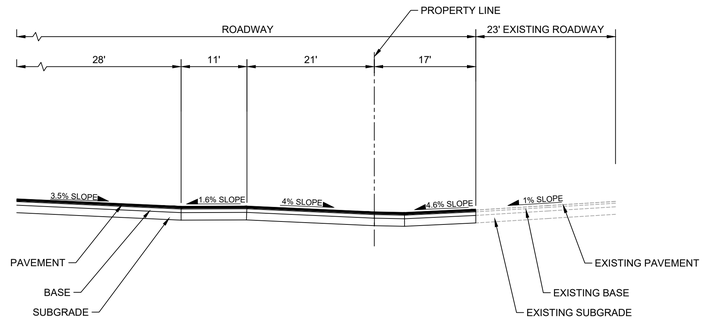


SECTION A–A



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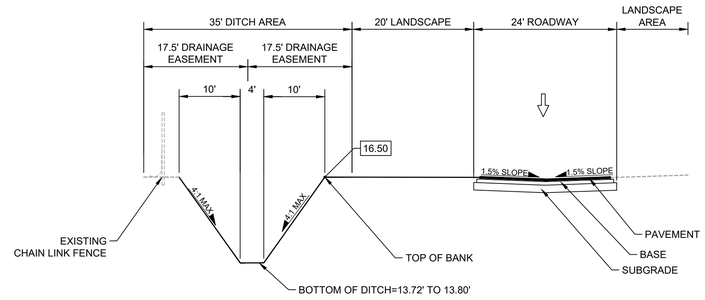

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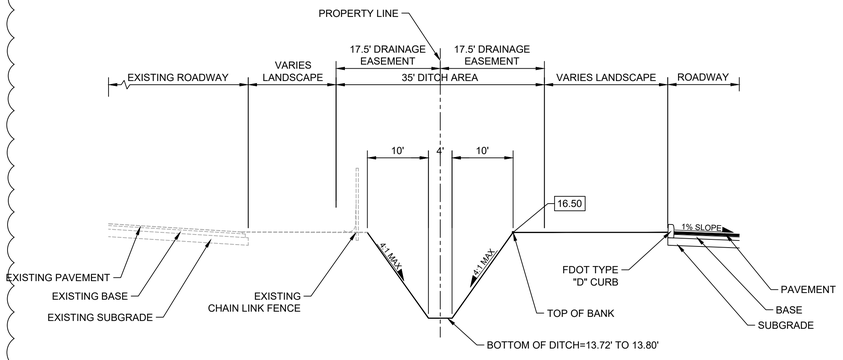
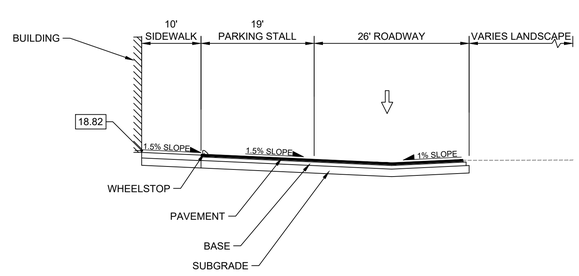


SECTION D–D



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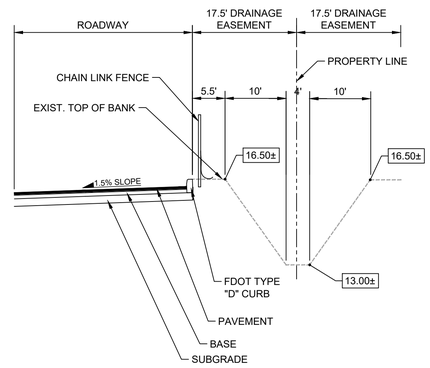
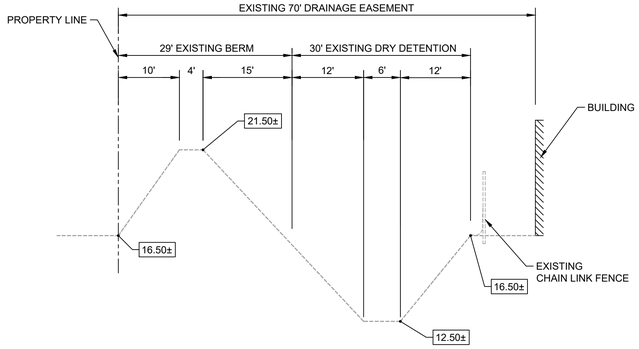


SECTION F–F



SECTION G–G

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NO.	DATE	REMARKS	BY
2	2/17/2021	ST. LUCIE COUNTY COMMENTS	RB
1	1/22/2021	TECH REVIEW PROJECT COMMENTS	KL

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ADAM SWANEY, P.E.
NO. 72235

PROPOSED FACILITY FOR BOBCAT TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981
CROSS SECTIONS

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WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

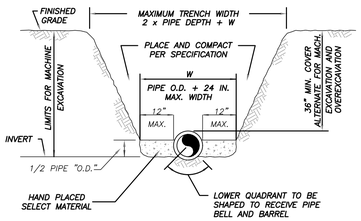
DATE	MARCH 2021
DRAWN	KL
PROJECT ENGINEER	RB
PROJECT MANAGER	RB
CHECKED	ACS

SHEET NO. 4 / 7

JOB NO. 20182.01

J:\Land Projects RZ\20182.01 Smith Bros\DWG\20182.01 CROSS SECT.dwg DATE: 2/17/2021 5:12 PM

PLOT: 3/8/2021 4:57:57 PM



NOTES:

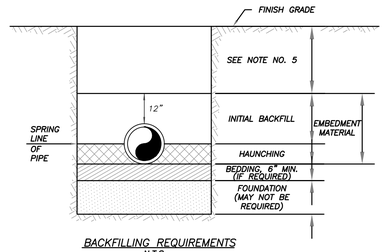
1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

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

TYPICAL TRENCH DETAIL

N.T.S.

TYPICAL TRENCH DETAILS		M-1
DATE:	REVISION:	BY: APPD: WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



BACKFILLING REQUIREMENTS

N.T.S.

NOTES:

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

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

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

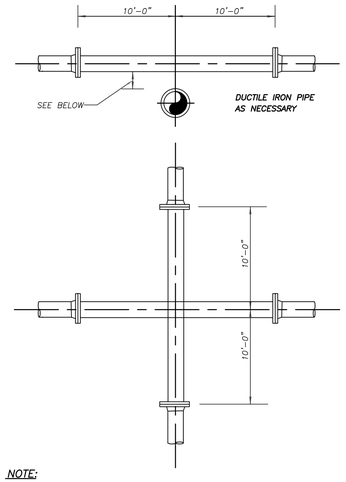
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

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

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

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

BACKFILLING REQUIREMENTS		M-2
03-09 NOTES	SLL JLC	
DATE:	REVISION:	BY: APPD: WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



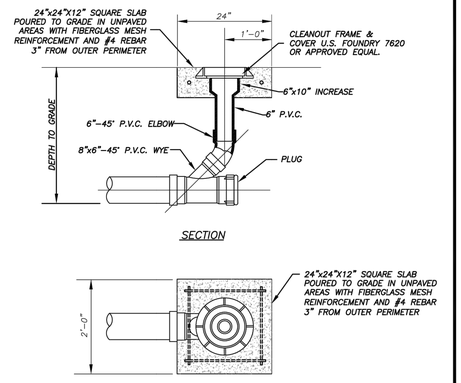
NOTE:

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

UTILITY CROSSING DETAIL

N.T.S.

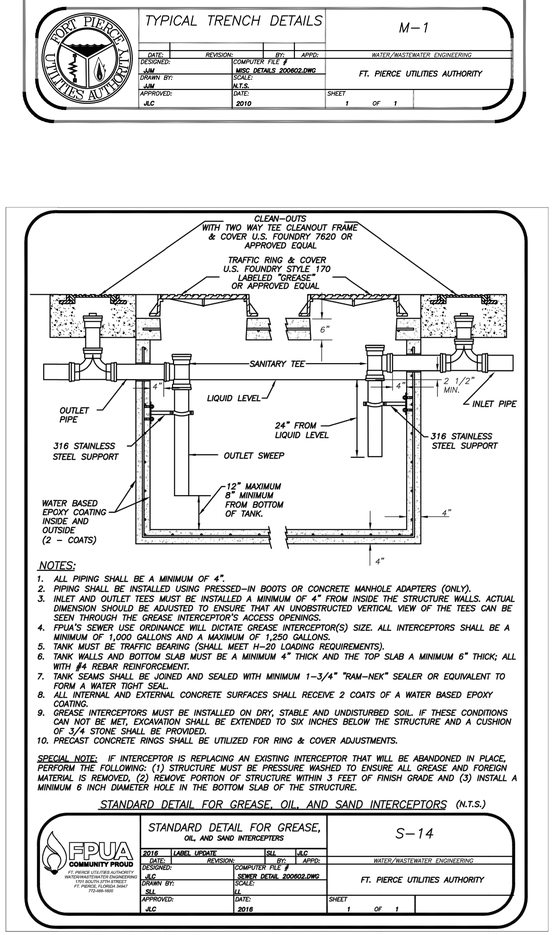
UTILITY CROSSING DETAIL		M-5
DATE:	REVISION:	BY: APPD: WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



TERMINAL CLEANOUT DETAIL (COMMERCIAL)

(N.T.S.)

FPUA COMMUNITY PROUD	TERMINAL CLEANOUT DETAIL WASTEWATER		S-4B
10-06		RBC	
DATE:	REVISION:	BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.		
APPROVED: JLC	DATE: 2010	SHEET 2 OF 3	



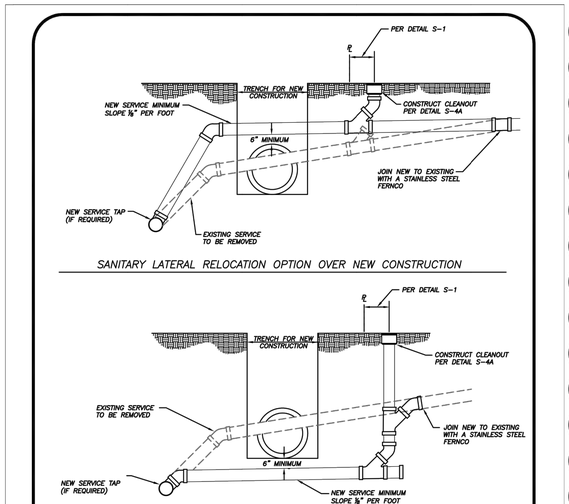
NOTES:

1. ALL PIPING SHALL BE A MINIMUM OF 4".
2. PIPING SHALL BE INSTALLED USING PRESSED-IN BOOTS OR CONCRETE MANHOLE ADAPTERS (ONLY).
3. INLET AND OUTLET TEES MUST BE INSTALLED A MINIMUM OF 4" FROM INSIDE THE STRUCTURE WALLS. ACTUAL DIMENSION SHOULD BE ADJUSTED TO ENSURE THAT AN UNOBSTRUCTED VERTICAL VIEW OF THE TEES CAN BE SEEN THROUGH THE GREASE INTERCEPTOR'S ACCESS OPENINGS.
4. FPUA'S SEWER USE ORDINANCE WILL DICTATE GREASE INTERCEPTOR(S) SIZE. ALL INTERCEPTORS SHALL BE A MINIMUM OF 1,000 GALLONS AND A MAXIMUM OF 1,250 GALLONS.
5. TANK MUST BE TRAFFIC BEARING (SHALL MEET H-20 LOADING REQUIREMENTS).
6. TANK WALLS AND BOTTOM SLAB MUST BE A MINIMUM 4" THICK AND THE TOP SLAB A MINIMUM 6" THICK; ALL WITH #4 REBAR REINFORCEMENT.
7. TANK SEAMS SHALL BE JOINED AND SEALED WITH MINIMUM 1-3/4" "RAM-NEK" SEALER OR EQUIVALENT TO FORM A WATER TIGHT SEAL.
8. ALL INTERNAL AND EXTERNAL CONCRETE SURFACES SHALL RECEIVE 2 COATS OF A WATER BASED EPOXY COATING.
9. GREASE INTERCEPTORS MUST BE INSTALLED ON DRY, STABLE AND UNDISTURBED SOIL. IF THESE CONDITIONS CAN NOT BE MET, EXCAVATION SHALL BE EXTENDED TO SIX INCHES BELOW THE STRUCTURE AND A CUSHION OF 3/4 STONE SHALL BE PROVIDED.
10. PRECAST CONCRETE RINGS SHALL BE UTILIZED FOR RING & COVER ADJUSTMENTS.

SPECIAL NOTE: IF INTERCEPTOR IS REPLACING AN EXISTING INTERCEPTOR THAT WILL BE ABANDONED IN PLACE, PERFORM THE FOLLOWING: (1) STRUCTURE MUST BE PRESSURE WASHED TO ENSURE ALL GREASE AND FOREIGN MATERIAL IS REMOVED, (2) REMOVE PORTION OF STRUCTURE WITHIN 3 FEET OF FINISH GRADE AND (3) INSTALL A MINIMUM 6 INCH DIAMETER HOLE IN THE BOTTOM SLAB OF THE STRUCTURE.

STANDARD DETAIL FOR GREASE, OIL, AND SAND INTERCEPTORS (N.T.S.)

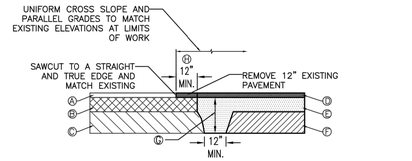
FPUA COMMUNITY PROUD	STANDARD DETAIL FOR GREASE, OIL AND SAND INTERCEPTERS		S-14
2018	LABEL UPDATE	SLL	JLC
DATE:	REVISION:	BY:	APPD: WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # SEWER DETAIL 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:		
APPROVED: JLC	DATE: 2016	SHEET 1 OF 1	

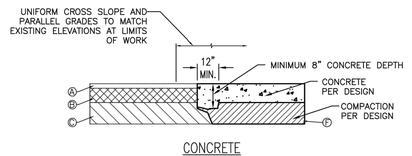


NOTES:

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

FPUA COMMUNITY PROUD	SANITARY SEWER LATERAL ADJUSTMENT FOR NEW CONSTRUCTION		S-17
03-09	DESIGN	SLL	JLC
DATE:	REVISION:	BY:	APPD: WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # COMPUTER#		FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S. SCALE		
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1	





NOTES:

Ⓐ EXISTING ASPHALT

Ⓑ EXISTING BASE

Ⓒ EXISTING SUBGRADE

Ⓓ PROPOSED ASPHALT PER PLANS.

Ⓔ PROPOSED BASE PER PLANS.

Ⓕ PROPOSED SUBGRADE/SUBBASE PER PLANS.

Ⓖ BASE BUTT JOINT TO BE COMPACTED IN 6" LIFTS TO 98% MAXIMUM DENSITY PER A.A.S.H.T.O. T-180 WITH A MINIMUM DEPTH OF 12".

Ⓗ 12" PAVEMENT EXTENSION NOT TO EXTEND INTO TRAVEL WAY.

St. Lucie County FLORIDA	LAND DEVELOPMENT DETAILS	DETAIL LD-4
	NON RESIDENTIAL DRIVEWAY CONNECTION	DATE: 10/12/20

REVISIONS

NO.	DATE	REMARKS	BY
4	3/09/2021	TRC REVIEW & BLDG DEPT COMMENTS	RB

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NO. 72235

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4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981

DETAILS

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WEST PALM BEACH, FLORIDA 33409
PH: (561)655-1151 • FAX: (561)832-9390
WWW.ENGENUITYGROUP.COM CERTIFICATE OF AUTHORIZATION #7095

DATE	MARCH 2021
DRAWN	KL
PROJECT ENGINEER	RB
PROJECT MANAGER	RB
CHECKED	ACS

SHEET NO. 5 / 7

JOB NO. 20182.01

J:\Land Projects 6\20182.01 Smith Bros\DWG\20182.01_D11.S.dwg DATE: 3/8/2021 4:54 PM

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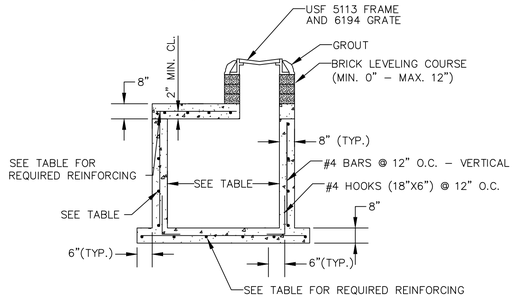
811 Know what's below. Call before you dig.

PLOT: 3/8/2021 4:58:07 PM

SUBMITTAL, PERMIT

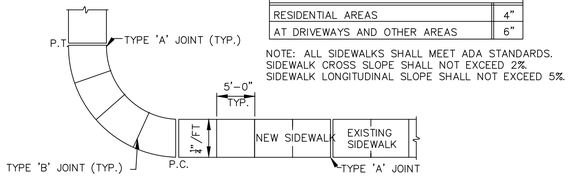
INLET TYPE	STRUCTURE SIZE	SLAB REINFORCING REQUIRED	HORIZ. REINFORCING REQ.
3	36" X 36"	#4 BARS @ 10" O.C. – EW	#4 BARS @ 10" O.C.
4	48" X 48"	#5 BARS @ 10" O.C. – EW	#5 BARS @ 10" O.C.
5	54" X 54"	#5 BARS @ 10" O.C. – EW	#5 BARS @ 10" O.C.
6	60" X 60"	#6 BARS @ 10" O.C. – EW	#5 BARS @ 10" O.C.
7	66" X 66"	#6 BARS @ 10" O.C. – EW	#6 BARS @ 10" O.C.
8	72" X 72"	#6 BARS @ 10" O.C. – EW	#6 BARS @ 10" O.C.



DRAINAGE INLET

TABLE OF SIDEWALK THICKNESS	
LOCATION	
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

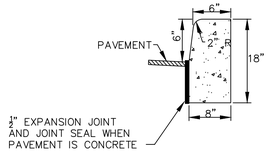
NOTE: ALL SIDEWALKS SHALL MEET ADA STANDARDS.
SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
SIDEWALK LONGITUDINAL SLOPE SHALL NOT EXCEED 5%



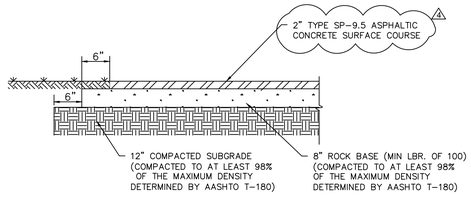
PLAN

TYPE 'A' JOINT TYPE 'B' JOINT

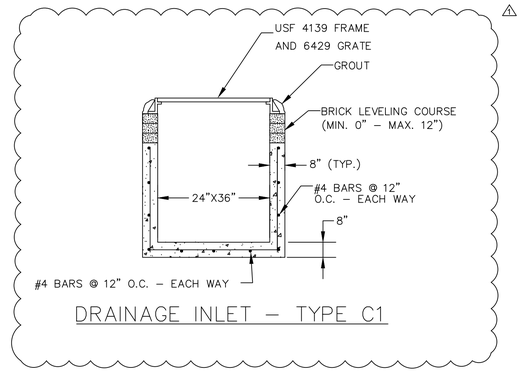
CONCRETE SIDEWALK



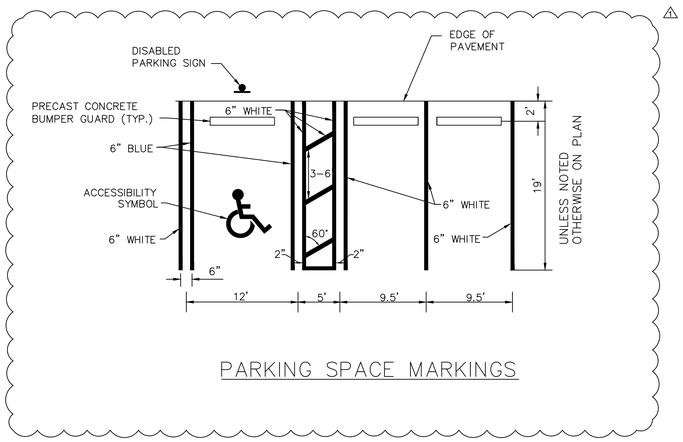
TYPE "D" CURB



ASPHALT PAVEMENT SECTION



DRAINAGE INLET – TYPE C1



PARKING SPACE MARKINGS

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NO.	DATE	REMARKS	BY
4	3/09/2021	TRC REVIEW & BLDG DEPT COMMENTS	RB
1	1/22/2021	TECH REVIEW PROJECT COMMENTS	KL

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ADAM SWANEY, P.E.
NO. 72235

PROPOSED FACILITY FOR
BOBCAT TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FL 34981

DETAILS

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS + SURVEYORS + GIS MAPPERS
1280 N. CONGRESS AVE. SUITE 101
WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 •
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J:\Land Projects R\20182.01 Smith Bros\DWG\20182.01 DTLS.dwg DATE: 3/8/2021 4:54 PM

DATE	MARCH 2021
DRAWN	KL
PROJECT ENGINEER	RB
PROJECT MANAGER	RB
CHECKED	ACS

SHEET NO. 6 OF 7

JOB NO. 20182.01

PLOT: 3/8/2021 4:58:11 PM

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

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

WATER DISTRIBUTION		G-1 NOTES
02-06 DATE: / REVISION: / BY: / APPD:		WATER/WASTEWATER ENGINEERING
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DRAWN BY: JJM / SCALE: N.T.S.		
APPROVED: JLC / DATE: 2010	SHEET 1 OF 2	

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY. AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148{,}000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION		G-1 NOTES
02-06 DATE: / REVISION: / BY: / APPD:		WATER/WASTEWATER ENGINEERING
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GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
2. ALL UNSUITABLE MATERIAL SUCH AS MUCK, MARL, AND DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF WITHIN THE LIMITS OF CONSTRUCTION. CLEAN GRANULAR MATERIAL SHALL BE USED AS BACKFILL AND PLACED IN 12 INCH LIFTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT SHOW ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DE-ENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.
7. ALL ELEVATIONS REFER TO N.A.V.D 88. MINIMUM FINISHED FLOOR ELEVATION(S) SHALL BE N.A.V.D 88, OR 18 INCHES ABOVE MINIMUM ROAD CROWN ELEVATION, WHICHEVER IS GREATER.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY APPROPRIATE GOVERNING AGENCIES.
9. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
12. ALL CONCRETE SHALL BE 3,000 p.s.i. UNLESS OTHERWISE SPECIFIED.
13. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.
14. ENGENUITY GROUP, INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATIONS (OSHA) REQUIREMENTS AND FOR THE SAFETY OF THE GENERAL PUBLIC.
15. ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LOCAL UTILITY STANDARDS AND SPECIFICATIONS.
16. CONTRACTOR SHALL ASSURE THAT ALL TRENCHES MORE THAN FIVE FEET DEEP WILL HAVE TRENCH PROTECTION PER THE TRENCH SAFETY ACT. THE METHOD OF TRENCH PROTECTION THE CONTRACTOR SELECTS MUST BE IN COMPLIANCE WITH OSHA REGULATIONS.
17. UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR IS TO INCLUDE IN THEIR BID PACKAGE, PER THE TRENCH SAFETY ACT, ONE ITEM OF COST PERTAINING TO TRENCH PROTECTION.
18. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS. COMPLIANCE INCLUDES SUBMITTAL OF A NOTICE OF INTENT (NOI) FOR CONSTRUCTION ACTIVITIES WITH AN ATTACHED STORM WATER POLLUTION PREVENTION (SWPPP). THE NOI AND SWPPP SHALL BE SUBMITTED TO APPLICABLE AGENCIES.

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIRE-MENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS		G-2 CONSTRUCTION NOTES
02-06 DATE: / REVISION: / BY: / APPD:		WATER/WASTEWATER ENGINEERING
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DRAWN BY: JJM / SCALE: N.T.S.		
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1	

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 250 MIN.. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT		G-3 WATER/SEWER CONFLICT
02-06 DATE: / REVISION: / BY: / APPD:		WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # DETAIL NOTES 200602.DWG		FT. PIERCE UTILITIES AUTHORITY
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NO.	DATE	REMARKS	BY

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ADAM SWANEY, P.E.
NO. 72235

PROPOSED FACILITY FOR
BOBCAT TREASURE COAST
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NOTES

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J:\Land Projects 8\2\20182.01 Smith Blvd\DWG\20182.01 Notes.dwg DATE: 1/20/2021 12:53 PM

DATE	MARCH 2021
DRAWN	KL
PROJECT ENGINEER	RB
PROJECT MANAGER	RB
CHECKED	ACS

SHEET NO. 7 OF 7
JOB NO. 20182.01

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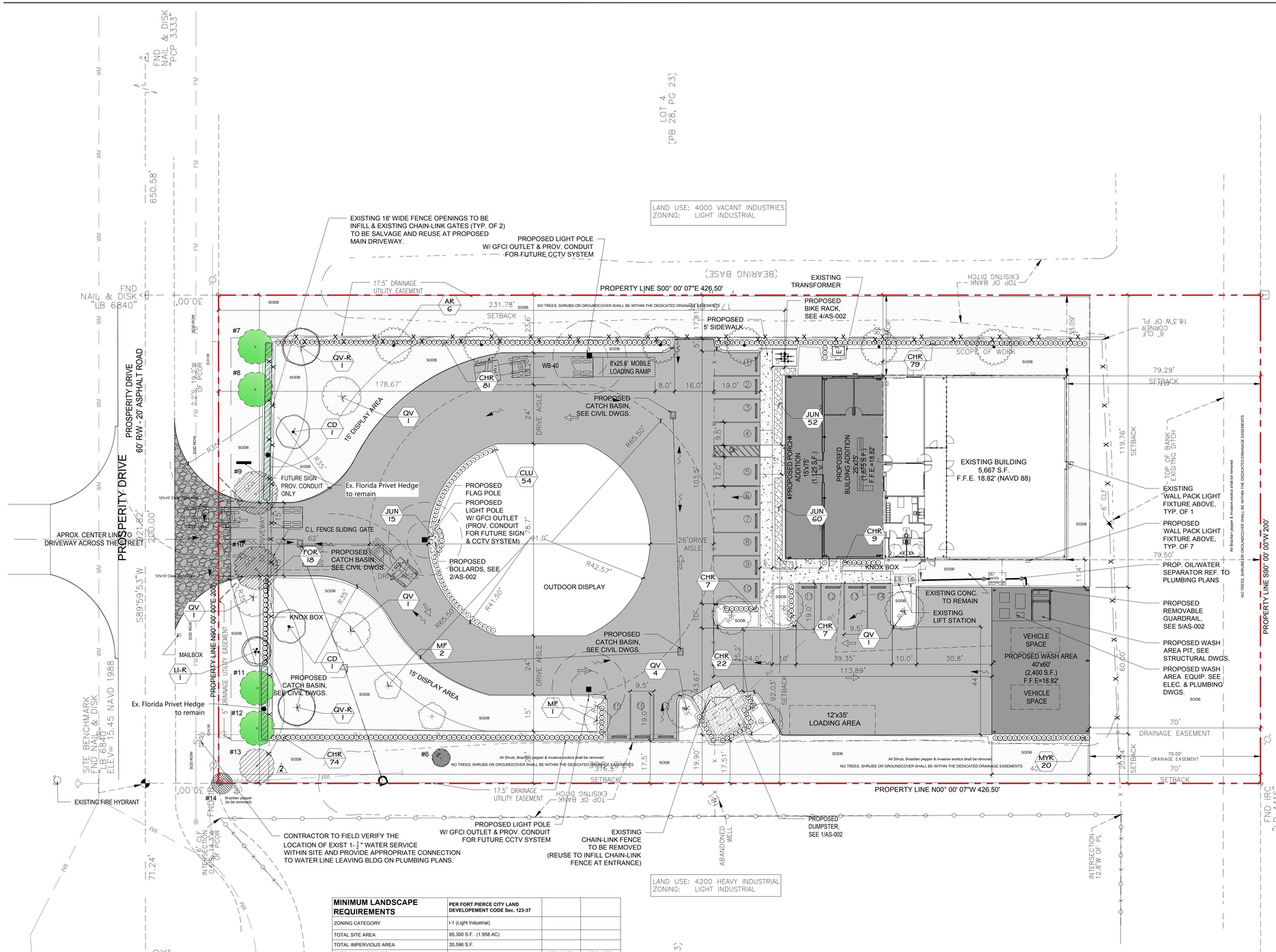

MINIMUM LANDSCAPE REQUIREMENTS	PER FORT PIERCE CITY LAND DEVELOPEMENT CODE Sec. 123-37		
ZONING CATEGORY	I-1 (Light Industrial)		
TOTAL SITE AREA	85,300 S.F. (1.958 AC)		
TOTAL IMPERVIOUS AREA	35,596 S.F.		
OVERALL LANDSCAPE		REQUIRED	PROVIDED
NET SITE AREA - plot area or portion thereof, not utilized for structures and parking. (PERVIOUS)	50, 977 total pervious 45, 567 S.F. (nic dirt equip. practice area)		
LANDSCAPED AREAS			
Interior VUA	One (1) SF of interior landscaping/30 SF of VUA, one (1) tree/100 SF of required landscape area. 23,387 sf / 30 sf = 780 sf / 100 = 8 trees	8 trees	8 trees
Screening of refuse collection areas	6' masonry wall or fence, one (1) shrub or hedge continuous along perimeter 2' oc		yes
LANDSCAPE BUFFERS	Adjacent to street ROW &/or VUA's		
North (Prosperity Drive street row)	One (1) tree /300 SF required landscape : 6' wide x 300 ft street frontage = 1800 sf / 300 sf = 6 trees.	6 trees	6 trees
South (ex. 70' drainage easment)	n/a - adjacent to industrial	0 trees	0 trees
West	One (1) tree /200 SF required landscape : 10' wide x 120 LF where adj to VUA = 1200 sf / 200 sf = 6 trees.	6 trees	6 trees
East	One (1) tree /200 SF required landscape : 10' wide x 114 LF where adj to VUA = 1140 sf / 200 sf = 6 trees.	6 trees	6 trees
			26 trees total (19 proposed & 5 existing)

All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.

Base information provided by Ahrens Companies Site Plan via electronic file. These plans are to be used for proposed planting installation purposes only. Field verification of existing conditions shall be performed prior to material installation. All hardscape and site drainage shall be by others.

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

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N

Scale in Feet
1" = 20' – 0"
20' 0 10' 20' 40'

Project Site Planners / Contractors

AHRENS COMPANIES
DESIGN/BUILD • GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	6	Acer rubrum Red Maple
	CD	2	Coccoloba diversifolia Pigeon Plum
2	LI-R	1	Lagerstroemia spp. Crape Myrtle Multi-Trunk
	MF	3	Myrcianthes fragrans Simpson`s Stopper
	QV	8	Quercus virginiana Southern Live Oak
	QV-R	2	Quercus virginiana Southern Live Oak

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHR	279	Chrysobalanus icaco Coco Plum
	CLU	54	Clusia guttifera Small Leaf Clusia
	FOR	18	Forestiera segregata Florida Privet
	MYR	20	Myrica cerifera Wax Myrtle

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	JUN	127	Juniperus horizontalis Creeping Juniper

TURF	CODE	QTY	BOTANICAL / COMMON NAME
	SOD-B	25,886 sf	Paspalum notatum Bahia Grass

LA CONSULTANT

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Lynn Bender Landscape Architecture
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FL-LA6666715
lbenderlarch@gmail.com

REVISIONS		
1	tech. review project comments	1/22/21
2	st lucie county comments	2/17/21

PROPOSED FACILITY FOR
BOBCAT - TREASURE COAST
4405 PROSPERITY DRIVE
FORT PIERCE, FLORIDA 34981
PROPOSED LANDSCAPE PLAN

Designed: LMB
Drawn: LMB
Date: 10-23-2020
Job No.: #20-538

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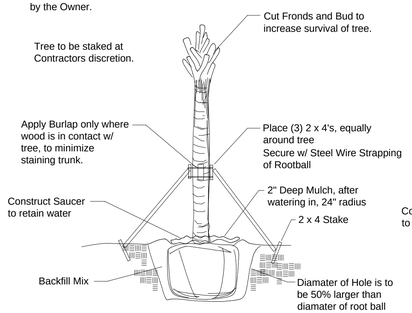
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

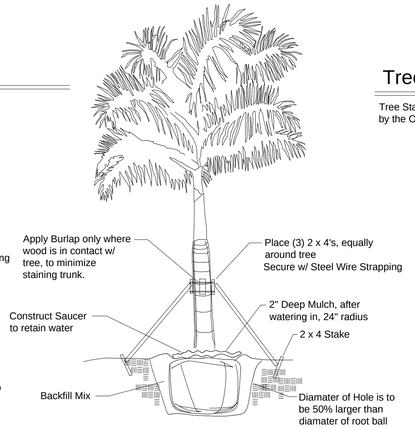
LYNN M. BENDER
FL. REG. LANDSCAPE ARCHITECT
REGISTRATION NUMBER 666715
REGISTERED LANDSCAPE ARCHITECT LYNN M. BENDER NO. 666715 STATE OF FLORIDA
2/17/21
SEAL

Sheet No.
LP1
of 2

Palm Tree Staking Detail

Tree Stakes are to be removed between 6-12 months by the Owner.





Tree Staking Detail

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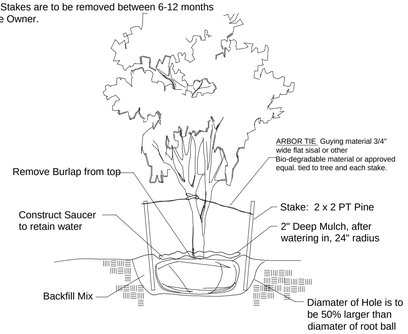


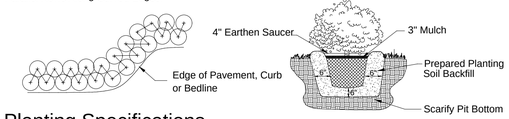
Shrub & Groundcover Planting Detail

NTS

Note: All Shrubs And Groundcovers Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.

SHRUB DETAIL

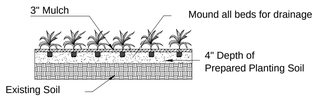
NTS



Groundcover & Annual Detail

NTS

NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.



Notes

All Plants shall be Florida No.1 or better.

Contractor Shall be familiar w/ the Landscape code and shall comply with all of its applicable requirements.

Contractor shall verify all quantities indicated at time of bid. Contractor shall provide unit prices at time of bid.

All contractors working on the project shall be licensed and fully insured as required.

Tree and palm staking shall be removed between 6 and 12 months after planting.

Planting Specifications

QUALITY: All plants shall be Florida No.1 or better as given in Grades & Standards for Nursery Plants, Parts I and II, latest edition published by the Florida Department of Consumer Services.

RESEARCH : Contractor shall research plans and site to determine present location of utilities and obstructions before commencing work. Contractor shall ensure that before he commences work that all necessary permits have been obtained.

The contractor shall personally examine the project site and fully acquaint himself with all of the existing conditions in order that no misunderstanding may occur.

No Additional compensation will be granted, after bid has been let for any hardships the contractor may encounter in the performance of his duty. Any discrepencies or errors not addressed at the time of bid.

DRAWINGS : Drawings are part of thhis contract. Any discrepencies between the drawings and specifications shall be brought to the attention of the owner at time of bid.

SCOPE : Under this contract, the work consists of furnishing all labor, material, equipment, transportation, etc., to complete all landscaping work as shown on the Drawings, as included in the Plant List and as herein specified. Work shall include all construction and maintenance/watering of all planting areas of this Contract until accepted by the Owner.

The contractor shall be responsible for all planting/ maintenance of plants until acceptance by Owner. Contractor shall protect all existing structure, plants etc., from damage during the construction process.

All damage shall be repaired at the contractors expense

WARRANTY: All trees shall be warrantied for a period of 1 year. All shrubs and groundcovers shall be warrantied for a period of 90 days, and sod shall be warrantied for a period of 30 days. Warranty begins at time of acceptance. All warranties shall be provided to the owner.

REPLACEMENT: All plant replacements shall be done with the same size and species of plant that was specified.

SAMPLES: Samples of any landscape material may be required for approval on the site or as otherwise determined by the Owner. Upon approval of samples (i.e. mulch, planting soil, plant varieties, etc.) by the Owner, delivery of material may begin. Approved samples shall be stored on the site and protected until furnishing of materials is completed. Plant samples be planted in permanent positions, but labeled as samples.

SUBSTITUTIONS : Any substitutions made for any reason must be approved by the owner.

WATER : It is the contractors responsibility to obtain and adequately water the plants during the duration of the installation phase. All plants shall be freshly dug,healthy and be well branched, free form disease and insects.

CONTAINER GROWN MATERIAL : All container grown materials shall be healthy vigorous, well rooted plants, and established in the container so that the root mass will retain its shape and hold together when removed from the container.

PALMS : Only a minimum numer of fronds shall be removed from the crown of palm trees to facilitate moving and handling. Cabbage palm heads shall be tied with a burlap strip per the following procedure: The first (inside) row of fronds contiguous to bud shall be removed. The next 3-4 rows shall be tied to bud for support. The remaining (lower) fronds shall be removed. Tied fronds and bud tip shall not be clipped. Burlap strip shall be left in place until the tree is well established.

PALMS : Clear trunk (c.t.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature green portion of the tree. Caliper shall be measured at breast height. Overall height (OA) shall be measured from the ground at the time of installation to a point one-quarter the length of the unopened bud below the bud tip.

SHADE TREES : Height shall be measured from the gorund to the avg. height of canopy. Spread shall be measured to the average outer edge. Single trunk trees shall be free from low-crotches.

SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops. Spread shall be measured to the end of branching equally across the shrub mass. Measurements are not to include any terminal growth.

SOD: Sod shall be measured on the basis of square footage. Contractor shall be responsible for coverage of the square footage shown on the plans.

SOD: Time delivery so that sod will be placed within 24 hours after.

MULCH: Apply 3" NON-CYPRESS mulch to all planting areas. Keep mulch from piling up along the base of the tree and shrubs. Mulch to be measured after compaction.

FINE GRADING
The landscape contractor shall be responsible for fine grading of the site. This means that the site shall be brought within 1" of final grade so that the landscape contractor will be able to perform final grading. All landscape areas, sod areas, are to be fine graded.

PLANT LAYOUT: All bed areas shall have planting laid out prior to planting.
The Landscape Architect shall review all layout prior to planting. If the bed and shrub layout is not inspected prior to planting, the Landscape Architect reserves the right to relocate the plants.

SOIL

Planting beds shall contain good soil, complete with organic sand mix. There shall be no construction debris, rock larger than 1" within bed areas. Soil shall be dark grey-brown in organic color and shall have good drainage characteristics.
Soil within planting beds shall not be compacted.
All compacted sub-base/ shell is to be removed from all landscape areas.

BACKFILL/SOIL MIX	ANNUALS
50% decomposed organic matter (muck)	100% Potting Soil
50% existing soil	
pH: 5.5 - 7.0	

FERTILIZER : Two fertilizers shall be used in all types of plantings except palms. Granular fertilizer shall be uniform in composition, dry and free flowing.
This fertilizer shall be 6-6-6 Nitrogen-Phosphorous-Potassium. Tablet Fertilizer (Agriform or equal) in 21 gr size, shall meet the following requirements: 20% Nitrogen, 10% Phosphorous, 10% Potassium.
The two fertilizers will be applied at the following rates:

1. PLANT SIZE	6-6-6 "AGRIFORM" TABLET (21 GRAM)
1 gal.	1/4 lb. 1
3 gal.	1/3 lb. 2
7-15 gal.	1/2 lb. 4
1"-6" caliper	2 lbs./1" cal. 2/1" caliper
6" and larger	3 lbs./1" cal. 2/1" caliper

2. Magnesium sulfate or "Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper.

PRUNING: Each plant shll be pruned to complement the natural character of the tree. All dead and brown fronds, leaves, branches shall be removed.

TREE GUYING AND BRACING : Firmly stake or guy all trees in accordance with the plans and planting details immediately after planting to prevent wind damage.

WEED CONTROL: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds.

PLANT MAINTENANCE: Contractor shall maintain all plants until final acceptance by owner.

CLEAN-UP: Contractor shall clean site area every day. The site shall be devoid of all rubbish, landscape debris, containers.

LANDSCAPE NOTES:

FDOT Type D or F curb shall be provided along the perimeter of all landscaped, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.

Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.

Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.

Landscape shall not be placed around structures in a manner so as to impede accessibility for fire rescue operations..

All new landscape areas shall be provided with 100 % automatic irrigation coverage.
A Functioning rain sensor/shut-off device shall be required on all irrigation systems.

Mulch all plant beds as specified in details using hardwood, non-cypress to 3" depth.

The soil utilized within the parking island areas MUST be a minimum of 36" in depth of natural soil NOT consisting of road rock, imported fill or other miscellaneous debris..

FOR ALL TREE PLANTINGS :
Synthetic burlap ball covering materials shall be completely remover.
Wire baskets shall be cut off to a depth of 1/2 (half) the depth f the root ball.
Burlap coverings shall be removed to a depth of 1/3 (third) of the root ball.

Any tree support materials shall be removed from each tree once it is established.

All Canopy trees shall be planted no closer than 10' to any underground utilities UNLESS a root barrier is used.

Root Barrier to be installed shall be a min 36" depth

Install as per Manufacture specs:
Root Solutions (800)554-0914
Biobarrier (800)257-6687 Or Equal

If any proposed Trees/Palms are adjacent to exiting overhead utility lines, then principles of FPL "Plant the Right Tree in the Right Place" shall be adhered to. Alteration of proposed material shall be reviewed by Project LA for approval & notification to City.

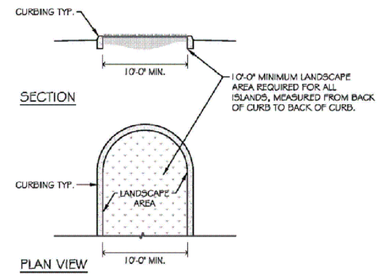


Figure 1. Landscape Island Details

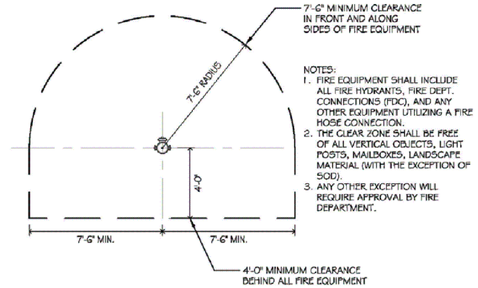


Figure 3. Fire Hydrant Separation Detail

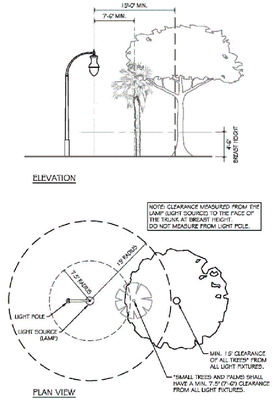


Figure 2. Site Lighting Separation Details

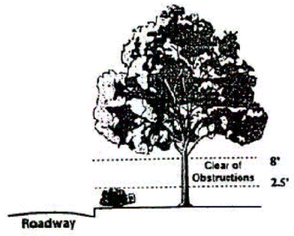


FIGURE 4 CLEAR VISIBILITY REQUIREMENTS

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	CT	DROUGHT TOLERANCE	NATIVE	SPECIFICATION
AR	6	Acer rubrum	Red Maple	12` ht x 5` spr	2.5" DBH	NATIVE	High	Native	B and B
CD	2	Coccoloba diversifolia	Pigeon Plum	12` ht x 5` spr	2.5" DBH	5` ct	High	Native	B&B, FULL CANOPY
LI-R 2	1	Lagerstroemia spp.	Crape Myrtle Multi-Trunk	12`-14` ht x 7`-8` spr	mulit	6`-7` C.T.	High	Non Native	EXISTING RELOCATED
MF	3	Myrcianthes fragrans	Simpson`s Stopper	12` ht x 5` spr	2.5" DBH	5` ct	High	Native	single trunk, B&B
QV	8	Quercus virginiana	Southern Live Oak	12` ht x 5` spr	2.5" DBH	5` ct	High	Native	B&B, FULL CANOPY
QV-R	2	Quercus virginiana	Southern Live Oak	14` oa	3\" dbh	5` ct	High	Native	EXISTING RELOCATED
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
CHR	279	Chrysobalanus icaco	Coco Plum	24\" x 18\"	fully rooted pot to meet size	18\" oc	High	Native	Full to base
CLU	54	Clusia guttifera	Small Leaf Clusia	24\" x 24\"	fully rooted pot to meet size	24\" oc	High	Non Native	Full
FOR	18	Forestiera segregata	Florida Privet	24\" min @ install	3 Gallon	24\" oc	High	Native	Full to base
MYR	20	Myrica cerifera	Wax Myrtle	24\" x 18\"	3 Gallon	24\" oc	High	Native	Full to base
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
JUN	127	Juniperus horizontalis	Creeping Juniper	15\"x15\"	3 gallon	15\" oc	High	Non Native	Fully rooted
TURF	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
SOD-B	25,886 sf	Paspalum notatum	Bahia Grass	sod					Laid tight solid

*Estimated sod total based on if all new for overall site. Final qty TBD in field by contractor depending on existing sodded areas to remain & unaffected during construction operations.

NOTE:
Finished grades of landscape areas. Finished grade of landscape areas shall be at or below the grade of adjacent VUA or public sidewalks, except for mounding or other surface aesthetics. Grade shall be designed to receive roof and surface runoff and to assist irrigation of plantings and then any overflow routed as necessary underground. Mounding or other surface aesthetics shall not inhibit or defeat intended rainwater capture, retention or percolation from a VUA.

Root barriers. A root barrier system shall be installed in situations where a tree or palm is planted within ten (10) feet of a sidewalk or parking area, unless other special provisions have been designed to accommodate tree roots.

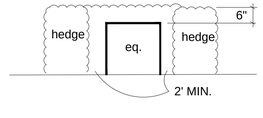
IRRIGATION NOTE: (Water source - CITY METER)
An automatic properly functioning underground irrigation system with a rain sensing cutoff device shall be in compliance with the South Florida Building Code and city Building Code requirements. The rain sensing cutoff device shall be located and installed in such a manner that the building eaves, balconies and similar overhangs do not interfere with the operation of the device. The irrigation system shall be rust free & properly maintained in good working order and provide a minimum coverage of 100% with 50% overlap.

Adequate irrigation of all newly proposed landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Irrigation systems shall conform to following standards:
a. Irrigation systems shall be continuously maintained in working order and shall be designed so not to overlap water zones or to water impervious areas.
b. No irrigation system shall be installed or maintained abutting any public street which causes water from the system to spurt onto the roadway or to strike passing vehicular traffic.

UTILITY SCREENING NOTE:
MECHANICAL & SERVICE EQUIPMENT SCREENING DETAIL

All air conditioners, pumps, transformers, back-flow preventers, and other site utilities shall receive a landscape hedge screen of plant material as required by Code. All hedges shall be maintained 6" above equipment.

provide screening on 3 sides as applicable



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The Client agrees to indemnify and hold harmless LBLA INC. from any liability arising from acts or omissions in the performance of said services during construction by the Client, and his/her agents, employees, or subcontractors. where LBLA INC. does not provide landscape architectural services during construction (as the term is generally understood), including on-site monitoring, site visits, shop drawing review, design clarification, etc.

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

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Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
lbenderlarch@gmail.com

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PROPOSED FACILITY FOR
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4405 PROSPERITY DRIVE
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LANDSCAPE DETAILS & SPECIFICATIONS

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LYNN M. BENDER — REGISTERED LANDSCAPE ARCHITECT — FL. REG. NO. LA6666715 — STATE OF FLORIDA — 2/17/21

Sheet No.
LP2
of 2

All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.

Project Site Planners / Contractors

AHRENS COMPANIES
DESIGN/BUILD • GENERAL CONSTRUCTION

OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

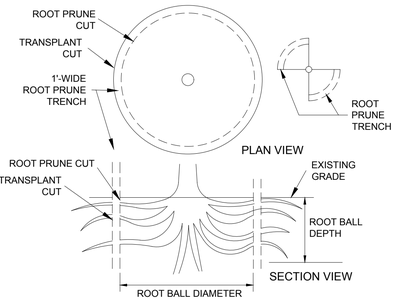
NOTES FOR TREE PROTECTION BARRICADES:

1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. NO GRADE CHANGES, TRAFFIC, STORAGE, TRENCHING OR ROOT CUTTING ALLOWED IN "TREE PROTECTION ZONE". CONTRACTOR TO REPLACE OR MITIGATE DAMAGED TREES OR VEGETATION AT CONTRACTOR'S EXPENSE PER LOCAL GOVERNMENT CODE REQUIREMENTS.
3. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.

EXISTING TREE DISPOSITION CHART

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	HT (FT)	CANOPY SPREAD (FT)	CONDITION	DISPOSITION	NOTES
1	Quercus virginiana	LIVE OAK	14"	26	17	FAIR	REMOVE	MULTI CO-DOMINANT @ 3', POOR STRUCTURE
2	Acer rubrum	RED MAPLE	6"	20	8	FAIR	REMOVE	
3	Acer rubrum	RED MAPLE	7"	15	8	POOR	REMOVE	MULTI CO-DOMINANT, POOR STRUCTURE, SUCKER GROWTH
4	Quercus virginiana	LIVE OAK	3"	12	6	POOR	REMOVE	NO VALUE, FALLEN, THEN GROWTH FROM HORZ. BRANCH
5	Quercus spp.	SCRUB OAK	2"	8	5	POOR	REMOVE	MULTI @ BASE, SUCKERS
6	Quercus spp.	SCRUB OAK	2 @ 2"	6	5	POOR	REMOVE	NO VALUE, MULTI @ BASE, VOLUNTEER, SHRUB LIKE
7	Lagerstroemia ssp.	CRAPE MYRTLE	3 @ 1.5"	14	6	GOOD	REMAIN	MULTI
8	Lagerstroemia ssp.	CRAPE MYRTLE	3 @ 1.5"	14	6	GOOD	REMAIN	MULTI
9	Quercus virginiana	LIVE OAK	2.5"	14	4	GOOD	RELOCATE	
10	Quercus virginiana	LIVE OAK	2.5"	14	4	GOOD	RELOCATE	
11	Lagerstroemia ssp.	CRAPE MYRTLE	3 @ 1.5"	14	6	GOOD	REMAIN	MULTI
12	Lagerstroemia ssp.	CRAPE MYRTLE	3 @ 1.5"	14	6	GOOD	REMAIN	MULTI
13	Lagerstroemia ssp.	CRAPE MYRTLE	3 @ 1.5"	14	6	GOOD	RELOCATE	MULTI
14	Schinus terebinthifolia	BRAZILIAN PEPPER	-	-	-		REMOVE	FLEPPC CAT 1 EXOTIC INVASIVE
15	Schinus terebinthifolia	BRAZILIAN PEPPER	-	-	-		REMOVE	FLEPPC CAT 1 EXOTIC INVASIVE
16		CARROTWOOD	2 @ 2.5"	15	8	-	REMOVE	FLEPPC CAT 1 EXOTIC INVASIVE
			29"					= TOTAL DBH NCHES REMOVED

29" of DBH to mitigate for - Refer to LP1 & LP2 for mitigation credits.



NOTES:

1. MARK AND CUT A 12"-WIDE 'ROOT PRUNE TRENCH' AROUND THE TREE TO PROVIDE A ROOT BALL SIZE PER THE APPROPRIATE TABLE IN ITEM 3 (REFER TO SHEET LA-3, TREE RELOCATION SPEC.) USE SHARPENED SPADES FOR ROOT PRUNING. DO NOT CUT UNDER THE ROOT BALL, NOR REMOVE OLD ROOTS ON TOP OF ROOT BALL.
2. CUT THE 'ROOT PRUNE TRENCH' INITIALLY ON TWO SIDES (QUARTERS) OPPOSITE EACH OTHER. THEN AFTER $\frac{1}{3}$ OF TOTAL 'WAIT TIME' HAS PASSED, CUT THE 'ROOT PRUNE TRENCH' FOR THE REMAINING TWO QUARTERS.
3. FILL THE 'ROOT PRUNE TRENCH' WITH A MIXTURE OF $\frac{2}{3}$ EXISTING SOIL AND $\frac{1}{3}$ PEAT HUMUS. LEAVE A DEPRESSION TO HOLD WATER AND THEN IRRIGATE THE ROOT BALL AREA AND TRENCH TO PROMOTE FEEDER ROOT GROWTH.
4. REFER TO "TREE RELOCATION SPECIFICATIONS" ON SHEET LA-3 FOR COMPLETE SPECIFICATIONS.

TREE & PALM ROOT PRUNING
NOT TO SCALE

TREE RELOCATION SPECIFICATIONS *(IF APPLICABLE)*

A. DEFINITIONS FOR TERMS USED HEREIN

TREE - THE TERM 'TREE' SHALL MEAN ALL TREE AND PALM SPECIES, EXCEPT WHERE UNIQUE SPECIFICATIONS ARE INDICATED FOR PALM SPECIES.
PALM - THE TERM 'PALM' SHALL APPLY TO ALL PALM SPECIES.

B. SEASONAL REQUIREMENTS

BROADLEAF TREES SHOULD BE TRANSPLANTED DURING WINTER MONTHS (THEIR DORMANT SEASON), NOT IN THE SPRING WHEN ENERGY IS SPENT ON NEW LEAF GROWTH WHICH NEEDS A LARGE ROOT SYSTEM, AND WHEN THERE IS LITTLE RAINFALL TO ENCOURAGE THE PRODUCTION OF NEW FEEDER ROOTS.

C. ROOT PRUNING AND TRANSPLANTING PROCEDURE (REFER TO GRAPHIC ROOT PRUNING DETAIL)

A TREE DESIGNATED TO BE RELOCATED OR TRANSPLANTED SHALL BE ROOT PRUNED WITH ADEQUATE 'WAIT TIME' IN ADVANCE OF TRANSPLANTING TO ALLOW A NEW ROOT SYSTEM TO GROW BEFORE MOVING THE TREE. THE TIME TYPICALLY REQUIRED FOR A ROOT SYSTEM TO DEVELOP BEFORE TRANSPLANTING DEPENDS ON THE SPECIE, SIZE, HEALTH, AND SOIL MOISTURE CONTENT. REFER TO ITEM 7 FOR AN ESTIMATED 'WAIT TIME'.

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2. REMOVE ALL ROCK AND DEBRIS AROUND THE TREE TO BE ROOT PRUNED.
3. DETERMINE THE SIZE OF THE ROOT BALL THAT IS BEING PREPARED BASED ON THE TRUNK CALIPER SIZE OF THE TREE (SEE TABLE BELOW). THE ROOT BALL DEPTH TYPICALLY SHALL BE AT LEAST 2/3 OF THE ROOT BALL DIAMETER SHOWN. TREES GROWN ABOVE A HIGH WATER TABLE CAN HAVE SHALLOWER ROOT BALLS PROVIDED THE ROOT BALL DIAMETER IS INCREASED AT LEAST ONE SIZE LARGER PER THE TABLE BELOW.

TREE CALIPER	MIN. ROOT BALL DIAMETER	MIN. ROOT BALL DEPTH
2"-4" CAL.	36"-42" DIA.	24"-28" DEPTH
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PALM TYPE	MIN. ROOT BALL DIAMETER	GENERAL PALM HEIGHT OVERALL	MIN. ROOT BALL DEPTH
SABAL PALM	48"	< 15 FT. HT.	12" DEPTH
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QUEEN PALM	48"	26-30 FT. HT.	24" DEPTH
SAGO PALM	48"	> 30 FT. HT.	24" DEPTH
DATE PALM	60"		
ROYAL PALM	60"		
RECLINATA PALM	72"		
PAUROTIS PALM	72"		

4. MARK AND CUT A 12"-WIDE 'ROOT PRUNE TRENCH' AROUND THE TREE TO PROVIDE A ROOT BALL SIZE PER THE APPROPRIATE TABLE IN ITEM 3. USE SHARPENED SPADES FOR ROOT PRUNING. DO NOT CUT UNDER THE ROOT BALL, NOR REMOVE OLD ROOTS ON TOP OF ROOT BALL.
5. CUT THE 'ROOT PRUNE TRENCH' INITIALLY ON TWO SIDES (QUARTERS) OPPOSITE EACH OTHER. THEN, AFTER 1/3 OF TOTAL 'WAIT TIME' HAS PASSED, CUT THE 'ROOT PRUNE TRENCH' FOR THE REMAINING TWO

ROOT PRUNING AND TRANSPLANTING PROCEDURE (REFER TO GRAPHIC ROOT PRUNING DETAIL) (CONT.)

6. FILL THE 'ROOT PRUNE TRENCH' WITH A MIXTURE OF 2/3 EXISTING SOIL AND 1/3 PEAT HUMUS. LEAVE A DEPRESSION TO HOLD WATER AND THEN IRRIGATE THE ROOT BALL AREA AND TRENCH TO PROMOTE FEEDER ROOT GROWTH.
7. THE RECOMMENDED 'WAIT TIME' TO TRANSPLANT AFTER ROOT PRUNING IS:

CALIPER SIZE	WAIT TIME
TREES:	
6" AND LESS	45-90 DAYS
6"-12"	90-180 DAYS
12" AND MORE	180-360 DAYS
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8. BEFORE TRANSPLANTING, PRUNE LIMBS OR FRONDS (AS APPLICABLE) TO FACILITATE RELOCATION AND SURVIVAL. PRUNE TO ENHANCE THE NATURAL SHAPE AND CHARACTER OF THE TREE.
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10. BEFORE MOVING THE TREE, DIG A TRANSPLANT TRENCH/CUT JUST BEYOND THE OUTSIDE PERIMETER OF THE "ROOT PRUNE TRENCH" TO MINIMIZE DAMAGE TO NEW FEEDER ROOTS DURING TRANSPLANTING.
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13. ALL PLANT MATERIALS SHALL BE RELOCATED TO HOLES EXCAVATED IMMEDIATELY BEFORE TRANSPLANT OPERATIONS. FILL RECIPIENT TREE HOLES 1/3 WITH WATER, INSERT TREE, BACK-FILL AND WATER-IN THOROUGHLY, BEING SURE TO REMOVE ALL AIR POCKETS. PROVIDE 6"-HIGH BERM AROUND PERIMETER OF THE ROOT BALL OF THE NEWLY INSTALLED TREE OR PLANT MATERIAL TO RETAIN WATER. APPLY WATER THOROUGHLY AFTER INSTALLATION AND THEREAFTER USING APPLICATIONS RATES THAT MAXIMIZE TREE/PLANT ESTABLISHMENT. TOP OF ROOTBALL TO BE 3" ABOVE EXISTING SOIL AFTER PLANTING.
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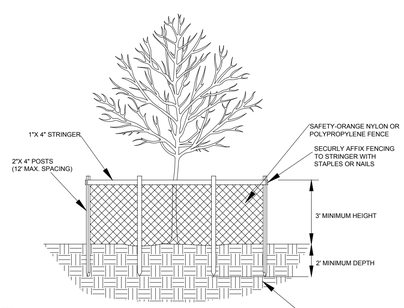
TREE PRUNING SPECIFICATIONS

THE CONTRACTOR SHALL PROTECT ALL TREE CANOPIES TO PREVENT LIMB BREAKAGE AND OTHER DAMAGE DURING ALL CONSTRUCTION OPERATIONS AT ALL TIMES. THE CONTRACTOR SHALL HIRE AN ISA CERTIFIED ARBORIST TO PERFORM TREE CROWN REDUCTION FOR ANY TREE CANOPY THAT WILL CONFLICT WITH CONSTRUCTION OPERATIONS. THE REQUIRED CLEARANCE PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 - STANDARD PRACTICES FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE, PART 1: PRUNING. NO MORE THAN ONE-FOURTH OF A TREE'S LEAF BEARING CANOPY SHALL BE REMOVED. ALL PRUNING CUTS SHALL BE MADE BACK TO STRONG LATERALS OR PARENT LIMBS THAT CAN ASSUME APICAL DOMINANCE. ALL PRUNING SHALL ALSO CLEAN OUT DEAD, DISEASED, BROKEN OR WEAKLY ATTACHED BRANCHES; AND SHALL MAINTAIN THE NATURAL SHAPE AND STRUCTURE OF THE TREE. THE ARBORIST HIRED FOR THIS PROJECT MUST HAVE A LOCAL COUNTY TREE TRIMMER'S LICENSE.

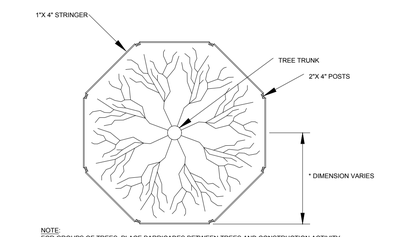
ALL TREE ROOTS THAT MUST BE CUT TO INSTALL ADJACENT CONCRETE CURBS, UTILITIES, AND FOOTERS, ETC., OR FOR ROOT PRUNING BEFORE RELOCATION, SHALL BE CUT CLEANLY WITH SHARP BLADES TO PREVENT UNNECESSARY ROOT SHREDDING AND DAMAGE.

EXISTING TREES WITH AERIAL OVERLAY



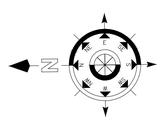
NOTE:
BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

* TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.



NOTE:
FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

TREE PROTECTION BARRICADE DETAIL



LA CONSULTANT

LBLA, Inc.
Lynn Bender Landscape Architecture

5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
lbenderlarch@gmail.com

REVISIONS		
1	tech. review project comments	1/22/21
2	st lucie county comments	2/17/21

PROPOSED FACILITY FOR
BOBCAT - TREASURE COAST
4405 PROSPERITY DRIVE
FORT PIERCE, FLORIDA 34981
EXISTING TREES WITH AERIAL OVERLAY

Designed: LMB
Drawn: LMB
Date: 09-02-2020
Job No.: #20-126

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

REGISTERED LANDSCAPE ARCHITECT LYNN M. BENDER No. 6666715 STATE OF FLORIDA 2/17/21 SEAL

Sheet No.
TDP1
of 2

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.

Project Site Planners / Contractors

AHRENS COMPANIES

DESIGN/BUILD • GENERAL CONSTRUCTION

OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

Base information provided by Ahrens Companies Site Plan via electronic file. These plans are to be used for proposed planting installation purposes only. Field verification of existing conditions shall be performed prior to material installation. All hardscape and site drainage shall be by others.

NOTES FOR TREE PROTECTION BARRICADES:

1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. NO GRADE CHANGES, TRAFFIC, STORAGE, TRENCHING OR ROOT CUTTING ALLOWED IN "TREE PROTECTION ZONE". CONTRACTOR TO REPLACE OR MITIGATE DAMAGED TREES OR VEGETATION AT CONTRACTOR'S EXPENSE PER LOCAL GOVERNMENT CODE REQUIREMENTS.
3. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.

EXISTING TREE DISPOSITION CHART

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	HT (FT)	CANOPY SPREAD (FT)	CONDITION	DISPOSITION	NOTES
1	Quercus virginiana	LIVE OAK	14"	26	17	FAIR	REMOVE	MULTI CO-DOMINANT @ 3', POOR STRUCTURE
2	Acer rubrum	RED MAPLE	6"	20	8	FAIR	REMOVE	
3	Acer rubrum	RED MAPLE	7"	15	8	POOR	REMOVE	MULTI CO-DOMINANT, POOR STRUCTURE, SUCKER GROWTH
4	Quercus virginiana	LIVE OAK	3"	12	6	POOR	REMOVE	NO VALUE, FALLEN, THEN GROWTH FROM HORZ. BRANCH
5	Quercus spp.	SCRUB OAK	2"	8	5	POOR	REMOVE	MULTI @ BASE, SUCKERS
6	Quercus spp.	SCRUB OAK	2 @ 2"	6	5	POOR	REMOVE	NO VALUE, MULTI @ BASE, VOLUNTEER, SHRUB LIKE
7	Lagerstroemia ssp.	CRAPE MYRTLE	3 @ 1.5"	14	6	GOOD	REMAIN	MULTI
8	Lagerstroemia ssp.	CRAPE MYRTLE	3 @ 1.5"	14	6	GOOD	REMAIN	MULTI
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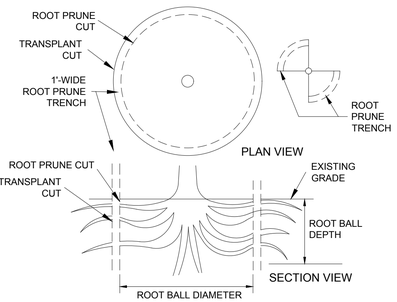
12	Lagerstroemia ssp.	CRAPE MYRTLE	3 @ 1.5"	14	6	GOOD	REMAIN	MULTI
13	Lagerstroemia ssp.	CRAPE MYRTLE	3 @ 1.5"	14	6	GOOD	RELOCATE	MULTI
14	Schinus terebinthifolia	BRAZILIAN PEPPER	-	-	-	-	REMOVE	FLEPPC CAT 1 EXOTIC INVASIVE
15	Schinus terebinthifolia	BRAZILIAN PEPPER	-	-	-	-	REMOVE	FLEPPC CAT 1 EXOTIC INVASIVE
16		CARROTWOOD	2 @ 2.5"	15	8	-	REMOVE	FLEPPC CAT 1 EXOTIC INVASIVE
			29"					= TOTAL DBH NCHES REMOVED



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TREE & PALM ROOT PRUNING
NOT TO SCALE

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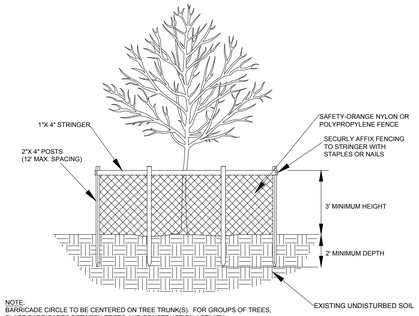
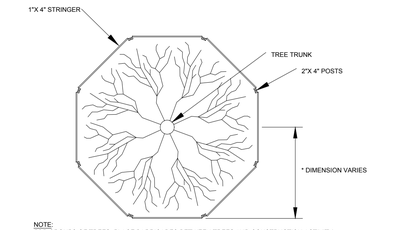


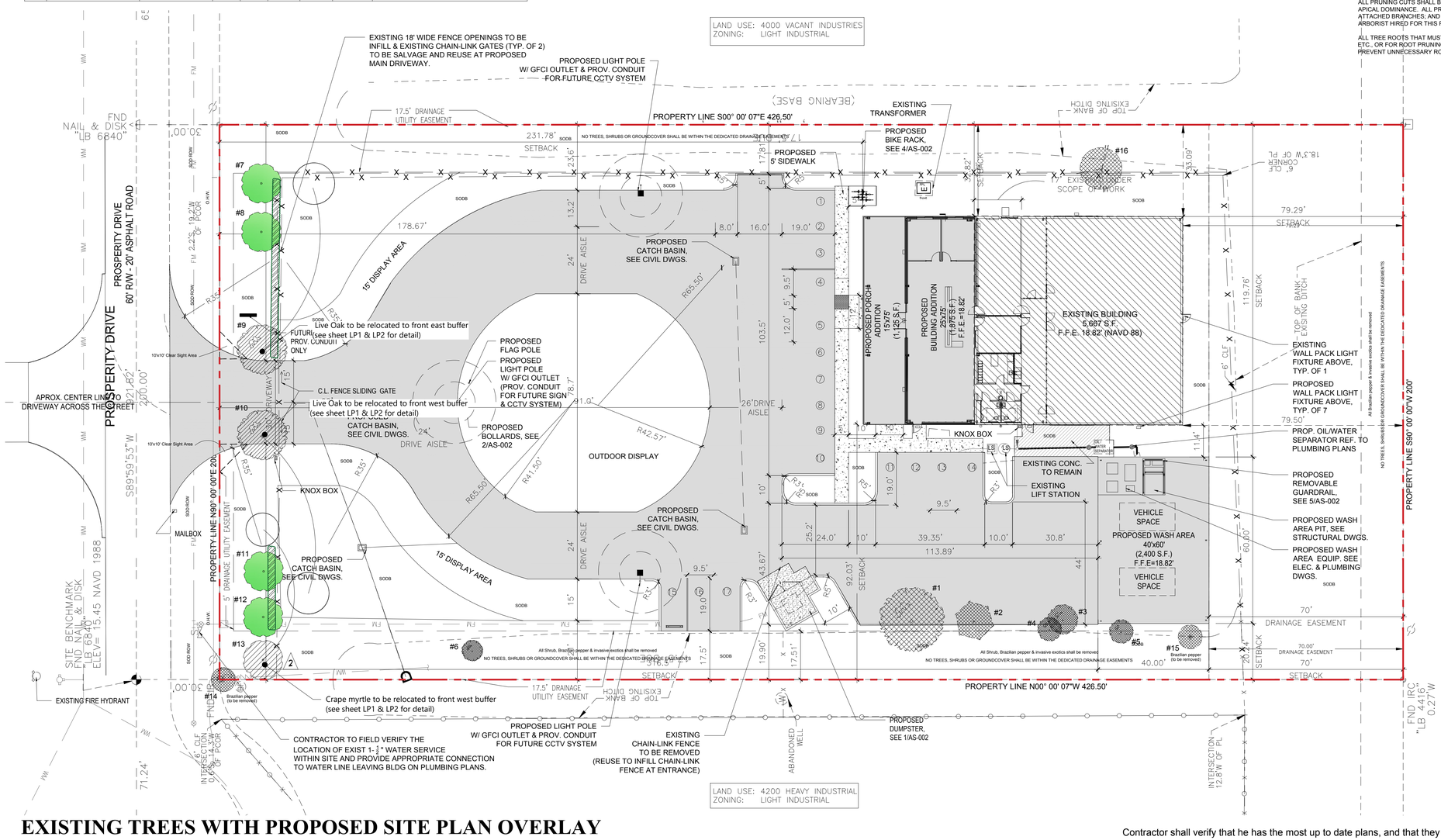
NOTE:
BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

* TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN..



NOTE:
FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

TREE PROTECTION BARRICADE DETAIL



EXISTING TREES WITH PROPOSED SITE PLAN OVERLAY

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

LA CONSULTANT

LBLA, Inc.
Lynn Bender Landscape Architecture

5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
lbenderlarch@gmail.com

REVISIONS		
1	tech. review project comments	1/22/21
2	st. lucie county comments	2/17/21

PROPOSED FACILITY FOR
BOBCAT - TREASURE COAST
4405 PROSPERITY DRIVE
FORT PIERCE, FLORIDA 34981
EXISTING TREES WITH AERIAL OVERLAY

Designed: LMB
Drawn: LMB
Date: 09-02-2020
Job No.: #20-126

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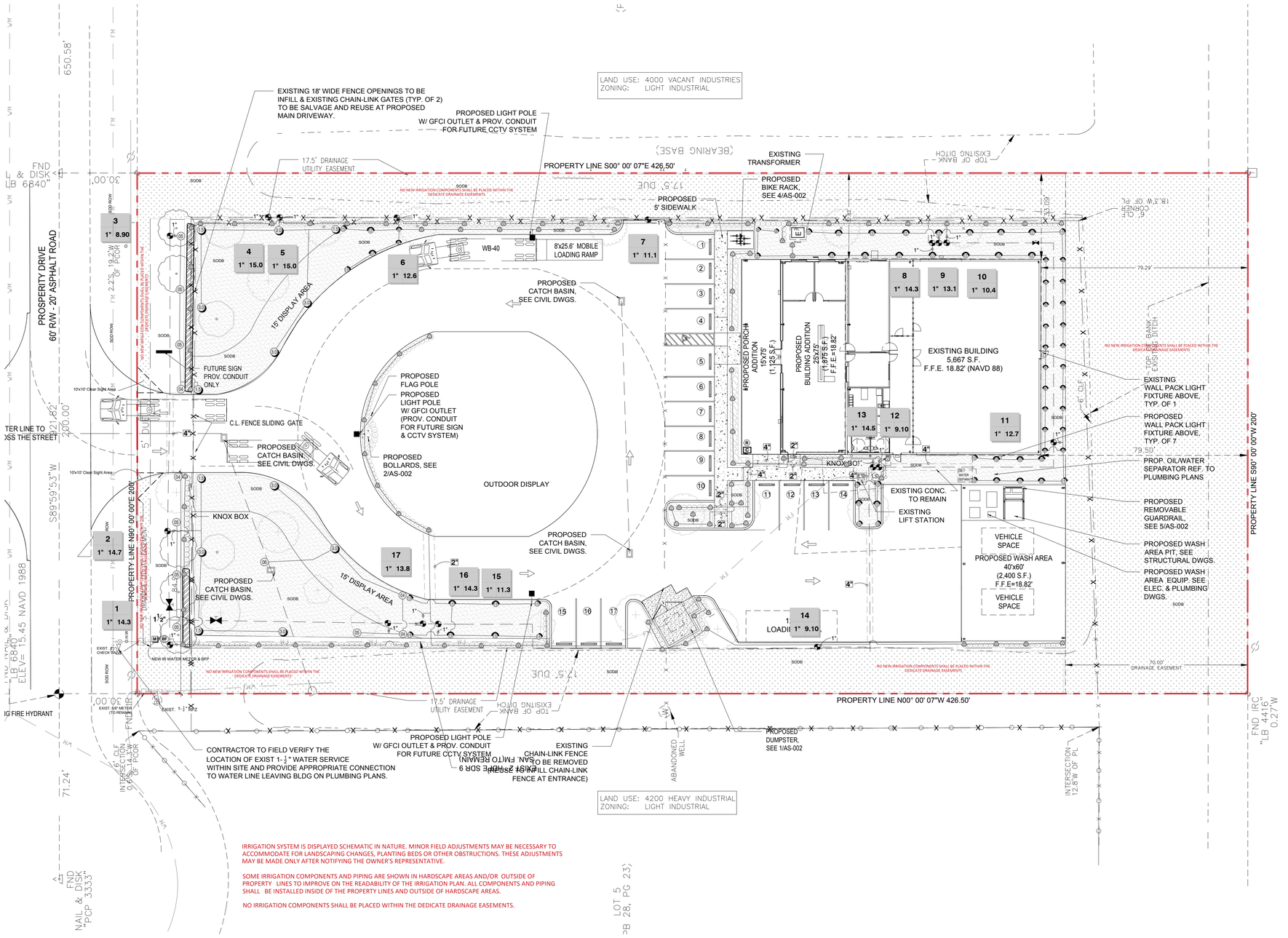
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

FL REGISTERED LANDSCAPE ARCHITECT LYNN M. BENDER LA #6666715 STATE OF FLORIDA 2/17/21

SEAL

Scale in Feet
1" = 20' - 0"
20' 0 10' 20' 40'

Sheet No.
TDP2
of 2



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	PSI	RADIUS
	Hunter PROS-04 5' strip spray	8	30	5'x15'
	Hunter PROS-04 5' strip spray	2	30	5'x15'
	Hunter PROS-04 5' strip spray	11	30	5'x30'
	Hunter PROS-04 8' radius	22	30	8'
	Hunter PROS-04 8' radius	2	30	8'
	Hunter PROS-04 10' radius	8	30	10'
	Hunter PROS-04 10' radius	6	30	10'
	Hunter PROS-04 12' radius	16	30	12'
	Hunter PROS-04 12' radius	2	30	12'
	Hunter PROS-04 15' radius	4	30	15'
	Hunter PROS-04 15' radius	8	30	15'
	Hunter PROS-12 5' strip spray	16	30	5'x15'
	Hunter PROS-12 5' strip spray	18	30	5'x15'
	Hunter PROS-12 5' strip spray	47	30	5'x30'

SYMBOL	MANUFACTURER/MODEL	QTY	PSI	RADIUS
	Hunter PGP-ADJ-B	5	45	31'
	Hunter PGP-ADJ-B	8	45	38'
	Hunter PGP-ADJ-LA	4	40	24'
	Hunter PGP-ADJ-LA	7	40	27'
	Hunter PGP-ADJ-LA	1	40	30'

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGV-101G 1"	17
	Matco-Norca 514TX 11/2"	3
BF	Febco 860 1-1/2" (Existing)	1
C	Hunter IC-0600-PL	1
R	Hunter RAIN-CLIK	1
M	Water Meter 5/8" (NEW SEPARATE IR METER)	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	2,644 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21 1 1/2"	1,045 l.f.
	Pipe Sleeve: PVC Schedule 40 2"	45.6 l.f.
	Pipe Sleeve: PVC Schedule 40 4"	126.4 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. Its free. Its the law
www.callsunshine.com

N
Scale in Feet
1" = 20' - 0"
20' 0 10' 20' 40'

LA CONSULTANT

LBLA, Inc.
Lynn Bender Landscape Architecture

5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
lbenderlarch@gmail.com

REVISIONS		
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2	st lucie county comments	2/17/21
3	st lucie county comments	2/24/21

PROPOSED FACILITY FOR BOBCAT - TREASURE COAST
4405 PROSPERITY DRIVE
FORT PIERCE, FLORIDA 34981
PROPOSED IRRIGATION PLAN

Designed: LMB
Drawn: LMB
Date: 10-23-2020
Job No.: #20-538

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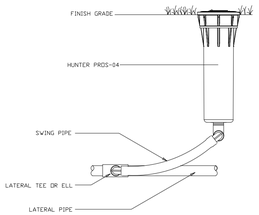
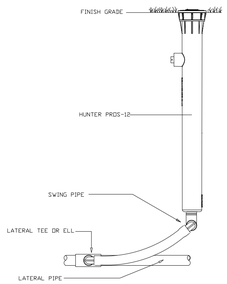
LICENSED LANDSCAPE ARCHITECT LYNN M. BENDER No. 6667015 STATE OF FLORIDA
2/24/21
SEAL

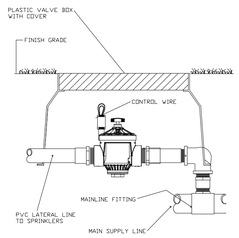
Sheet No.
IR-1
1 of 2



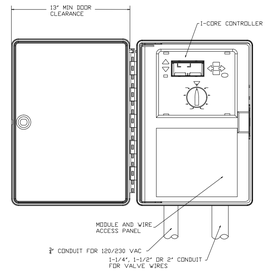
POP-UP SPRAY SPRINKLER



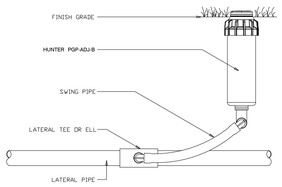
POP-UP SPRAY SPRINKLER



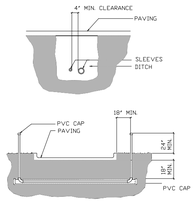
REMOTE CONTROL VALVE



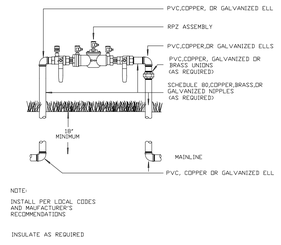
HUNTER I-CORE CONTROLLER



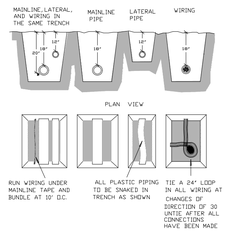
ROTOR



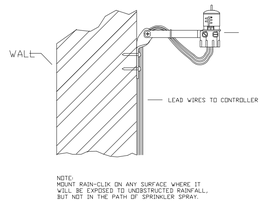
IRRIGATION SLEEVING



RPZ BACKFLOW PREVENTER



PIPE AND WIRE TRENCH



HUNTER RAIN-CLIK RAIN SENSOR

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	Hunter PGV-101G	1"	Shrub Spray	14.30	12	157.5	30	0.46	1.64	32.11	51.14	1.59 in/h
2	Hunter PGV-101G	1"	Turf Rotor	14.70	7	147.8	45	0.44	1.62	47.06	66.76	0.80 in/h
3	Hunter PGV-101G	1"	Turf Rotor	8.90	5	76.3	40	0.33	1.90	42.23	56.42	1.24 in/h
4	Hunter PGV-101G	1"	Shrub Spray	14.95	13	172.1	30	0.40	1.60	32.00	52.47	1.56 in/h
5	Hunter PGV-101G	1"	Turf Rotor	15.00	6	142.1	45	0.46	1.60	47.07	67.61	0.71 in/h
6	Hunter PGV-101G	1"	Turf Spray	12.63	12	141.2	30	0.36	1.74	32.10	49.74	1.61 in/h
7	Hunter PGV-101G	1"	Shrub Spray	11.05	11	152.8	30	0.30	1.84	32.14	48.20	1.44 in/h
8	Hunter PGV-101G	1"	Turf Spray	14.26	15	162.6	30	0.44	1.64	32.09	51.81	0.94 in/h
9	Hunter PGV-101G	1"	Turf Spray	13.09	14	148.9	30	0.36	1.71	32.08	50.32	0.87 in/h
10	Hunter PGV-101G	1"	Shrub Spray	10.40	9	123.9	30	0.30	1.88	32.18	47.65	1.53 in/h
11	Hunter PGV-101G	1"	Turf Spray	12.73	21	170.3	30	0.22	1.74	31.95	49.76	1.41 in/h
12	Hunter PGV-101G	1"	Shrub Spray	9.10	12	148.0	30	0.60	1.90	32.50	46.95	1.47 in/h
13	Hunter PGV-101G	1"	Turf Spray	14.49	19	200.3	30	0.87	1.63	32.50	52.54	1.67 in/h
14	Hunter PGV-101G	1"	Shrub Spray	9.10	11	198.6	30	0.24	1.90	32.15	46.57	1.45 in/h
15	Hunter PGV-101G	1"	Turf Spray	11.32	8	121.4	30	0.25	1.82	32.08	48.15	1.40 in/h
16	Hunter PGV-101G	1"	Shrub Spray	14.30	13	209.5	30	0.97	1.64	32.61	52.05	1.40 in/h
17	Hunter PGV-101G	1"	Turf Rotor	13.80	6	136.5	45	0.89	1.67	47.56	66.35	1.16 in/h

CRITICAL ANALYSIS

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE	
Water Meter Size:	5/8" PROPOSED NEW SEPARATE IRRIGATION ONLY METER
Flow Available:	15.00 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	80.00 psi
Elevation Change:	5.00 ft
Service Line Size:	3"
Length of Service Line:	20.00 ft
Pressure Available:	77.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	15.00 gpm
Flow Available at POC:	15.00 gpm
Residual Flow Available:	0.00 gpm
Pressure Req. at Critical Station:	47.18 psi
Loss for Fittings:	0.07 psi
Loss for Main Line:	0.68 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	11.45 psi
Loss for Water Meter:	8.30 psi
Critical Station Pressure at POC:	67.68 psi
Pressure Available:	77.00 psi
Residual Pressure Available:	9.32 psi

IRRIGATION SPECIFICATIONS

1. IRRIGATION POINT OF CONNECTION SHALL BE CAPABLE OF DELIVERING A VARIABLE FLOW RATE OF 15 GPM AT A CONSTANT PRESSURE OF 77 PSI DOWNSTREAM OF BACKFLOW PREVENTION DEVICE.POINT OF CONNECTION SHELL BE ABLE TO MAINTAIN THE MAXIMUM FLOW RATE AND PRESSURE FOR THE DURATION OF AN IRRIGATION CYCLE. CONTRACTOR SHALL VERIFY THESE PARAMETERS PRIOR TO CONSTRUCTION, AND NOTIFY OWNER'S REPRESENTATIVE AND IRRIGATION CONSULTANT IF THEY CANNOT BE MET.
2. IF THE POINT OF CONNECTION EXCEEDS THE ABOVE PRESSURE REQUIREMENTS, A PRESSURE REGULATOR SHALL BE INSTALLED AT THE OWNER'S EXPENSE. PRESSURE REGULATOR SHALL BE SET AT THE PRESSURE RECOMMENED ABOVE.
3. AN RPZ TYPE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED IN A MANNER SATISFYING LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS.
4. POWER FOR THE IRRIGATION CONTROLLER, PUMP AND OTHER ELECTRICAL COMPONENTS SHALL BE PROVIDED BY OTHER. CONTRACTOR SHALL VERIFY POWER AVAILABLE MEETS THS REQUIREMENTS OF THE COMPONENT'S MANUFACTURER. IF POWER AVAILABLE IS INADQUATE, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. IRRIGATION SYSTEM IS DISPLAYED SCHEMATIC IN NATURE. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE FOR LANDSCAPING CHANGES, PLANTING BEDS OR OTHER OBSTRUCTIONS. THESE ADJUSTMENTS MAY BE MADE ONLY AFTER NOTIFYING THE OWNER'S REPRESENTATIVE.
6. SOME IRRIGATION COMPONENTS AND PIPING ARE SHOWN IN HARDSCAPE AREAS AND OUTSIDE OF PROPERTY LINES TO IMPROVE ON THE READABILITY OF THE IRRIGATION PLAN. ALL COMPONENTS AND PIPING SHALL BE INSTALLED INSIDE OF THE PROPERTY LINES AND OUTSIDE OF HARDSCAPE AREAS.
7. MAINLINE, LATERALS AND CONTROL WIRES SHALL BE INSTALLED INSIDE THE SAME TRENCH WHENEVER POSSIBLE..
8. SYSTEM TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
9. CONTROLER SHALL BE GROUNDED PER MANUFACTURER'S SPECIFICATIONS.
10. ALL CONTROLLER/VALVE WIRE SHALL BE #14 GAUGE. THE COMMON WIRE SHALL BE COLORED WHITE, WHILE THE STATION WIRES SHALL BE OF AT LEAST ONE COLOR OTHER THAN WHITE.
11. ALL FIELD WIRE ABOVE GRADE OR WITHIN STRUCTURE TO BE INSTALLED IN CONDUIT PER LOCAL CODE.
12. ALL UNDERGROUND SPLICES TO UTILIZE 3M DBY, OR KING WATER PROOF SPLICE KITS, DEPENDING ON NUMBER AND SIZE OF WIRES. ALL SPLICES SHALL BE MADE INSIDE A VALVE BOX.
13. DEPTH OF IRRIGATION PIPING;18" ON MAINLINE; 12" ON LATERALS.
14. SLEEVING UNDER PAVED AREAS SHALL BE INSTALLED AT A DEPTH OF 24".

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lbenderlarch@gmail.com

REVISIONS		
1	tech. review project comments	1/22/21
2	st lucie county comments (no changes this sheet)	2/17/21
3	st lucie county comments	2/24/21

PROPOSED FACILITY FOR
BOBCAT - TREASURE COAST
4405 PROSPERITY DRIVE
FORT PIERCE, FLORIDA 34981
IRRIGATION DETAILS & SPECIFICATIONS

Designed: LMB
Drawn: LMB
Date: 10-23-2020
Job No.: #20-538

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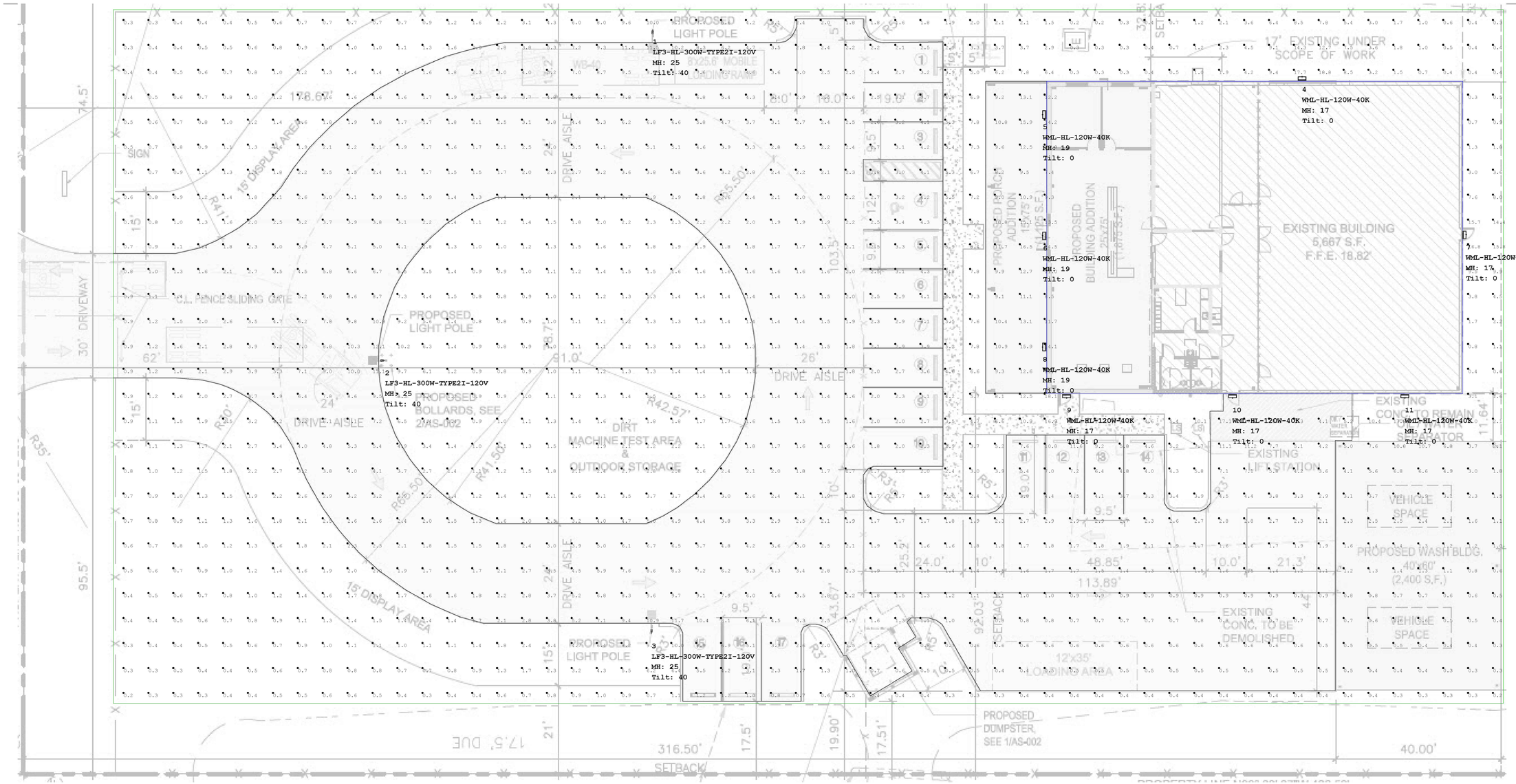
REGISTERED LANDSCAPE ARCHITECT LYNN M. BENDER LICENSE NUMBER 666715 STATE OF FLORIDA 2/24/2021
SEAL

Sheet No.
IR-DETAILS
2 of 2



1 SITE PHOTOMETRICS

SCALE: N.T.S.

AHRENS
DESIGN/BUILD • GENERAL CONSTRUCTION
PH: (561) 863-9004 LIC. #CBC008535 FAA26000894
1461 KIMETO ROAD, LAKE PARK, FL 33403-1911

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REVISIONS

PROPOSED FACILITY RENOVATION FOR
BOBCAT
TREASURE COAST
4405 PROSPERITY DR, FORT PIERCE, FL 34981

Seal:
FLC INTERIOR DESIGNER ID6108
ALEJANDRA MOLINA-JACKSON
STATE OF FLORIDA
REGISTERED ARCHITECT AR96626

ALEJANDRA MOLINA-JACKSON
LICENSE #: AR96626

DATE
11-25-20

SCALE
AS SHOWN

DRAWN
KIM

JOB
20-000035

SHEET NAME:
SITE PHOTOMETRICS

SHEET #:
PH-001

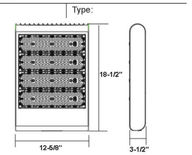
LF3-HL SERIES Outdoor Lighting

WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

LF3-HL-300W-30K
LF3-HL-300W-40K
LF3-HL-300W-50K

Selection:
Custom:

Customer Name:
Project Name:
Note: Type:



18-1/2"(H) x 12-5/8"(W) x 3-1/2"(D)

Ideal for general site lighting, alleys, loading docks, doorway, pathway, and parking areas.

Features

- DLC Premium & LED High-Lumen Floor lights
- Solid State Lighting Technology for Long Life
- No Maintenance Needed and High-Efficiency
- 70,000 Hours Rated Life
- 7-Year Warranty
- Lens: TYPE II, III and IV Optic Lens

Technical Specifications

Electrical:

- Voltage: 120~277VAC/50~60 Hz
- Wattage: 300W
- Power Factor: >0.9
- Efficacy: 124~130 LPW

Lighting:

- Dimming: 0~10V dimmable
- Optic Lens Type: III (Type II with "U" Bracket)
- LED: Philips Lumileds Luxeon 3030 High Flux LED
- Cord Type: 6' SJTW 18/3 AWG cable
- Total Lumens: 37000LM/ 39000LM
- Color Temperature: 3000K/ 4000K/ 5000K
- Color Rendering Index: ≥ 82
- Beam Angle:
  Type 2=120°X90° | Type 3=140° x80° | Type 4=140°x10

Mechanical:

- With Snap-on & Bolt Mounting Options for One-Person Installations. Select a Mounting Option (Sold Separately)
- Die-cast Aluminum Housing with Powder Coat Finish (Dark Bronze)
- IP Rating: IP65
- Effective Projected Areas (EPA's) are:
  Front = 0.38 ft ², Side = 0.50 ft ², Face = 1.75 ft ²
- Operating temperature: -40°F to 104°F
- Suitable for Wet Locations

Applications:

- Ideal for general site lighting, alleys, loading docks, doorway, pathway and parking areas.
- Replace existing HID flood lights/ wall packs

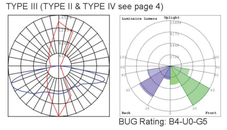
Other Models:

• 30W | 10400LM | LF3-HL-80W-30K	• 30W | 13000LM | LF3-HL-100W-30K	• 30W | 19700LM | LF3-HL-150W-30K	• 30W | 37000LM | LF3-HL-230W-30K
• 40W | 10700LM | LF3-HL-80W-40K	• 40W | 13200LM | LF3-HL-100W-40K	• 40W | 20680LM | LF3-HL-150W-40K	• 40W | 39000LM | LF3-HL-230W-40K
• 50W | 11200LM | LF3-HL-80W-50K	• 50W | 13200LM | LF3-HL-100W-50K	• 50W | 20680LM | LF3-HL-150W-50K	• 50W | 39000LM | LF3-HL-230W-50K

Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com | www.westgatecontrols.co

Photometrics: LF3-HL-300W

TYPE III (TYPE II & TYPE IV see page 4)



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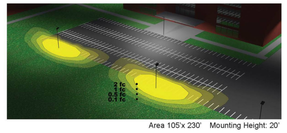


Area 105'x 230' Mounting Height: 20'

Other Views:

Front View

Side View

Back View

Performance Table: LF3-HL-300W

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	BUG Rating	LPW
LF3-HL-300W-30K	300W	120~277V	37000LM	3000K	B4-U0-G5	123
LF3-HL-300W-40K	300W	120~277V	39000LM	4000K	B4-U0-G5	130
LF3-HL-300W-50K	300W	120~277V	39000LM	5000K	B4-U0-G5	130

Sample Ordering

Model		Wattage		Color Temp.
LF3	–	HL	– 300W –	

30K = 3000K
40K = 4000K
50K = 6000K

Accessories Options

Blank = No Option for Accessories
WEC-7RC =Remote Control for OPT-SEN-3MR-4
*REFER TO PAGE 3 FOR MOUNTING OPTIONS

Factory Installed Options

Blank = No Factory Installed Options
OPT-LF3-PCKT = Twist Lock Photocell
OPT-SEN-3MR-3 = Programmable Microwave Bi-Level
OPT-TLSOC7P = 7-Pin Receptacle Kit to accept Smart Control Twist-Lock Photocell (Photocell not incl.) (Shorting Cap incl.)
OPT-CLR-BS = Color Paint

Example:

1. LF3-HL-300W-30K (For LF3 300W 3000K fixture 120V-277V)
2. LF3-HL-300W-30K (For LF3 300W 3000K fixture 120V-277V)
   WEC-7RC (For Remote Control)
3. LF3-HL-300W-30K (For LF3 300W 3000K fixture 120V-277V)
   WEC-7RC (For Remote Control)
   OPT-SEN-3MR-3 (For Programmable Microwave Bi-Level Motion Sensor)

SENSOR AND REMOTE CONTROL OPTIONS

LF3-HL-PCK
Twist-Lock
Photocell + Receptacle Kit

OPT-SEN-3MR-3
Bi-Level Motion
Sensor

WEC-7RC
Remote control

OPT-TLSOC7P
Smart Control
7-Pin Receptacle Kit
(Photocell not incl.)
(Shorting Cap incl.)

Smart Control
7-Pin Receptacle Kit
for
OPT-TLSOC7P

Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com | www.westgatecontrols.co

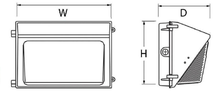
WML-HL SERIES LED Outdoor

WESTGATE
THE FUTURE IS HERE...AND IT'S QUITE BRIGHT!

WML-HL-120W

Customer Name:
Project Name:
Note: Type:

Selection:
Custom:



18-1/4"(W) X 9" (H) X 9-1/4" (D)

Die cast aluminum factory sealed housing LED light engine for a water resistant IP54 rated outdoor luminaire for general site lighting, alleys, loading docks, doorways, pathways and parking areas.

Features

- Die-cast aluminum with powder coat finish (dark bronze and custom colors), optimized for LED
- Same footprint as traditional HID wall packs
- Factory-installed Options: Photocell, Sensor, Custom Finishing, Emergency Battery Backup
- 120~277V driver inside of fixture
- CRI > 80
- 70,000 hour rated life
- 7-year warranty

Technical Specifications

Electrical:

- Input Wattage: 120W
- Input Current: 0.35A
- Input Voltage: 120-277VAC 50/60Hz
- Power factor: >0.9
- THD: <20%
- Efficacy: 140 LM/W

Lighting:

- Dimming: 0~10V dimmable
- LED type/brand: Philips Lumileds LEDs
- Total lumens: 17100 LM
- Color temperatures: 3000K, 4000K and 5000K
- Color rendering index: >80

Mechanical:

- Aluminum with (dark bronze and custom colors) powder coat finish
- High Conductive Aluminum LED board
- Optical Lens: High boron glass
- Four 1/2" hubs: 1 top. 1 on each side, 1 rear
- Operating temperature: -4°F ~ 104°F
- Lifespan: 70000 Hrs.
- IP rating: IP54, Wet Locations

Applications:

- General site Lighting
- Alleys
- Loading docks
- Doorways
- Pathways
- Parking areas

Other Models:

- 30W | 4200 LM | WML-HL-30W
- 50W | 7100 LM | WML-HL-50W
- 60W | 8700 LM | WML-HL-60W
- 80W | 11600 LM | WML-HL-80W
- 100W | 14800 LM | WML-HL-120W

Phone: (877) 805-2252 | Fax: (877) 805-2252
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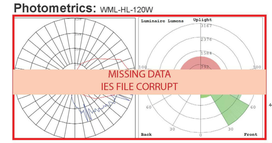
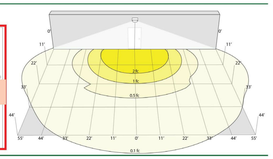
Photometrics: WML-HL-120W





Other Views:

Front View

Side View

Back View

Performance Table: WML-HL-120W | Available in bronze and custom colors

MODEL NO.	Wattage	Voltage	Lumens	Color Temp	BUG Rating	LPW
WML-HL-100W-30K	100W	120~277V	14800 LM	3000K	1-3-3	140
WML-HL-100W-40K	100W	120~277V	14800 LM	4000K	1-3-3	140
WML-HL-100W-50K	100W	120~277V	14800 LM	5000K	1-3-3	140

Sample Ordering

Model		Performance	Wattage	Color Temp.
WML	–	HL	– 120W –	

30K = 3000K
40K = 4000K
50K = 5000K

Accessory

Blank = No Option
WEC-7RC = REMOTE CONTROL (WORK WITH PT-SEN-3MRLV-S)

Factory-Installed Options

Blank = No Option
OPT-EM-OD1EXT = EMERGENCY BATTERY BACKUP WITH IP65 BOX
OPT-PC-B = BUTTON PHOTOCELL
OPT-CLR-BS = CUSTOM FINISH
OPT-SEN-3MRLV-S = PROGRAMMABLE MICROWAVE BI-LEVEL (Optional Remote Control Available)

Example:

1. WML-HL-30W-30K (For WML 120W 3000K fixture 120V-277V)
2. WML-HL-30W-30K (For WML 120W 3000K fixture 120V-277V)
   WEC-7RC (For Remote Control)
3. WML-HL-30W-30K (For WML 120W 3000K fixture 120V-277V)
   WEC-7RC (For Remote Control)
   OPT-SEN-3MRL-S (For Factory-Installed Sensor)

OPT-SEN-3MRLV-S

OPT-PC-B

OPT-EM-OD1EXT

WEC-7RC

Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com | www.westgatecontrols.co

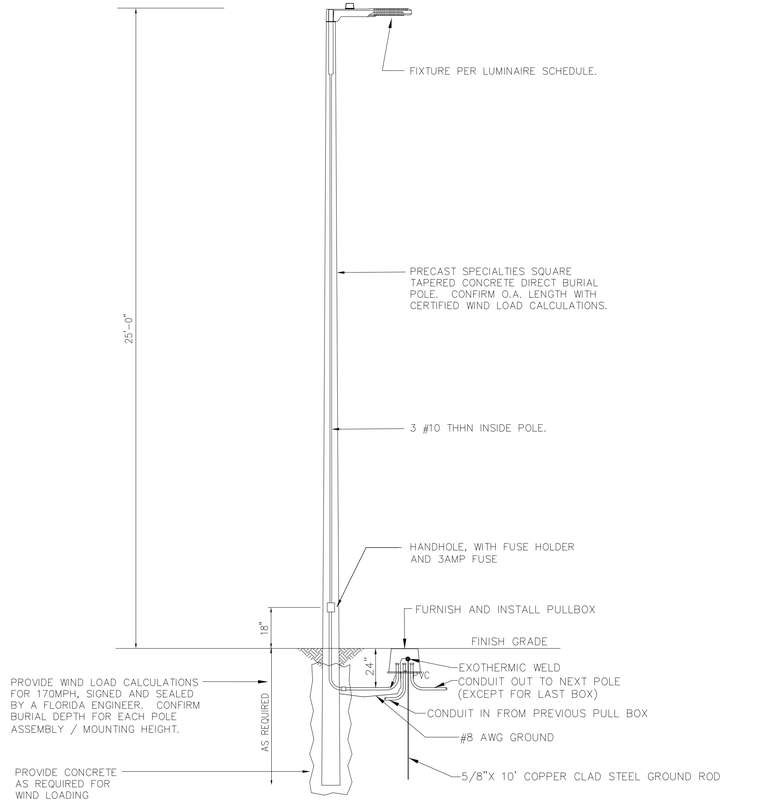
2 FLOOD LIGHT SPECIFICATIONS

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens LLF	
	8	WML-HL-120W-40K	SINGLE	16042	0.900
	3	LF3-HL-300W-TYPE2I-120V	SINGLE	37906	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bobcat Treasure Coast_Workplane Illuminance		Fc	3.06	18.8	0.2	15.30	94.00

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	LF3-HL-300W-TYPE2I-120V	153	181.25	25	270	40
2	LF3-HL-300W-TYPE2I-120V	88.5	101.5	25	180	40
3	LF3-HL-300W-TYPE2I-120V	152.75	35.75	25	90	40
4	WML-HL-120W-40K	309.5	169.75	17	90	0
5	WML-HL-120W-40K	247	160.75	19	180	0
6	WML-HL-120W-40K	247	131.5	19	180	0
7	WML-HL-120W-40K	349	131.75	17	0	0
8	WML-HL-120W-40K	247	104.75	19	180	0
9	WML-HL-120W-40K	252.75	92.5	17	270	0
10	WML-HL-120W-40K	292.75	92.5	17	270	0
11	WML-HL-120W-40K	334.25	92.5	17	270	0

1 SITE PHOTOMETRICS LUMINAIRE SCHEDULE



3 LIGHT POLE DETAIL

SCALE: N.T.S.

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1461 KINETIC ROAD, LAKE PARK, FL 33403-3911

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REVISIONS

PROPOSED FACILITY RENOVATION FOR
BOBCAT
TREASURE COAST
4405 PROSPERITY DR, FORT PIERCE, FL 34981

Seal:
REGISTERED ARCHITECT AR96626 ALEJANDRA MOLINA-JACKSON LIC. INTERIOR DESIGNER 0001108 STATE OF FLORIDA

ALEJANDRA MOLINA-JACKSON
LICENSE #: AR96626

DATE
11-25-20

SCALE
AS SHOWN

DRAWN
WA

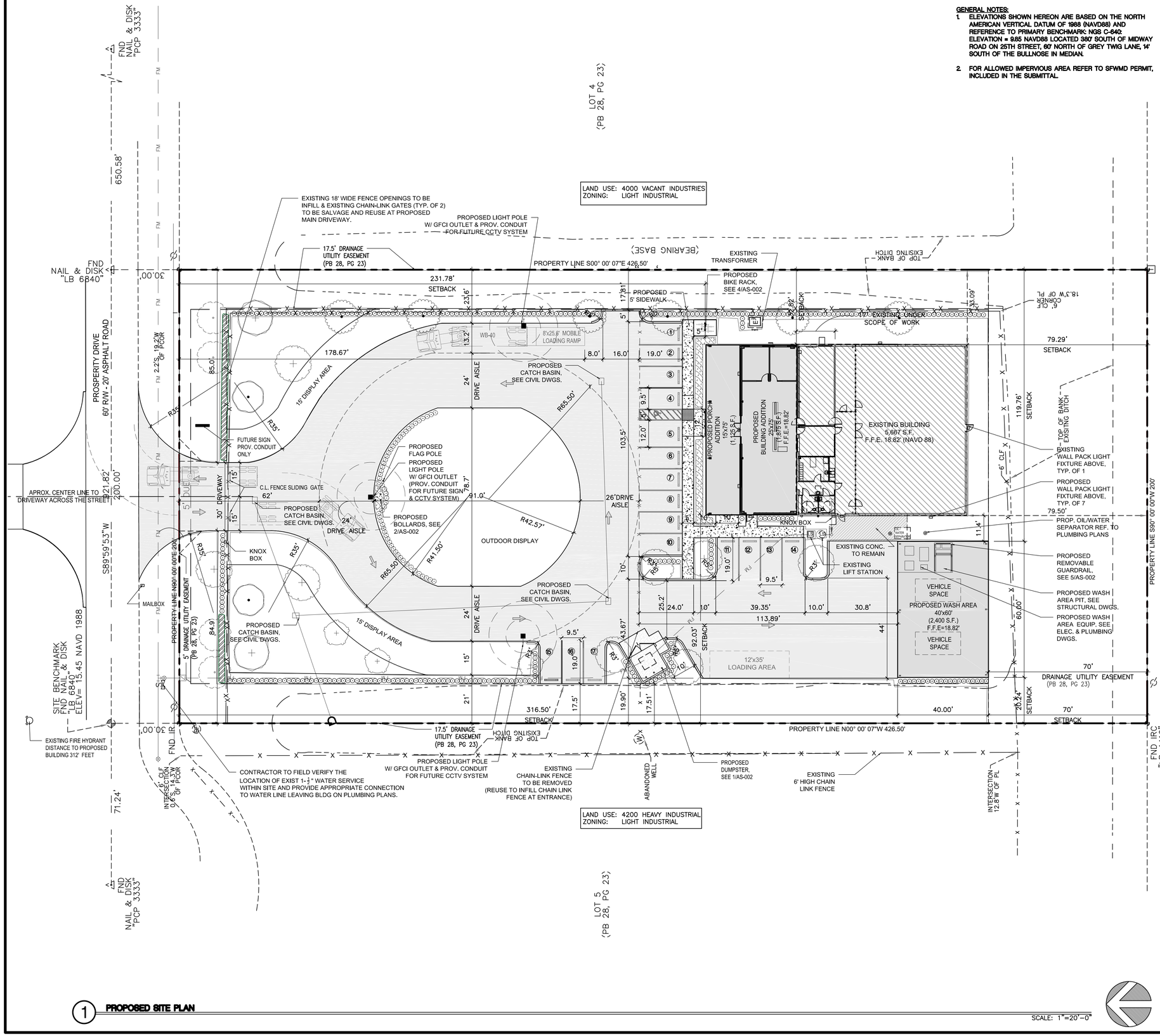
JOB
20-000035

SHEET NAME:
SITE PHOTOMETRICS DETAILS

SHEET #:
PH-002

GENERAL NOTES:

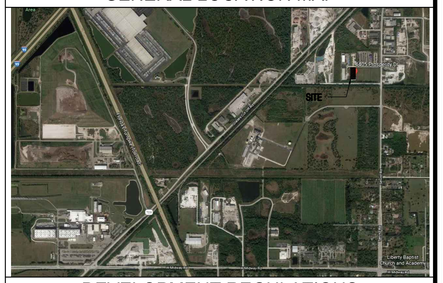
1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND REFERENCE TO PRIMARY BENCHMARK: NGS C-640: ELEVATION = 9.85 NAVD88 LOCATED 380' SOUTH OF MIDWAY ROAD ON 25TH STREET, 60' NORTH OF GREY TWIG LANE, 14' SOUTH OF THE BULLNOSE IN MEDIAN.
2. FOR ALLOWED IMPERVIOUS AREA REFER TO SFWMD PERMIT, INCLUDED IN THE SUBMITTAL.



1 **PROPOSED SITE PLAN**

SCALE: 1"=20'-0"

GENERAL LOCATION MAP



DEVELOPMENT REGULATIONS

SITE ADDRESS:	4405 PROSPERITY DR, FORT PIERCE, FLORIDA
PARCEL ID:	2431-506-0005-000-8
PROPERTY OWNER:	SMITH BROS CONTRACTING EQUIPMENT INC.
LEGAL DESCRIPTION:	FT PIERCE BUSINESS PARK PHASE II LOT 4 (1.96 AC)
ZONING DISTRICT:	LIGHT INDUSTRIAL (I-1)
LAND USE CODE:	4100 LIGHT MANUFACTURING
FUTURE LAND USE:	4200 HEAVY INDUSTRIAL (HI)
JURISDICTION:	CITY OF FORT PIERCE, FLORIDA
SUBDIVISION:	PORT PIERCE BUSINESS PARK PHASE II

BUILDING HEIGHT:	**ALLOWED**	**PROVIDED**
	–	23'-1-1/2"

SITE DATA BREAKDOWN

	SQ. FT.	ACRES	ALLOWED PERCENT (2)	PROPOSED PERCENT
TOTAL SITE	= 85,300 S.F.	= 1.958 AC		100.00%
IMPERVIOUS AREAS:				
BUILDING AREA	= 11,067 S.F.			= 12.97%
TOTAL PAVED AREA	= 22,895 S.F.			
CONC. SIDEWALK	= 958 S.F.			
DUMPSTER/CONCRETE APRON	= 323 S.F.			
A/C PAD	= 7 S.F.			
TYPE "D" CURB				
TYPE "F" CURB				
TOTAL IMPERVIOUS AREA:	= 35,250 S.F.		= 58.88%	= 41.32%
PERVIOUS AREAS:				
LANDSCAPE AREA	= 50,050 S.F.			
TOTAL PERVIOUS AREA:	= 50,050 S.F.			= 58.68%

BUILDING SETBACKS

BUILDING SETBACKS:	**MIN. REQ.**	**ADDITION TO EXIST. BLDG PROVIDED**	**PROPOSED WASH AREA PROVIDED**
FRONT(NORTH)	0'	231.78'	316.50'
SIDE (WEST)	0'	92.03'	20.24'
SIDE (EAST)	0'	32.82'	119.76'
REAR (SOUTH)	0'	79.29'	70.00'

TOTAL BUILDING AREA

DESCRIPTION	**SUBTOTAL**	**TOTAL**
EXISTING BUILDING AREA		5,667 S.F.
PROPOSED BUILDING ADDITION AREA		1,875 S.F.
PROPOSED FRONT CANOPY AREA		1,125 S.F.
PROPOSED WASH AREA		2,400 S.F.
TOTAL AREA		11,067 S.F.

PARKING CALCULATIONS

PER SEC. 125.315 - OFF-STREET PARKING REQUIRED

DESCRIPTION	**REQUIRED**	**PROVIDED**
SECTION125.315 (d)(2)(4)and(c) 1,875 S.F./200 S.F. = 9.37	19 SPACES	17 SPACES
SECTION 125.315 (d) (3) (a) 5,667 S.F./600 S.F. = 9.4 (-2)=7.4 (WITH REDUCTION OF 1200 S.F. PER CITY CODE 125.315, SECTION (a) (4) (a) EXCEPTION)	– 2 SPACES W/ REDUCTION	
	17 SPACES	
HANDICAP SPACES (1 PER 25 PARKING SPACES)	1 SPACES	1 SPACES
TOTAL SPACES PROVIDED:		17 SPACES

LOADING REQUIREMENTS

PER SEC. 125-315 (e)- OFF-STREET LOADING REQUIRED

DESCRIPTION	**REQUIRED**	**PROVIDED**
LOADING SPACE = 12' WIDE AND 35' DEEP	1 SPACE	1 SPACE

BICYCLE PARKING

PER SEC. 125-315 (f)(a)

DESCRIPTION	**REQUIRED**	**PROVIDED**
COMMERCIAL REQUIREMENTS: 1 PER 10 PARKING SPACES, 2 MININUM	2 SPACE	2 SPACE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 INCH = 20 FEET

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REVISIONS

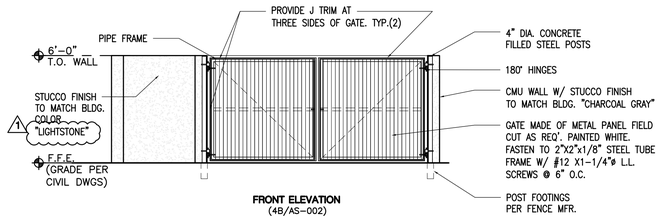
1 01/22/2021 TECH. REVIEW PROJ. COMMENTS
2 02/17/2021 ST LUCIE COUNTY COMMENTS

PROPOSED FACILITY RENOVATION FOR BOBCAT TREASURE COAST
4405 PROSPERITY DR, FORT PIERCE, FL 34981

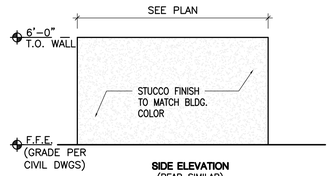
Seal: LIC. INTERIOR DESIGNER (IDC) FOR ALEJANDRA MOLINA-JACKSON, REGISTERED ARCHITECT AR96626, STATE OF FLORIDA

ALEJANDRA MOLINA-JACKSON
LICENSE #: AR96626

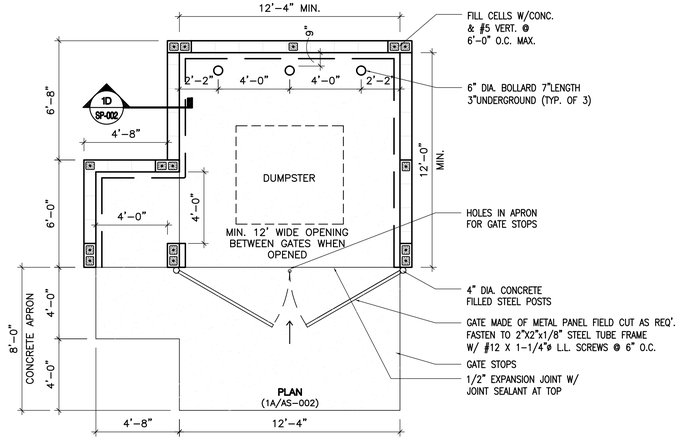
DATE 11-25-20
SCALE AS SHOWN
DRAWN –
JOB 20-000035
SHEET NAME: PROPOSED SITE PLAN
SHEET #: AS-001



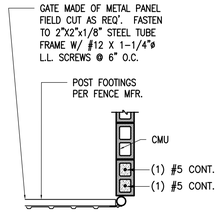
FRONT ELEVATION
(4B/AS-002)



SIDE ELEVATION
(REAR SIMILAR)
(4C/AS-002)



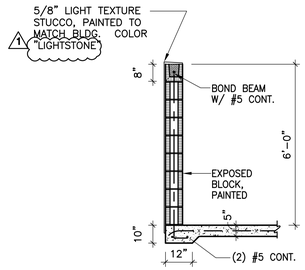
PLAN
(1A/AS-002)



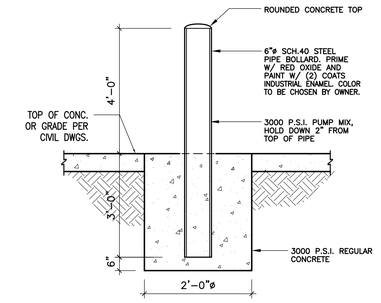
PLAN DETAIL
(1E/AS-002)

1 AS-002 DUMPSTER ENCLOSURE DETAIL

SCALE: 3/4"=1'-0"



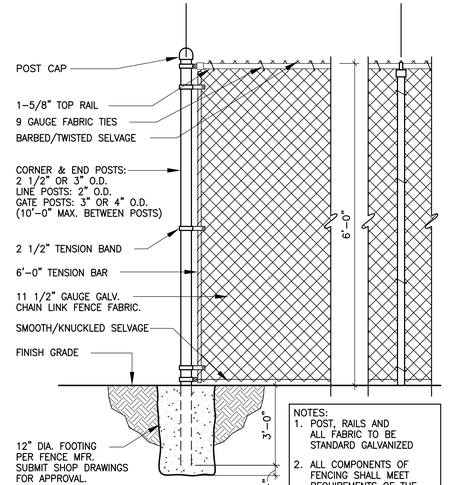
WALL SECTION DETAIL
(1D/AS-002)



NOTES:
1. THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188"
2. ALL POST SHALL HAVE 2 COASTS OF PRIMER AND 2 COAST OF YELLOW TOP COAT. U.N.O.
3. THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5.
4. ALL CONCRETE SHALL BE FDOT CLASS 1.

2 AS-002 BOLLARD PROFILE DETAIL

SCALE: 3/4"=1'-0"



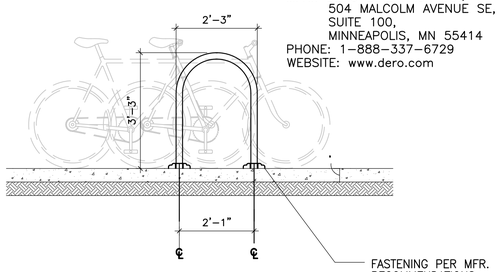
NOTE:
BRACE CORNERS AS REQ'D. BY CODE.

NOTES:
1. POST, RAILS AND ALL FABRIC TO BE STANDARD GALVANIZED
2. ALL COMPONENTS OF FENCING SHALL MEET REQUIREMENTS OF THE INTERNATIONAL FENCE INDUSTRY ASSOC. (I.F.I.A.)
3. FENCE SHALL BE IN ACCORDANCE WITH LOCAL CODE ORDINANCE.

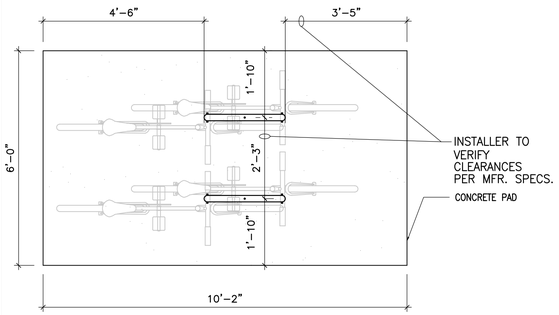
3 AS-002 CHAIN LINK FENCE DETAIL

SCALE: 3/4"=1'-0"

DERO HOOP BIKE RACK
QTY.: 2
MFR.: DERO BIKE RACK CO.,
504 MALCOLM AVENUE SE,
SUITE 100,
MINNEAPOLIS, MN 55414
PHONE: 1-888-337-6729
WEBSITE: www.dero.com



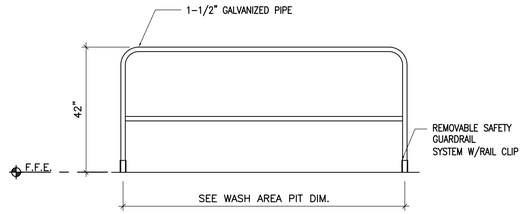
ELEVATION



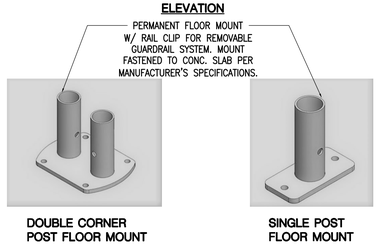
PLAN

4 AS-002 BIKE RACK DETAIL

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



ELEVATION



DOUBLE CORNER POST FLOOR MOUNT

SINGLE POST FLOOR MOUNT

ISOMETRIC POST VIEW
SCALE: N.T.S.

5 AS-002 FL MOUNT REMOVABLE SAFETY GUARDRAIL SYSTEM

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

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REVISIONS

1 01/22/2021 TECH. REVIEW PROJ. COMMENTS

PROPOSED FACILITY RENOVATION FOR
BOBCAT
TREASURE COAST
4405 PROSPERITY DR, FORT PIERCE, FL 34981

Seal:

ALEJANDRA MOLINA-JACKSON LIC. INTERIOR DESIGNER IDE0001006 REGISTERED ARCHITECT AR96626 STATE OF FLORIDA

ALEJANDRA MOLINA-JACKSON
LICENSE #: AR96626

DATE
11-25-20

SCALE
AS SHOWN

DRAWN
--

JOB
20-000035

SHEET NAME:
SITE DETAILS

SHEET #:
AS-002

PLUMBING FIXTURES SCHEDULE REQUIRED PER PLUMBING CODE TABLE 403.1

LEVEL	OCC. TYPE	OCCUPANTS	WC REQUIRED	WC/URINAL PROVIDED	LAVATORIES REQUIRED	LAVATORIES PROVIDED	D.F. REQUIRED/PROVIDED	S. SINK REQUIRED/PROVIDED
1ST	MERCANTILE M	51	1 PER 500 =1 MEN:1 WOMEN:1	WOMEN: 1 MEN: 1URINAL 1	1 PER 750= 1MEN:1 WOMEN:1	MEN:1 WOMEN:1	1 PER 1000=1 / PROV=1	REQUIRED=1 PROV=1

CODE INFORMATION TABLE

KEY NAME	FBC	REQUIRED/ALLOWED	NFPA101	PROVIDED/CLASSIFICATION	COMMENTS
	FBC TABLE 602	M =0HR		PROVIDED 0HR	
	FBC TABLE 1020.1	NON-SPRINKLERED: 0 HR		PROVIDED 0HR	
1. OCCUPANCY CLASSIFICATION	CHAPTER 3 SEC 309	MERCANTILE		MERCANTILE	
2. HEIGHT AND AREA	TABLE 504.3	NON-SPRINKLERED TYPE IIB - M: MAX HEIGHT 55'-0"		23'-1 1/2"	
2. NUMBER OF STORIES	SEC 504.4	NON-SPRINKLERED -TYPE IIB: M: 2 STORY		1 STORIES	
3. ALLOWABLE AREA	SEC 506	NON-SPRINKLERED TYPE IIB M: 12,500 SF		6,640 SF	
4. SEPARATION OF OCCUPANCIES	508.4	M = 0HR		0HR	
5. CONSTRUCTION TYPE	TABLE 601	II B		IIB	
6. EGRESS WIDTH PER OCCUPANT	SEC 1005.1	51X0.2= 10.2"	32" MIN.	33"(X4) + 66"	
7. EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	NON-SPRINKLERED M:200 FEET	200 FEET	<200'	
8. COMMON PATH OF EGRESS	FBC 1006.2.1	M: 75 FEET	75 FEET	<75'	
9. DEAD ENDS CORRIDORS	FBC 1020.4	NON-SPRINKLERED M=20 FEET	20 FEET	< 20'	
10. NUMBER OF EXITS AND EXIT ACCESS DOORWAYS	FBC TABLE 1006.3.2	2 EXIT		4 EXIT	

PER FBC TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:

BUILDING ELEMENT	TYPE IIB
STRUCTURAL FRAME	0HR
BEARING WALLS EXTERIOR	0HR
BEARING WALLS INTERIOR	0HR
NONBEARING WALLS AND PARTITIONS EXTERIOR	0HR
NONBEARING WALLS AND PARTITIONS INTERIOR	0HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0HR

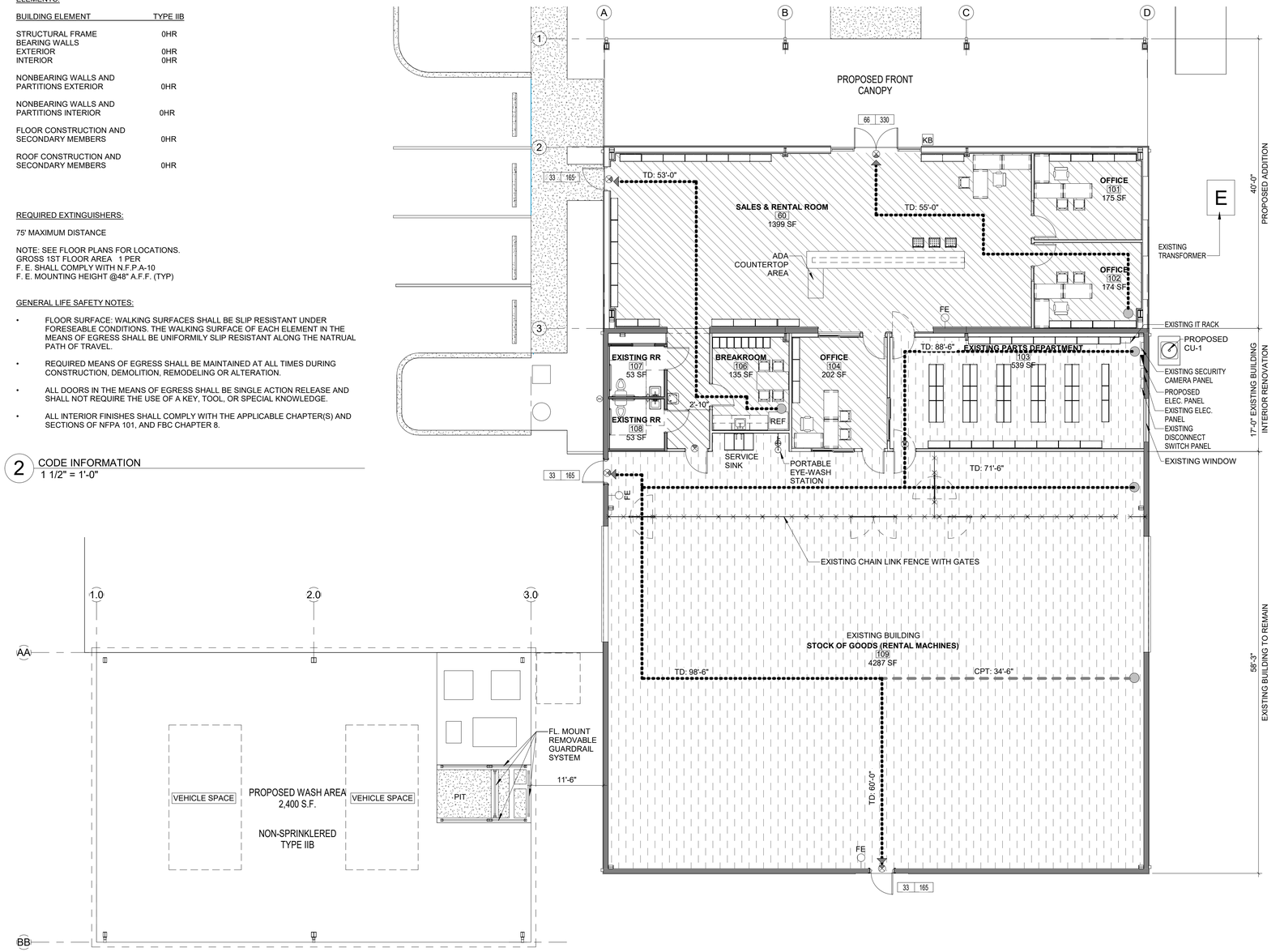
REQUIRED EXTINGUISHERS:

75' MAXIMUM DISTANCE

NOTE: SEE FLOOR PLANS FOR LOCATIONS.
GROSS 1ST FLOOR AREA 1 PER
F. E. SHALL COMPLY WITH N.F.P.A-10
F. E. MOUNTING HEIGHT @48" A.F.F. (TYP)

GENERAL LIFE SAFETY NOTES:

- FLOOR SURFACE: WALKING SURFACES SHALL BE SLIP RESISTANT UNDER FORESEABLE CONDITIONS. THE WALKING SURFACE OF EACH ELEMENT IN THE MEANS OF EGRESS SHALL BE UNIFORMILY SLIP RESISTANT ALONG THE NATRUAL PATH OF TRAVEL.
- REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATION.
- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE.
- ALL INTERIOR FINISHES SHALL COMPLY WITH THE APPLICABLE CHAPTER(S) AND SECTIONS OF NFPA 101, AND FBC CHAPTER 8.



2 CODE INFORMATION
1 1/2" = 1'-0"

1 LIFE SAFETY FIRST FLOOR PLAN
1/8" = 1'-0"

OCCUPANCY CALCULATION

NAME	NUMBER	DEPARTMENT	AREA	OCCUPANT - LS CODE	OCCUPANCY
MERCANTILE					
SALES & RENTAL ROOM	60	MERCANTILE	1399 SF	60	23
OFFICE	101	MERCANTILE	175 SF	60	3
OFFICE	102	MERCANTILE	174 SF	60	3
OFFICE	104	MERCANTILE	202 SF	60	3
BREAKROOM	106	MERCANTILE	135 SF	60	2
MERCANTILE:STOCK OF GOODS					
EXISTING PARTS DEPARTMENT	103	MERCANTILE:STOCK OF GOODS	539 SF	300	2
STOCK OF GOODS (RENTAL MACHINES)	109	MERCANTILE:STOCK OF GOODS	4287 SF	300	14

OCCUPANCY BY CODE
TOTAL MERCANTILE OCCUPANCY: 34
TOTAL MERCANTILE: STOCK OF GOODS OCCUPANCY: 16
TOTAL : 50 OCCUPANTS

OCCUPANCY BY CURRENT EMPLOYEES
OFFICE: 3
STOCK OF GOODS: 2

BUILDING AREAS:

- EXISTING BUILDING AREA	5,667 SF
- PROPOSED BUILDING ADDITION AREA	1,875 SF
- PROPOSED FRONT CANOPY :	1,125 SF
- PRPOSED WASH AREA (NOT INCLUDED IN CALS)	2,400 SF
TOTAL NEW BUILDING AREA:	5,400 SF
TOTAL BUILDING AREA:	11,067 SF

OCCUPANCY

MERCANTILE

MERCANTILE:STOCK OF GOODS

GENERAL NOTES

1. SEAL ALL OPENINGS AND PENETRATIONS TO RESIST THE MIGRATION OR PASSAGE OF SMOKE AND GASES.
2. SPECIFIC EXCEPTIONS TO THE LISTED RATINGS MAY BE PERMITTED WHERE INDICATED.
3. FIRE RESISTANT ASSEMBLIES, MATERIALS, PROPERTIES AND THICKNESS REQUIRED, SHALL COMPLY WITH THOSE WHICH HAVE SUCCESSFULLY BEEN PERFORMED UNDER TESTS MADE BY A RECOGNIZED LABORATORY PER ASTM E119 OR BASED ON CALCULATIONS PERMITTED BY THE FBC AND BUILDING OFFICIAL.
4. SEE REFLECTED CEILING PLANS FOR REMAINDER OF LIGHTING
5. INSULATION DESIGN VALUES:
   - EXTERIOR WALL ASSEMBLY R14.
   - ROOF PANEL INSULATION: R-30 AT OFFICE AREA

LIFE SAFETY LEGEND

ROOM / SPACE TAG
ROOM NAME
— ROOM NUMBER
150 SF — ROOM S.F.

DOOR TAG
FR — DOOR FIRE RATING IN MINUTES

FIRE EXTINGUISHERS
FEC — FIRE EXTIGUISHER CABINET WITH CLASS 2-A:10B:C EXTINGUISHER UNLESS OTHERWISE INDICATED OR SPECIFIED, LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSEST UNIT DOES NOT EXCEED 75' UNLESS OTHERWISE INDICATED.
FEC/B — FIRE EXTIGUISHER CABINET WITH CLASS 2-A:10B:C EXTINGUISHER AND FIRE BLANKET. LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSET UNIT DOES NOT EXCEED 50' UNLESS OTHERWISE INDICATED.
FEC/K — FIRE EXTIGUISHER CABINET WITH CLASS K FIRE EXTIGUISHER AND FIRE BLANKET. LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSET UNIT DOES NOT EXCEED 30' UNLESS OTHERWISE INDICATED.
FE — FIRE EXTIGUISHER ON WALL-MOUNTED BRACKET CLASS 2-A:10-B:C UNLESS OTHERWISE INDICATED OR SPECIFIED AS A, B, B:C OR K. LOCATE SUCH THAT ANY TRAVEL DISTANCE TO THE CLOSEST UNIT DOES NOT EXCEED 75' UNLESS OTHERWISE INDICATED.
FACP — FIRE ALARM CONTROL PANEL
FAAP — FIRE ALARM ANNUNCIATOR PANEL
GMP — GENERATOR MONITORING PANEL
FD — FIRE DEPARMENT ACCESS

EGRESS
OPNG. #OCC — CLEAR DOOR & EXIT OPENING PROVIDED
PROVIDED EGRESS CAPACITY OF DOORS & EXIT (# OF OCCUPANTS)
TD: # — DISTANCE IN FEET FROM AN OCCUPIABLE POINT 12" FROM WALL TO THE NEAREST EXIST
P — PRIMARY MEANS OF EGRESS (NOT SHOWN FOR SPACES WITH ONLY A PRIMARY EGRESS REQUIREMENT)
S — SECONDARY MEANS OF EGRESS, IF REQUIRED

LIGHTED EXIT SIGN - SINGLE FACED DARKEND AREA INDICATES FACE OF SIGN VIEWED.
LIGHTED EXIT SIGN - DOUBLE FACED DARKEND AREA INDICATES FACE OF SIGN VIEWED
LIGHTED DIRECTIONAL EXIT SIGN - SINGLE FACED ARROW INDICATES DIRECTION(S) TO EXIT
LIGHTED DIRECTIONAL EXIT SIGN - DOUBLE FACED ARROW INDICATES DIRECTION(S) TO EXIT
LIGHTED WALL MOUNTED EXIT SIGN - SINGLE FACED DARKENED AREA INDICATES FACE OF SIGN VIEWED
EMERGENCY DUAL HEAD LIGHTING UNIT WITH BATTERY PACK

2'X4' LAY-IN EMERGENCY FIXTURE - SEE ELECTRICAL PALNS FOR EXACT LOCATIONS
NO EXIT SIGN - WALL MOUNTED - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS.
RECESSED EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS
SURFACE MOUNTED EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS
SUSPENDED EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS
SUSPENDED PENDANT EMERGENCY FIXTURE - SEE ELECTRICAL PLANS FOR EXACT LOCATIONS

FIRE ALARM & PROTECTION DEVICES (VERIFY LOCATIONS WITH ELECTRICAL DRAWINGS)
H — FIRE ALARM HORN
L — FIRE ALARM STROBE
F — FIRE ALARM PULL STATION
A — ANSUL FIRE PROTECTION SYSTEM PULL STATION
(F) — MASTER CONTROL SWITCH
HD — HEAT DETECTOR
SD — SMOKE DETETOR
KB — KNOX BOX

GRAPHIC LEGEND — DESCRIPTION: WALL AND PARTITIONS

NON-FIRE RATED

1 HR FIRE RATED HAZARD SEPARATION ALL DOORS AND PENETRATIONS HORIZONTALLY THRU SEPARATION SHALL HAVE A 45-MINUTE FIRE RESISTANCE RATING EXCEPT AT STAIRS& SHAFTS. ALL DOORS AND PENETRATIONS INTO STAIRS AND SHAFTS SHALL HAVE A 60-MINUTE FIRE RESISTANCE RATING. ADDITIONAL PENETRATION OF STAIR SHAFTS IS NOT PERMITED EXCEPT AS SPECIFICALLY EXCEPTED.

T.D. - TRAVEL DISTANCE FROM MOST REMOTE POINT
C.P. - COMMON PATH OF TRAVEL

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NO.	REVISION	DATE

PROPOSED ADITTION AND NEW WASH AREA
BOBCAT
TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

Seal :
LIC INTERIOR DESIGNER ID6108
AJEJANDRA MOLINA-JACKSON
STATE OF FLORIDA
REGISTERED ARCHITECT AR96626

NAME:	AJEJANDRA MOLINA-JACKSON
LICENSE # :	AR96626
DATE:	12/15/2020
SCALE:	As indicated
DRAWN:	AMJ
JOB	20-000035
SHEET TILE:	LIFE SAFETY PLAN - CODE INFORMATION
SHEET # :	A-001

DATE 3/5/2021 9:58:09 AM

PROPERTY LINE N00° 00' 07"W 426.50'

PROPERTY LINE S00° 00' 07"E 426.50'

REFER TO AS-001 SHEET FOR ALL SITE PLAN DIMENSIONS

LEGEND:

- EXISTING NOT IN SCOPE OF WORK
- EXISTING TO RENOVATE
- ADDITION & NEW AREA

1 A-200

4 A-200

3 A-200

2 A-200

5 A-200

A B C D

75'-0"

4" 24'-8" 25'-0" 24'-8" 4"

1 2 3

15'-0" 40'-0" 25'-0"

1'-0" 23'-11 1/2" 6'-3 1/2" 12'-6" 6'-3 1/2" 23'-11 1/2" 1'-0"

4" 2'-8" 3'-4" 23'-6" 1'-2"

40'-0" PROPOSED ADDITION

4'-0" 6'-0" 5'-0" 6'-0" 4'-0"

DS

PROPOSED FRONT CANOPY
15'X75'

BIKE RACK,
SEE 4/AS-002

EXISTING TRANSFORMER

E

SALES

X-BRACING

DISPLAYS

SALES & RENTAL ROOM
60
1399 SF
F.F.E. = 18.82'

SERVICE / RENTALS COUNTERTOP (NIC)

OFFICE
101
175 SF

14'-10"

12'-0"

OFFICE
102
174 SF

11'-11"

ADA COUNTERTOP, 28" MIN. AND 34" MAX HEIGHT

PROPOSED RIDGE LINE ABOVE

DISPLAYS

LOCKERS

EX. COLUMN

EXISTING IT RACK

EXISTING RR
107
53 SF

BREAKROOM
106
135 SF

10'-7"

EX. COLUMN

OFFICE
104
202 SF

13'-1 3/4"

EXISTING PARTS DEPARTMENT
103
539 SF

35'-0 1/2"

15'-11"

17'-0" EXISTING BUILDING INTERIOR RENOVATION

CU-1, SEE MECH. DWGS.

EXISTING SECURITY CAMERA PANEL

PROPOSED ELEC. PANEL

EXISTING ELEC. PANEL

EXISTING RR
108
53 SF

5'-10"

EWC

REF.

A1

EXISTING LIFT STATION

EXISTING DISCONNECT SWITCH PANEL

RELOCATED COMMERCIAL SERVICE SINK

PORTABLE EYE-WASH STATION

EXISTING CHAINLINK FENCE/GATE TO REMAIN

EXISTING RIDGE LINE ABOVE

EXISTING BUILDING
5,667 S.F.
F.F.E. = 18.82'
(NAVD 88)

58'-3"
EXISTING BUILDING TO REMAIN

EX. DS

75'-3 1/2"

1.0 2.0 3.0

60'-0"

30'-0" 30'-0"

PROPOSED OIL / WATER SEPARATOR LOCATION

11'-6" SETBACK

AA

BB

5'-0"

WATER RECLAIM EQUIP. BY OTHERS

4"

PRESSURE WASH EQUIPMENT BY OTHERS

15'-6"

1/8"/12" SLOPE

PROPOSED WASH AREA
40'X60'
F.F.E.=18.82'
(NAVD 88)

40'-0"

5'-0"

1/8"/12" SLOPE

FL. MOUNT REMOVABLE GUARDRAIL SYSTEM

8'-6"

8'-0"

PIT
7'-6"

1/8"/12" SLOPE

12'-4"

1/8"/12" SLOPE

WASH AREA PIT, REF. TO STRUCT. DWGS.

5'-0"

13'-0"

5'-0"

9'-6"

DS

60'-0"

70' DRAINAGE EASEMENT

N

1 FIRST FLOOR PLAN
1/8" = 1'-0"

DATE 3/8/2021 10:17:10 AM

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NO.	REVISION	DATE
4	BD COMMENTS	03/01/21

PROPOSED ADITTION AND NEW WASH AREA

BOBCAT

TREASURE COAST

4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

Seal :

ALEJANDRA MOLINA-JACKSON · LIC. INTERIOR DESIGNER ID0108 · REGISTERED ARCHITECT AR96626 · STATE OF FLORIDA

NAME: ALEJANDRA MOLINA-JACKSON

LICENSE # : AR96626

DATE: 12/15/2020

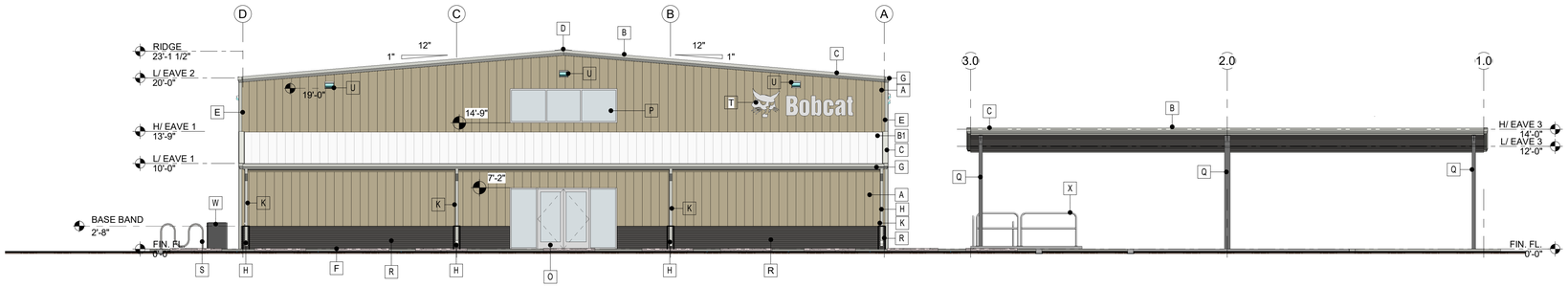
SCALE: 1/8" = 1'-0"

DRAWN:

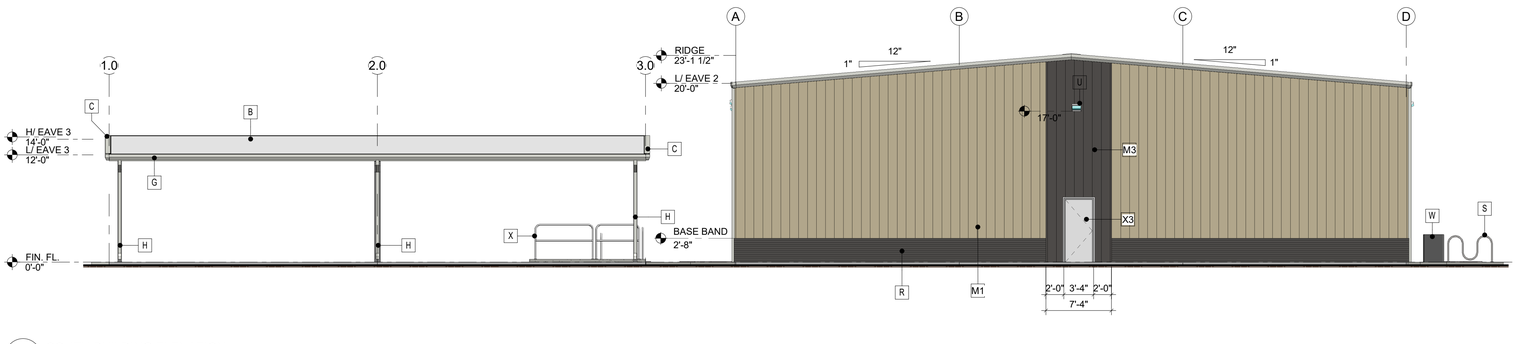
JOB 20-000035

SHEET TILE: FIRST FLOOR PLAN

SHEET # : A-101

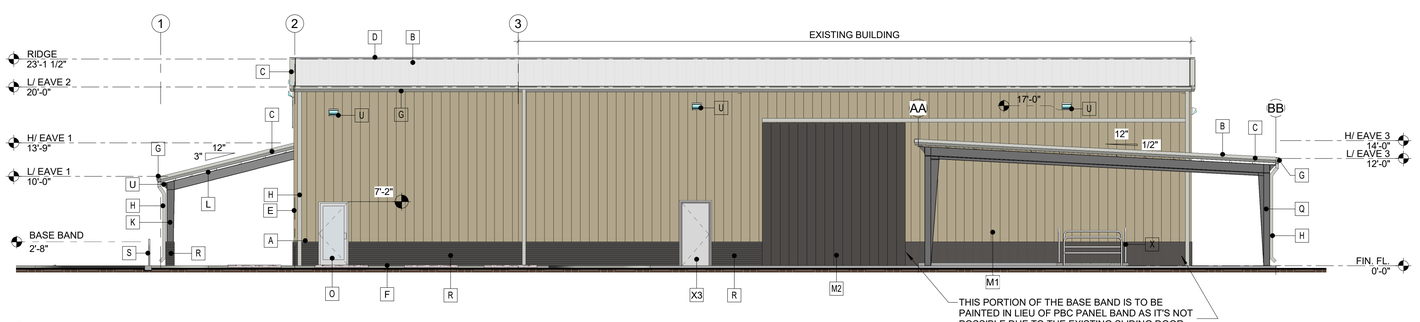


1 NORTH BUILDING ELEVATION
1/8" = 1'-0"

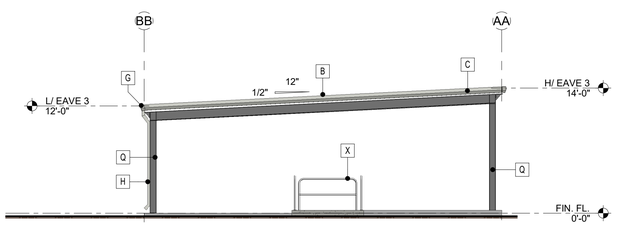


2 SOUTH BUILDING ELEVATION
1/8" = 1'-0"

3 EAST BUILDING ELEVATION
1/8" = 1'-0"



4 WEST BUILDING ELEVATION
1/8" = 1'-0"



5 EAST WASH AREA ELEVATION
1/8" = 1'-0"

MATERIAL AND COLOR LEGEND

MARK	DESCRIPTION	MATERIAL	COLOR
A	PBR WALL PANEL	METAL - 26 GA.	"LIGHTSTONE" MFR. SIG-200 FINISH
B	PBR ROOF PANEL	METAL - 26 GA.	" SOLAR WHITE" MFR. SIG-200 FINISH
B1	PBR ROOF PANEL	METAL - 26 GA.	GALVALUME PLUS
C	RAKE TRIM	METAL	" POLAR WHITE" MFR. SIG-200 FINISH
D	RIDGE FLASHING	METAL - 26 GA.	" SOLAR WHITE" MFR. SIG-200 FINISH
E	CORNER TRIM	METAL	" LIGHTSTONE" MFR. SIG-200 FINISH
F	BASE TRIM	ALUMINUM	" CHARCOAL GRAY" MFR. SIG-200 FINISH
G	GUTTERS	METAL	" POLAR WHITE" MFR. SIG-200 FINISH
H	DOWNSPOUTS	METAL	" POLAR WHITE" MFR. SIG-200 FINISH
I	METAL WALK DOOR	METAL	MFR. STANDARD WHITE
J	CLERESTORY WINDOWS 4'x12'-6'	STEEL	MFR. STANDARD WHITE
K	EXPOSED STEEL STRUCTURE	STEEL	MFR. GRAY PRIMER. PAINTED BY G.C. CHARCOAL GRAY
L	PBR SOFFIT PANEL	METAL	"POLAR WHITE" MFR. SIG-200 FINISH
M1	EXISTING WALL PANELS	-	EXISTING TO REMAIN FIELD PAINTED TO MATCH "LIGHTSTONE"
M2	EXISTING SLIDING DOORS	METAL	EXISTING TO REMAIN FIELD PAINTED TO MATCH "CHARCOAL GRAY"
M3	EXISTING WALL PANELS	METAL	EXISTING TO REMAIN FIELD PAINTED TO MATCH "CHARCOAL GRAY"
N	FEATURE WALL: PBC WALL PANEL (HORIZONTAL)	METAL - 26 GA.	"CHARCOAL GRAY" MFR. SIG-200 FINISH.FIELD PAINTED TO MATCH PANTONE 179C OR BENJAMIN MOORE 'OUTRAGEOUS ORANGE' COLOR
O	STOREFRONT FRAME / DOOR	GLASS/ALUM.	MFR. STD. GRAY TINT GLASS / CLEAR ANODIZED FRAME
P	CLERESTORY WINDOW 4'x12'-6'	GLASS/ALUM.	MFR. STD. GRAY TINT GLASS / CLEAR ANODIZED FRAME
P1	IMPACT RATED WINDOWS	GLASS/ALUM.	MFR. STD. GRAY TINT GLASS / CLEAR ANODIZED FRAME
Q	EXPOSED STEEL STRUCTURE: PRIMARY STRUCTURE IS GALVANIZED & SECONDARY IS PRE-GALVANIZED	STEEL	PRIMARY STRUCTURE IS GALVANIZED & SECONDARY IS PRE-GALVANIZED
R	BASE: PBC WALL PANEL (HORIZONTAL)	METAL - 26 GA.	"CHARCOAL GRAY" MFR. SIG-200 FINISH
S	BIKE RACK	GALV.	GALVANIZED
T	SIGNAGE N.I.C.	-	-
U	WALLPACK LIGHTING		PER SITE PHOTOMETRICS, SEE PH-001
V	18"X12" LOUVER	-	MFR. STANDARD WHTIE. SEE MECH. DWGS.
W	CONSENSING UNIT 1	-	SEE MECH. DWGS.
X	REMOVABLE GUARDRAIL AT WASH AREA PIT	GALV.	GALVANIZED
x2	EXISTING WINDOW TO REMAIN		
X3	EXISTING HM DOOR TO REMAIN		

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NO.	REVISION	DATE
1	TECH. REVIEW PROJ. COMMENTS	01/22/21

PROPOSED ADITTION AND NEW WASH AREA
BOBCAT
TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

Seal: LIC. INTERIOR DESIGNER IDB1408 ALEJANDRA MOLINA-JACKSON STATE OF FLORIDA REGISTERED ARCHITECT AR96626

NAME: AJEJANDRA MOLINA-JACKSON
LICENSE #: AR96626
DATE: 12/15/2020
SCALE: As indicated
DRAWN:
JOB 20-000035
SHEET TILE: EXTERIOR ELEVATIONS
SHEET #: A-200

DATE:3/4/2021 8:56:46 AM

1 RENDERINGS
12" = 1'-0"

2 EXISTING PHOTOS
1 1/2" = 1'-0"

WALL PANELS - 'LIGHTSTONE' & EXISTING FIELD PAINTED
A E M1

ROOF PANELS - SOLAR WHITE
B

B1 ROOF PANELS - FRONT CANOPY - GALVALUME PLUS
Q PRIMARY STR. - GALVANIZED & SECONDARY - PRE-GALVANIZED

TRIMS - POLAR WHITE
C G H L

FEATURE WALL: PBC WALL PANELS -FIELD PAINTED TO MATCH PANTONE 179C OR BENJAMIN MOORE 'OUTRAGEOUS ORANGE' COLOR
N

F K R
PBC BASE WALL PANELS, EXPOSED STRUCTRURE AND EXISTING FIELD PAINTED TO MATCH - CHARCOAL GRAY

3 PROPOSED COLOR SAMPLES
3/4" = 1'-0"

DATE: 1/4/2021 9:00:32 AM

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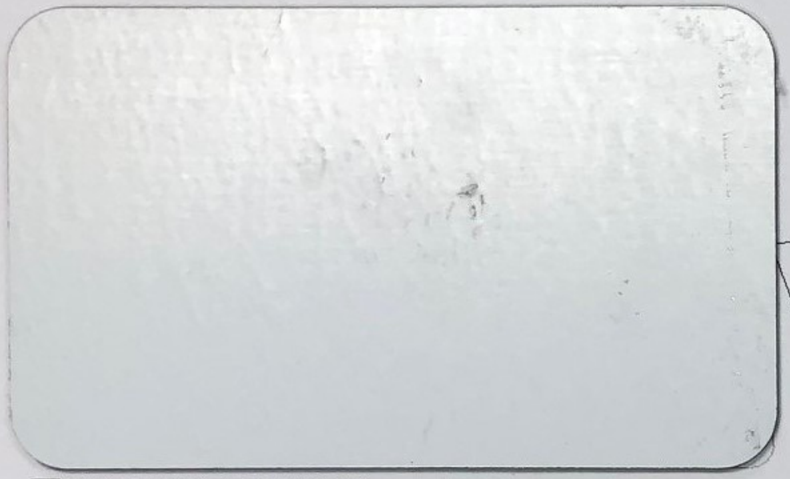
NO.	REVISION	DATE
1	TECH. REVIEW PROJ. COMMENTS	01/22/21

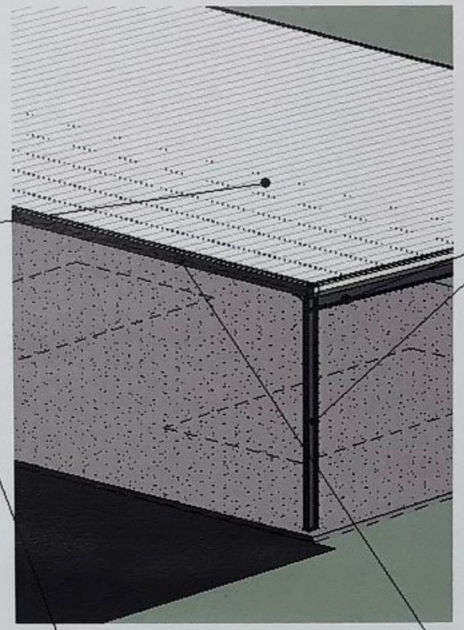
PROPOSED ADITTION AND NEW WASH AREA
BOBCAT
TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

Seal:
LIC. INTERIOR DESIGNER IDER108 ALEJANDRA MOLINA-JACKSON STATE OF FLORIDA REGISTERED ARCHITECT AR96626

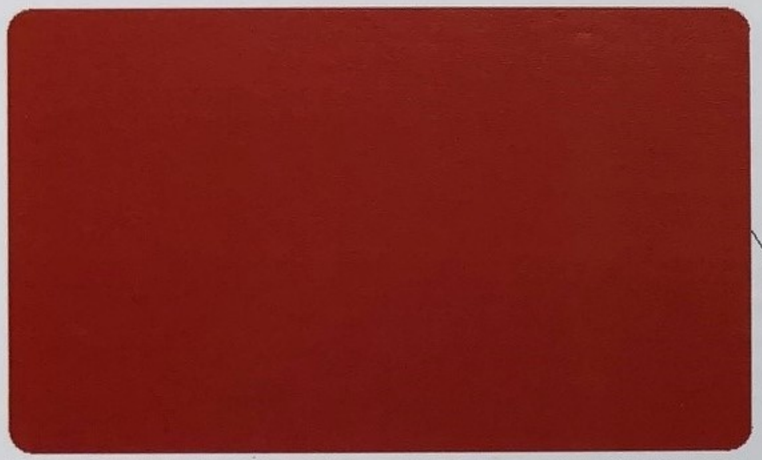
NAME:	AJEJANDRA MOLINA-JACKSON
LICENSE # :	AR96626
DATE:	12/15/2020
SCALE:	As indicated
DRAWN:	Author
JOB	20-000035
SHEET TILE:	RENDERING & EXISTING PHOTOS
SHEET # :	A-201



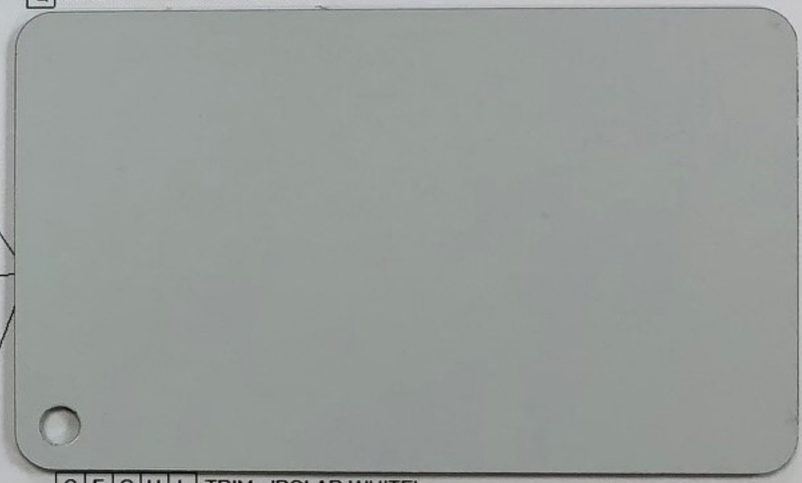
B ROOF PANELS - 'SOLAR WHITE'



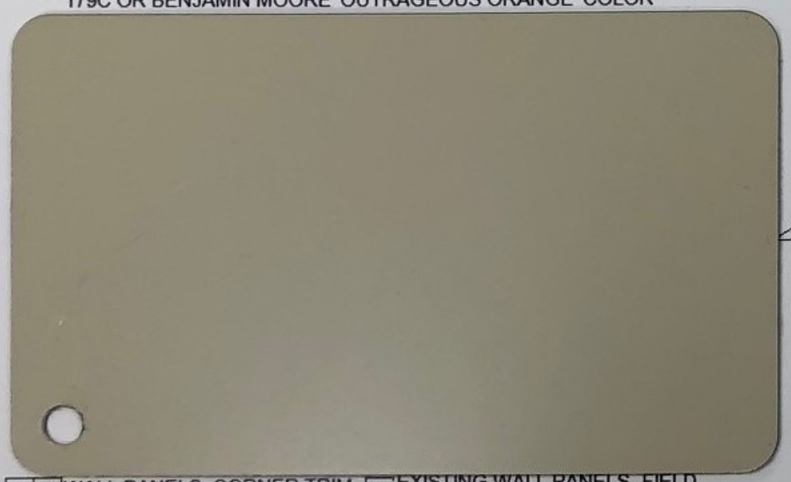
B1 ROOF PANELS FRONT CANOPY- 'GALVALUME PLUS'
Q WASH AREA - EXPOSED STRUCTURE - 'PRE-GALVANIZED' & 'GALVANIZED'



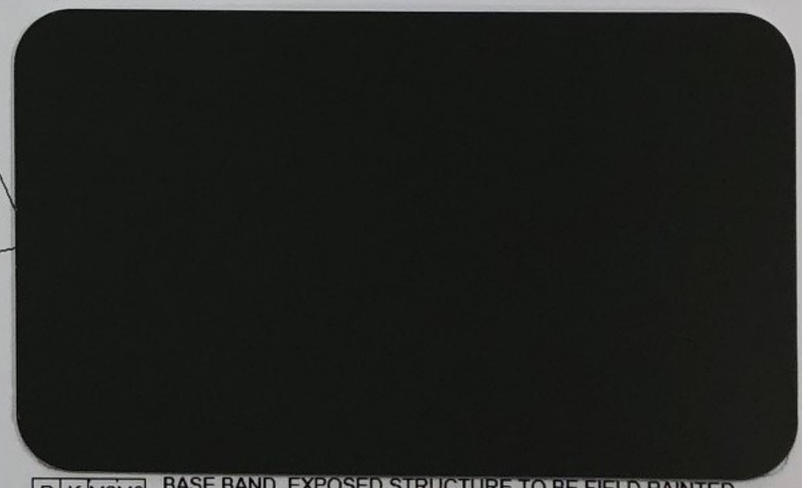
N FEATURE WALL: BOBCAT BRAND - FIELD PAINTED TO MATCH PANTONE 179C OR BENJAMIN MOORE 'OUTRAGEOUS ORANGE' COLOR



C F G H L TRIM - 'POLAR WHITE'



A E WALL PANELS, CORNER TRIM - 'LIGHTSTONE'
M1 EXISTING WALL PANELS -FIELD PAINTED TO MATCH 'LIGHTSTONE'



R K M2M3 BASE BAND, EXPOSED STRUCTURE TO BE FIELD PAINTED AND, EXISTING TO BE FIELD PAINTED - 'CHARCOAL GRAY'

DATE: 3/5/2021 8:30:07 AM

AHRENS
DESIGN / BUILD - GENERAL CONSTRUCTION

PH:(561) 683-9004 LIC: #CRC0060615 #AA3000994
1481 KINETIC ROAD, LAKE PARK, FL 33403-1911

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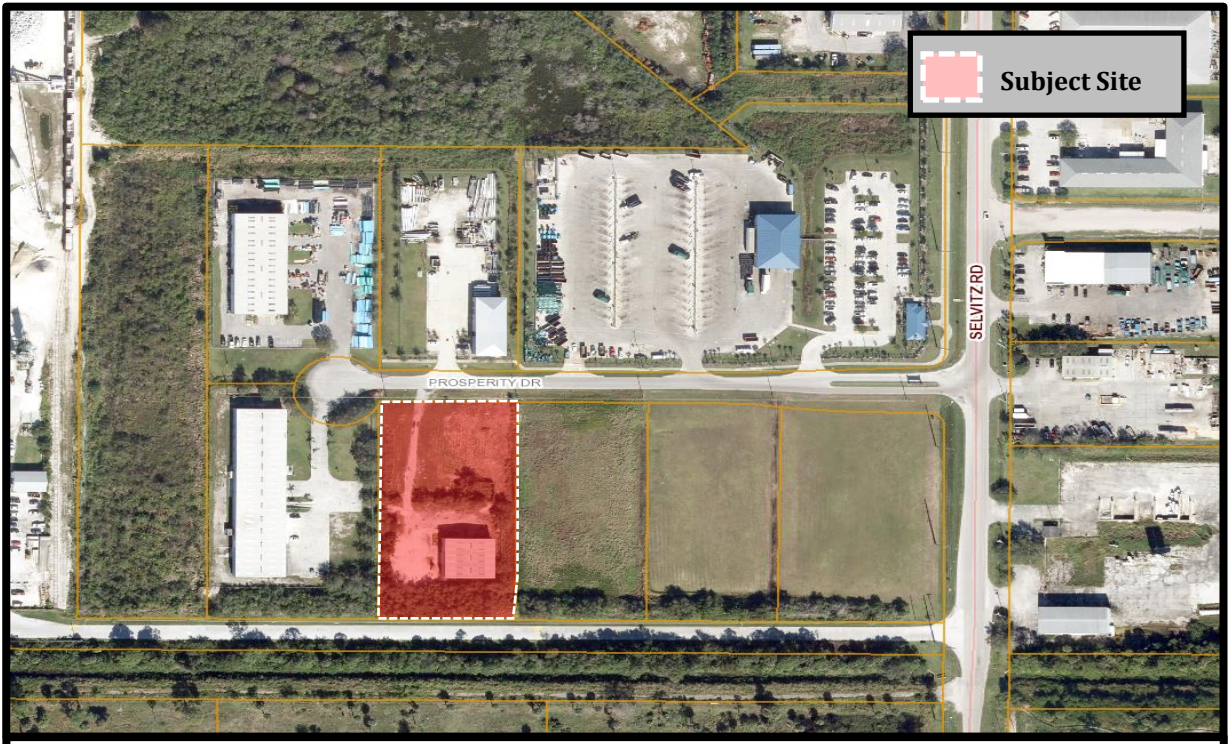
TREASURE COAST BOBCAT

4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

NAME:	AJEJANDRA MOLINA-JACKSON
LICENSE #:	AR96626
DATE:	12/15/2020
DRAWN:	
JOB:	20-000035
SHEET TILE:	COLOR BOARD
SHEET #:	11X17



THE SUNRISE CITY
FORT PIERCE
Florida

Development & Design Review
4405 Prosperity Drive
Aerial Map

N
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THE SUNRISE CITY
FORT PIERCE
Florida

Development & Design Review
4405 Prosperity Drive
Zoning Map

N
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THE SUNRISE CITY
FORT PIERCE
Florida

Development & Design Review
4405 Prosperity Drive
Zoning Map

N
W E
S

December 16, 2020

Alejandra Molina-Jackson
1461 Kinetic Road
Lake Park, FL 33403

SUBJECT: **Bobcat of Treasure Coast – 4405 Prosperity Drive**
TECHNICAL REVIEW PROJECT: # 20-07000020

Fort Pierce Planning:

1. To satisfy Design Review requirements the building should be of the same color, but accent colors are ok. Considering the new portion of the building will be charcoal gray, staff is recommending that the building be painted charcoal gray in its entirety. The light gray stone veneer should also extend around the perimeter of the building.
2. There is too much blank/open space on the two sides of the building as well as the rear of the building. Add some architectural features to break up the blank space. Waste Pro on the corner of Selvitz Road and Prosperity Drive is a good example of a building that was heavily designed to conform to the Cities Design Review code.
3. The two parking spaces that are noted in the canopy wash area cannot count towards the parking requirements of the property as this area is intended to be for washing equipment. With that said, City Code 125-315 does allow for a parking reduction of 1,200 square feet and as such the site appears to meet the parking requirements.
4. Describe in detail the area on the plans that is noted as the "Dirt Machine Test Area & Outdoor Storage". Any outdoor storage of materials would need to follow the requirements of City Code 125-322(e)(5). It would be noted that all storage of materials should be contained in the building with the exception of sales merchandise that may be outside for display purposes.
5. Staff would encourage the applicant to utilize the dirt machine test & outdoor storage area or a portion of it as more of an entrance feature that could utilized more enhanced landscaping, a water feature, or space for public art.

Please provide a written response to all TRC comments and provide an electronic submittal of materials. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING DEPARTMENT

RECEIVED
JAN 26 2021
CITY OF FORT PIERCE
PLANNING & ZONING

TO : Brandon Creagan, Planner

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

RE : Bobcat of Treasure Coast Site Plan – 4405 Prosperity Drive
TRC No. 20-07000020

DATE : January 26, 2021

This is to advise you that we have completed the review of the resubmittal of the following documents as received by this office on January 25, 2021:

- [x] Site Plan & Development Review Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Site Plan Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See engineering advisory comments

Q:\ENGINEERING\Site Development Projects\B\Bobcat of Treasure Coast\Site Plan\Submittal 4 - 012621\Site Plan Approval - 012621.docx

Engineering Advisory Comments:

1. The previously shown detention/retention areas have been eliminated from the engineering plan. Therefore, it is assumed that sufficient treatment capacity exists within the development's master drainage system, further review at time of Building Permit submittal will occur.
2. Prosperity Drive is a St. Lucie County roadway and therefore the applicant shall confer with SLC staff as to what type of improvements are required within the Prosperity Road R/W.

JRA/TST/tst

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

RECEIVED
DEC 15 2020
CITY OF FORT PIERCE
PLANNING & ZONING

To : Brandon Creagan, Planner

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

Re : Bobcat of Treasure Coast Site Plan – 4405 Prosperity Drive
TRC No. 20-07000020

Date : December 15, 2020

This is to advise you that we have completed the review of the resubmittal of the following documents as received by this office on December 4, 2020:

- [x] Site Plan & Development Review Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] Site Plan Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See engineering comments

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Engineering Comments:

1. Relocate the detention/retention areas to the rear of the property as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-0(c).
2. Prosperity Drive is a St. Lucie County roadway and therefore the applicant shall confer with SLC staff as to what type of improvements are required within the Prosperity Road R/W.
3. Remove all irrigation and landscaping materials, except sod, from the limits of the dedicated drainage easements. These easements are dedicated to St. Lucie County for the strict use of installation and maintenance of drainage facilities.

JRA/TST/tst

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

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.17.20
Property Address: Development Review - Bobcat Treasure Coast - 4405 Prosperity Drive

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

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

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

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

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

☐ 7. Change of Use required

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

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

☐ 9. Flood Development Permit required.

☐ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☐ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/9/2020

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

October 15, 2020

TECHNICAL REVIEW PROJECT # 20- 07000020

Development Review – Bobcat of Treasure Coast – 4405 Prosperity Drive

Comments

FPUA W/WW Engineering: Please submit 2 complete sets of utility construction plan along with a completed plan review application to Water and Wastewater Engineering, at 1701 S 37th Street Fort Pierce Florida. Please include projected water use including irrigation needs. For more information, please contact Shane Ostrander at 772 466 1600 ext. 3468 or click on the following link: https://staging4.fpua.com/water-and-wastewater-engineering-downloads/

FPUA Electric & Gas Engineering: Approved.
Presently there is existing electric service to the site (from Prosperity Drive) at 4405 Prosperity Drive. Please provide electric load information and AutoCAD drawing, if additional service is needed. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.
Sal Scimeca
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957
Gas service is available to the site (from the north side of Prosperity Drive). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.
Billy Dupre
Business Development Representative
Gas Operations
Bdupre@fpua.com
Office: (772)-466-1600 Ext.4705
Utility easement will be required for all propose FPUA electric and gas facilities within the site.

Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
  - Water
  - Raw Water
  - Waste Water
- Fire Hydrant
- Well
- Lift Station

Disclaimer:

The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

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

Date: 7/6/2020

FPUA COMMUNITY PROUD

N

1 inch = 181 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main
- Pole
- Fuse
- Transformers
  - Overhead
  - Pad Mount
- Valves
  - Gas
  - Water
  - Raw Water
  - Waste Water
- Fire Hydrant
- Well
- Lift Station

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The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

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

Date: 7/6/2020

FPUA COMMUNITY PROUD

N

1 inch = 181 feet

FPUA Utility Map

Created By:
Name

(772) 466-1600
FAX (772) 461-1938

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Bobcat of Treasure Coast

REVIEW DATE: 7/7/2020, 12/4/2020

PLANNER: BRANDON CREAGAN

REVIEWED BY: Capt. Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: ___X____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. ~~**Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line athttp://www.slcfd.com/permits.htm**~~ **Received 12/1/2020**

2. ~~**Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**~~ **Received 12/1/2020**

3. ~~**Electronic version to be submitted to the Fire District.**~~ **Received 12/1/2020**

4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

5. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or**

portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

6. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**

7. **Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**

8. **The Fire District reserves the right for future comments at the site plan & building construction phase.**

ST. LUCIE COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TECHNICAL REVIEW COMMITTEE

March 4, 2021

PROJECT: Bobcat Treasure Coast

REF: TRC App. #20-07000005

TO: Brandon Creagan

FROM: David Hays

The following comments are offered based on plans dated February 17, 2021

1. The County excepts the TRC response and provides the following for permit submittal.

For County permit: application has been received

2. The detail sheet includes an 'Asphalt Pavement Section' that states $1^1/_2$" Type S-III asphalt. All pavement shall be SP-9.5 or 12.5, and a minimum of 2" thickness within the right-of-way.
3. Provide a statement on the civil plans that show saws cut/butt joint for the driveway at the existing pavement, and include a detail.
4. Upon construction of the permanent driveway, the existing driveway and construction access shall be removed and the right-of-way restored. Provide a statement on the plan and include sodding on the landscape plan.
5. The applicant may upon addressing the comments, submit an electronic version and four hard copies of the plans along with the $150 fee for the driveway permit.
6. For discussion regarding these comments, please contact me at 772-462-1491 or haysd@stlucieco.org.

cc: Alicia Rosenthal

December 15, 2020

PROJECT: **Bobcat of the Treasure Coast – 4405 Prosperity Drive**

REF: TRC #20-07000020

TO: Brandon Creagan

FROM: David Hays

The following comments are offered based on plans dated November 2020, no written response was provided and response dated 11/24/20:

1. Provide a note on the site plan indicating the elevations are confirmed by use of the published benchmark utilized for site elevations, and provide the published benchmark reference.
2. The site plan should include the recorded filing for the easements, ORB & PG or Plat, PB and PG.
3. The property line (side and rear) drainage easements shall be restored to original permitted conditions. The plans indicate the buffers to be installed within the drainage easements, including across the easement along the roadway. Drainage shall not be impeded. Trees may be considered; the remaining landscape shall be designed outside of the easement or may be specifically allowed based on a detailed plan approved by the County.
4. Provide on the site plan, a table identifying the permitted allowable impervious area and the sites proposed impervious area. Per SFWMD and SLC drainage standards of review, the display areas may be considered impervious.
5. Provide cross sections to demonstrate the paved, display area and landscaping.
6. Provide cross sections of the buildings and grading into the drainage easement.
7. The existing driveway is not permitted and does not meet standards. A driveway permit issued by the County is required for site access and improvements. The existing driveway may be utilized for construction access if identified as such on the plans and permitted in accordance with County and erosion control standards. If permitted as such, it shall be removed and the right-of-way restored prior to final inspection.
8. A Permit is required from the County to outfall into the County's system.
9. For discussion regarding these comments, please contact me at 772-462-1491 or haysd@stlucieco.org.

Cc: Alicia Rosenthal

Technical Review Committee meeting

December 17th, 2020

Case # 20-07000020

Planner: Brandon Creagan

Development review

4405 Prosperity Dr., Ft. Pierce (Bobcat of the Treasure Coast)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

SINCE 1902
AHRENS
DESIGN / BUILD • GENERAL CONSTRUCTION

01-21-2021

SUBJECT: Bobcat of Treasure Coast – 4405 Prosperity Drive
TECHNICAL REVIEW PROJECT: # 20 07000020

FORT PIERCE PLANNING REVIEW

1. To satisfy Design Review requirements the building should be of the same color, but accent colors are ok. Considering the new portion of the building will be charcoal gray, staff is recommending that the building be painted charcoal gray in its entirety. The light gray stone veneer should also extend around the perimeter of the building.

RESPONSE: ELEVATIONS WERE UPDATED PER REVIEW COMMENTS AND PRE-REVIEWED BY PLANNING REVIEWER.

2. There is too much blank/open space on the two sides of the building as well as the rear of the building. Add some architectural features to break up the blank space. Waste Pro on the corner of Selvitz Road and Prosperity Drive is a good example of a building that was heavily designed to conform to the Cities Design Review code.

RESPONSE: ELEVATIONS WERE UPDATED PER REVIEW COMMENTS AND PRE-REVIEWED BY PLANNING REVIEWER.

3. The two parking spaces that are noted in the canopy wash area cannot count towards the parking requirements of the property as this area is intended to be for washing equipment. With that said, City Code 125-315 does allow for a parking reduction of 1,200 square feet and as such the site appears to meet the parking requirements.

RESPONSE: PARKING CALCULATIONS UPDATED PER REDUCTION OF 1,200 S.F. - CITY CODE 125-315. VEHICULAR SPACES UNDER WASHAREA CANOPY ARE NOT INCLUDED IN THE CALCULATION.

4. Describe in detail the area on the plans that is noted as the “Dirt Machine Test Area & Outdoor Storage”. Any outdoor storage of materials would need to follow the requirements of City Code 125-322(e)(5). It would be noted that all storage of materials should be contained in the building with the exception of sales merchandise that may be outside for display purposes.

Staff would encourage the applicant to utilize the dirt machine test & outdoor storage area or a portion of it as more of an entrance feature that could utilized more enhanced landscaping, a water feature, or space for public art.

RESPONSE: THAT AREA WILL BE USED FOR OUTDOOR DISPLAY ONLY AND PARTIAL LANDSCAPE. SEE UPDATED SITE PLAN AS-001.

5. Staff would encourage the applicant to utilize the dirt machine test & outdoor storage area or a portion of it as more of an entrance feature that could utilized more enhanced landscaping, a water feature, or space for public art.

RESPONSE: THAT AREA WILL BE USED FOR OUTDOOR DISPLAY ONLY AND PARTIAL LANDSCAPE. IN ADDITION, IT WAS LOCATED A FLAGPOLE. SEE UPDATED SITE PLAN AS-001.

AHRENS SINCE 1902
DESIGN / BUILD • GENERAL CONSTRUCTION

ENGINEERING

1. Relocate the detention/retention areas to the rear of the property as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-0(c).

RESPONSE: PROPOSED DETENTION AREAS AT THE FRONT OF THE PROPERTY HAS BEEN ELIMINATED. PLEASE REVIEW REVISED PLANS FOR FURTHER DETAILS.

2. Prosperity Drive is a St. Lucie County roadway and therefore the applicant shall confer with SLC staff as to what type of improvements are required within the Prosperity Road R/W.

RESPONSE: UNDERSTOOD. COORDINATION WILL BE CONDUCTED WITH SLC STAFF AND A DETERMINATION WILL BE REACH AS TO WHAT IMPROVEMENTS ARE ALLOWED WITHIN THEIR R/W.

3. Remove all irrigation and landscaping materials, except sod, from the limits of the dedicated drainage easements. These easements are dedicated to St. Lucie County for the strict use of installation and maintenance of drainage facilities.

RESPONSE: PROPOSED PLANTINGS & IRRIGATION HAVE BEEN MOVED OUTSIDE OF ALL DEDICATED EASEMENTS.

FPUA W/WW ENGINEERING

Please submit 2 complete sets of utility construction plan along with a completed plan review application to Water and Wastewater Engineering, at 1701 S 37th Street Fort Pierce Florida. Please include projected water use including irrigation needs. For more information, please contact Shane Ostrander at 772 466 1600 ext. 3468 or click on the following link: https://staging4.fpua.com/water-and-wastewater-engineering-downloads/

RESPONSE: WE CONCUR. SUBMITTAL IN PROGRESS

FPUA ELECTRIC & GAS ENGINEERING:

Approved.
Presently there is existing electric service to the site (from Prosperity Drive) at 4405 Prosperity Drive. Please provide electric load information and AutoCAD drawing, if additional service is needed. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

RESPONSE: WE CONCUR

Gas service is available to the site (from the north side of Prosperity Drive). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.

RESPONSE: WE CONCUR

SINCE 1902
AHRENS
DESIGN / BUILD • GENERAL CONSTRUCTION

FIRE DEPARTMENT REVIEW

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

RESPONSE: NO SPRINKLER SYSTEM IS REQUIRED FOR THIS SITE.

5. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

RESPONSE: NOT APPLICABLE. NO FIRE SPRINKLER SYSTEM IS REQUIRED FOR THIS PROJECT.

6. Fire hydrants (shall be) are provided for buildings other than detached one-and- two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

Response: The existing fire hydrants meet the criteria set forth in these comments. No fire flow calculations will be provided since there is no fire protection system is required for this site.

RESPONSE: THE EXISTING FIRE HYDRANT IS LOCATED 312 FEET TO THE PROPOSED BUILDING. NO FIRE FLOW CALCULATIONS WILL BE PROVIDED SINCE THERE IS NO SPRINKLERS SYSTEM REQUIRED FOR THIS SITE.

7. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

RESPONSE: COMMENT NOTED. NO FIRE SPRINKLER SYSTEM IS REQUIRED FOR THIS PROJECT.

8. The Fire District reserves the right for future comments at the site plan & building construction phase.

RESPONSE: COMMENT NOTED.

PUBLIC WORKS DEPARTMENT TECHNICAL REVIEW COMMITTEE

1. Provide a note on the site plan indicating the elevations are confirmed by use of the published benchmark utilized for site elevations, and provide the published benchmark reference.

RESPONSE: THE ELEVATIONS WERE TAKEN FROM THE SURVEY PROVIDED BY ALEXANDER PIAZZA SURVEYOR. PLEASE REFER TO NOTE 13 IN THE SURVEY PLAN REGARDING THE BENCHMARK REFERENCE AND ALSO NOTED IN CIVIL ENGINEERING PLAN UNDER NOTE 1. SHEET 3/6. THE FOLLOWING NOTE TAKEN FROM CIVIL PLANS WERE COPIED IN SITE PLAN.

SINCE 1902
AHRENS
DESIGN / BUILD • GENERAL CONSTRUCTION

GENERAL NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD.88) AND REFERNCE TO SITE BENCHMARK FND NAIL & DISK "LB 6840"
ELEVATION = 15.45 NAVD 1988

2. The site plan should include the recorded filing for the easements, ORB & PG or Plat, PB and PG.
RESPONSE: WE CONCUR. INFORMATION UPDATED IN SURVEY AND SITE PLAN.

3. The property line (side and rear) drainage easements shall be restored to original permitted conditions. The plans indicate the buffers to be installed within the drainage easements, including across the easement along the roadway. Drainage shall not be impeded. Trees may be considered; the remaining landscape shall be designed outside of the easement or may be specifically allowed based on a detailed plan approved by the County.

RESPONSE: PROPOSED PLANTING HAVE BEEN MOVED OUTSIDE OF ALL THE DEDICATED EASEMENT. THIS WILL BE RESTORED TO ORIGINAL CONDITIONS.

4. Provide on the site plan, a table identifying the permitted allowable impervious area and the sites proposed impervious area. Per SFWMD and SLC drainage standards of review, the display areas may be considered impervious.

RESPONSE: SQUARE FOOTAGE OF IMPERVIOUS AND PERVIOUS AREAS, AND PERCENTAGE OF BUILDINGS COVERAGE REGARDING THE SITE WAS NOTED IN THE SITE DATA (REFER TO SITE PLAN AS-001). INCLUDED ALLOWED PERCENTAGE PER SFWMD PERMIT ATTACHED IN THE SUBMITTAL.

5. Provide cross sections to demonstrate the paved, display area and landscaping.

RESPONSE: CROSS SECTIONS TO DEMONSTRATE THE PAVED, DISPLAY AREA AND LANDSCAPING HAS BEEN PROVIDED. PLEASE REFER TO REVISED PLANS FOR FURTHER DETAILS.

6. Provide cross sections of the buildings and grading into the drainage easement.

RESPONSE: CROSS SECTIONS OF THE BUILDINGS AND GRADING INTO THE DRAINAGE EASEMENT HAS BEEN PROVIDED. PLEASE REFER TO REVISED PLANS FOR FURTHER DETAILS.

7. The existing driveway is not permitted and does not meet standards. A driveway permit issued by the County is required for site access and improvements. The existing driveway may be utilized for construction access if identified as such on the plans and permitted in accordance with County and erosion control standards. If permitted as such, it shall be removed, and the right-of-way restored prior to final inspection.

RESPONSE: A DRIVEWAY PERMIT WILL BE ACQUIRED FROM THE COUNTY BASED ON THE NEW SITE ACCESS AND IMPROVEMENTS.

8. A Permit is required from the County to outfall into the County's system.

RESPONSE: **A PERMITTED WILL BE APPLIED FOR AND ACQUIRED IN THE FINAL SUBMITTAL PHASE OF PROJECT.**

Please, do not hesitate to contact me if you have any further questions.

Best Regards,

Alejandra Molina-Jackson, AIA
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