CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, December 13, 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 November 8, 2021 meeting

6. **NEW BUSINESS**

   a. Annexation - Treasure Coast Land Development - At or Near the SE Corner of Okeechobee Road and McNeil Road

   b. Rezoning - Angelos Property - SE Corner of Seaway Drive and N. US Highway 1

   c. Site Plan and Conditional Use - Flagship Storage - Northeast corner of Jenkins and Okeechobee Road

   d. Site Plan - Oleander Oaks - 2433-144-0002-000-3

   e. Preliminary Plat - Oleander Oaks - 2433-144-0002-0003

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: 12/13/2021

Information

REQUESTED ACTION

Minutes from the November 8, 2021 meeting

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

Attachments

Planning Board Minutes 11/8/21

Form Review

Form Started By: Alicia Rosenthal Started On: 11/09/2021 12:12 PM

Final Approval Date: 11/10/2021

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, NOVEMBER 9, 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: Michael Broderick; Harold Albury; Bob Burdge; Gloria Johnson-Scott; Marcia Baker; Nichelle Clemons; Frank Creyaufmiller, Chairman

Staff Present: Jennifer Hofmeister-Drew, Planning Director
Alicia Rosenthal, Executive Assistant

4. CONSIDERATION OF ABSENCES

All Planning Board members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the October 11, 2021 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the October 11, 2021 meeting.

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

Passed

b. Minutes from the October 25, 2021, Special Planning Board meeting

Motion was made by Bob Burdge, and seconded by Gloria Johnson-Scott to approve the minutes from the October 25, 2021 Special Planning Board meeting.

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

Passed

6. NEW BUSINESS

a. Annexation - Flagship Storage - At or near 3900 S. US Highway 1 (1 Parcel)

Ms. Hofmeister-Drew gave an overview of the annexation. She stated the proposed Future Land Use is General Commercial (GC) and the proposed zoning is General Commercial (C-3).

Brad Currie, Applicant Representative, stated they will be coming forward with a proposed site plan for self-storage.

Motion was made by Michael Broderick, and seconded by Nichelle Clemons to approve the proposed annexation.

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

Passed

b. Amendment to the Planned Development (PD) and Site Plan - Willow Lakes Phase 1A - 10050 West Midway Road

Ms. Hofmeister-Drew gave an overview of the request for an Amendment to the Planned Development and Site Plan for Phase 1A. Ms. Hofmeister-Drew provided the Board a brief history on the original PD master plan approval. She explained the amendments to the PD consist of deviations in the parking spaces, drive aisle widths and incorporating the wave pool regulations into the PD Guidelines. Ms. Hofmeister-Drew highlighted that Phase 1A will consist of the Wavegarden, the Hub, 28 Surf Pods (Lanais) proposed as hotel suites and a maintenance building for water treatment. Ms. Hofmeister-Drew noted the proposed landscaping will be indicative of a coastal community and the architecture is contemporary in design with the Hub having a look and feel as though the building is a wave.

Lee Dobbins, Applicant Representative, from Dean Meade Law Firm, stated the deviations to the guidelines will govern how the project will be developed. Mr. Dobbins explained there has been a lot of behind the scenes work with FPL, South Florida Water Management, and coordination with the County on Gordy Road and Midway Road and working with the developers to the north and south of the project. Mr. Dobbins answered questions from the Board on the wave pool regulations from the state, parking, and the abandonment of Gordy Road.

Andrew Savage, from Bohler Engineering, reviewed the high level civil design with the Board and stated they are coordinating with St. Lucie County for the utility expansion on Midway Road.

Motion was made by Bob Burdge, and seconded by Marcia Baker to approve the requested PD Amendment and Site Plan with the following conditions:

1. Prior to the issuance of a Building Permit, pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff.

2. Prior to the issuance of the Certificate of Occupancy, a certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be submitted and approved by staff.

3. Prior to City Commission approval, incorporate the proposed Phase Staff recommends that the Planning Board recommend APPROVAL of the requested PD Amendment and Site Plan applications with the following conditions:

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

Passed

c. **Site Plan and Conditional Use - Flagship Storage - Northeast corner of Jenkins and Okeechobee Road**

This item was moved to the December 13, 2021 Planning Board meeting.

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

There was no Director's Report.

9. BOARD COMMENTS

Board discussion ensued on having legal representation at the Planning Board meetings to avoid potential legal impacts.

Ms. Baker suggested that the Planning department organize a city sponsored work force housing project.

10. ADJOURNMENT

Planning Board **6. a.**

Meeting Date: 12/13/2021

Information

REQUESTED ACTION

Annexation - Treasure Coast Land Development - At or Near the SE Corner of Okeechobee Road and McNeil Road

LOCATION

At or near the SE Corner of Okeechobee Rd & McNeil Rd

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application Packet & Supporting Documents
Aerial Map
Current FLU & Zoning Map
Proposed FLU & Zoning Map

Form Review

Form Started By: Vennis Gilmore Started On: 12/06/2021 07:15 PM
Final Approval Date: 12/07/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Senior Planner
RE:	**Application for Annexation** **Treasure Land Development (1 Parcel)**
BOARD DATE:	December 13, 2021

STAFF REPORT

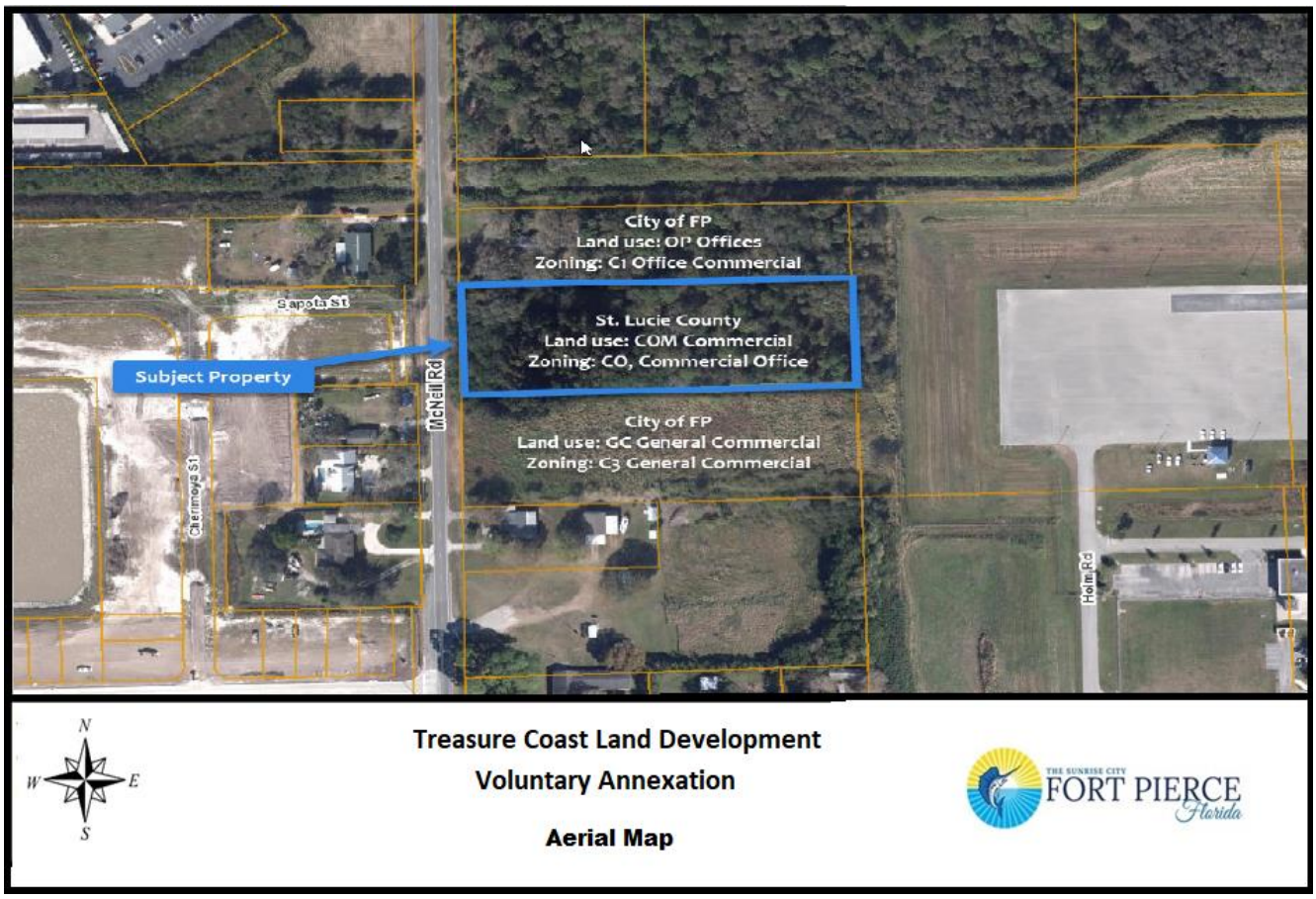
Property Owner:	Treasure Coast Land Development, LLC 19008 SW Positano Way Port St. Lucie, FL 34986
Applicant:	Michael Sanchez, Managed Land Entitlements 3710 Buckeye Street, Suite 100 Palm Beach Gardens, FL 33410
Requested Action:	Approval of a Voluntary Application for Annexation for one (1) parcel of land
Site Location:	At or near the southeast corner of Okeechobee Road and McNeil Road in Fort Pierce, Florida
Parcel IDs:	2419-422-0003-000-9
Parcel Size:	3.04 Acres
Current Future Land Use:	Commercial (COM) – St. Lucie County
Current Zoning:	Commercial Office (CO) – St. Lucie County
Proposed Future Land Use:	General Commercial (GC) – City of Fort Pierce
Proposed Zoning:	Office Commercial (C-1) – City of Fort Pierce
Utilities:	FPUA

	North	East	South	West
Surrounding FLU:	OP (FP)	RM (FP)	GC (FP)	RM (FP)
Surrounding Zoning:	C-1 (FP)	R-4 (FP)	C-3 (FP)	PD (FP)

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of one (1) parcel at or near the southeast corner of Okeechobee Road and McNeil Road in Fort Pierce, Florida. The parcel ID is 2419-422-0003-000-9.



The subject property has a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County Zoning designation of Commercial Office (CO). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation is General Commercial (GC) with a Zoning classification of Office Commercial (C-1).

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission."

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is $77,900. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property is vacant.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

The subject property is located within an area that lies within both St. Lucie County as well as the City of Fort Pierce jurisdictions. However, the subject parcel abuts properties to the north, south, east, and west that are within the City limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services.

The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning remain consistent with the current County designations of COM and CO, respectively and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of GC and C-1, respectively, would be consistent with Policy 1.11.5 and the City's Comprehensive Plan. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of this annexations by mail to the St. Lucie County Administrator's Office on or before December 17, 2021, and/or no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation

As proposed, the annexation meets the standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends approval of the proposed annexation along with the Future Land Use designation of GC and the Zoning designation of C-1.

MANAGED LAND ENTITLEMENTS

Strategic management of land development design, entitlements and permitting.

October 25, 2021

Ms. Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director
Planning Department
City of Fort Pierce
100 North US1
Fort Pierce, Florida 34950
(772) 467-3730

Re: McNeil Road Residential – Annexation of 2.98-acre parcel
Parcel ID: 2419-422-0003-000-9
Transmittal Letter

Dear Ms. Hofmeister-Drew:

Please accept the enclosed items listed below being submitted in support of a request for an annexation of the above-referenced property (the "Property") into the City of Fort Pierce. The Property is proposed to be combined with the properties immediately to the north and south which are already within the incorporated limits of the City as part of a plan of development for a multifamily apartment project. The future land use and rezoning applications for the Property and for the adjacent properties will be submitted under separate cover concurrently with the site plan application for the new multifamily project.

Enclosed are nine (9) copies of the documents listed below:

- Completed Application for Annexation
- Deed for Property
- Aerial of Property with land use and zoning information
- Property Appraiser aerial with property information
- Survey of Property

Also enclosed are a check for the $630 application fee and a disk with digital copies of the items listed above.

Should you have any questions or require additional information, please do not hesitate to contact me. We look forward to working with the City on this application.

Best regards,

Michael J. Sanchez, AICP
Principal

c. Treasure Coast Land Development, LLC

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: No address. East side of McNeil Road approximately 1/4 mile south of Okeechobee Road
2. Legal description of real property for which annexation is being requested:
   See attached legal description.

   Property Tax ID: 2419-422-0003-000-9
3. Size of described property: 3.04 acres
4. Project description: Annexation of property to allow for development of property in conjunction with properties immediately to the north and south.
5. Current St. Lucie County Future Land Use Designation: Commercial (COM)
6. Current St. Lucie County Zoning: Commercial Office (CO)
7. Is this a Historic property? No
8. Appraised value: $77,900 (according to SLC Property Appraiser)
9. Name of Owner(s): Treasure Coast Land Development, LLC

   Signature of Owner(s): _____
   Mailing Address: 19008 SW Positano Way
   City Port St. Lucie State FL Zip 34986
   Phone (561) 568-8045 Fax _____

10. Name of Representative: Michael Sanchez/Managed Land Entitlements

Signature of representative: 

Mailing Address: 3710 Buckeye Street, Suite 100

City) Palm Beach Gardens State FL Zip 33410

Phone (561) 568-8045 Fax

E-mail: michael@mylandentitlements.com

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

OFFICE USE:

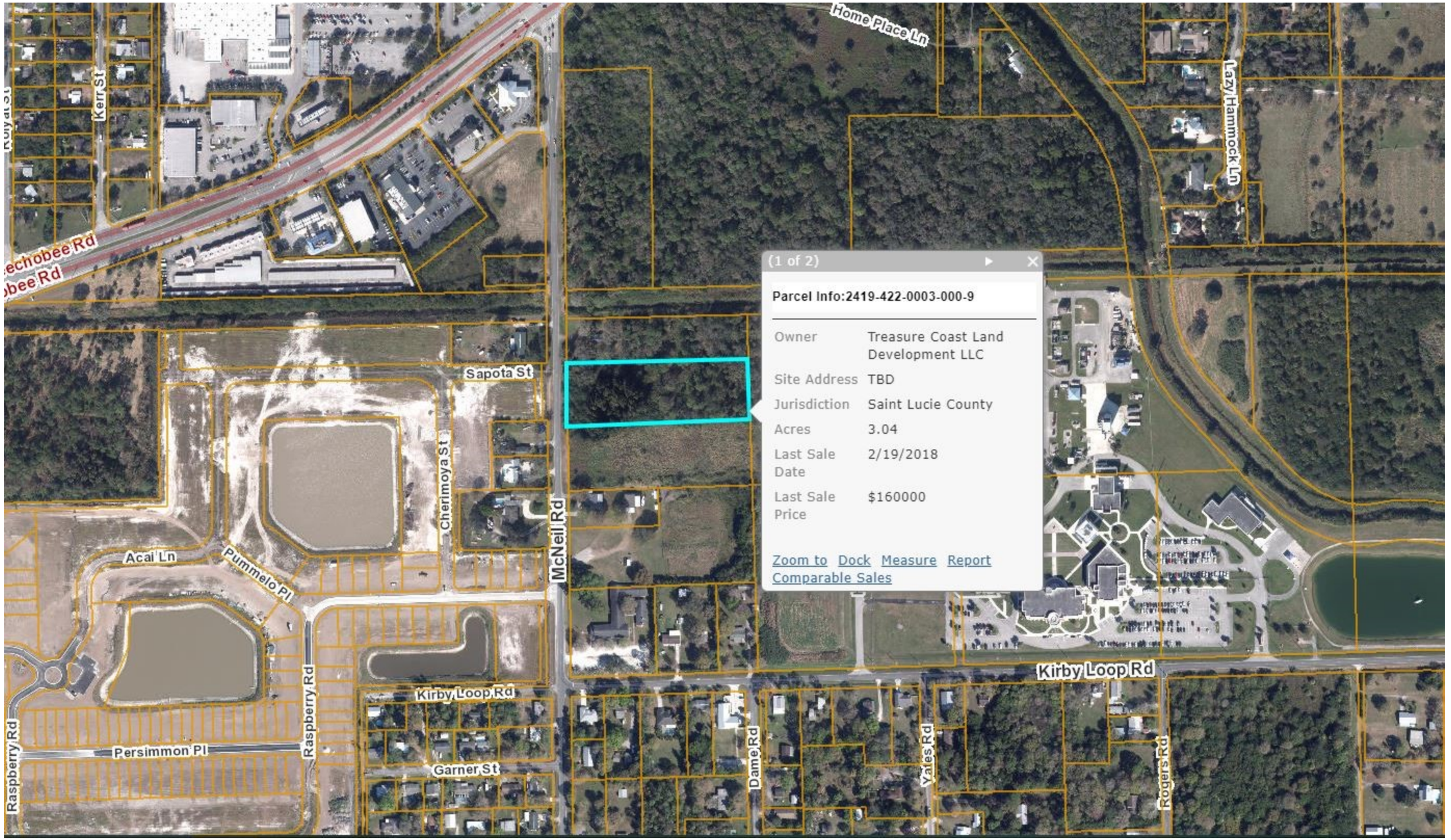
DATE RECEIVED: Signed:

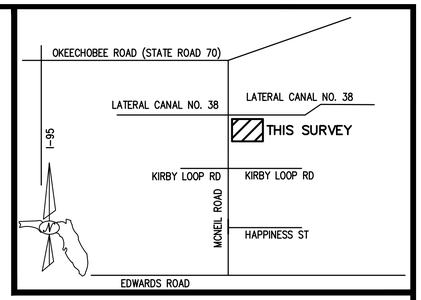
File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:


City of FP
Land use: OP Offices
Zoning: C1 Office Commercial
Sapota St
St. Lucie County
Land use: COM Commercial
Zoning: CO, Commercial Office
Subject Property
McNeill Rd
City of FP
Land use: GC General Commercial
Zoning: C3 General Commercial
Cherimoya St
Holm Rd


Home Place Ln
Lazy Hammock Ln
Kerr St
Sapota St
Cherimoya St
McNeil Rd
Acai Ln
Pummelo Pl
Raspberry Rd
Persimmon Pl
Kirby Loop Rd
Garner St
Dame Rd
Yates Rd
Rogers Rd
(1 of 2)
Parcel Info:2419-422-0003-000-9
Owner Treasure Coast Land Development LLC
Site Address TBD
Jurisdiction Saint Lucie County
Acres 3.04
Last Sale Date 2/19/2018
Last Sale Price $160000
Zoom to Dock Measure Report Comparable Sales



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL 2: 2419-422-0003-000/9
THE NORTH ONE-HALF OF THE FOLLOWING DESCRIBED PROPERTY:
COMMENCING AT A POINT IN THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST IN ST. LUCIE COUNTY, FLORIDA, WHERE THE EAST RIGHT-OF-WAY LINE OF MCNEIL ROAD INTERSECTS THE SOUTH RIGHT-OF-WAY LINE OF CANAL (LATERAL) NO. 38 OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT (F/K/A THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT); THENCE RUN SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF MCNEIL ROAD 150 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY WITH THE NORTH LINE OF PARCEL 2 OF THAT CERTAIN LAND CONVEYED TO NORMA SCAMBLER AND FLOYD SCAMBLER, HER HUSBAND, BY VIRTUE OF THAT CERTAIN WARRANTY DEED DATED NOVEMBER 27, 1963 AND RECORDED IN O.R. BOOK 75, PAGE 618, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (NORMA SCAMBLER PROPERTY) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF MCNEIL ROAD FOR A DISTANCE OF 420 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 19; THENCE RUN EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 634 FEET, MORE OR LESS, TO THE EAST LINE OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 19; THENCE RUN NORTH ALONG THE SAID EAST LINE FOR A DISTANCE OF 420 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THE NORMA SCAMBLER PROPERTY; THENCE RUN WEST ALONG THE SOUTH LINE OF THE NORMA SCAMBLER PROPERTY 631 FEET; MORE OR LESS, TO THE EAST RIGHT-OF WAY LINE OF MCNEIL ROAD AND THE POINT OF BEGINNING.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.

   THE FIELDWORK WAS COMPLETED ON MARCH 30, 2021.

2. THE SURVEY WAS BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IN FILE NO 18-29479C, POLICY NUMBER OXFL-08643015, DATED FEBRUARY 22, 2018 AND POLICY NUMBER OXFL-08630748, DATED JANUARY 5, 2018. NO EASEMENTS OR OTHER ENCUMBRANCES WERE NOTED IN EITHER POLICY.

3. BEARINGS ARE BASED ON N01°11'43"W (GRID, NAD 83, 2011 ADJUSTMENT) ALONG THE WEST LINE OF THE SE 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 19 EAST.

4. THE LEGAL DESCRIPTION IS RECORDED IN OFFICIAL RECORD BOOK 4100, PAGE 1564 AND OFFICIAL RECORD BOOK 4084, PAGE 689 IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

5. AREA = 129942 SQUARE FEET (2.98 ACRES), MORE OR LESS.

6. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IN FILE NO 18-29479C, POLICY NUMBER OXFL-08643015, DATED FEBRUARY 22, 2018 AND POLICY NUMBER OXFL-08630748, DATED JANUARY 5, 2018. NO EASEMENTS OR OTHER ENCUMBRANCES WERE NOTED IN EITHER POLICY.

   NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.

   THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SUREY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY.

7. ALL DISTANCES ARE MEASURED UNLESS NOTED OTHERWISE.

   ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.

8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS OF 1:10,000.

9. THE EXPECTED HORIZONTAL AND VERTICAL PRECISION OF ITEMS SHOWN ON THIS SURVEY ARE AS FOLLOWS:
   A. BOUNDARY LINES – 0.10'
   B. TOPOGRAPHIC FEATURES – 0.20'
   C. ELEVATIONS ON CONSTRUCTED HARD SURFACES (PAVEMENT, CONCRETE, ETC.) – 0.05'
   D. ELEVATIONS ON NATURAL SURFACES (GROUND, DIRT, ETC.) – 0.10'

10. THE PROPOSED USE OF THE SUBJECT PROPERTY IS FOR DEVELOPMENT.

11. THE CONTRACTED PURPOSE OF THIS SURVEY IS TO PROVIDE BOUNDARY FOR ANNEXATION. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.

12. 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.

13. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE:
    TREASURE COAST LAND DEVELOPMENT, LLC.

14. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40', ON A 24x36" SHEET.

15. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.

16. FLOOD ZONE INFORMATION OBTAINED FROM FEMA WEBSITE:
    "https://msc.fema.gov/portal/home"
    EFFECTIVE FLOOD ZONE (FEBRUARY 2012): "X"

ABBREVIATIONS:
P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
P.B. – PLAT BOOK
ORB – OFFICIAL RECORD BOOK
D.B. – DEED BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
GPS – GLOBAL POSITIONING SYSTEM
RTK – REAL TIME KINEMATIC
TOB – TOP OF BANK
TOS – TOE OF SLOPE
HDW – HEADWALL
INV. – INVERT
CONC. – CONCRETE
(D) – DEED DIMENSION
(M) – MEASURED DIMENSION
℄ – CENTERLINE
IR – IRON ROD
IR/C – IRON ROD WITH CAP AS NOTED
C.M. – 4"x4" CONCRETE MONUMENT
N/D – NAIL & DISK
PK – PARKER KALON
NAD – NORTH AMERICAN DATUM
LB – LICENSED BUSINESS
CMP – CORRUGATED METAL PIPE
RCP – REINFORCED CONCRETE PIPE
EL. – ELEVATION
F.F. – FINISHED FLOOR ELEVATION
FNC – FENCE
F/K/A – FORMERLY KNOW AS

LEGEND	
ANTENNA POLE	
BENCHMARK	
ELECTRIC BOX	
GUY ANCHOR	
MAILBOX	
METAL POST	
MITERED END	
SIGN	
WATER METER	
WATER VALVE	
WOOD POWER POLE	
FOUND IR/C	
NAIL & DISK	
SET IR/C "BROWN & PHILLIPS"	
FOUND C.M.	
OAK TREE	
PALM TREE	
PINE TREE	
UNKNOWN TREE	
ASPHALT	
CONCRETE	

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

BOUNDARY SURVEY

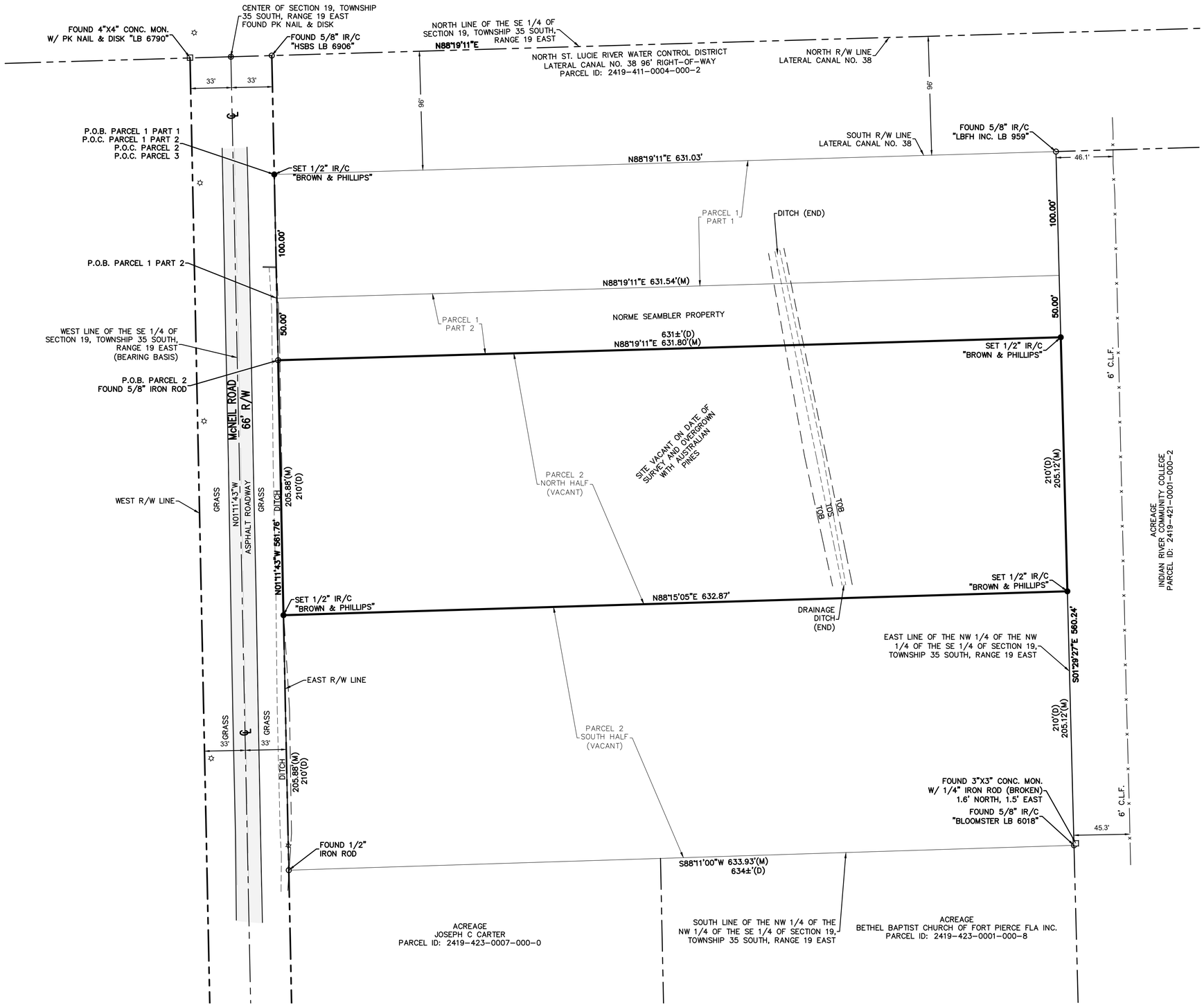
2602 McNEIL ROAD
FT. PIERCE, FL

DRAWN: JP
CHECKED: JEP
F.B. 21-1
PAGES: 1-10

PROJ. No. 21-018E
SCALE: 1"=40'
DATE: 03/30/2021
SHEET 1 OF 2

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____

S:\2021 drawing files\21-018\21-018E McNeil Road Boundary Survey of Parcel 2 (north half).dwg, 10/5/2021 3:34:53 PM



N

0 20 40 80

SCALE: 1" = 40'

LEGEND

ANTENNA POLE	
BENCHMARK	
ELECTRIC BOX	
GUY ANCHOR	
MAILBOX	
METAL POST	
MITERED END	
SIGN	
WATER METER	
WATER VALVE	
WOOD POWER POLE	
FOUND IR/C	
NAIL & DISK	
SET IR/C "BROWN & PHILLIPS"	
FOUND C.M.	
OAK TREE	
PALM TREE	
PINE TREE	
UNKNOWN TREE	
ASPHALT	
CONCRETE	

ABBREVIATIONS:
P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
P.B. – PLAT BOOK
ORB – OFFICIAL RECORD BOOK
D.B. – DEED BOOK
PG. – PAGE
R/W – RIGHT-OF-WAY
GPS – GLOBAL POSITIONING SYSTEM
RTK – REAL TIME KINEMATIC
TOB – TOP OF BANK
TOS – TOE OF SLOPE
HDW – HEADWALL
INV. – INVERT
CONC. – CONCRETE
(D) – DEED DIMENSION
(M) – MEASURED DIMENSION
℄ – CENTERLINE
IR – IRON ROD
IR/C – IRON ROD WITH CAP AS NOTED
C.M. – 4"x4" CONCRETE MONUMENT
N/D – NAIL & DISK
PK – PARKER KALON
NAD – NORTH AMERICAN DATUM
LB – LICENSED BUSINESS
CMP – CORRUGATED METAL PIPE
RCP – REINFORCED CONCRETE PIPE
EL. – ELEVATION
F.F. – FINISHED FLOOR ELEVATION

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509, WEST PALM BEACH, FLORIDA 33409 561-615-3988

DATE	REVISIONS	#

BOUNDARY SURVEY

2602 McNEIL ROAD
FT. PIERCE, FL

DRAWN: JP
CHECKED: JEP
F.B. 21-1
PAGES: 1-10

PROJ. No. 21-018E
SCALE: 1"=40'
DATE: 03/30/2021
SHEET 2 OF 2

S:\2021 drawing files\21-018\21-018E McNeil Road Boundary Survey of Parcel 2 (north half).dwg, 10/5/2021 3:34:53 PM

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4404410 OR BOOK 4100 PAGE 1564, Recorded 02/22/2018 04:41:33 PM Doc Tax: $1120.00

Instrument Prepared By ¦ Please Return To:
COMMUNITY LAND TITLE & RESEARCH
Attn: Sally J. Booth, Owner, Closing Manager
2400 SE Veterans Memorial Parkway, Suite 214
Port St. Lucie, FL 34952 ¦ Phone (772) 337-3335
Closing File Number: 18-29479C
Florida Documentary Stamps $1,120.00
Parcel Tax ID: 2419-422-0001-000/5

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 20th day of February, 2018 by **Glenn Scambler and Jane E. Scambler, husband and wife**, whose address is: 4 Splitrail Circle, Tequesta, FL 33469, *hereinafter called the Grantor*, to **Treasure Coast Land Development LLC, a Florida limited liability company**, whose address is: 2125 SW Cape Cod Drive, Port St. Lucie, FL 34953, *hereinafter called the Grantee*:
(Wherever used herein the terms "Grantor" and "Grantee" include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the Grantee all that certain land lying and being in ST. LUCIE County, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 2602 McNeil Road, Fort Pierce, FL 34981

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS AND DEDICATIONS OF RECORD AND TAXES FOR THE YEAR 2018 AND THEREAFTER.

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

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to 2017.

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:

D T. Arnold
1st Witness Signature ↑
Print Witness Name: Gregory T. Arnold

Glenn Scambler
Glenn Scambler

2nd Witness Signature ↑
Print Witness Name: CHRIS CHATTERTON

Jane E. Scambler
Jane E. Scambler

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 19th day of February, 2018, by Glenn Scambler and Jane E. Scambler who is personally known to me or has produced _____ as identification.

SEAL

JOYCE M. BECKER Signature ↑
NOTARY PUBLIC Notary Name: _____
STATE OF FLORIDA My Commission Expires:
Comm# FF168798
Expires 10/27/2018

EXHIBIT "A"

LEGAL DESCRIPTION

File Number: 18-29479C

Parcel 1: 2419-422-0001-000/5

Part 1: Beginning at a point in the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 19, Township 35 South, Range 40 East in St. Lucie County, Florida, where the East right-of-way line of McNeil Road intersects the South right-of-way line of Lateral 38 of the North St. Lucie River Drainage District, thence run South along the East right-of-way line of McNeil Road for a distance of 100 feet, thence run East to the East line of the NW 1/4 of the NW 1/4 of the SE 1/4 of said Section 19, thence run North along said East line to the South right-of-way line of Lateral 38, thence run West along the said South right-of-way line of Lateral 38 to the Point of Beginning.

Part 2: Beginning at a point in the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 19, Township 35 South, Range 40 East in St. Lucie County, Florida, where the East right-of-way line of McNeil Road intersects the South right-of-way line of Lateral 38 of the North St. Lucie River Drainage District, thence run South 100 feet along the East right-of-way line of McNeil Road for a Point of Beginning; thence continue South along the East right-of-way line of McNeil Road for a distance of 50 feet, thence turn and run East to the East line of the NW 1/4 of the NW 1/4 of the SE 1/4 of said Section 19, thence turn and run North along the East line for a distance of 50 feet, thence turn and run West to the Point of Beginning.

Parcel 2: 2419-422-0003-000/9

The North one-half of the following described property:

Commencing at a point in the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 19, Township 35 South, Range 40 East in St. Lucie County, Florida, where the East right-of-way line of McNeil Road intersects the South right-of-way line of Canal (Lateral) No. 38 of the North St. Lucie River Water Control District (f/k/a The North St. Lucie River Drainage District); thence run South along the East right-of-way line of McNeil Road 150 feet to the intersection of said East right-of-way with the South line of Parcel 2 of that certain land conveyed to Norma Scambler and Floyd Scambler, her husband, by virtue of that certain Warranty Deed dated November 27, 1963 and recorded in O.R. Book 75, Page 618, of the Public Records of St. Lucie County, Florida (Norma Scambler Property) and the Point of Beginning; thence continue South along the East right-of-way line of McNeil Road for a distance of 420 feet, more or less, to the South line of the NW 1/4 of the NW 1/4 of the SE 1/4 of said Section 19; thence run East along said South line for a distance of 634 feet, more or less, to the East line of the NW 1/4 of the NW 1/4 of the SE 1/4 of said Section 19; thence run North along the said East line for a distance of 420 feet, more or less, to the intersection of said East line with the South line of the Norma Scambler Property; thence run West along the South line of the Norma Scambler Property 631 feet; more or less, to the East right-of-way line of McNeil Road and the Point of Beginning.



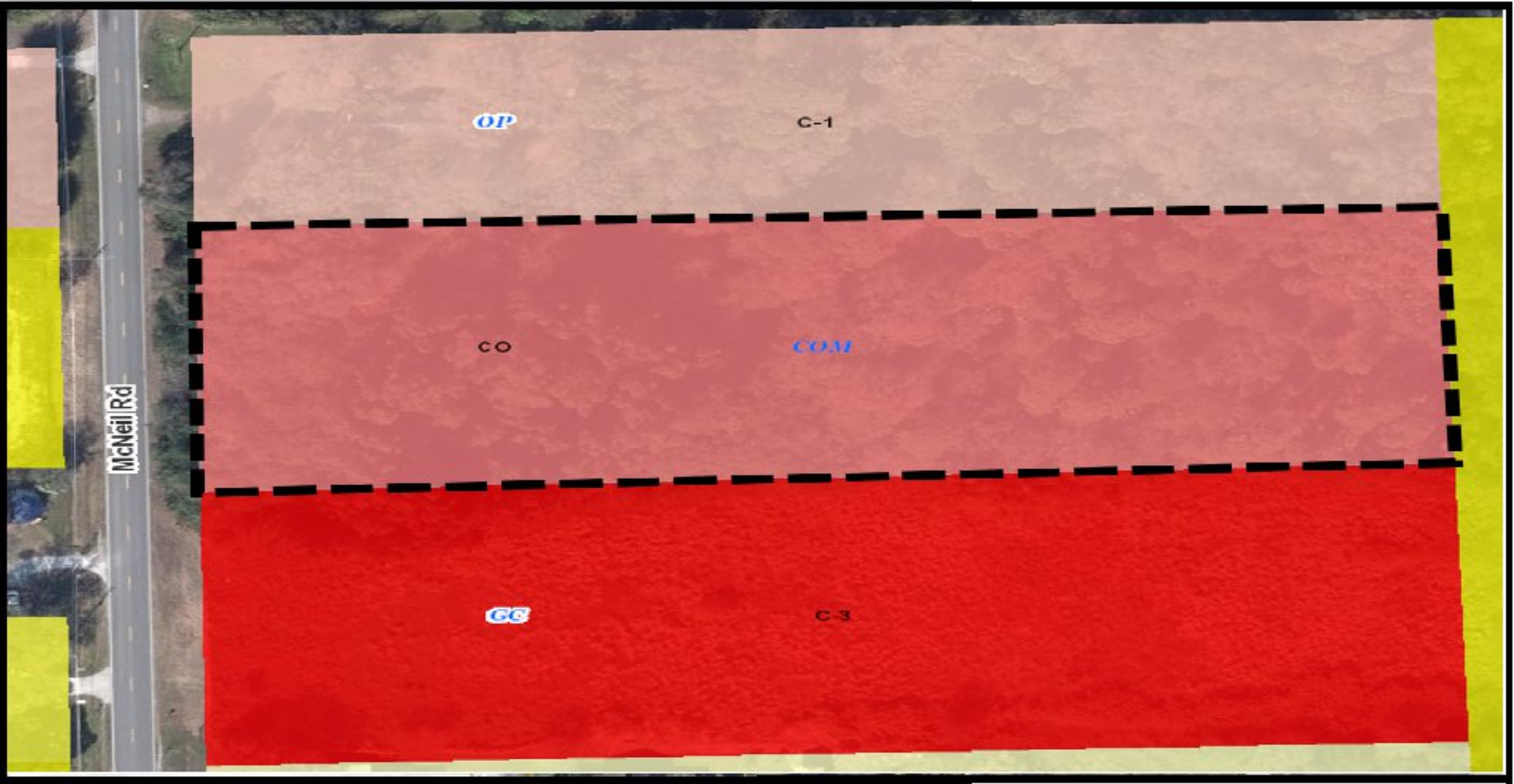
N
W E
S

Treasure Coast Land Development

Voluntary Annexation

Aerial Map

THE SUNRISE CITY
FORT PIERCE
Florida



N
W E
S

Treasure Coast Land Development

Voluntary Annexation

Current FLU & Zoning Map

THE SUNRISE CITY
FORT PIERCE
Florida



N
W
E
S

Treasure Coast Land Development

Voluntary Annexation

Proposed FLU & Zoning Map

THE SUNRISE CITY
FORT PIERCE
Florida

Planning Board **6. b.**

Meeting Date: 12/13/2021

Information

REQUESTED ACTION

Rezoning - Angelos Property - SE Corner of Seaway Drive and N. US Highway 1

LOCATION

SE Corner of Seaway Dr. & N US HWY 1

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

Approval

Attachments

Staff Report
Application & Supporting Documents
Current Zoning Map
Proposed Zoning Map

Form Review

Form Started By: Vennis Gilmore Started On: 12/07/2021 10:17 AM
Final Approval Date: 12/07/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
FROM:	Vennis Gilmore, Senior Planner
RE:	**Application for Zoning Atlas Map Amendment** **Angelos Rezoning**
BOARD DATE:	December 13, 2021

STAFF REPORT

Property Owner:	Peter G. Angelos Holdings LLC 2400 S. Ocean Drive, Apt. 332 Fort Pierce, FL 34949
Applicant:	Gieseler & Gieseler P.A. – Nicholas M. Gieseler 789 S. Federal Highway, Suite 301 Stuart, FL 34994
Requested Action:	Approval to Rezone one (1) parcel from Marine Commercial Zone (C-6) to General Commercial Zone (C-3)
Site Location:	At or near the southeastern interchange of Seaway Drive and N. US Highway 1
Parcel IDs:	2403-717-0011-000-4
Existing Use:	Vacant
Parcel Size:	.11 Acres
Current Future Land Use:	General Commercial (GC)
Current Zoning:	Marine Commercial Zone (C-6)

Proposed Zoning: General Commercial Zone (C-3)

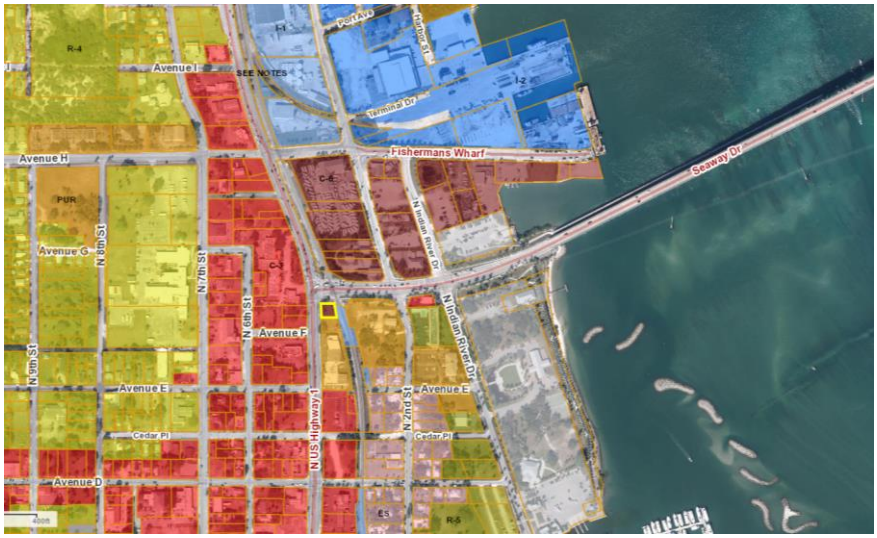
	North	East	South	West
Surrounding FLU:	Marine Commercial (MC)	Industrial (I)	General Commercial (GC)	General Commercial (GC)
Surrounding Zoning:	Marine Commercial (C-6)	Light Industrial (I-1)	Planned Unit Redevelopment (PUR)	General Commercial (C-3)

Staff Analysis:

Request

In accordance with Sections 125-37 and 125-133 of the City Code, the applicant is requesting the review and approval of a Zoning Atlas Amendment (Rezoning) from Marine Commercial Zone (C-6) to General Commercial Zone (C-3).

As displayed on the map below, the .11-acre subject property is the only parcel south of Seaway Drive on North U.S. Highway 1 that is zoned C-6, which is a marine-oriented zoning category. The parcels located north of Seaway Drive consist of uses that complement the Port of Fort Pierce, other water dependent uses and the Indian River Lagoon. Adjoining the subject property to the south are traditional commercial uses.



Zoning Designation Comparison

The subject property currently has a Future Land Use of General Commercial (GC) and a Zoning designation that is Marine Commercial (C-6). The intent of the C-6 district is primarily to provide suitable locations for compatible marine commercial and tourist-related facilities. In part, this means that areas in the zone should be in close proximity to an arterial or collector street and should also be located in close proximity to the waterfront. Most importantly, the requirements in this zone recognize that certain marine oriented commercial activities can be compatible with activities that are more tourist-related and when combined can create a special environment. The uses laid out in this zone are not meant to be as inclusive as those found in a general commercial zone, but rather should be reserved for uses that are dependent on or benefit from proximity to the water.

The requested zoning of General Commercial (C-3) is intended and is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, general commercial and retail uses and most repair services and small warehousing and wholesaling operations are also permitted.

It is staff's professional opinion that the more appropriate zoning for the subject site is C-3. Additionally, the current Future Land Use classification is GC, which is more compatible to C-3 than the C-6 zoning.

Standards for Review

Pursuant to Article IX, City Code of Ordinances, a proposed change of district or text may be initiated by the city commission, the city planning board or by petition of one or more of the property owners or affected residents within the area proposed to be changed or affected by a change in the district map or text.

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the Comprehensive Plan.
(2) The amendment will not have an adverse effect on the ability of the City to:

    a. Satisfy land and water use needs; and
    b. Meet transportation demands and provide community facilities and services.

(3) The amendment will promote and protect the public health, safety, and general welfare.

The proposed amendment is consistent with and furthers 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 in character and similar with the surrounding area, land uses and zoning designations.

Technical Review Committee (TRC)
All affected City and County Departments have reviewed the proposed Future Land Use Map and Zoning Atlas Map Amendments and there were no comments from the TRC.

Staff Recommendation Zoning Atlas Map Amendment
The requested Application for Zoning Atlas Map Amendment meets the criteria specified in Section 125-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the proposed Rezoning from Marine Commercial Zone (C-6) to General Commercial Zone (C-3).

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: Seaway Dr./US1
2. Property Tax ID(s): 2403-717-0011-000-4
3. Total Acreage: 11
4. Existing Future Land Use Designation: General Commercial
5. Existing Zoning Classification: Marine Commercial
6. Proposed Zoning Classification: General Commercial C-3
7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant

9. Are there any identified or possible historical structures on the amendment lands? None

10. The reason for making this request: Applicant wishes to make economic use of the property by installing an off premises sign.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	N/A		
South	Vacant	General Commecial	PUR
East	N/A		
West	N/A		

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	General Commercial	Marine Commercial			
Proposed	General Commercial	General Commercial (C-3)			N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day** - N/A

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day** - N/A

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	
Proposed Zoning	
Change in Demand	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Peter G. Angelos Holdings LLC
Mailing Address: 2400 S Ocean Dr. Apt. 332
City Fort Pierce State FL Zip 34949
Phone # 888-202-2402
E-mail: _____

13. Name of Applicant: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: Gieseler & Gieseler P.A. - Nicholas M. Gieseler
Mailing Address: 789 S. Federal Hwy, Suite 301
City Stuart State FL Zip 34994
Phone # 888-202-2402 Fax # _____
E-mail: nmg@gieselerlaw.com

15. **Applicant Acknowledgements** (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature Date

789 S. Federal Hwy, Suite 301	Stuart, FL	34994
Address	State	Zip
888-202-2402	nmg@gieselerlaw.com	
Phone	Fax	E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

PETER G. ANGELOS 772-579-7801
Property Owner's Name (Please Print) Phone

2400 S. Ocean Dr. C-332 Ft Pierce FL 34949
Address State Zip

Peter G Angelos 8-4-21
Property Owner's Signature Date

Shanté R. Jackson
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG300608
Expires 2/11/2023

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 4th day of August, 2021, by Peter Angelos who is personally known to me or has produced Florida Drivers License as identification.

Signature of Notary Shanté R. Jackson (seal)

Shanté R. Jackson
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG300608
Expires 2/11/2023

OFFICE USE:		
DATE RECEIVED:_____	Signed:_____	
File Number:_____	Check No: _____	Receipt No: _____
TRC Review:_____	Planning Board Review: _____	City Commission: _____
Ordinance No:_____	Date Approved: _____	

789 S. Federal Hwy, Suite 301 Stuart, FL 34994

Address State Zip

888-202-2402 nmg@gieselerlaw.com

Phone Fax E-mail Address

16. **Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ___ day of _____, 20_____, by _____ who is personally known to me or has produced _____ as ide

_____
Signature of Notary (seal)

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

File Number:_____ Check No: _____ Receipt No: _____

TRC Review:_____ Planning Board Review: _____ City Commission: _____

Ordinance No:_____ Date Approved: _____

STATE OF FLORIDA
COUNTY OF St. Lucie

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me on this 18th day of May, 2021, by PETER G. ANGELOS by means of ☐ physical presence or ☐ online notarization, and who produced Florida Drivers License as identification, and who did take an oath.

IN WITNESS WHEREOF, I hereunto set my hand and official seal:

GLENDA J. ROBINSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG158884
Expires 11/12/2021

Notary Public, State of Florida

My Commission Expires: 11-12-2021

Glenda J Robinson
NOTARY PUBLIC

Notary Printed Name: Glenda J. Robinson

My Commission Expires: 11-12-2021

NOTARY SEAL

G & G

GIESELER & GIESELER

May 17, 2021

Mr. Peter Angelos
Peter G. Angelos Holdings LLC
2400 S. Ocean Dr. Apt. 332
Fort Pierce, Florida 34949

RE: **Authorization to Act as Agent**
Fort Pierce Rezoning Application – Parcel ID 2403-717-0011-000-4

Mr. Angelos:

Our firm is pleased to represent you in seeking a rezoning from the City of Fort Pierce. The rezoning application requires the property owner to provide written authorization for a third-party, such as our law firm, to act on your behalf. As such, we have provided this letter, your signature on which below shall serve as written authorization, giving Gieseler & Gieseler power of attorney to act as your agent in submitting the variance application for the referenced property.

Sincerely,

s/ Nicholas M. Gieseler

Nicholas M. Gieseler
GIESELER & GIESELER P.A.

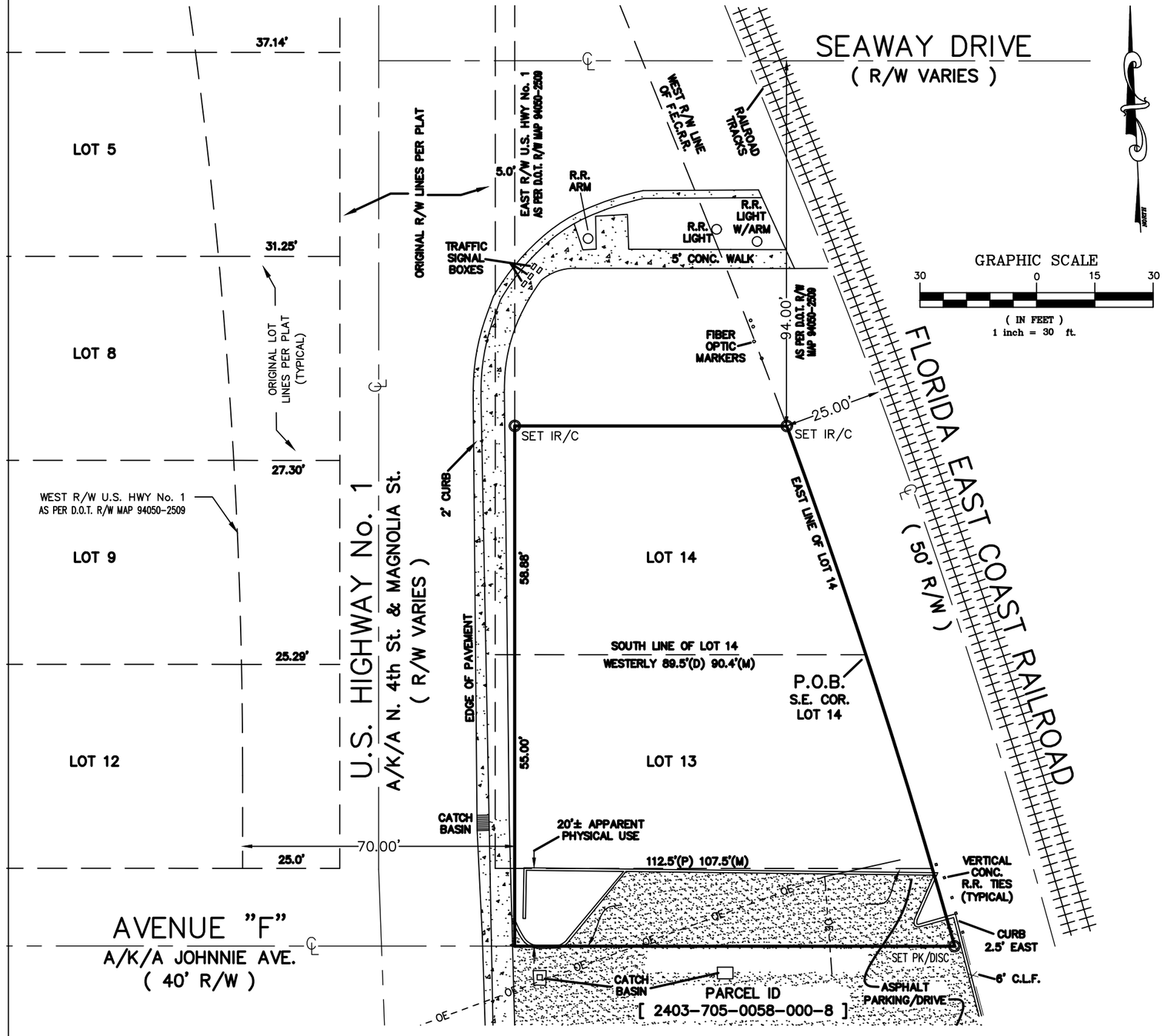
Agreed to and authorized this 18th day of May, 2021:

PETER G. ANGELOS

789 S. FEDERAL HWY, SUITE 301
STUART, FLORIDA 34994

GIESELER & GIESELER P.A.
WWW.GIESELERLAW.COM
INFO@GIESELERLAW.COM

TEL: (888) 202-2402
FAX: (888) 757-6820



LEGAL DESCRIPTION

LOT 13, BLOCK 2, FULTZ' S RESUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 36, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE NORTH 20 FEET OF THE VACANT AVENUE "F" ADJACENT ON THE SOUTH. AND, THAT PART OF LOT 14, BLOCK 2, FULTZ'S RESUBDIVISION, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 3, PAGE 36, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 40 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 14, THENCE WESTERLY ALONG SOUTH LINE OF LOT 14 A DISTANCE OF 89.5 FEET, THENCE NORTH 00° 00' 37" EAST A DISTANCE OF 58.88 FEET, THENCE SOUTH 89° 58' 58" EAST A DISTANCE OF 70.02 FEET TO THE EAST LINE OF SAID LOT 14, THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 14 TO THE POINT OF BEGINNING.

PARCEL #s

2403-717-00010-000-7 and 2403-717-0011-000-4

Property Address:

624 North U.S. Highway No. 1

LEGEND & ABBREVIATIONS

BM	DENOTES BENCHMARK
BB	DENOTES BEARING BASE
C.M.	DENOTES CONCRETE MONUMENT
CONC	DENOTES CONCRETE
C.B.	DENOTES CATCH BASIN
CBS	DENOTES CONCRETE BLOCK STRUCTURE
CD	DENOTES CHORD DISTANCE
CB	DENOTES CHORD BEARING
C/O	DENOTES CLEAN OUTS
℄	DENOTES CENTER LINE
D.E.	DENOTES DRAINAGE EASEMENT
F.F.E.	DENOTES FINISH FLOOR ELEVATION
FND	DENOTES FOUND
I.Q.	DENOTES IRRIGATION QUALITY WATER
IR/C	DENOTES IRON ROD AND CAP
L.B.	DENOTES LICENSED BUSINESS
L	DENOTES ARC LENGTH
L.M.E.	DENOTES LAKE MANAGEMENT EASEMENT
(M)	DENOTES MEASURED DATA
M.H.	DENOTES MANHOLE
N/D	DENOTES NAIL AND DISK
(NR)	DENOTES NON RADIAL LINE
O.S.T.	DENOTES OPEN SPACE TRACT
TOB	DENOTES TOP OF BANK
TOE	DENOTES TOE OF BANK
P.I.	DENOTES POINT OF INTERSECTION
O.R.	DENOTES OFFICIAL RECORDS BOOK
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PAGE
P.U.E.	DENOTES PRIVATE UTILITY EASEMENT
P.D.E.	DENOTES PRIVATE DRAINAGE EASEMENT
P.S.M.	DENOTES PROFESSIONAL SURVEYOR & MAPPER
P.L.S.	DENOTES PROFESSIONAL LAND SURVEYOR
P.C.C.	DENOTES POINT OF COMPOUND CURVATURE
P.D.	DENOTES POINT OF CURVATURE
P.T.	DENOTES POINT OF TANGENCY
(P)	DENOTES PLAT DATA
P.C.P.	DENOTES PERMANENT CONTROL POINT
R	DENOTES RADIUS
R/W	DENOTES RIGHT OF WAY
SAN.	DENOTES SANITARY
U.E.	DENOTES UTILITY EASEMENT
W.M.T.	DENOTES WATER MANAGEMENT TRACT
MAG/D	DENOTES SET MAG NAIL AND DISK
Δ	DENOTES INCLUDED ANGLE
ELEV.	DENOTES ELEVATION
EOW	DENOTES EDGE OF WATER
N.A.V.D.	DENOTES NORTH AMERICAN VERTICAL DATUM
☼	DENOTES AREA LIGHT
⊗	DENOTES WOOD POWER POLE
◆	DENOTES CONCRETE POWER POLE
⤴	DENOTES GUY WIRE
⊸	DENOTES STREET SIGN
WV	DENOTES WATER VALVE

GENERAL NOTES

1) The last date of field work was 8/28/2018.
2) 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.
3) Reproductions of this map are not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
4) Lands shown hereon were not abstracted by this office for rights-of-way, easements of record, ownership, abandonment's, deed restrictions, or Murphy Act Deeds. This information should be obtained through appropriate title verification.
5) All above ground fixed improvements, if any, have been located and shown hereon.
6) Underground foundations and improvements were not located as part of this survey.
7) Flood Note: By graphic plotting only, this property is in Zone "X", according to the Flood Insurance Rate Map, Community Panel No. 12111C0179 J, effective date February 16, 2012. The exact designation can only be determined by an elevation certificate.
8) The bearings shown hereon are based on D.O.T. R/W MAP #94050-2509 and are referenced to the centerline of Seaway Drive having a bearing of S89°58'58"E and all bearings are relative thereto.
9) No easements are shown hereon other than those depicted on the plat. No search of the public records has been performed to find additional easements that may exist.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

Boundary Survey
For: Peter Angelos

File: 18-184
Date: 08/30/2018
FB: 18-06/37
SCALE: 1: 30
DRAWN BY: JDJ
FIELD: 08/28/2018

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497
www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4400096 OR BOOK 4096 PAGE 586, Recorded 02/12/2018 09:08:45 AM Doc T:
$0.70

PREPARED BY AND RETURN TO:
David N. Sowerby, Esquire
DAVID N. SOWERBY, P.L.
2940 South 25th Street
Fort Pierce, Florida 34981

PARCEL I.D. Nos.: 2403-717-0010-000-7;
2403-717-0011-000-4; 2507-707-01042-000-9;
1436-601-0034-000-4; and 2429-233-0001-050-1.

[Space Above This Line For Recording Data]

This conveyance is a transfer of unencumbered real property by the owners to an artificial entity whose ownership is identical to the ownership of the real property and is exempt from payment of documentary stamp tax in accordance with F.S. §201.0201 and Crescent Miami Center, LLC v. Florida Department of Revenue, 902 So.2d 913 (Fla. 2005).

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 8th day of February, 2018 by and between **PETER G. ANGELOS**, a/k/a **PETER ANGELOS,** a single adult, whose post office address is 2400 S. Ocean Drive, Apt. 332, Fort Pierce FL 34949, (hereinafter "Grantor"), and **PETER G. ANGELOS HOLDINGS, LLC**, a Florida limited liability company, whose mailing address is 2400 S. Ocean Drive, Apt. 332, Fort Pierce FL 34949 (hereinafter "Grantee").

WITNESSETH: That the said Grantor, for and in consideration of the sum of $10.00, has granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Parcel 1: Lot 13, Block 2, FULTZ'S RESUBDIVISION, as per Plat thereof recorded in Plat Book 3, Page 36, Public Records of St. Lucie County, Florida, and the North 20 feet of the vacant Avenue "F" adjacent on the South. AND, that part of Lot 14, Block 2, FULTZ'S RESUBDIVISION, according to the Plat, as recorded in Plat Book 3, Page 36, of the Public Records of St. Lucie County, Florida, in Section 3, Township 35 South, Range 40 East, described as follows: Begin at the Southeast corner of said Lot 14, thence Westerly along South line of Lot 14 a distance of 89.5 feet, thence North 00° 00' 37" East a distance of 58.88 feet, thence South 89° 58' 58" East a distance of 70.02 feet to the East line of said Lot 14, thence Southeasterly along the East line of said Lot 14 to the Point of Beginning. (Parcel Nos. 2403-717-0010-000-7 and 2403-717-0011-000-4)

Parcel 2: Condominium Parcel No. 3944 of BEACHTREE I, according to the Declaration of Condominium thereof, as recorded in O.R. Book 296, Page 1438, together with all amendments thereto, Public Records of St. Lucie County, Florida. (Parcel No. 2507-707-0142-000-9)

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

Property Identification

Site Address: N US HIGHWAY 1
Sec/Town/Range: 03/35S/40E
Parcel ID: 2403-717-0011-000-4
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 16199
Map ID: 24/03S
Zoning: Marine Com

Ownership

Peter G Angelos Holdings LLC

2400 S Ocean DR Apt 332
Fort Pierce, FL 34949-8018



Legal Description

FULTZ`S S/D BLK 2 BEG AT SE COR LOT 14 RUN WLY ALG S LI 89.5 FT, TH N 00 DEG 00 MIN 37 SEC E 58.88 FT, TH S 89 DEG 58 MIN 58 SEC E 70.02 FT TO E LI OF LOT 14, TH SELY TO POB (OR 1102-1330 THRU 1338; 3421-2427; 4096-586)

Current Values

Just/Market Value:	$21,100
Assessed Value:	$21,100
Exemptions:	$0
Taxable Value:	$21,100

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):	0.11
Land Size (SF):	4,696

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date:	Feb 8, 2018
Book/Page:	4096 / 0586
Sale Code:	0330
Deed:	WD
Grantor:	Angelos Peter G
Price:	$100
Date:	Jul 24, 2012
Book/Page:	3421 / 2427
Sale Code:	0316
Deed:	QC
Grantor:	Angelos Peter G
Price:	$100

Date:	Aug 26, 1997
Book/Page:	1102 / 1330
Sale Code:	XX02
Deed:	WD
Grantor:	Brower Belva L
Price:	$30,000
Date:	May 15, 1995
Book/Page:	0959 / 0020
Sale Code:	XX01
Deed:	PB
Grantor:	G L Ayers
Price:	$100
Date:	Oct 1, 1983
Book/Page:	0414 / 2135
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$32,500
Date:	Jan 1, 1980
Book/Page:	0325 / 0069
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$25,000
Date:	Oct 1, 1979
Book/Page:	0319 / 1385
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$21,100
Just/Market:	$21,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$21,100
Exemption(s):	$0
Taxable:	$21,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	0.3	Fort Pierce Stormwater Charge	$20.70

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

Historical Values

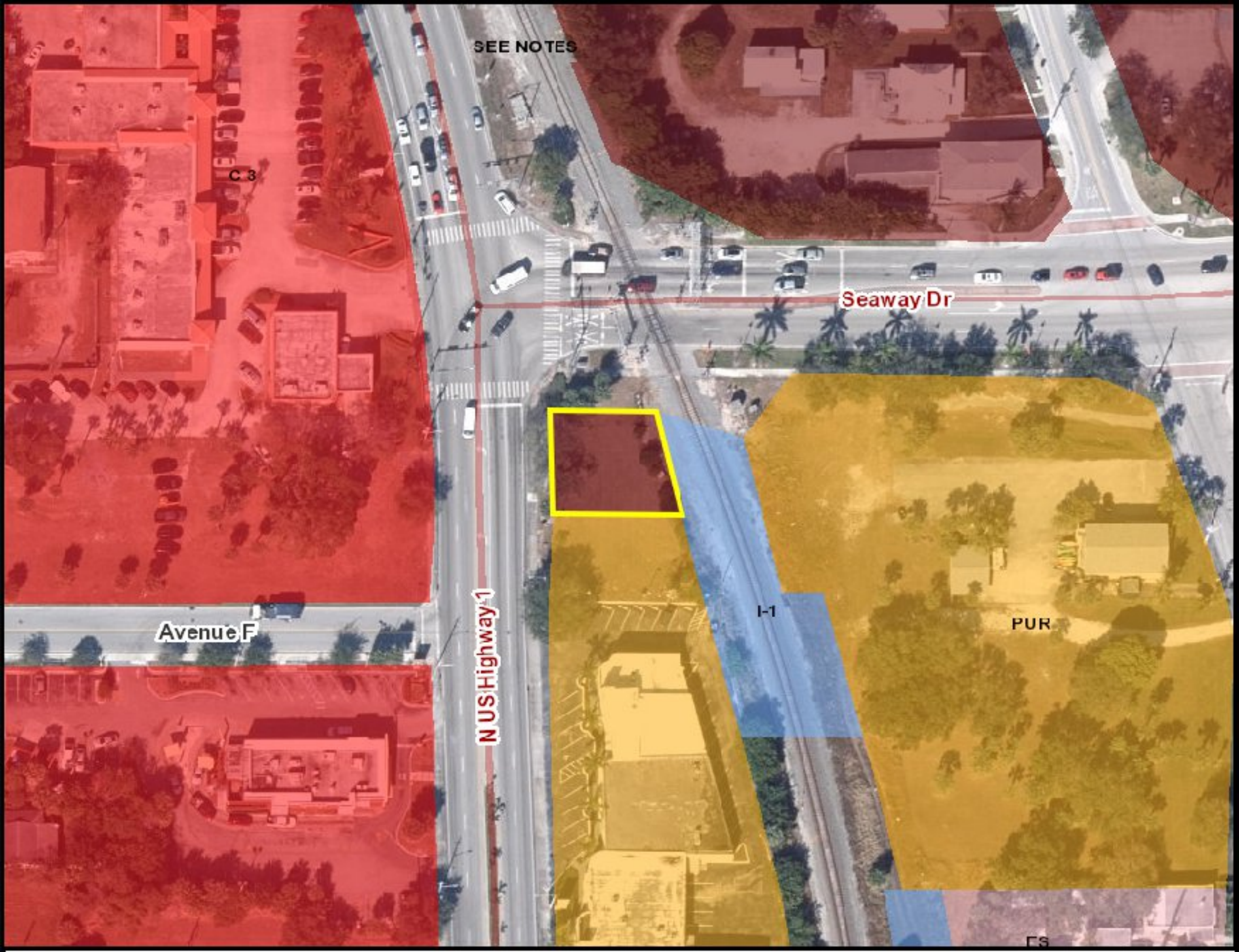
Year	Just/Market	Assessed	Exemptions	Taxable
2020	$21,100	$21,100	$0	$21,100
2019	$21,100	$21,100	$0	$21,100
2018	$21,100	$21,100	$0	$21,100

Permits

Number	Issue Date	Description	Amount	Fee

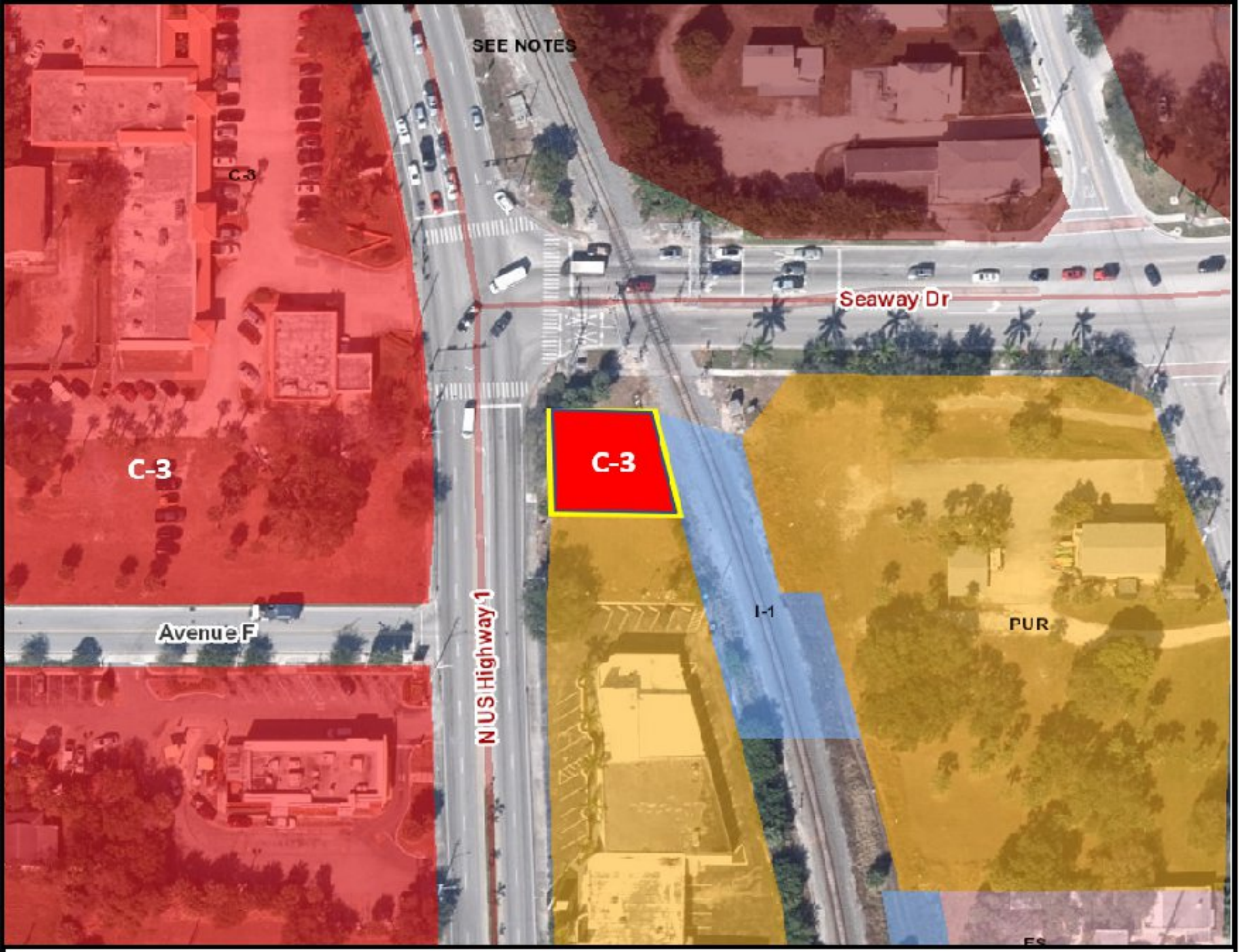
Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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.



Angelos Rezoning
Seaway Dr & N US HWY 1
Current Zoning Map

THE SUNRISE CITY
FORT PIERCE
Florida



Angelos Rezoning
Seaway Dr & N US HWY 1
Proposed Zoning Map

THE SUNRISE CITY
FORT PIERCE
Florida

Planning Board **6. c.**

Meeting Date: 12/13/2021

Information

REQUESTED ACTION

Site Plan and Conditional Use - Flagship Storage - Northeast corner of Jenkins and Okeechobee Road

LOCATION

Northeast corner of Jenkins and Okeechobee Road
PCNs: 2419-603-0003-000-4 and 2419-603-0004-000-1

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

RECOMMENDATION

The proposed Conditional Use - Site Plan (Development Review and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following condition:

1. A certified letter of completion by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

Attachments

staff report and supporting documentation

application and supporting documentation

Form Review

Form Started By: Jennifer Hofmeister Started On: 12/06/2021 02:05 PM

Final Approval Date: 12/08/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
FROM:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
RE:	**Conditional Use and Site Plan (Development Review & Design Review)** **Flagship Self-Service Storage** **Northeast Corner of Jenkins and Okeechobee Road** **21-07000022**
BOARD DATE:	December 13, 2021

STAFF REPORT

Owner:	NNN/1031 #16 Jenkins LLC 2 Towne Sq Ste 900 Southfield, MI 48076
Representative:	Engineering Design & Construction, Inc. (Brad Currie, VP) 10250 SW Village Parkway, Suite 201 Port St. Lucie, FL 34987
Applicant's Request:	Approval of a Conditional Use and Site Plan (Development Review and Design Review) to construct approximately 104,167 square feet of self-storage and 1,050 square feet of office along with a covered RV storage area and associated site improvements
Location(s):	Northeast Corner of Jenkins and Okeechobee Road
Parcel ID:	2419-603-0003-000-4 and 2419-603-0004-000-1
Future Land Use:	General Commercial (GC)
Current Zoning:	General Commercial Zone (C-3)

Surrounding FLU:

North	East	South	West
GC	GC	GC	MXD (SLC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	GC (SLC)

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 125-37, 125-313, and 125-314 of the City Code, the applicant is requesting the review and approval for a Conditional Use and Site Plan (Development Review and Design Review) to construct a three (3)-story, 93,840 square foot storage building, with 1,050 square feet of office space and five (5), one (1)-story storage buildings totaling 11,377 square feet. Additionally, the applicant is proposing covered Boat/RV parking spaces with associated site improvements. The subject parcels total approximately 4.73 acres and are adjacent to Walgreens, Starbucks, and Chick-fil-A to the south.

Future Land Use and Zoning

The General Commercial (GC) Future Land Use designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive, and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections.

The subject site has a zoning district classification of the General Commercial Zone (C-3) district which is primarily intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices, and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities.

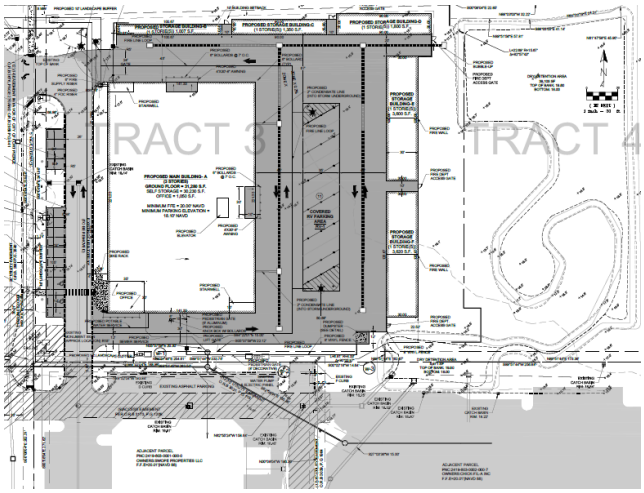
Development and Design Review

The site plan proposed will consist of the following structures:

- One three (3)-story, 92,790 square foot storage building, with 1,050 square feet of office space;
- Boat/RV covered storage; and
- Five (5), one (1)-story storage buildings totaling 11,377 square feet.



Flagship Storage Site Plan



Additionally, the applicant is proposing covered Boat/RV parking spaces with associated site improvements. The facility will be secured by an automated gate and fencing, with an office on-site for two (2) employees. Customers that have access codes can access their storage units from 9:00 am – 10:00 pm Monday – Saturday.

Tract 3, Parcel Number 2419-603-0003-000-4, will consist of the proposed self-storage facilities and office and Tract 4, Parcel Number 2419-603-0004-000-1 will remain the existing dry detention area that services the surrounding commercial developments.

It is for this reason that a Unity of Title was not warranted. Cross access is also proposed to the adjacent parcels to the south.

The design for the buildings integrates various architectural elements to sub-divide the massing and scale of the self-storage use. The main entrance at the corner is emphasized with height and glass to portray a clear landmark for patrons and display the colorful doors within. The awning projection wraps around the corner and provides cover. Beyond the corner entry, the length of wall includes split face block at the first level with textured panels above and EIFS (stucco look) finish at the parapet level. The split face block relates to a human scale and texture at the first floor.

The textured panels are a vertical orientation that span the two upper levels. The EIFS finish at the top continues as a horizontal banding. The pilasters project out from the face and rise above the main parapet level, providing depth, shadow and breaking up the length of the façade. The light fixtures located on these pilasters further highlight the rhythm. Overall, there are four colors (light gray, winter eve, overcast, and curio gray) being utilized, all within a related earth-tone neutral scheme. All the corners are highlighted with the darker tone to anchor the design. Glass and metal awnings are additional materials that signify featured elements and function. The building height is varied as well.



Flagship Storage Rendering

Traffic Analysis

A traffic analysis was performed based upon a self-storage development with a total area of ±112,000 square feet. The analysis determined that the proposed development will have a net change in traffic of 236 daily new trips with 36 AM peak hour and 46 PM peak hour. The distribution of trips along the major roads were presented with no Level of Service (LOS) standard being exceeded.

Additionally, all roads analyzed were projected to the proposed build out date with the roads growth rate provided by St. Lucie TPO. Because of this, it is EDC belief that this development will have no adverse effects on the surrounding roads.

Landscaping

The plant schedule the applicant is proposing consists of a total of 95 trees. The applicant is also proposing to remove, replace, and mitigate trees, plant shrubs, and install irrigation. The plans will involve the following:

- Trees: 11 Eagleston Holly, nine (9) Crepe Myrtle "White", 18 Slash Pine, 23 Laurel Oak, 17 Live Oak, and 17 Bald Cypress.
- Shrubs: 783 Simpson Stopper.
- Ground Covers: Bahia Sod.
- New Irrigation will be installed.

Conditional Use

Pursuant to City Code Section 125-235, approval of Conditional Use applications is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the 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.

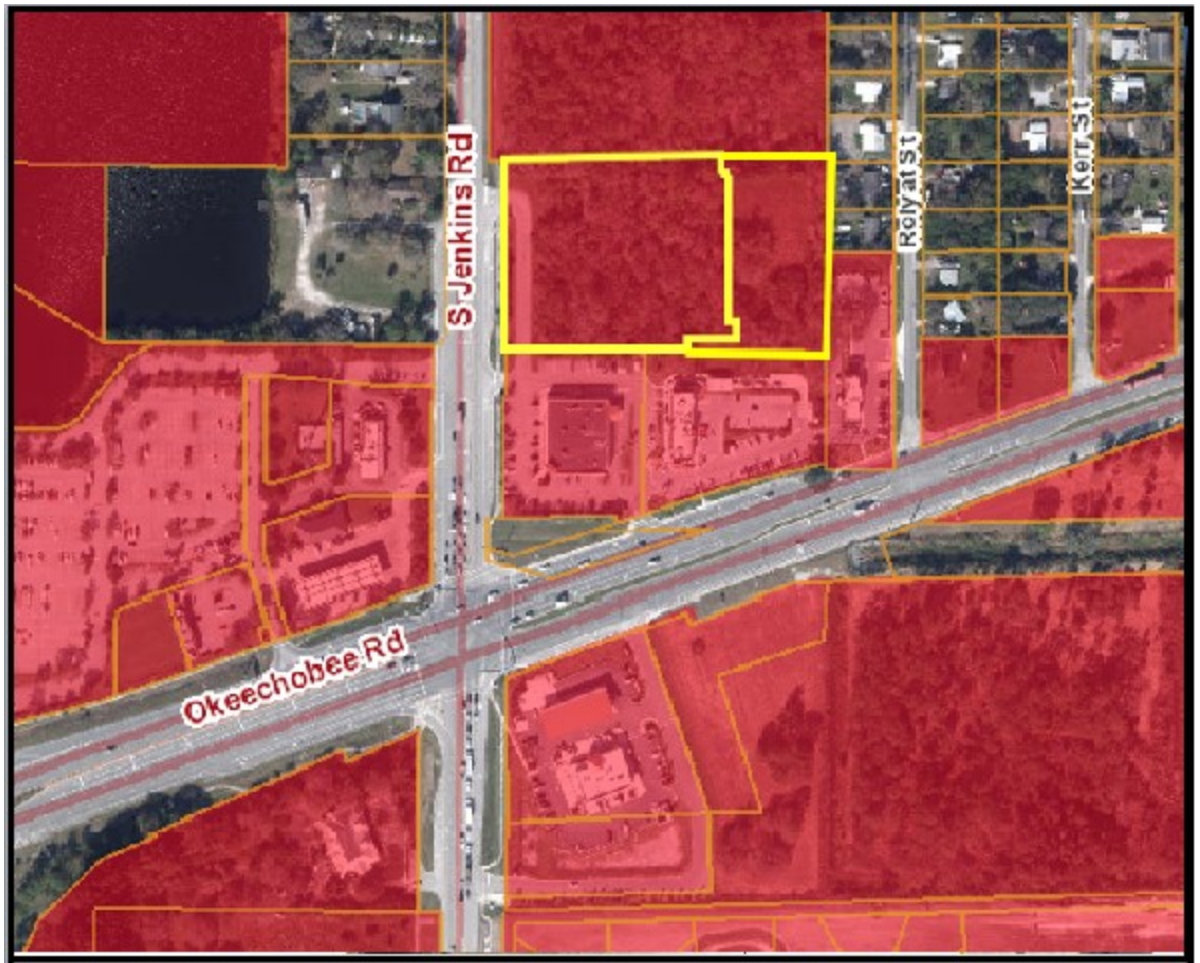
Technical Review Committee

All affected departments have reviewed the proposed Conditional Use - Site Plan (Development Review and Design Review) 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 proposed Conditional Use and Site Plan (Development Review and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following condition:

1. A certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.



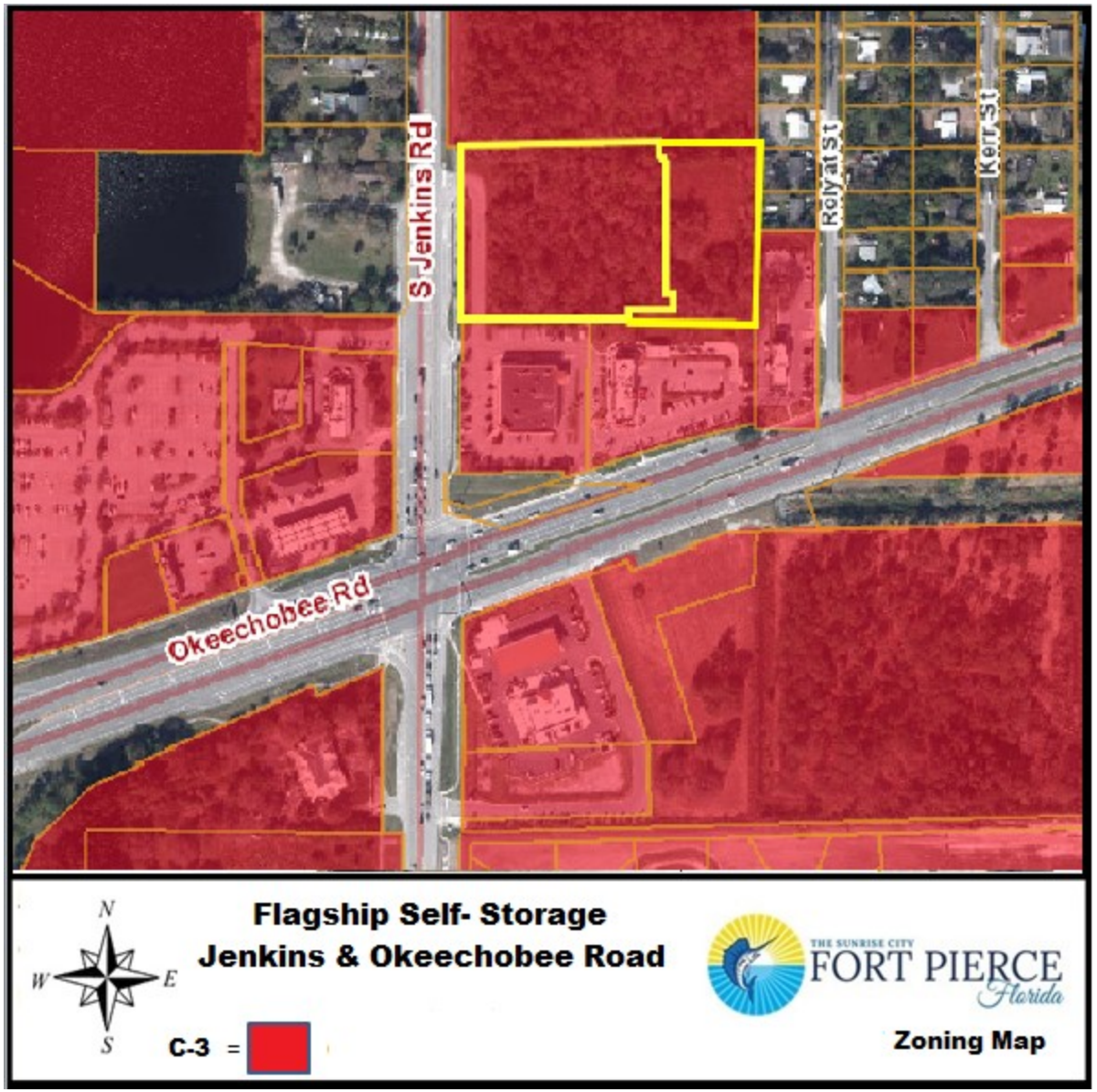
N
W E
S

Flagship Self- Storage
Jenkins & Okeechobee Road

THE SUNRISE CITY
FORT PIERCE
Florida

GC =

FLU MAP


S Jenkins Rd
Kerr St
Okeechobee Rd
N
W
E
S
Flagship Self- Storage
Jenkins & Okeechobee Road
THE SUNRISE CITY
FORT PIERCE
Florida
C-3 =
Zoning Map

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

August 19, 2021

Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Subject: **Development Review – Flagship Storage Jenkins Road**
Technical Review Project # 21-02000016

Fort Pierce Planning:

1. The City Future Land Use is General Commercial (GC) & Zoning is General Commercial (C-3) on the two parcels that are associated with this project.
2. It is noted that a tree assessment has been completed and a tree mitigation cost estimate has been provided. For any tree that meets the mitigation requirement and that is rated below a five, confer with the City Urban Forester, Paul Bertram about the possibility of have those trees being removed from mitigation consideration due to their health.
3. It is noted that alternate parking requirements are being provided from the ITE Parking General Manual 5th Edition. Since City Code 125-315 (d) does not specifically list parking calculations for self-storage these alternate parking calculations are acceptable. The listed parking ratio for the office use is consistent with City Code 125-315 (d).
4. Provide painted loading and unloading spaces in front of proposed buildings B & C for customers who will be driving up to load and unload their vehicles
5. Provide a depiction on the Landscape Plan of what the existing buffer along Jenkins Road looks like. Will any trees or vegetation be removed to accommodate the proposed parking?
6. Provide a colored site plan that also includes landscaping with the resubmittal.
7. A second dumpster location that is closer to building B should be provided. All dumpster enclosures should contain a pedestrian entrance and it is suggested that the dumpster be made larger than currently depicted. This is due to the fact that customers will be throwing items away and often times self-storage dumpsters can overflow quickly.
8. What material is building B & C constructed out of, are they metal buildings? It is suggested that color accents be added to those buildings.
9. Note that while signs were submitted as part of this package, signs are reviewed and approved at the time of the Development phase of the project. It appears that two

signs are being proposed for the same wall face. Note that a Variance would be need for a second sign on the same wall face.

10. It appears based on the colored elevations that up-lighting is being provided around building A, please confirm this.
11. Confirm what the height of building A is.
12. An address request form will need to be submitted with the Planning Department to obtain an address for the site. This can be provided at the time of permit review or can be provided now for the site.
13. A parcel combination and a Unity of Title will be needed at the time of Building Permit Review.
14. A Landscape Bond pursuant to City Code 123-6 will be needed before a Certificate of Occupancy is issued for the site.
15. St. Lucie County Public Works has requested the traffic study to be reviewed by them. Coordinate with Grant Chambers and Kori Benton on this review.
16. Note that all comments from planning and other reviewers are required to be satisfied and this includes traffic before the item is forwarded to the Planning Board and City Commission for review.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). 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 C. Creagan, MCRP, LEED Green Associate

Senior Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

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

Re : Development & Design Review – Flagship Storage – Jenkins & Okeechobee

Date : August 17, 2021

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

- [x] Development & Design Review Application
- [ ] 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 Development & Design
- [ ] BP Approval
- [ ] C/O

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

- [x] See attached for comments

Q:\ENGINEERING\Site Development Projects\F\Flagship Storage\Development & Design Review - 081721.docx

ENGINEEERING COMMENTS:

1. **Advisory Comment:** Prior to the issuing of a building permit, a unity of title will be required.
2. **Advisory Comment:** The properties abutting the eastern portion of tract 4 are known to experience drainage issues. A recent permit was issued to the nearby commercial properties to conduct work to lessen the drainage impacts to residential properties along Rolyat.

JRA/VB/vb

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: 8.19.21
Property Address: Development & Design Review - Flagship Self-Storage –
Parcel ID: 2419-603-0003-000-4 & 2419-603-0004-000-1

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: 8/6/21

THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"
Florida

Technical Review Committee meeting

July 15, 2021

Case # 21-0700016

Planner: Brandon Creagan

Development and Design Review

Flagship Storage. Jenkins Road and Okeechobee Road, Ft. Pierce FL.

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

August 19, 2021

TECHNICAL REVIEW PROJECT # 21-07000016
Development & Design Review – Flagship Self Storage – Jenkins & Okeechobee
Comments

FPUA W/WW Engineering: Approved as noted,

Water and sewer services are available to serve this property. Please submit 3 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. For more information please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric & Gas Engineering:
The Electric & Gas Engineering Department has reviewed the application and recommends **approval**.

Electric and gas services are readily available to the parcels from the eastern side of Jenkins Rd.

Electric: Please provide electric load information and AutoCAD drawings for the proposed structures. The customer will be responsible for all transformer pads (if needed), conduits, and secondary conductors. For project coordination, contact Sal Scimeca.

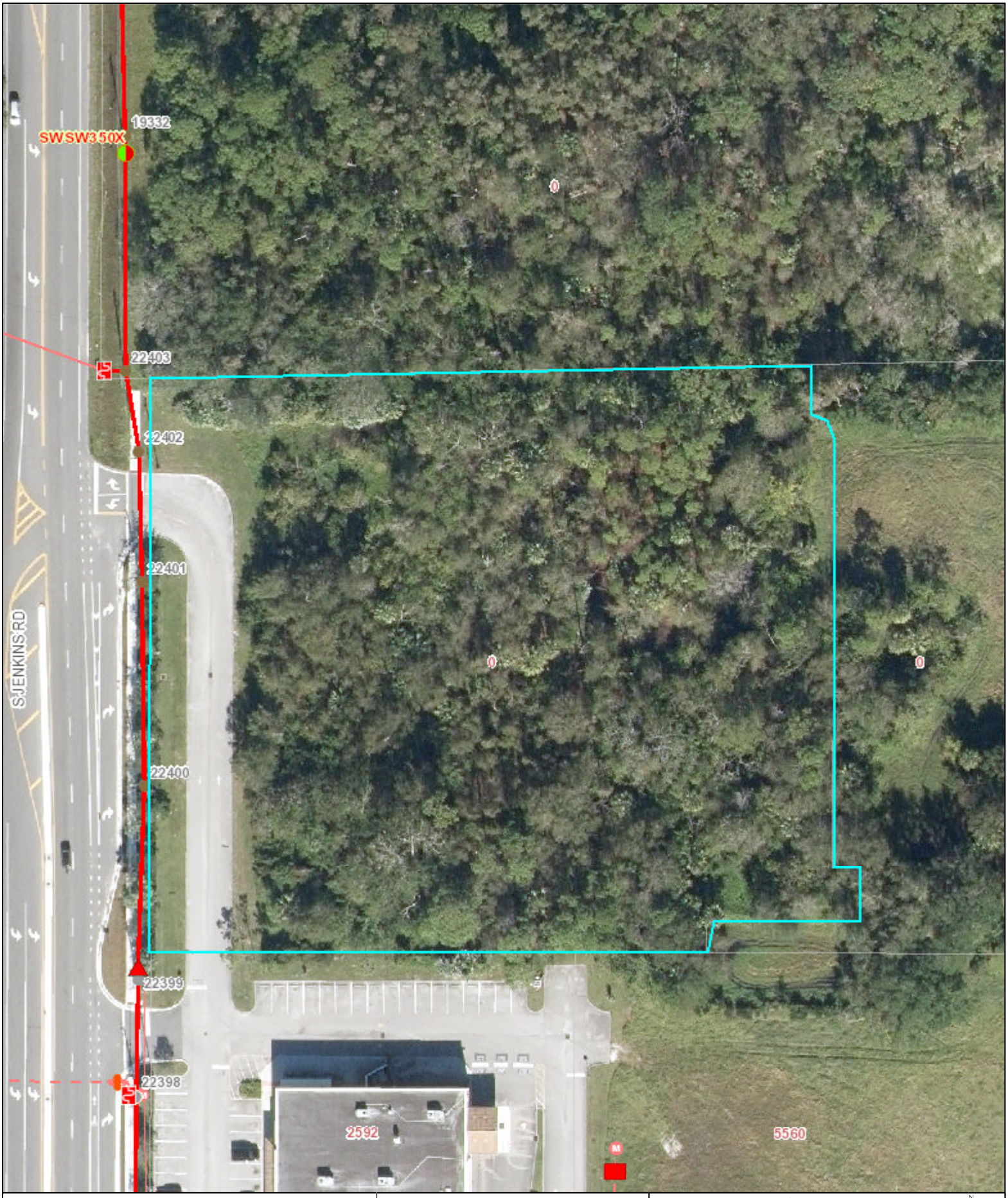
Sal Scimeca
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

Gas: Please provide a copy of the gas riser diagram with the anticipated load if the developer is interested in natural gas service to the site. For more information and incentives available, contact Ana Johnson.

Ana Maria Johnson
Business Development Officer
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, FL 34950
772.466.1600 Ext. 3012
772.467.3115 Fax
anjohnson@fpua.com

FPUA will require utility easements for all proposed FPUA facilities on the site.

Attached are GIS maps of the existing electric and gas facilities.



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: 8/12/2021

FPUA COMMUNITY PROUD

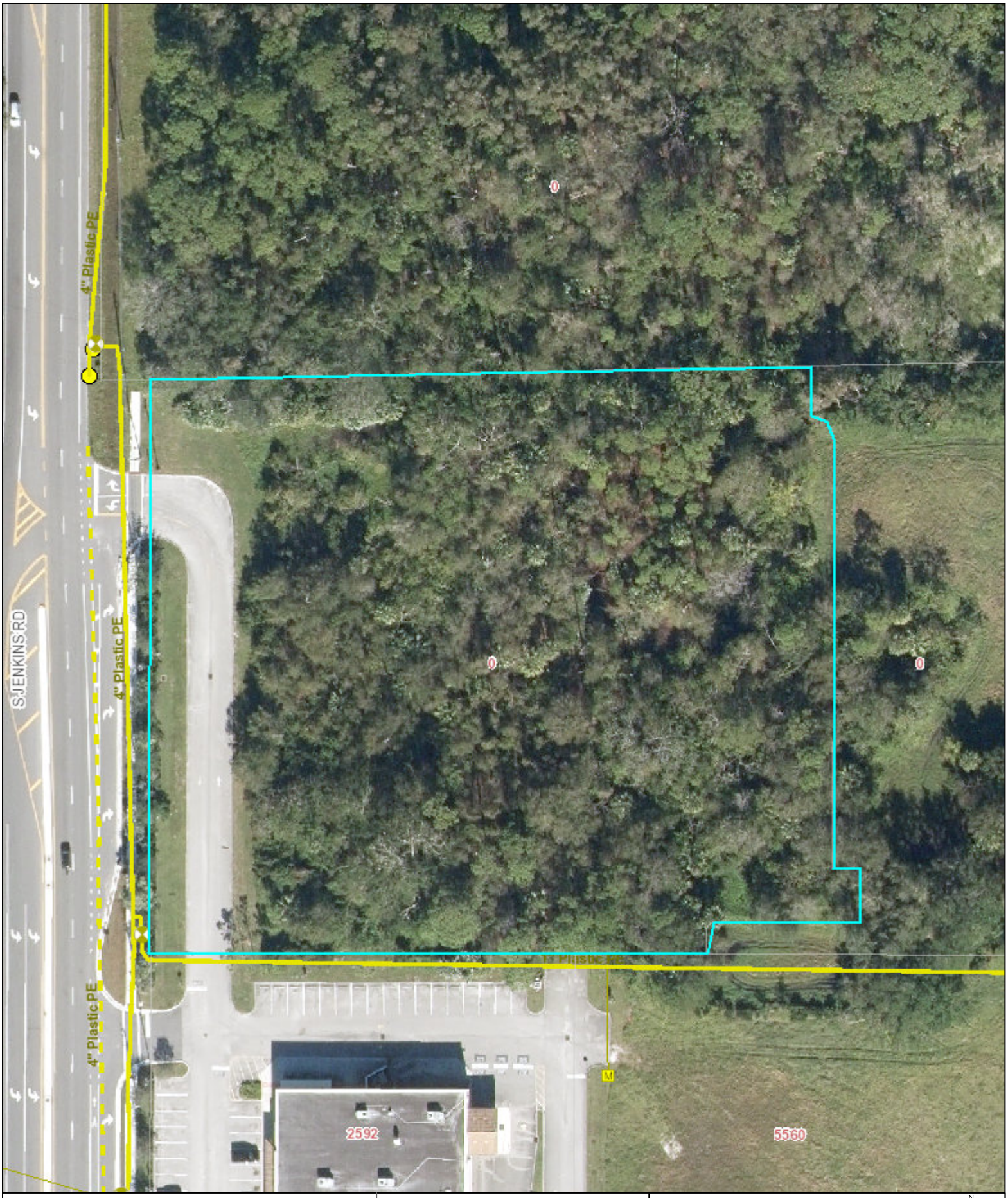
N

1 inch = 83 feet

FPUA Web 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

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: 8/12/2021

FPUA COMMUNITY PROUD

N

1 inch = 83 feet

FPUA Web Map

Created By:
Name

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

August 18, 2021

PROJECT: Flagship Storage – Jenkins & Okeechobee

REF: TRC App. # 21-07000016

TO: Brandon Creagan

FROM: Grant Chambers

The following comments are offered by SLC Public Works Department:

1. As discussed, please coordinate the traffic review with the County through myself and Kori Benton in the Planning Department.
2. For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

Cc: Alicia Rosenthal

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

August 18, 2021 **VIA EMAIL**

Mr. Brandon Creagan, MCRP, LEED Green Associate, Planner
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Potential Transportation Impact Review (PTIR)
Flagship Storage
Fort Pierce, Florida

Dear Mr. Creagan:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR with regard to the above-referenced proposed development. The proposed development on a 4.73-acre property consists of self-storage facilities in a three-story building totaling 93,840 square feet and two one-story buildings totaling 11,960 square feet combined with a 6,300 square-foot, covered recreational vehicle parking area. Based on the review, the following comments are provided:

- **Traffic Impact Analysis (TIA) Certification:** The TIA for the proposed development was not prepared, signed, and sealed by a Florida Professional Engineer. The TIA should be prepared, signed, and sealed by a Florida Professional Engineer.

- **Historical Growth Rate:** The TIA for the proposed development inaccurately refers to a "St. Lucie TPO growth rate" and a "growth rate provided by St. Lucie TPO". The St. Lucie TPO adopted annual growth rate is 2.5 percent which is not reflected in Exhibit 4. An alternative corridor growth rate may be utilized for which the methodology and detailed calculations are provided. Exhibit 4 does not provide the methodology and detailed calculations for an alternative growth rate to be reviewed and considered. The Traffic Impact Analysis should be revised to use the St. Lucie TPO adopted annual growth rate or to provide the methodology and detailed calculations for the use of an alternative growth rate.

Please contact me should any additional information or clarification be required with regard to this PTIR.

Sincerely,

Peter Buchwald
Executive Director

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
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: Flagship Self-Storage

REVIEW DATE: 8/5/2021

PLANNER: CREAGAN

REVIEWED BY: Captain 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 at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
4. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
5. **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.

6. **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".**

7. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**

8. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.**

9. **Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirement s of the fire department.**

10. **The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**

11. **FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 12R sprinklered protected buildings).**

12. **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).**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

13. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**

14. **Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.**

PROJECT NARRATIVE & COVER LETTER
Flagship Storage
Development, Design, Concurrency & Conditional Use Review
Revised November 16, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request approval of a project known as Flagship Storage. The project includes the construction of approximately 111,517 sf of self-storage along with a covered 6,300 sf RV Storage area with associated site improvements. The subject parcels are noted below are located on the east side of Jenkins Road north of Okeechobee Road in the City of Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels can be identified in the below table:

Petitioner Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2419-603-0003-000-4	Jenkins Road (TBD)	3.23	GC	C-3
2419-603-0004-000-1	Jenkins Road (TBD)	1.50	GC	C-3

The subject parcels have a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial Zone (C-3). The petitioner is proposing one (1) three (3) story self-storage building, five (5) single story self-storage buildings and a covered RV storage area with associated site improvement.

The current owner of the parcels is:
NNN/1031 # 16 Jenkins LLC
2 Towne Square, Suite 900
Southfield, MI 48076

The contract purchaser and developer for the proposed development is:
Flagship Companies Group, LLC
1190 Business Center Drive, Suite 2000
Lake Mary, FL 32746

To the north of the subject parcels lies an undeveloped commercial parcel. This parcel has a Future Land Use designation of General Commercial (GC) and an underling Zoning designation of General Commercial Zone (C-3).

To the south of the subject parcels lies developed commercial parcels. The southeast corner has a construction Walgreens and the southwest corner has a constructed Chick-Fil-A. These parcels have a Future Land Use designation of General Commercial (GC) and an underling Zoning designation of General Commercial Zone (C-3).

West of the subject parcels lies the right-of-way of S. Jenkins Road followed by a developed parcel that lies within the jurisdiction of St. Lucie County. This parcel has a Future Land Use designation of Mixed-Use Development (MXD) and an underlying Zoning designation of Commercial, General (CG).

Southeast of the subject parcels is a developed Starbucks that is located within the City of Fort Piece. This parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial Zone (C-3). To the north east are developed residential parcels that are located in the jurisdiction of St. Lucie County. These parcels have a Future Land Use designation of Commercial and an underlying Zoning designation of Commercial, Office (CO).

Development Review:

Section 125-313 outlines the requirements for approval of a Major Site Plan application. This submittal package includes the development, design and concurrency review application materials as required. Most of the items are included as part of this submittal.

- A pre-application meeting was held with City staff on June 2, 2021 to discuss the proposed development.
- A beach / dune system protection plan is not included as it is not applicable for the proposed project.

Design Narrative:

Section 125-314 outlines the requirements for Design Review. The design for building integrates various architectural elements to sub-divide the massing and scale of the self-storage use. The main entrance at the corner is emphasized with height and glass to portray a clear landmark for patrons and display the colorful doors within. The awning projection wraps around the corner and provides cover. Beyond the corner entry, the length of wall includes split face block at the first level with textured panels above and EIFS (stucco look) finish at the parapet level. The split face block relates to a human scale and texture at the first floor. The textured panels are a vertical orientation that span the two upper levels. The EIFS finish at the top continues as a horizontal banding. The pilasters project out from the face and rise above the main parapet level, providing depth, shadow and breaking up the length of the façade. The light fixtures located on these pilasters further highlight the rhythm.

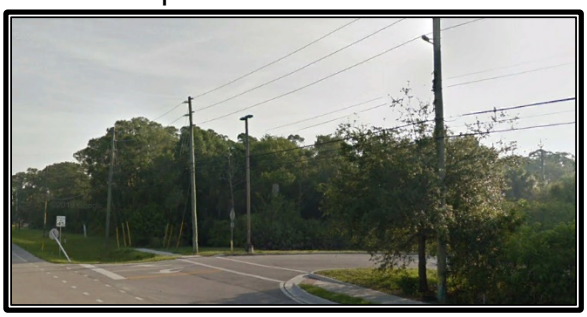
Overall, there are four colors being utilized, but all within a related earth-tone neutral scheme. All the corners are highlighted with the darker tone to anchor the design. Glass and Metal awnings are additional materials that signify featured elements and function. The building height is varied as well.





There are a number of specimen trees and other natural vegetation that exist onsite. This application includes a tree inventory report and estimated cost of mitigation for review and approval. A boundary and topographic survey are included as part of this application also.

Adjacent to the proposed development are commercial and residential parcels. North of the subject parcel lies an undeveloped commercial site.



South of the subject parcel are developed commercial parcels. Walgreens is located to the southwest of the site which is at the corner of Jenkins Road and Okeechobee Road. To the southeast of the subject parcel is a developed Chick-fil-A.





Southeast of the subject parcels is a constructed Starbucks Coffee Shop. To the northeast of the parcels are two (2) residential homes. The residential parcels are located in St. Lucie County.





West of the subject parcels is a commercial parcel which includes a residential home. Commercial activity is present from the site photos obtained.



Concurrency Review:

Section 105.6 outlines the requirements for Concurrency Review. Included with this submittal, please find the completed capacity analysis which reviews impacts to water, wastewater, parks, schools, solid waste, stormwater and transportation for review and approval.

Conditional Use Review:

Section 125-236 outlines the application requirements for approval of a conditional use. Section 125-187 outlines the allowed uses within the C-3 Zoning designation. Self-Service Storage is allowed as a conditional use within this Zoning designation. This application includes the request for approval of self-storage as a conditional use.

Based on the above and attached information, the applicant respectfully requests approval of the attached applications.

Z:\EDC-2021\21-241 - Flagship Storage - Jenkins & Okeechobee\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-11-16_Revised_Flagship_Storage_Jenkins_Orange_Dev_Design_Concurrency_Justification_Stmt_21-241.docx

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location Jenkins Road

Parcel ID #(s) 2419-603-0003-000-4 and 2419-603-0004-000-1

Project description Development includes a 3-story storage building totaling 93,840 sf, and five (5) one-story storage buildings totaling 11,377 sf with associated improvements. Site plan also proposes 6,300 sf of covered RV parking spaces.

NNN/1031 # 16 Jenkins LLC	Flagship Companies Group, LLC, Phillip C. Hollis,AuthAgent
Property Owner(s)	**Applicant/Representative, Title, Company**
2 Towne Square, Suite 900	1190 Business Center Drive #2000
Street Address	Street Address
Southfield MI 48076-3761	Lake Mary FL 32746
City State Zip	City State Zip
561-630-6110	407.832.6444 (PCH) & 772.812.8264 BradCurrieEDC)
Phone Number	Phone Number
Kgeller@ramrealestate.com	Phillip@PMJS.com & bradcurrie@edc-inc.com
Email Address	Email Address

Note: Owner's Agent (Flagship) authorizes EDC, Inc, Brad Currie, VP as Agent's representative.

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 6th day of December, 20 21, by Bradley J. Currie who is personally known to me or has produced _____ as identification.

Patricia M. Sesta
Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ 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.: 111,517 sf

Residential: Proposed Units:_____

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

North	South	East	West
Undeveloped	Walgreens/Chick-fil-A	Residential	Residential

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 Jenkins Road, North of Okeechobee

Parcel ID #(s) 2419-603-0003-000-4 and 2419-603-0004-000-1

Project Description Development of a 3-story storage building totaling 93,840 sf and (5) five-(1) story storage buildings totaling 11,377 sf and 6,300 sf of covered RV parking spaces with associated site improvements.

NNN/1031 # 16 Jenkins, LLC	Flagship Companies Group, LLC, Phillip C. Hollis,AuthAgent
Property Owner(s)	Applicant/Representative, Title, Company
2 Towne Square, Suite 900	1190 Business Center Drive #2000
Street Address	Street Address
Southfield MI 48076-3761	Lake Mary FL 32746
City State Zip	City State Zip
772.285.1674	407.832.6444 (PCH) & 772.812.8264 BradCurrieEDC)
Phone Number	Phone Number
Nicholas Roland <nroland@ramrealestate.com>	Phillip@PMJS.com & bradcurrie@edc-inc.com
Email Address	Email Address

Note: Owner's Agent (Flagship) authorizes EDC, Inc, Brad Currie, VP as Agent's representative.

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 10th day of December, 20 21, by Bradley J. Currie who is personally known to me or has produced _____ as identification.

Patricia M. Sesta
Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

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.

NNN/1031 NO. 16 SR 70 JENKINS LLC
c/o Ram Realty Advisors LLC
4801 PGA Boulevard
Palm Beach Gardens, FL 33418

AGENT CONSENT FORM

Project Name: Jenkins & Okeechobee

Parcel ID: 2419-603-0003-000-4 and 2419-603-0004-000-1 ("Property")

BEFORE ME THIS DAY PERSONALLY APPEARED Keith L. Cummings, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Phillip C. Hollis, as Agent for Flagship Companies Group, LLC ("Applicant") to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all City, County and State permits for completion of a 100,000+ sf self-storage facility. Notwithstanding the foregoing, any and all terms and conditions which may arise as part of the approval of this application for the proposed use of a self-storage facility that will be binding on the Property or the Property Owner prior to the purchase of the Property by the Applicant shall require a separate written approval from Keith L. Cummings, as Manager of the Property Owner.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of May, 2021, by Keith L. Cummings (Name of Person Acknowledging) who [XX] is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

Karen D. Geller
Printed Name of Notary

(Notary Seal)
KAREN D. GELLER
MY COMMISSION # GG 191920
EXPIRES: July 2, 2022
Bonded Thru Notary Public Underwriters

My commission expires

Owner's Signature
NNN/1031 NO. 16 SR 70 JENKINS LLC, a Florida limited liability company
By: Keith L. Cummings, Manager

Owner's Name

4801 PGA Boulevard
Street Address

Palm Beach Gardens, FL 33418
City, State, Zip

561-630-6110/ kgeller@ramrealestate.com
Telephone / Email

Flagship
COMPANIES GROUP

AGENT CONSENT FORM

Project Name: Jenkins & Okeechobee

Parcel ID: 2419-603-0003-000-4 and 2419-603-0004-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Phillip C. Hollis, Flagship Companies Group, LLC as Property's Owner's Agent, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to **Brad Currie, Engineering Design & Construction, Inc.** to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me in my absence at all meetings and public hearings pertaining all City, County, State and Federal permits for completion of the project indicated above. Furthermore, upon consultation with me, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this Agent application for the proposed use of a 100,000 +/- sf self-storage / commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 29th day of June, 2021 by Phillip C. Hollis (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Carly S. Ervin

Printed Name of Notary

CARLY S. ERVIN
MY COMMISSION # GG 229655
EXPIRES: October 17, 2022
Bonded Thru Notary Public Underwriters
(Notary Seal)

October 17, 2022
My commission expires

Phillip C. Hollis

Owner's Agent Signature

Phillip C. Hollis,
Flagship Companies Group, LLC
as Property's Owner's Agent

Owner's Agent Name

1190 Business Center Drive #2000

Street Address

Lake Mary, FL 32746

City, State, Zip

phillip@pmjs.com, 407-832-6444

Telephone / Email

Flagship COMPANIES GROUP · BOMAX · Porte Noire · Flagship GENERAL CONTRACTOR · U · THE LAND SHARKS · Flagship LAND GROUP

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2875103 OR BOOK 2582 PAGE 2467, Recorded 06/07/2006 at 09:16 AM
Doc Tax: $19600.00

Prepared by, record and return to:
Adrienne V. Schmitz, P.A.
12230 Forest Hill Blvd., Suite 102
Wellington, FL 33414

Tax Folio #: 2419-233-0001-000/5

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 24th day of **May, 2006** between **JENKINS 70 PARTNERS, LLC, a Florida limited liability company**, whose post office address is 10505 S.W. 128th Terrace, Miami, FL 33176, grantor, and NNN/1031 No. 16 SR 70 Jenkins LLC, **a Florida limited liability company** whose post office address is 3399 PGA Blvd., Suite 450, Palm Beach Gardens, FL 33410, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under grantor, but none other; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005, and that certain Annexation Agreement recorded in Official Records Book 943, Page 1496, public records of St. Lucie County, FL.

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

Signed, sealed and delivered in our presence:

GRANTOR:
JENKINS 70 PARTNERS, LLC, a Florida limited liability company

By: Mark Schwimmer
Mark Schwimmer, as Manager

Witness Name: MARIA J. KIRSCHNER

Witness Name: Olga L. Perez

State of Florida
County of Miami Dade

The foregoing instrument was acknowledged before me this 24th day of May, 2006 by Mark Schwimmer, as Manager of Jenkins 70 Partners, LLC, on behalf of said Company. He [✓] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

MARY W. KURLANSIK
MY COMMISSION EXPIRES
August 9, 2007
#DD 235196
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

Printed Name: **Mary W. Kurlansik**

My Commission Expires: _____

DoubleTime®

Exhibit "A"

(Jenkins 70 Partners LLC):

Begin at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida and run South 00° 02' 33" East, a distance of 537.68 feet along the East line of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 19, a distance of 537.68 feet to the Northerly Right-of-Way line of State Road 70;

thence run South 72° 44' 04" West along said Right-of-Way line a distance of 405.48 feet;

thence run North 01° 55' 27" East a distance of 195.18 feet;

thence run South 66° 42' 27" West a distance of 53.10 feet;

thence run North 00° 12' 27" East a distance of 265.00 feet;

thence run North 88° 47' 57" East, a distance of 1.00 feet;

thence run North 00° 12' 27" East a distance of 21O feet to the North line of aforesaid Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 19;

thence run North 88° 47' 57" East a distance of 426.40 feet to the POINT OF BEGINNING.

TOGETHER WITH:

The South 95 feet of the North 380 feet of the East 194 feet of the West 234 feet of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East; LESS Rights-of-Way for road and drainage canals; lying and being in St. Lucie County, Florida.

TOGETHER WITH:

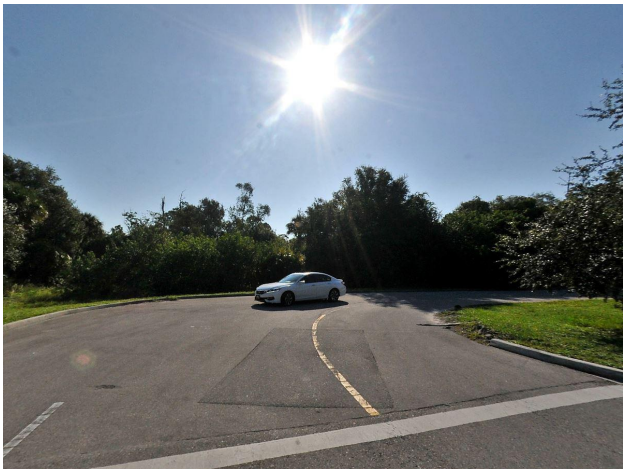
South 75 feet of the North 285 feet of the East 194 feet of the West 234 feet of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East; LESS and excepting there from all Rights-of-Way for public roads and drainage canals; lying and being in St. Lucie County, Florida.

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, April 8, 2021

Parcel Report





Parcel

PARCELNO: 2419-603-0003-000-4
Property ID: 175287
Owner1: NNN/1031 #16 Jenkins LLC
SiteAddress: JENKINS RD

Owner

Owner1: NNN/1031 #16 Jenkins LLC
Owner2:
Owner3:
MailingAddress: 2 Towne Sq Ste 900
Southfield, MI 48076-3761

Overview

PrimaryLandUse: 1000 - Vac Comm
DistrictGroup: 0022 - Fort Pierce
Subdivision: Okeechobee Crossings
Just/Market Value: $449,700
FinishedArea:
Acres: 3.226
TotalArea: 140,536

Legal Description

LegalDescription: OKEECHOBEE CROSSINGS-(PB 62-23) TRACT 3 LESS THAT PORTION FOR ROAD R/W AS IN OR 3629-89 (3.22 AC - 140,536 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credi
2020	$449,700	$0	$449,700	$0	$449,700	$0	$449,700	$0	$0
2019	$449,700	$0	$449,700	$0	$449,700	$0	$449,700	$0	$0
2018	$449,700	$0	$449,700	$0	$449,700	$0	$449,700	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2014	3.22	$59.57
Fort Pierce Stormwater Charge	2010	8.8	$607.20

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

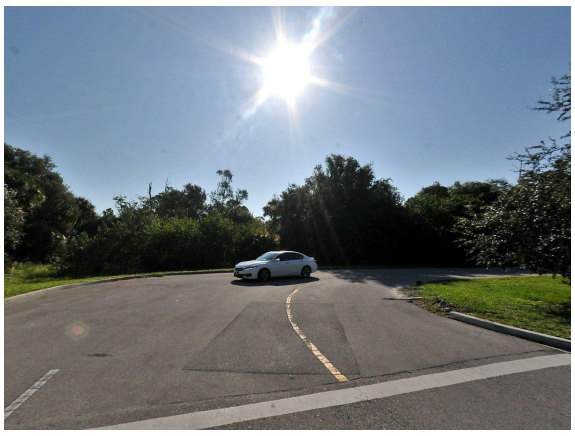
Land Lines

Line Number	Units	Unit Type
1	140,536	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/24/2006	$2,800,000	XX02	SP	Jenkins 70 Partners LLC	2582-2467	Clerk of Courts

Photos

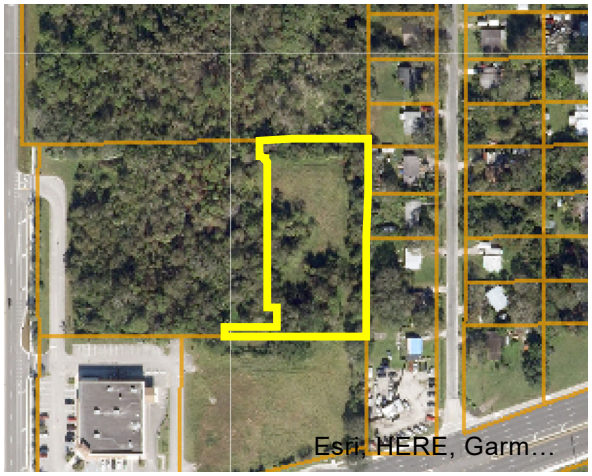


Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, April 8, 2021

Your report is loading.

Parcel Report





Parcel

PARCELNO: 2419-603-0004-000-1
Property ID: 175288
Owner1: NNN/1031 #16 Jenkins LLC
SiteAddress: JENKINS RD

Owner

Owner1: NNN/1031 #16 Jenkins LLC
Owner2:
Owner3:
MailingAddress: 2 Towne Sq Ste 900
Southfield, MI 48076-3761

Overview

PrimaryLandUse: 1000 - Vac Comm
DistrictGroup: 0022 - Fort Pierce
Subdivision: Okeechobee Crossings
Just/Market Value: $209,100
FinishedArea:
Acres: 1.5
TotalArea: 65,340

Legal Description

LegalDescription: OKEECHOBEE CROSSINGS-(PB 62-23) TRACT 4 (1.50 AC - 65,340 SF)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credi
2020	$209,100	$0	$209,100	$0	$209,100	$0	$209,100	$0	$0
2019	$209,100	$0	$209,100	$0	$209,100	$0	$209,100	$0	$0
2018	$209,100	$0	$209,100	$0	$209,100	$0	$209,100	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	1.5	$27.75
Fort Pierce Stormwater Charge	2010	4.1	$282.90

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

AGREEMENT FOR SALE AND PURCHASE OF PROPERTY

NNN/1031 NO. 16 SR 70 Jenkins LLC / Flagship Companies Group, LLC
Jenkins Road, Fort Pierce, FL 34947 – 3.23 developable acres (Tract 3) and 1.50 nondevelopable acres (Tract 4 – Retention Area) – St. Lucie County, Florida.
Folio Nos.: 2419-603-0003-000-4; 2419-603-0004-000-1

THIS AGREEMENT FOR SALE AND PURCHASE OF PROPERTY ("Agreement") is made this 8th day of [redacted] **NNN/1031 NO. 16 SR 70 Jenkins LLC**, ("Seller"), and Flagship Companies Group, LLC, or its assigns (the"Purchaser").

RECITALS

WHEREAS, Seller is the Owner of those certain parcels of real property situated at Jenkins Road, Fort Pierce, FL 34947 – 3.23 developable acres (Tract 3) and 1.50 nondevelopable acres (Tract 4 – Retention Area) – St. Lucie County, Florida; Folio Nos. 2419-603-0003-000-4 and 2419-603-0004-000-1 and more particularly described on Exhibit "A", hereto (together with all improvements and the other appurtenant rights thereto as described below, the "Property");

WHEREAS, the Purchaser desires to purchase, and Seller is willing to sell, the Property on the terms and conditions set forth herein;

NOW, THEREFORE, for ten dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. AGREEMENT TO SELL; PURCHASE PRICE

1.1 Agreement to Sell and Convey Property. Subject only to the conditions set forth in Section 5, below, Seller hereby agrees to sell and convey the Property to Purchaser, and Purchaser hereby agrees to purchase the Property from Seller. The Property to be conveyed hereunder shall include any and all buildings, infrastructure, utilities and other fixtures presently situated on the Property, all zoning entitlements, approvals, and permits related to the Property, and all easements, rights-of-way, or other appurtenances to the Property (specifically excluding therefrom any impact fee credits).

1.2 Purchase Price. The purchase price ("Purchase Price") to be paid for the Property shall be [redacted] The Purchase Price shall be paid by Purchaser to Seller at Closing after credit for the Deposit (defined below) by federal wire transfer payable to the Purchaser's designated Escrow Agent (defined below) for the Closing.

1.3 Earnest Money Deposit. Within three (3) business days after the Effective Date (defined below) of this Agreement, Purchaser shall provide a [redacted] Dollar [redacted] earnest money deposit (the "Initial Deposit") to Kramer, Sopko and Copeland P.A., Trust Account, 411 SE Osceola Street, Suite 200, Stuart, FL 34994 ("Escrow Agent"). The Initial Deposit shall be fully refundable to Purchaser during the Inspection Period (defined below); however, if Purchaser does not terminate this Agreement prior to the expiration of the Inspection

Period, the Purchaser shall then provide an additional [redacted] deposit (the "Additional Deposit") to the Escrow Agent prior to the expiration of the Inspection Period (the Initial Deposit and the Additional Deposit totaling [redacted] are hereafter referred to as the "Deposit"). The Deposit then shall become non-refundable to Purchaser, except only for Seller's default, failure of Seller to convey title in accordance with Sections 2.1 and 2.2 and Purchaser's failure to get conditional use and site-plan approval for a 100,000+ square foot self-storage facility from the Town of Fort Pierce. The Deposit shall be applied to the Purchase Price at Closing.

2. SURVEY AND TITLE COMMITMENT; PERMITTED EXCEPTIONS

2.1 Title Commitment & Policy; Title Objections. Promptly after the Effective Date, Purchaser shall order a title search and title insurance commitment (the "Title Commitment") to issue and deliver to Purchaser at Closing an ALTA owner's title policy for the Property (the "Title Policy") and naming Purchaser as insured, with coverage in the amount of the Purchase Price for the Property from a nationally recognized title company selected by Purchaser to issue such Title Policy (the "Title Company"). Within sixty (60) days after the Effective Date, Purchaser shall give Seller written notice as to any conditions of title to which Purchaser objects that affect Purchaser's proposed use of the Property, as determined in the sole discretion of Purchaser ("Title Defects"). If Purchaser timely delivers the Title Defects notice to Seller, Seller shall notify Purchaser (the "Title Response") within seven (7) days after Seller's receipt of the Title Defects whether or not Seller (in its sole discretion) will attempt to cure any such Title Defect. If Seller fails to satisfy (or commit to satisfy) any such Title Defects or if Seller is unable or unwilling to cure any such Title Defects, then at the option of Purchaser, exercised by written notice to Seller within three (3) business days after receipt of Seller's notice, (i) this Agreement shall be null and void, and the Deposit shall be promptly returned to Purchaser, or (ii) Purchaser shall waive such Title Defects (which, together with those matters of title and survey to which Purchaser has not objected, shall thereafter become "Permitted Exceptions") and proceed to Closing without reduction in the Purchase Price. If Purchaser fails to timely deliver its written notice to Seller of its election of either (i) or (ii) in this Section 2.1, Purchaser shall be deemed to have elected (ii) in this Section 2.1. If the Title Response provides that Seller will attempt to cure any such Title Defects, then Seller will proceed to use good faith efforts to cure such Title Defects prior to Closing and will take such actions as are reasonably required; provided, however, Seller shall not be obligated to institute any litigation, including, without limitation, the payment of money with respect thereto, to cure such Title Defects. If five (5) business days prior to the Closing Date, Seller provides written notice to Purchaser of its failure to cure any Title Defects which Seller has agreed to attempt to cure, then Purchaser shall have the option, to be exercised in writing within three (3) business days after Purchaser's receipt of such written notice from Seller of either exercising (i) or (ii) in this Section 2.1. If Purchaser fails to timely deliver its written notice to Seller of its election of either (i) or (ii) in this Section 2.1, Purchaser shall be deemed to have elected (ii) in this Section 2.1. Seller agrees not to hereafter record any documents which may affect title to the Property without Purchaser's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed, and to procure the satisfaction, vacation or release of any mortage liens upon the Property concurrent with Closing.

2.2 Survey; Objections; Deletion of Survey Exception. Seller shall provide any pre-existing survey for the Property to Purchaser within five (5) business days after the Effective Date of this Agreement. Purchaser at its election may either procure an updated, re-certified survey

of the Property, or a new certified survey. Any objection by Purchaser to any matter of survey shall be treated in the same manner as a Title Defect with the same objection and response timeline to apply, pursuant to Section 2.1, above.

3. PROVISIONS WITH RESPECT TO CLOSING

3.1 Closing Date; Potential Extension. The consummation of the transaction contemplated by this Agreement ("Closing") shall take place at the Escrow Agent's office or via a "mail away" closing (wherein executed documents shall be delivered to the Title Company via overnight delivery and the funds due from or on behalf of the Purchaser to effectuate the Closing are delivered to Seller via wire transfer no later than 2:00 p.m. Eastern Daylight Savings Time on the Closing Date), within One Hundred and Eighty (180) days after expiration of Purchaser's Inspection Period pursuant to Section 5.1. below; provided, however, that Purchaser may extend the Closing for three (3) additional thirty (30) day periods by providing notice to Seller not later than five (5) days prior to the above Closing Date or Extended Closing Date, in which event Purchaser shall provide an additional [redacted] earnest money deposit (the "Extension Deposit") to the Escrow Agent for each extension, for a total Deposit amount of [redacted] or respectively [redacted] to be applied to the Purchase Price at closing of the transaction.

3.2 Seller's Obligation at Closing. At Closing, Seller shall do the following:

(a) Execute, acknowledge, and deliver to Purchaser a Special Warranty Deed in form approved by the Title Company ("Deed") conveying fee simple title to the Property to Purchaser, subject only to the Permitted Exceptions. The legal description of the Property contained in the Deed shall be identical to the legal description of the Property as contained in the Survey and the Title Commitment (any discrepancy between the survey legal and title commitment legal shall be resolved and conformed by the Title Company and the surveyor); and

(b) Deliver to Title Company evidence satisfactory to it of Seller's authority to execute and deliver the documents necessary or advisable to consummate the transaction contemplated hereby; and

(c) Execute and deliver to Purchaser and Title Company an affidavit of no liens from the Seller satisfactory to Title Company as to cause Title Company to remove the mechanic's lien and parties in possession standard exceptions from the Title Commitment; and

(d) Execute and delivery to Title Company a certification duly executed by Seller ("FIRPTA Certificate") setting forth Owner's address and federal tax identification number and certifying that Owner is a "United States Person" and that Owner is not a "foreign person" in accordance with and/or for the purpose of the provisions of Section 7701 and 1445 (as may be amended) of the Internal Revenue Code of 1986, as amended, and any regulations promulgated thereunder; and

(e) Execute and delivery to the Title Company a Form 1099-S and any other tax information forms typically required for such real estate transactions; and

(f) Execute and deliver to Title Company and Purchaser the approved Closing Statement.

(g) Execute and deliver to Purchaser a Quit Claim Bill of Sale & General Assignment of all tangible personal property and intangible personal property rights that are appurtenant to the Property, as provided for in Section 1.1, above.

All documents shall be subject to the review and approval of the Title Company.

3.3 Purchaser's Obligations at Closing. Subject to the terms, conditions and provisions hereof and contemporaneously with the performance by Seller of its obligations set forth above, Purchaser shall deliver to Escrow Agent at Closing the following:

(a) Federal wire transfer in the amount of cash required to close pursuant to Paragraph 1.2 hereof, after credit for the Deposit; and

(b) A direction to the Escrow Agent to disburse the Deposit to the Title Company to be applied as provided in this Agreement and as a credit in favor of the Purchaser against the Purchase Price; and

(c) Execute and deliver to Seller and Title Company the approved Closing Statement; and

(d) Execute and deliver to the Title Company any other authorization documents required by it for the Closing; and

(e) Execute and deliver to a counterpart of the Quit Claim Bill of Sale & General Assignment of all tangible personal property and intangible personal property rights that are appurtenant to the Property, as provided for in Section 1.1, above.

3.4 Closing Costs.

(a) Seller shall pay the following costs and expenses in connection with the Closing:

(i) The applicable documentary stamp/transfer taxes on the Deed;
(ii) The costs of recording curative title documents, if any;
(iii) Seller's attorney fees relating to the sale of the Property; and
(iv) Seller's brokerage commissions payable to Broker incurred in connection with the sale of the Property to Purchaser, if and when the Closing occurs.

(b) Purchaser shall pay the following closing costs and expenses in connection with the Closing:

(i) Recording fees for the Deed;
(ii) The cost of the premium payable to the Title Company) for the Title Insurance Commitment and the owner's title insurance policy (collectively, the "Owner's Title Insurance");

(iii) The cost of (i) endorsements requested by Purchaser to the Owner's Title Insurance, and (ii) insuring the mortgage of any lender of Purchaser and any searches and endorsements required by Purchaser's lender;
(iv) Survey costs;
(v) Escrow fees;
(vi) All costs related to Purchaser's due diligence work and any financing (if procured by Purchaser); and
(vii) Purchaser's attorney fees.

3.5 Proration of Taxes, Assessments. Ad valorem taxes, special assessments, and any certified assessments for the year of the Closing shall be prorated to the date of Closing with due allowance for the maximum discount rate allowable, based upon the most recent tax bill(s) for the Property. Such prorations shall be final.

4. NO REPRESENTATIONS AND WARRANTIES WITH RESPECT TO PROPERTY; "AS IS" PURCHASE.

4.1 AS-IS Purchase. Purchaser acknowledges that Seller has not made any representations or warranties whatsoever with respect to the Property. Purchaser will be responsible for its own due diligence and investigation with respect to the Property, and the purchase of the Property shall be "As-Is" with no representation or warranty from Seller, whatsoever.

5. CONDITIONS TO CLOSING

The Closing is conditional only upon the following matters:

5.1 Purchaser's Inspection Period. Purchaser shall have a period of [redacted] days after the Effective Date of this Agreement to conduct its due diligence with respect to the Property (the "Inspection Period"). In connection therewith, the Seller agrees to provide copies of the following documents related to the Property, to the extent they are in the possession of Seller, within five (5) business days after the Effective Date of this Agreement:

(i) Copies of all governmental permits, inspection reports, governmental approvals and certificates of occupancy;
(ii) Copies of all third-party reports including environmental assessments, geotechnical studies or reports;
(iii) Schedule of all personal property to be conveyed pursuant to Section 1.1, above;
(iv) Seller's title policy and existing survey;
(v) All association documents; and
(vi) Any other documents pertaining to the Property that affect its title to the Property, restrictions or encumbrances, zoning use or operation.

The Inspection Period shall be extended by one (1) day for each day beyond the five (5) business

days that is required for Seller to provide the foregoing documents to Purchaser. Purchaser shall have full right of access to and from the Property during all business hours from the Effective Date, through Closing, to perform its due diligence investigation, including any environmental, soils tests or other third-party tests desired by Purchaser ("Due Diligence Materials").

Notwithstanding the foregoing, no Phase II environmental testing or sampling or any other invasive or intrusive testing or sampling may be performed without Seller's prior written consent, which consent Seller agrees not to unreasonably withhold provided Seller has first received a detailed description of the contemplated scope of work. Purchaser will give Seller forty-eight (48) hours advance notice of its (and any of its consultants) entry onto the Property by prior notification [redacted] Purchaser hereby agrees to indemnify and hold Seller harmless from any damages, liabilities or claims for property damage or personal injury and mechanics liens solely caused by or exclusively arising from Purchaser and/or Purchaser's consultants in the conduct of such inspections and investigations. Purchaser shall also repair (or cause to be repaired) any damage to the Property (or any portion thereof) promptly and restore the Property to substantially the same condition as prior to such damage, at Purchaser's sole expense. Purchaser's obligations of repair, restoration and indemnity shall survive the Closing or early termination hereof. Seller shall reasonably cooperate with and assist Purchaser in making such inspections.

[redacted]

Purchaser shall notify Seller prior to expiration of the Inspection Period whether the Property is acceptable to Purchaser and suitable for Purchaser's use, in its sole and absolute discretion. If Purchaser does not notify Seller that Purchaser has accepted the Property and intends to proceed under this Agreement prior to expiration of the Inspection Period, then this Agreement shall be deemed to have automatically terminated, and the Deposit shall be returned by Escrow Agent to the Purchaser, without any further authorization or direction required from Seller. Should the contract be terminated by Purchaser, Purchaser will provide to Seller all Due Diligence Materials, including any and all plans and third party reports.

[redacted]

5.2 Title & Survey. Seller must provide fee simple title to the Property at Closing, subject only to the Permitted Exceptions and otherwise in accordance with the terms of Sections 2.1 and 2.2, above.

6. PROVISIONS WITH RESPECT TO DEFAULT

6.1 Default by Seller. In the event that Seller should be in breach or default of any of its obligations under this Agreement; Purchaser shall have the right to (i) enforce specific performance of this Agreement filed within sixty (60) days after the alleged default, or (ii) terminate this Agreement and receive the return of the Deposit, in which event the parties shall be relieved of any further obligations hereunder, which shall be the sole and exclusive remedies available to Purchaser hereunder.

6.2 Default by Purchaser. In the event that Purchaser should fail to consummate the transaction contemplated herein for any reason, except (i) default by Seller, (ii) the failure to deliver title as required by this Agreement, (iii) or the failure of any condition to Purchaser's required performance under this Agreement, then the Deposit paid hereunder shall be and become the property of the Seller, such sums being agreed upon as liquidated damages for the failure of Purchaser to perform the duties and obligations imposed upon it by the terms and provisions of this Agreement and because of the difficulty, inconvenience and uncertainty of ascertaining actual damages. Seller agrees to accept and take such Deposit as Seller's total damages and relief, and sole and exclusive remedy hereunder.

7. OTHER CONTRACTUAL PROVISIONS

7.1 Binding Effect; Assignment. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their successors and assigns; provided, however, that any assignment by Purchaser must occur to an entity of which Purchaser or its principals have a majority and controlling equitable or beneficial interest. Notwithstanding such assignment, Purchaser shall continue to be liable under this Agreement until Closing. Any other assignment of this Agreement by Purchaser shall be ineffective without the prior written consent of Seller, which consent shall be within Seller's sole discretion. Upon any permitted assignment of this Agreement, the assignee shall assume in writing all obligations of Purchaser under this Agreement, and shall agree to execute all necessary documents which Purchaser is obligated to execute pursuant to the terms and provisions of this Agreement, and Seller shall have received a copy of such assignment not later than five (5) business days prior to the Closing Date.

7.2 Not later than ten (10) days prior to Closing, and Purchaser shall provide Escrow Agent and Title Company with the legal name, organizational documents, and other required authorizing resolutions for such new Purchaser entity at the time of such of the permitted assignment by Purchaser in accordance with Section 7.1 above, for preparation of the Title Commitment and Closing documents.

7.3 Escrow. The payment of the Deposit and all other funds provided hereunder and the delivery of all documents to the Escrow Agent is for the accommodation of the parties to this Agreement. The duties of the Escrow Agent shall be determined solely by the

express provisions of this Agreement. In the event Escrow Agent receives a written demand from either Seller or Purchaser for the Deposit or documents (which demand shall include an explanation setting forth the factual basis for such party's request for the Deposit or documents), Escrow Agent shall give three (3) business days' written notice to the other party of such demand and of Escrow Agent's intention to remit the Deposit or deliver the documents to the party making the demand on the stated date. If Escrow Agent does not receive a written objection within three (3) business days after such notice, Escrow Agent is hereby authorized to so remit the Deposit or deliver the documents. If, however, Escrow Agent actually receives written objection from the other party within three (3) business days after such notice, Escrow Agent shall continue to hold the Deposit or the documents until otherwise directed by joint written instructions from Seller and Purchaser, or until a final judgment of an appropriate court is issued. Purchaser and Seller authorize Escrow Agent, without creating any obligation on the part of Escrow Agent, in the event this Agreement, the Deposit or the documents become involved in litigation, to deposit the Deposit or the documents with the clerk of the court in which the litigation is pending and thereupon Escrow Agent shall be fully relieved and discharged of any further responsibility under this Agreement. The undersigned also authorize Escrow Agent, if it is threatened with litigation, to interplead all interested parties in any court of competent jurisdiction and to deposit the Deposit or the documents with the clerk of the court and thereupon Escrow Agent shall be fully relieved and discharged of any further responsibility hereunder. Escrow Agent shall not be liable for any mistake of fact or error of judgment or any acts or omissions of any kind unless caused by its own willful misconduct or gross negligence. Escrow Agent shall be entitled to rely on any instrument or signature believed by it to be genuine and may assume that any person purporting to give any writing, notice or instruction in connection with this Agreement is duly authorized to do so by the party on whose behalf such writing, notice, or instruction is given. Purchaser and Seller shall, and hereby agree to jointly and severally indemnify Escrow Agent for and hold it harmless against any loss, liability, or expense including reasonable attorneys' fees incurred on the part of Escrow Agent arising out of or in connection with the acceptance of, or the performance of its duties under, this Agreement, as well as the costs and expenses of defending against any claim or liability arising under this Agreement. Purchaser acknowledges that Escrow Agent is also acting as the Seller's attorney in this transaction, and irrevocably waives any confict of interest related thereto. This provision shall survive the Closing or earlier termination of this Agreement.

7.4 Broker Commissions. Purchaser and Seller each represents and warrant to

[redacted]

7.5 Entire Agreement, Modification. This Agreement embodies and constitutes the entire understanding between the parties with respect to the transaction contemplated herein. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument.

7.6 Effective Date; Time. The Effective Date of this Agreement shall be the date it is last signed by Seller or Purchaser, as indicated below. Time is of the essence of this Agreement.

7.7 Counterparts. This Agreement may be executed in several counterparts, each constituting a duplicate original but all such counterparts constituting one and the same Agreement. Electronic or facsimile signatures shall constitute original signatures under this Agreement.

7.8 Exhibits. All exhibits attached hereto are hereby incorporated herein by this reference.

7.9 Possession. Possession of the Property shall be delivered to Purchaser immediately upon Closing.

7.10 Enforcement. In the event of any litigation related to this Agreement, exclusive jurisdiction and venue shall lie in St. Lucie County, Florida, where the property is located. In any such proceedings, the prevailing party shall recover reasonable attorney's fees and all costs, including expert witness fees, paralegal fees, and any of such fees or costs incurred on any appeal. This provision shall survive early termination or Closing of this transaction.

7.11 Notices. Any notice required or authorized under this Agreement shall be sent by overnight mail or by electronic mail, addressed as follows, and shall be deemed effective as of the date of receipt thereof by the party to whom it is addressed:



7.12 Cooperation: Seller agrees to cooperate with Purchaser in order for Purchaser to obtain a conditional use and site plan approval for 100,000+ square foot self-storage facility.

7.13 Confidentiality. All information furnished to the parties under this Agreement shall be treated as confidential and the parties shall take normal and reasonable precautions to preserve the

confidentiality of this information until Closing or the termination of this Agreement (as the case may be). If this Agreement is terminated, the parties shall return all documents and other materials containing, reflecting and referring to such information and shall take normal and reasonable precautions to preserve the confidentiality of this information. The parties' obligations under this Agreement shall not apply to any information which: (i) was already in its possession prior to the disclosure thereof by the disclosing party, (ii) was then generally known to the public, (iii) became known to the public through no fault of the receiving party or any of its agents or representatives, or (iv) was disclosed to a party to this Agreement by a third party unaffiliated with any party to this Agreement who was not bound by an obligation of confidentiality. The obligations hereunder shall survive the early termination of this Agreement.

7.14 JURY WAIVER. IN ANY CIVIL ACTION, COUNTERCLAIM, OR PROCEEDING, WHETHER AT LAW OR IN EQUITY, WHICH ARISES OUT OF, CONCERNS, OR RELATES TO THIS AGREEMENT, ANY AND ALL TRANSACTIONS CONTEMPLATED BY THIS AGREEMENT, THE PERFORMANCE OF THIS AGREEMENT, OR THE RELATIONSHIP CREATED BY THIS AGREEMENT, WHETHER SOUNDING IN CONTRACT, TORT, STRICT LIABILITY, OR OTHERWISE, TRIAL SHALL BE TO A COURT OF COMPETENT JURISDICTION AND NOT TO A JURY. EACH PARTY HEREBY IRREVOCABLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY. ANY PARTY MAY FILE AN ORIGINAL COUNTERPART OR A COPY OF THIS AGREEMENT WITH ANY COURT, AS WRITTEN EVIDENCE OF THE CONSENT OF THE PARTIES TO THIS AGREEMENT OF THE WAIVER OF THEIR RIGHT TO TRIAL BY JURY. NEITHER PARTY HAS MADE OR RELIED UPON ANY ORAL REPRESENTATIONS TO OR BY ANY OTHER PARTY REGARDING THE ENFORCEABILITY OF THIS PROVISION. EACH PARTY HAS READ AND UNDERSTANDS THE EFFECT OF THIS JURY WAIVER PROVISION. EACH PARTY ACKNOWLEDGES THAT IT HAS BEEN ADVISED BY ITS OWN COUNSEL WITH RESPECT TO THE TRANSACTION GOVERNED BY THIS AGREEMENT AND SPECIFICALLY WITH RESPECT TO THE TERMS OF THIS SECTION.

7.15 Patriot Act Compliance. Each party hereto acknowledges that it is (i) not, and will not be, a person or entity that is restricted from doing business under the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, H.R. 3162, Public Law 107-56 (commonly known as the "**USA Patriot Act**") and Executive Order Number 13224 on Terrorism Financing, effective September 24, 2001 and regulations promulgated pursuant thereto (collectively, "**Anti-Terrorism Laws**"), including without limitation persons and entities named on the Office of Foreign Asset Control ("**OFAC**") Specially Designated Nationals and Blocked Persons List, and (ii) currently in compliance with and at all times during the term of this Agreement shall be in compliance with the USA Patriot Act, the Anti-Terrorism Laws and all regulations or other governmental action relating thereto.

[NO FURTHER TEXT; SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates specified below.

SELLER: **NNN/1031 NO. 16 SR 70 Jenkins LLC**
a Florida limited liability company

By: _____
Keith L. Cummings, Manager
Date: 4/8/2021

PURCHASER: Flagship Companies Group, LLC

By: _____
Ted Bolin
Title: CEO

April 6, 2021
Date: _____

The Escrow Agent does hereby accept the duties of Escrow Agent as set forth in this Agreement, subject to receipt of the Deposit under the Agreement, and subject to clearance of funds.

ESCROW AGENT:

Kramer, Sopko and Copeland, P.A.

By: _____ Pres
Robert Kramer, Esquire

Date: 4/8/21

"Exhibit A"

Tracts 3 and 4 of Okeechobee Crossings, according to the Plat thereof recorded in Plat Book 62, Pages 23 and 24, of the Public Records of St. Lucie County, Florida.

manufacturing uses; however, any Tract may be used for any warehouse, office and so-called "flex" warehouse/office uses), any mining or mineral exploration or development except by non-surface means, a car wash, a carnival, amusement park or circus, an assembly hall, off track betting establishment, any use involving the use, storage, disposal or handling on of hazardous materials or underground storage tanks, any use which may require water and sewer services in excess of the capacities allocated to the Development by any governmental authority, a church, temple, synagogue, mosque, or other house of worship, any facility for the sale of paraphernalia for use with illicit drugs or any use which legally constitutes a nuisance under applicable codes, laws or ordinances.

4. **MAINTENANCE AND TAXES.**

Each Owner shall be responsible for Maintenance (as defined below), at its own cost, of its respective Tract in accordance with Laws and otherwise in a good, clean and sanitary order, free from infestation from insects, rodents, vermin and other pests and otherwise in a condition comparable to other substantially similar retail/commercial/office/warehouse/flex properties located in St. Lucie County, Florida. "Maintenance" includes (but is not limited to) sweeping, washing and removal of trash, litter and refuse, removal of snow and ice from pavement, parking areas and walkways, painting and striping of parking areas, repair and replacement of paving as necessary (including any portions of the Access Easement Area located within each Owner's Tract), repair and replacement of utilities and drainage exclusively serving such Tract, maintenance of landscaped areas (including replacement and replanting), and maintenance and repair of lighting, fixtures, signage, directional signs, lines and markers. Paved areas shall be maintained in a level, smooth and evenly-covered condition with the type of surfacing material originally installed or such substitute as shall be comparable in quality, use, and durability. Garbage, trash, rubbish and other refuse, will be stored in covered containers or compactors and removed at regular intervals, not less than weekly, at such Owner's expense.

The Owner of Tract 4, shall charge each of the other Owners its prorata share of all of the costs of owning, operating, repairing, replacing, monitoring, compliance with all applicable governmental requirements, permits, approvals, and maintaining the Drainage Pond and any associated Drainage Facilities, together with a reasonable management fee for all of the foregoing, and any reasonable attorneys fees associated therewith ("Drainage Fee"), to be charged by the Tract 4 Owner no less frequently than annually and paid by the other Tract Owners within no more than thirty (30) days from the date of receipt of any charge therefor, or may enter into a management contract with a management company to accomplish the foregoing without the consent of any of the other Tract Owners. "Prorata share" shall be deemed to mean the proportion of each Tract's total gross land square footage to the total gross land square footage of the Development, excluding Tract 4. Notwithstanding the foregoing, the Tract 1 acreage is approximately 1.72 acres, the Tract 2 acreage is approximately 1.81 acres, and the Tract 3 acreage is approximately 3.24 acres. Failure by any Owner to pay the Drainage Fee to the Tract 4 Owner within said 30-day period shall constitute a default by said Owner hereunder, entitling the Tract 4 Owner to all of the enforcement rights and remedies set forth in Section 10 hereinbelow. The Owners further acknowledge that such notice shall constitute sufficient notice as required under Section 15 herein to allow the Tract 4 Owner to avail itself of the rights, remedies and self help allowed under Section 10 herein for any Owner's failure to pay its prorata share within said thirty (30) day period, without further notice or demand by the Tract 4 Owner.

Notwithstanding the foregoing, however, the Owners agree that at any time the Tract 4 Owner may elect, without the consent of any of the other Owners, to convey the ownership of Tract 4, and the ownership of the Drainage Facilities, to a not-for profit property owner's association, to be formed at the cost of all of the Owners, and thereafter the reasonable costs of Maintenance, owning and operating Tract 4 and the Drainage Facilities, including without limitation, all of the reasonable costs of ownership, maintenance and monitoring, ad valorem taxes, liability insurance, and any governmental permits, approvals or other requirements by law of the Drainage Easement Area and Drainage Facilities located therein, or associated therewith, as defined in Sections 1.C. and 1.D. hereinabove ("Overall Drainage Maintenance and Operation"), shall be the sole responsibility of the not-for-profit property owner's association, to be formed by the Tract 4 Owner, which will own Tract 4 and the Drainage Facilities ("POA Association"), who shall perform such Overall Drainage Maintenance and Operation directly or may elect, in its reasonable discretion to employ maintenance or management persons or companies to perform same at a reasonable cost, and shall charge the Drainage Fee to all of the Owners as the Tract 4 Owner had done previously. The POA Association shall thereafter perform the Overall Maintenance and Operation and shall assess each Tract its prorata share of the Drainage Fee no less than annually by written notice and each Owner shall promptly remit its prorata share to the POA Association but in no event later than thirty (30) days from the date of receipt of same. The Owners further acknowledge that such notice shall constitute sufficient notice as required under Section 10 herein to allow the POA Association to avail itself of the rights, remedies and self help allowed in Section 10 for any Tract Owner's failure to pay its prorata share within said thirty (30) day period, without further notice or demand by the POA Association.

5. **CONSTRUCTION ACTIVITIES.**

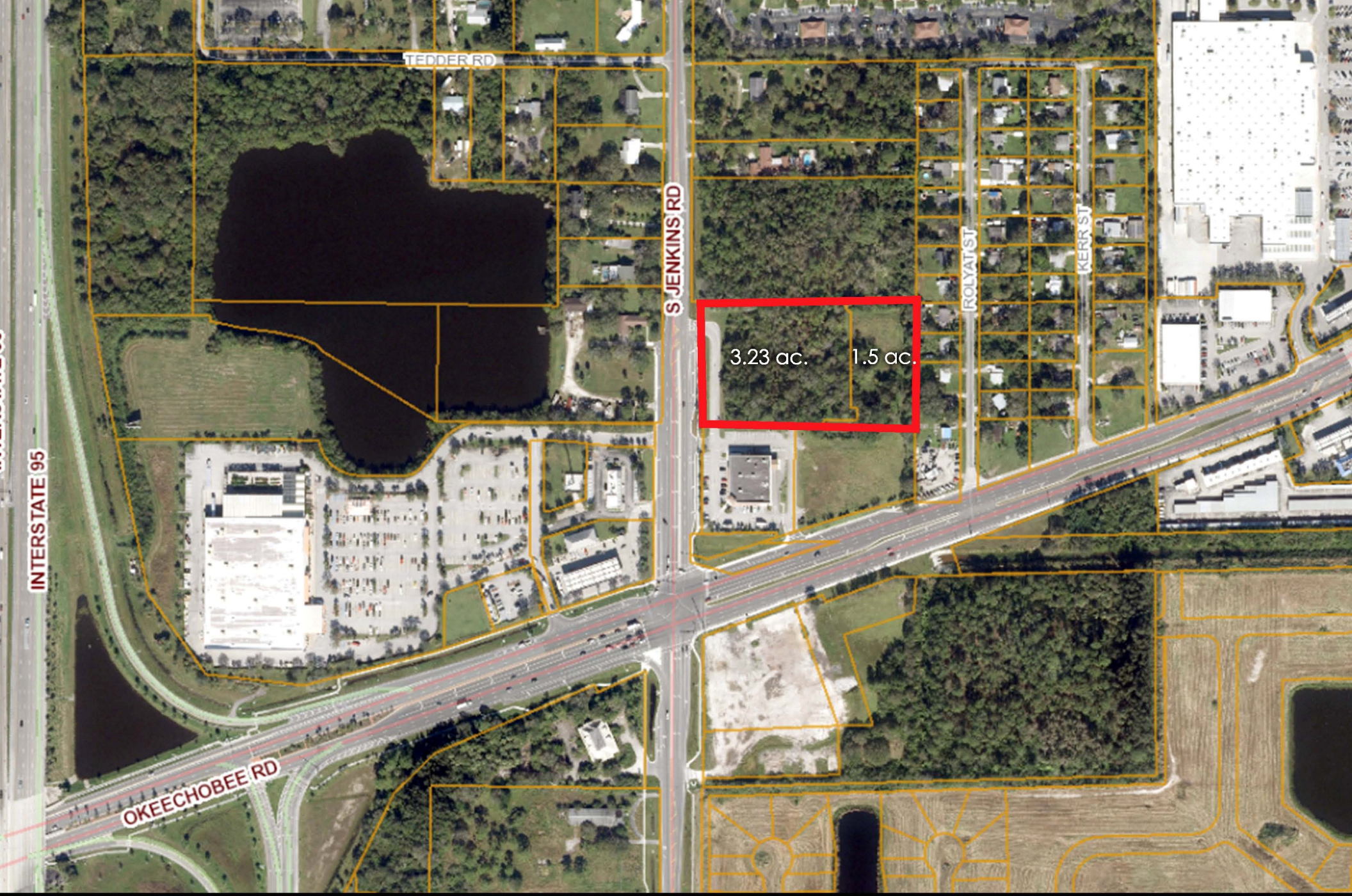
Construction activities performed on the Development, or any portions thereof:

(a) shall be performed in a good and workmanlike manner so as not to unreasonably disturb the operation of any business conducted upon any Tract, or interfere with the Owner or Permitted Users of any Owner, and once commenced, such work will be diligently pursued to completion; and

(b) any grading which materially alters the flow of surface water or materially modifies the grading or drainage of the Access Easement Area or an adjoining Tract (as currently constructed) shall be repaired and restored as nearly as practicable to its prior existing condition in a prompt and workmanlike manner; and

(c) once constructed, the Access Easement Area or any portion thereof shall not be materially obstructed during the normal business hours of any Owner except as may be reasonably necessary to perform maintenance, repair and replacement or as may be reasonably necessary to prevent the dedication of the Access Easement Area to public use; and

(d) any construction on any Tract shall not in any way adversely affect the drainage, water storage, storm water retention and run off discharge to any other Tract. If the development of any of the Tracts in any way changes, alters or affects the current or any future rights or uses of the Development's stormwater retention, storage, drainage or discharge pursuant to that certain site plan approval for the Development to be obtained



Flagship Storage - Jenkins & Okeechobee

Location Map

City of Fort Pierce

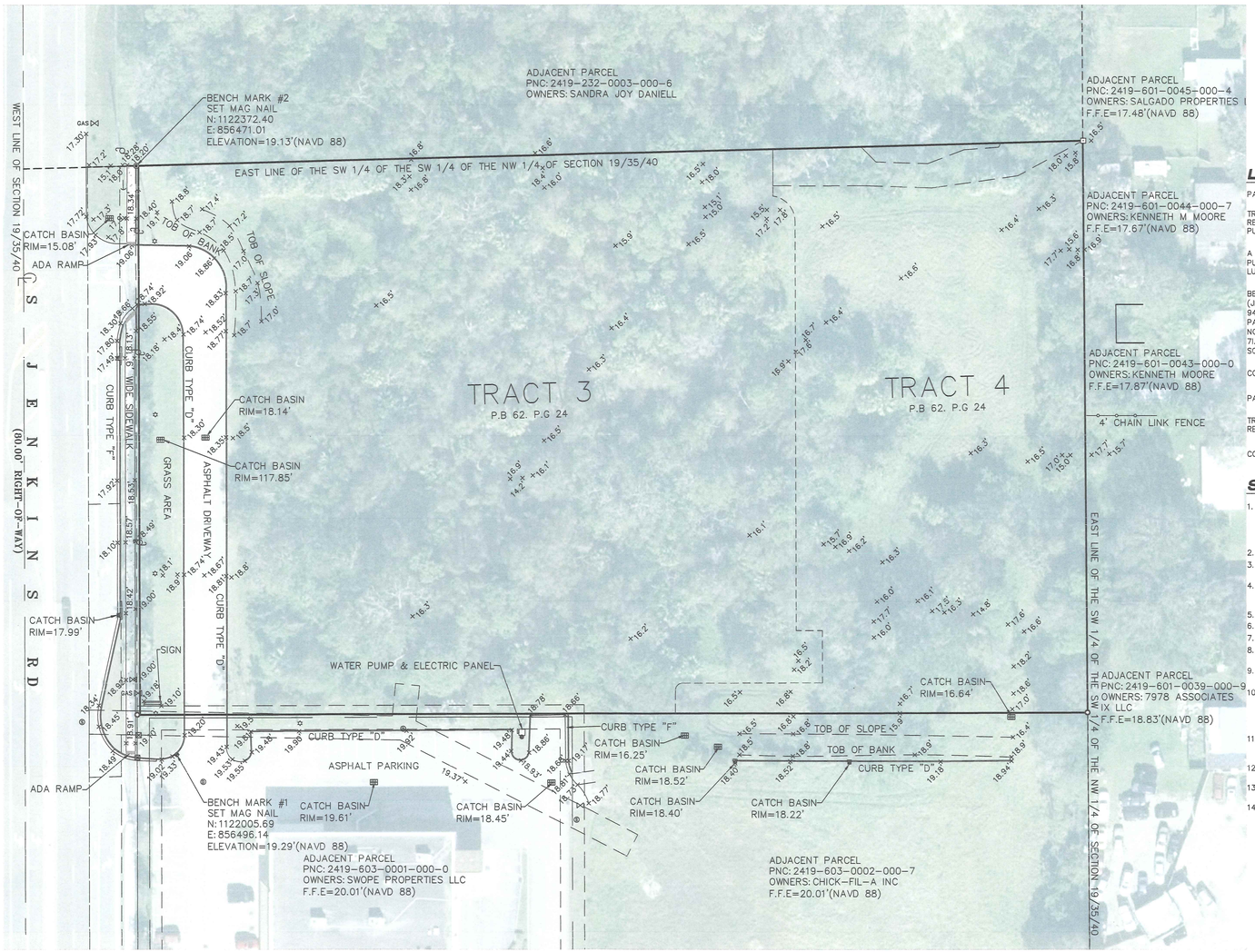
NORTH

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: FLAGSHIP STORAGE

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.





ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

PARCEL 1

TRACT 3, OF OKEECHOBEE CROSSINGS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 62, AT PAGES 23 AND 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT PROPERTY IN. SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 3629, PAGE 89, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PORTION OF TRACT 3, OKEECHOBEE: CROSSINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62. PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST COMER OF SAID TRACT 3, SAID POINT ALSO BEING ON THE EAST EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 611 (JENKINS ROAD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 4289841, SECTION 94030-2516; THENCE NORTH 00°05'07" WEST, 341.52 FEET ALONG SAID EAST EXISTING RIGHT OF WAY LINE, BEING 70.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19 TO A POINT ON THE NORTHWEST COMER OF SAID TRACT 3; THENCE NORTH 88°29'34" EAST, 1.75 FEET ALONG THE NORTH LINE OF SAID TRACT 3; THENCE SOUTH 00°05'07" EAST, 341.56 FEET ALONG A LINE BEING 71.75 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 TO A POINT ON THE SOUTH LINE OF SAID TRACT 3; THENCE SOUTH 89°54'41" WEST, 1.75 FEET ALONG SAID SOUTH LINE OF TRACT 3 TO THE POINT OF BEGINNING.

CONTAINING 3.23 ACRES, MORE OR LESS.

PARCEL 2

TRACT 4, OF OKEECHOBEE CROSSINGS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 62, AT PAGES 23 AND 24 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

CONTAINING 1.50 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS OCTOBER 5, 2020.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
5. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
6. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HERON ARE BASED UPON THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON GPS REAL TIME KINEMATIC (RTK) OBSERVATION. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD ZONE X HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	CPP	CONCRETE POWER POLE (CPP)	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		GUY WIRE ANCHOR		METAL LIGHT POST	PCP	PERMANENT CONTROL POINT	R/W	RIGHT-OF-WAY	T.O.N.	TOP OF NUT		WOOD POLE STREET LIGHT
AL	ARC LENGTH		CONCRETE POWER POLE W/STREET LIGHT	F.O.	FIBER OPTIC	HDPE	HANDICAP		METAL POST POLE	PRM	PERMANENT REFERENCE MONUMENT	R/C	ROD AND CAP	X 0.0	TOP OF TOPOGRAPHIC DATA (SOFT SURFACE)		WOOD POWER POLE
ASPH	ASPHALT	FOHH	FIBER OPTIC HAND HOLE		HIGH DENSITY POLYETHYLENE PIPE	MP	METAL PIPE	P.B.	PLAT BOOK	S	SANITARY MANHOLE	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)				
BFP	BACK FLOW PREVENTER		FIBER OPTIC MARKER	HWF	HOG WIRE FENCE	MW	MONITORING WELL	(P)	PLAT DATA	SV	SANITARY VALVE	TWNSHP	TOWNSHIP				
	BENCHMARK (BM)	CMP	CORRUGATED METAL PIPE	FIBER RISER	FIBER OPTIC RISER	HYD	HYDRANT	P.O.B.	POINT OF BEGINNING	SEC	SECTION	1	TRAFFIC HANDHOLD				
	BIKE RACK		CURB INLET	(M)	FIELD MEASURED	IN	INCH	P.O.C.	POINT OF COMMENCEMENT		PROPERTY CORNER	TSCB	TRAFFIC SIGNAL CONTROL BOX				
CATV	CABLE RISER		DECORATIVE LIGHT POST	F.F.E.	FINISHED FLOOR ELEVATION	INV	INVERT	P.C.C.	POINT OF COMPOUND CURVE		RIGHT-OF-WAY CONTROL	TYP	TYPICAL				
(C)	CALCULATED	(D)	DEED	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	IP	IRON PIPE	P.C.	POINT OF CURVATURE		SIGN	UNK	UNKNOWN				
D.B.	CATCH BASIN	D.B.	DEED BOOK	FPL	FLORIDA POWER AND LIGHT	IR	IRON ROD	P.T.	POINT OF TANGENCY	S	SOUTH	UNKN HH	UNKNOWN HANDHOLD				
	CENTERLINE	ø	DIAMETER (DIA.)	FT	FOOT	IR/C	IRON ROD AND CAP	P.O.T.	POINT OF TERMINUS		SPIGOT	RISER BOX	UNKNOWN RISER BOX				
COR	CERTIFIED CORNER RECORD	D	DRAINAGE MANHOLE	FM	FORCE MAIN		IRRIGATION CONTROL VALVE	PVC	POLYVINYL CHLORIDE			U	UNKNOWN TYPE MANHOLE				
CLF	CHAIN LINK FENCE	DIP	DUCTILE IRON PIPE	FND	FOUND	L	LENGTH	PSL	PORT SAINT LUCIE, FLORIDA		SPRINKLER VALVE	VCP	VITRIFIED CLAY PIPE				
CHD.	CHORD	E	EAST/EASTING	F	FPL MANHOLE		LIGHT POST	PLS	PROFESSIONAL LAND SURVEYOR	S.L.C. STA	ST. LUCIE COUNTY STATION	WM	WATER METER				
CO O	CLEAN OUT	EOW	EDGE OF WATER	SQ FT.	SQUARE FEET	MAG/D	MAG NAIL MAG BRAND NAIL	R	RADIUS	D	STORMWATER DRAINAGE MANHOLE	W	WATER SERVICE METER (WM)				
COMM RISER	COMMUNICATION RISER	EB	ELECTRIC BOX	GAS	GAS VALVE	M	MAILBOX	RGE	RANGE		STREET SIGN	WV	WATER VALVE (WV)				
CONC	CONCRETE	EHH	ELECTRIC HAND HOLE (EHH)	GIS	GEOGRAPHIC INFORMATION SYSTEMS	M.C.	MARTIN COUNTY	RTK	REAL TIME KINEMATIC	TELE RISER	TELEPHONE RISER BOX	W	WEST				
	CONCRETE LIGHT POST	EM	ELECTRIC METER	GND	GROUND	MHWL	MEAN HIGH WATER LINE	RWV	RECLAIMED WATER VALVE	TOE	TOE OF SLOPE	WF	WOOD FENCE				
CM	CONCRETE MONUMENT	ELEC PANEL	ELECTRICAL PANEL		GROUND LIGHT	MLWL	MEAN LOWER WATER LINE	RLS	REGISTERED LAND SURVEYOR	TOB	TOP OF BANK/BERM						
		EL./ELEV.	ELEVATION					RCP	REINFORCED CONCRETE PIPE								

Z:\EDC-2021\21-141 - Flagship Storage - Jenkins & Okeechobee\SURVEY\Dwg - PDF\Survey\21-241 Boundary & Topographic Survey.dwg, 6/4/2021 2:02 PM
COPYRIGHT 2020 BY ENGINEERING, DESIGN AND CONSTRUCTION, INC. ALL RIGHTS RESERVED. THIS SURVEY MAP IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. AND CLIENT FOR WHICH IT WAS PREPARED. ANY REUSE OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY EDC, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO EDC, INC. BY ACCEPTANCE OF THIS DOCUMENT, USER AGREES THAT THE CONTENTS ARE TO BE USED AS AN INSTRUMENT OF SERVICE AS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. ANY REUSE OF THE DOCUMENTS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY EDC, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO EDC, INC.

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

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

SIGNATURE: 6/4/2021

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8088

LS	DRAWN BY
MTO	CHECKED BY
IP	FIELD CREW
21-241	FILENAME
1	LAYOUT
AS SHOWN	SCALE
May 24, 2021	DATE

REVISION COMMENTS | DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: FLAGSHIP STORAGE

RECORD INFORMATION
SEC. 19, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-141

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: FLAGSHIP STORAGE

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 1066283
COMMITMENT DATE: APRIL 23, 2021, AT 11:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

2. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS.
b.RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
c.ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
d.EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
e.ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **SHOWN ON SURVEY IF APPLICABLE.**

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS ERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

5. ALL MATTERS CONTAINED ON THE PLAT OF OKEECHOBEE CROSSINGS, AS RECORDED IN PLAT BOOK 69, PAGE 23, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **SHOWN ON SURVEY.**

6. ANNEXATION AGREEMENTS RECORDED IN O.R. BOOK 943, PAGE 1496, O.R. BOOK 944, PAGE 2161, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

7. RESOLUTION NO. 88-278 RE: ZONING AS RECORDED IN O.R. BOOK 606, PAGE 1675 AND RESOLUTION NO. 89-293 RECORDED IN BOOK 663, PAGE 2587, RECORDED IN THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

8. ORDINANCE NO. J-146 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE , AS RECORDED IN O.R. BOOK 952, PAGE 2; ORDINANCE NO. J-147 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, AS RECORDED IN O.R. BOOK 952, PAGE 5 AND ORDINANCE NO. J-162 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE , AS RECORDED IN O.R. BOOK 976, PAGE 440, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

9. SUBJECT TO THE TERMS, CONDITIONS AND EASEMENTS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2776, PAGE 2170, TOGETHER WITH FIRST AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2868, PAGE 2716, AND SECOND AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN O.R. BOOK 3173, PAGE 1209, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA , WHICH CONTAIN PROVISIONS CREATING EASEMENTS, USE RESTRICTIONS, MAINTENANCE ASSESSMENTS AND ENFORCEMENT RIGHTS. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

10. DECLARATION OF RESTRICTIONS AND EASEMENTS RECORDED IN O.R. BOOK 4101, PAGE 1316, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

11. LEASE BY AND BETWEEN NNN/1031 NO. 16 SR 70 JENKINS LLC, A FLORIDA LIMITED LIABILITY COMPANY, LANDLORD, AND WALGREEN CO., AN ILLINOIS CORPORATION, TENANT, AS EVIDENCED BY THE MEMORANDUM OF LEASE RECORDED IN O.R. BOOK 2654, PAGE 1928, TOGETHER WITH FIRST AMENDMENT TO MEMORANDUM OF LEASE RECORDED IN O.R. BOOK 2901, PAGE 1876, SECOND AMENDMENT TO LEASE RECORDED IN O.R. BOOK 3173, PAGE 1219 AND SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN O.R. BOOK 3177. PAGE 270, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING USE RESTRICTIONS AND EASEMENTS. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

12. EASEMENTS IN FAVOR OF THE CITY OF FORT PIERCE, FLORIDA FOR THE USE AND BENEFIT OF THE FORT PIERCE UTILITIES AUTHORITY RECORDED IN O.R. BOOK 3031 , PAGE 118 AND O.R. BOOK 3039. PAGE 1964, AS AFFECTED BY SUBORDINATION AGREEMENT RECORDED IN O.R. BOOK 3623, PAGE 1745, AND O.R. BOOK 3676, PAGE 270, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. **SHOWN ON SURVEY.**

13. TERMS, CONDITIONS AND PROVISIONS OF ROAD IMPACT FEE CREDIT AGREEMENT BETWEEN ST. LUCIE COUNTY, FLORIDA AND NNN/1031 NO. 16 SR70 JENKINS, LLC, IN CONSIDERATION FOR THE DEDICATION OF RIGHT-OF-WAY ALONG A PORTION OF JENKINS ROAD, RECORDED IN O.R. BOOK 2912 . PAGE 492, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

14. EASEMENT IN FAVOR OF THE CITY OF FORT PIERCE, FLORIDA, FOR THE USE AND BENEFIT OF THE FORT PIERCE UTILITIES AUTHORITY RECORDED IN O.R. BOOK 2959. PAGE 441, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **SHOWN ON SURVEY.**

15. WATER AND WASTEWATER SUPPLY AGREEMENT RECORDED IN O.R. BOOK 2960, PAGE 2845, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **SHOWN ON SURVEY.**

16. EASEMENT IN FAVOR OF NORTH ST LUCIE RIVER WATER CONTROL DISTRICT RECORDED IN O.R. BOOK 2978. PAGE 1693, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **DOES NOT AFFECTS SUBJECT PROPERTY.**

17. TERMS, CONDITIONS AND PROVISIONS OF FORT PIERCE UTILITIES AUTHORITY VOLUNTARY REMOVALS OF METERS RECORDED IN O.R. BOOK 2983. PAGE 879. O.R. BOOK 983. PAGE 880. O.R. BOOK 298 , PAGE 881, O.R. BOOK 2983, PAGE 882 AND O.R. BOOK 2983, PAGE 917. PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

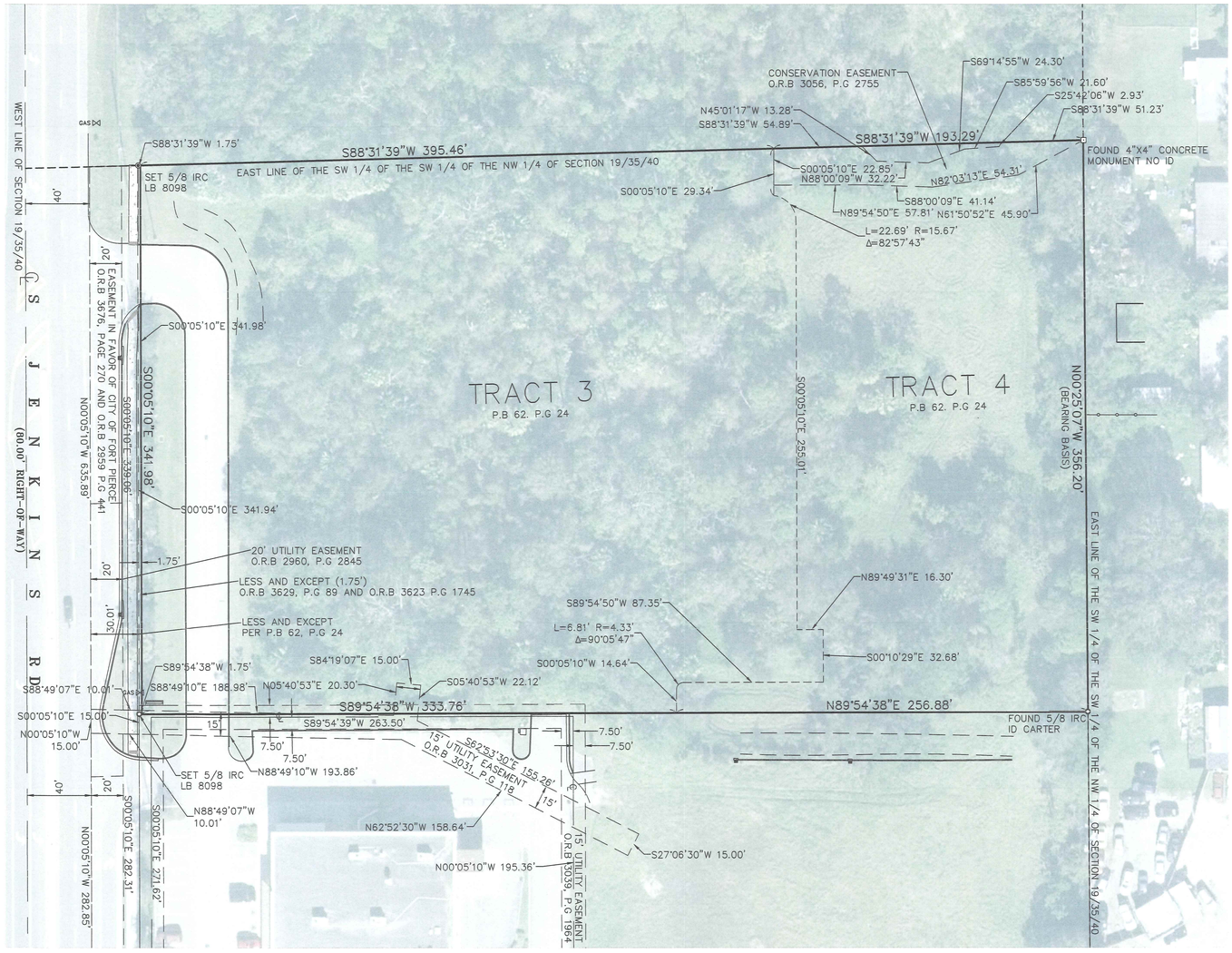
18. EASEMENT IN FAVOR OF THE CITY OF FORT PIERCE, FLORIDA, FOR THE USE AND BENEFIT OF FORT PIERCE UTILITIES AUTHORITY RECORDED IN O.R. BOOK 3031 , PAGE 115. PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT RECORDED IN O.R. BOOK 3082. PAGE 2025, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER**

19. DEED OF CONSERVATION EASEMENT RECORDED IN O.R. BOOK 3056, PAGE 2755, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. **SHOWN ON SURVEY.**

20. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER**

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NORTH



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

DRAWN BY	LS
CHECKED BY	MTO
FIELD CREW	
FILENAME	
LAYOUT	LAYOUT1
SCALE	AS SHOWN
DATE	May 24, 2021

REVISION COMMENTS

DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: FLAGSHIP STORAGE

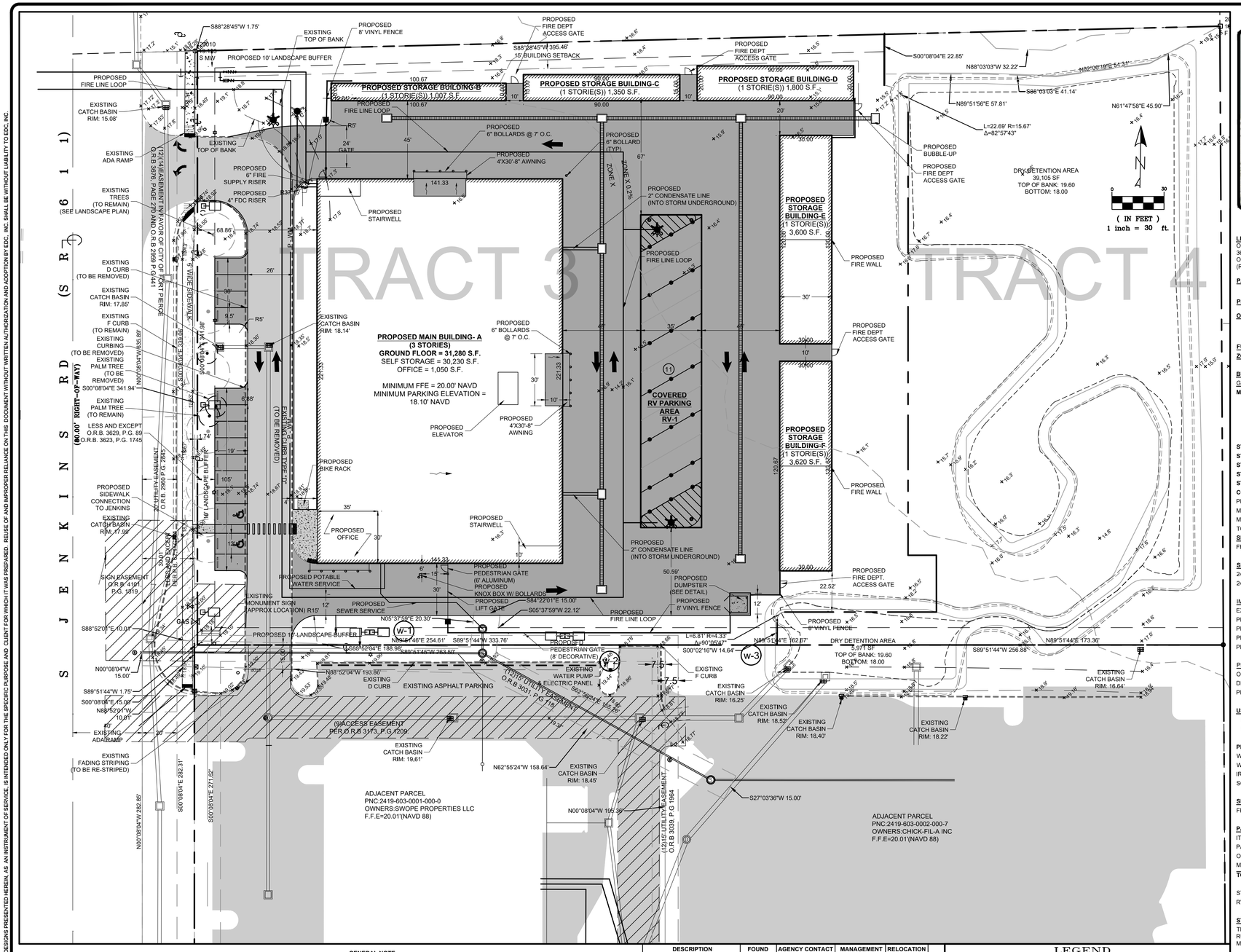
RECORD INFORMATION
SEC. 19, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

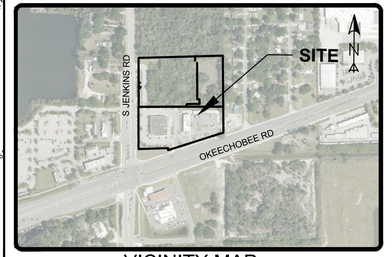
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

21-141

2 OF 2

Z:\EDC-2021\21-141 - Flagship Storage - Jenkins & Okeechobee\SURVEY\Dwg - (PDF\Survey\21-141 Boundary & Topographic Survey.dwg, 6/4/2021 2:03 PM
COPYRIGHT 2021 EDC, INC. ALL RIGHTS RESERVED. THESE DRAWINGS WHICH MAY NOT BE DISPERSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM. ALL RIGHTS TO THESE DRAWINGS ARE RESERVED TO EDC, INC. AND SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT BY OTHERS SHALL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY TO EDC, INC. THIS DOCUMENT IS THE PROPERTY OF EDC, INC. AND IS NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT BY OTHERS SHALL BE AT THEIR SOLE RISK AND WITHOUT LIABILITY TO EDC, INC.





VICINITY MAP

SCALE: 1:500

LEGAL DESCRIPTION

OKEECHOBEE CROSSINGS- (PB 62-23) TRACT 3 LESS THAT PORTION FOR ROAD R/W AS IN OR 3629-89 (3.22 AC - 140,536 SF)
OKEECHOBEE CROSSINGS-(PB 62-23) TRACT 4 (1.50 AC - 65,340 SF)
(REF. ST. LUCIE COUNTY PROPERTY APPRAISER)

PARCEL ID #:	2419-603-0003-000-4 (TRACT 3) 2419-603-0004-000-1 (TRACT 4)
PROJECT NAME:	FLAGSHIP STORAGE
OWNER:	NNN/1031 #16 JENKINS LLC 2 TOWNE SQ STE 900 SOUTHFIELD, MI 48076
FUTURE LAND USE:	GC GENERAL COMMERCIAL
ZONING:	C-3 COMMERCIAL

BUILDING DATA

GROSS SQUARE FOOTAGE	111,517 S.F. (2.56 AC)
MAIN BUILDING-A	**93,840 S.F.**
1ST FLOOR	31,280 S.F.
-OFFICE	1,050 S.F.
-SELF STORAGE	30,230 S.F.
2ND FLOOR	31,280 S.F.
3RD FLOOR	31,280 S.F.
STORAGE BUILDING-B	**1,007 S.F.**
STORAGE BUILDING-C	**1,350 S.F.**
STORAGE BUILDING-D	**1,800 S.F.**
STORAGE BUILDING-E	**3,600 S.F.**
STORAGE BUILDING-F	**3,620 S.F.**
COVERED RV PARKING AREA-RV1	**6,300 S.F.**
PROPOSED BUILDING HEIGHT:	(1 AND 41'-6" 3 STORIE(S))
MAXIMUM BUILDING HEIGHT:	65'(780") 3 STORY
MAXIMUM BUILDING COVERAGE:	80%
TOTAL BUILDING COVERAGE:	49.05%

SETBACKS

FRONT: 25' SIDE: 10' REAR: 25'

SITE AREA BREAKDOWN	205,876 S.F.	(4.73 AC)	100.00%
2419-603-0003-000-4 (TRACT 3)	140,536 S.F.	(3.23 AC)	68.29%
2419-603-0004-000-1 (TRACT 4)	65,340 S.F.	(1.50 AC)	31.71%
IMPERVIOUS AREA	**110,705 S.F.**	**(2.54 AC)**	**53.77%**
EXISTING PAVING	8,602 S.F.	(0.20 AC)	04.18%
PROPOSED PAVING	52,746 S.F.	(1.21 AC)	25.62%
PROPOSED BUILDINGS(GROUND)	42,657 S.F.	(0.98 AC)	20.72%
PROPOSED COVERED RV AREA	6,300 S.F.	(0.14 AC)	03.06%
PROPOSED CONCRETE	400 S.F.	(0.01 AC)	00.19%
PERVIOUS AREA	**95,171 S.F.**	**(2.18 AC)**	**46.23%**
OPEN SPACE	56,066 S.F.	(1.29 AC)	27.23%
DRY DETENTION AREA	39,105 S.F.	(0.90 AC)	19.00%
PROPOSED DRY DETENTION	N/A	N/A	N/A

USEABLE OPEN SPACE AREA:

REQUIRED = 56,066 S.F. @ 0.5% = 2,803 S.F.
PROPOSED = 2,803 S.F.

PROVIDER OF UTILITIES:

WATER:	FPUA
WASTEWATER:	FPUA
IRRIGATION:	--
SOLID WASTES:	WASTE PRO

SETBACKS

FRONT: 25' SIDE: 15' REAR: 20'

PARKING CALCULATIONS

ITE PARKING GENERATION MANUAL, 5TH EDITION
PARKING REQUIRED

OFFICE**(710)**	(1,050 S.F.) (1 SPACES/ 300 S.F)	4 SPACES
MINI-WAREHOUSE**(151)**	(1 SPACES/10,000 S.F)	10 SPACES
TOTAL REQUIRED PARKING SPACES		**14 SPACES (1 HC)**
STANDARD PARKING PROVIDED		14 SPACES (2 HC)
RV STORAGE SPOTS PROVIDED		11 SPACES

STORMWATER DRAINAGE:

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO THE EXISTING MASTER DRAINAGE SYSTEM.

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS. (NO PLANS AVAILABLE)

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.
TRAFFIC STATEMENT

GENERAL NOTE:

- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED AND ALL REQUIRED LANDSCAPING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS AND SPECIFICATIONS.
- PROPOSED LIGHT POLES SHALL BE SHIELDED TO MINIMIZE EXCESS GLARE TO ADJACENT ROADWAYS. ADDITIONALLY, ALL LIGHT FIXTURES WITHIN VEHICULAR USE AREAS SHALL HAVE A MAX HEIGHT OF 30', AND ALL LIGHT FIXTURES WITHIN PEDESTRIAN USE AREAS SHALL HAVE A MAX HEIGHT OF 20'.
- BIKE RACKS SHALL BE THE INVERTED "U" TYPE AND CONSISTENT WITH CITY OF FORT PIERCE CODE.
- ALL SIGNS SHALL BE CONSISTENT WITH CITY OF FORT PIERCE CODE SIGN CODE.

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	--			
RARE HABITAT	--			
THREATENED SPECIES	--			
ENDANGERED SPECIES	--			
SPECIES OF SPECIAL CONCERN	--			
INVASIVE/EXOTIC VEGETATION	--			

VERTICAL DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

LEGEND

	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	#	PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

ENGINEERS SURVEYORS ENVIRONMENTAL

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	JJL
DRAWN BY	JJL
FILENAME	21-241 flagshipsdl.dwg
SITE PLAN	
LAYOUT	
SCALE	AS SHOWN
DATE	06/DEC/EMBER/2021

REVISION COMMENTS	DATE
BUILDING SPLIT PER FIRE DISTRICT COMMENTS	
REVISIONS PER TRC COMMENTS	

FLAGSHIP STORAGE

SITE PLAN

FORT PIERCE FLORIDA

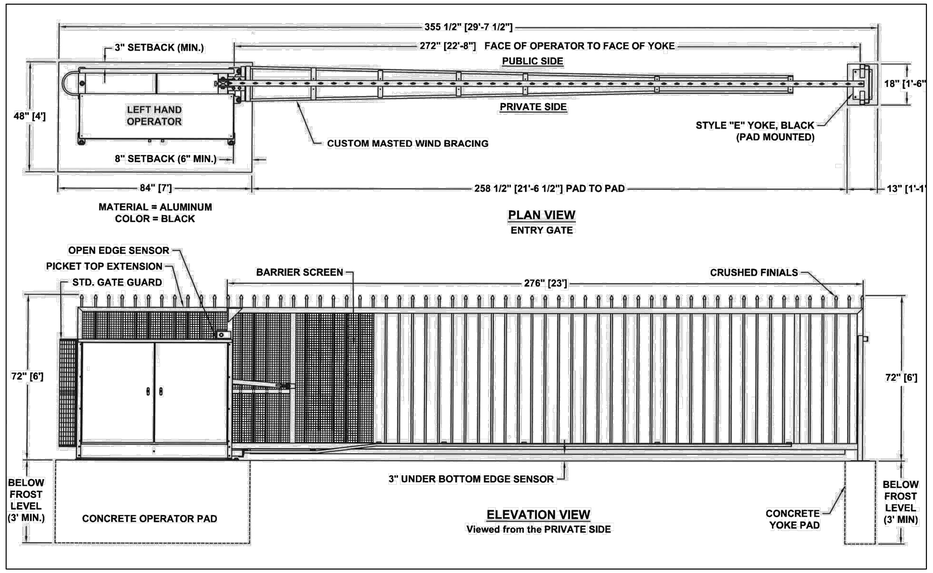
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

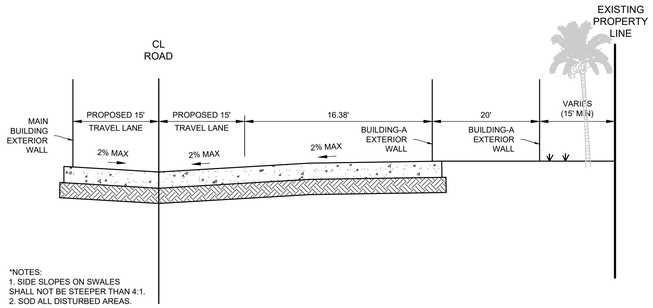
21-241

1 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

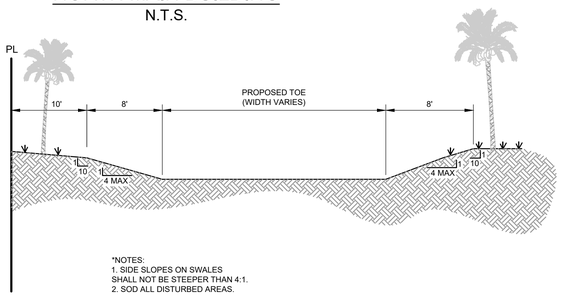
Z:\EDC-2021\21-241 - Flagship Storage - Jenkins & Okeechobee\ENGINEERING\AutoCAD\DWGs\21-241 FlagshipRB.dwg SITE PLAN, 9/16/2021 1:55:26 PM, James, EDC, Inc.





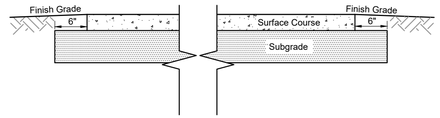
*NOTES:
1. SIDE SLOPES ON SWALES SHALL NOT BE STEEPER THAN 4:1.
2. SOD ALL DISTURBED AREAS.

CROSS SECTION- NORTH MAIN BUILDING
N.T.S.



*NOTES:
1. SIDE SLOPES ON SWALES SHALL NOT BE STEEPER THAN 4:1.
2. SOD ALL DISTURBED AREAS.

CROSS SECTION- DRY DETENTION
N.T.S.

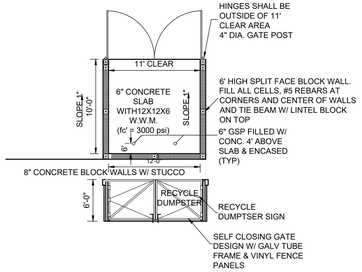


SURFACE COURSE: 6" Concrete Pavement, 4000PSI Concrete 28 day strength

SUBGRADE: The subbase material to a depth of 12" should have a minimum Limerock Bearing Ration (LBR) value (FDOT FM 5-515) of 40 and it should be compacted to at least 98% of its modified Proctor (ASTM D1557 or AASHTO-180) maximum dry density. The surficial fine sand (SP) on this site does not appear to have the required LBR value and may require mixing. The subgrade surface should be saturated immediately prior to concrete placement to provide adequate moisture for curing the concrete.

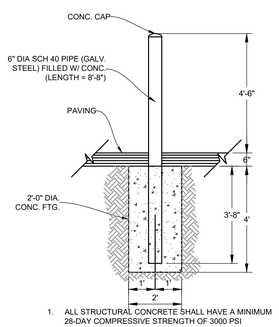
NOTE:
Surface course and subgrade construction within the right-of-way shall be according to FDOT Index NO. 000-515 and Sections 520 and 522 of the FDOT Standard Specifications.

TYPICAL 6" CONCRETE SECTION



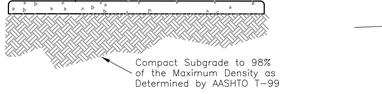
10' x 12' DUMPSTER DETAIL

NOTE:
OPENING MUST BE PERPENDICULAR TO LINE OF FLIGHT OF SERVICE VEHICLE.



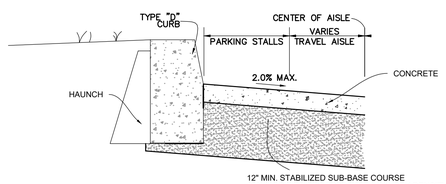
1. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI

BOLLARD DETAIL



NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED PER STANDARD PLANS 522-001.

4" THICK SIDEWALK DETAIL
NOT TO SCALE



NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLARITY.

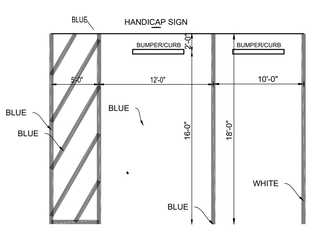
PARKING LOT SECTION W/ TYPE "D" CURB



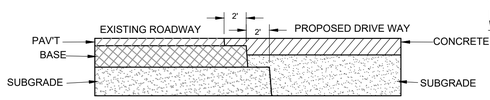
FTP 25

NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

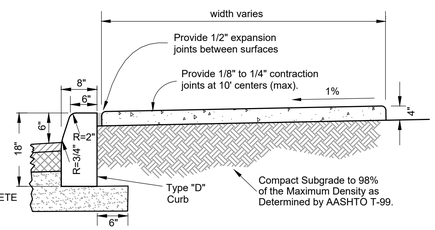
HANDICAP STALL DETAIL
N.T.S.



18' PARKING STALL DETAIL
N.T.S.

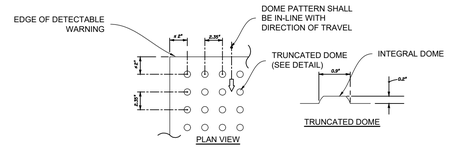


MATERIAL BENCHING DETAIL
(FOR ATTACHING TO EXISTING ROADWAY)



NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
2. SUBGRADE TO EXTEND AN ADDITIONAL 6" BEYOND TYPE "D" CURB.

TYPE "D" CURB & SIDEWALK COMBINATION
NOT TO SCALE



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS
CAST IN PLACE

DETECTABLE WARNING

ENGINEERS SURVEYORS ENVIRONMENTAL
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JJL — DESIGNED BY
JJL — DRAWN BY
21-241 flagshipSdwg — FILENAME
SITE PLAN DETAILS — LAYOUT
AS SHOWN — SCALE
16SEPTEMBER2021 — DATE

REVISION COMMENTS

DATE

FLAGSHIP STORAGE
SITE PLAN DETAILS
FORT PIERCE FLORIDA

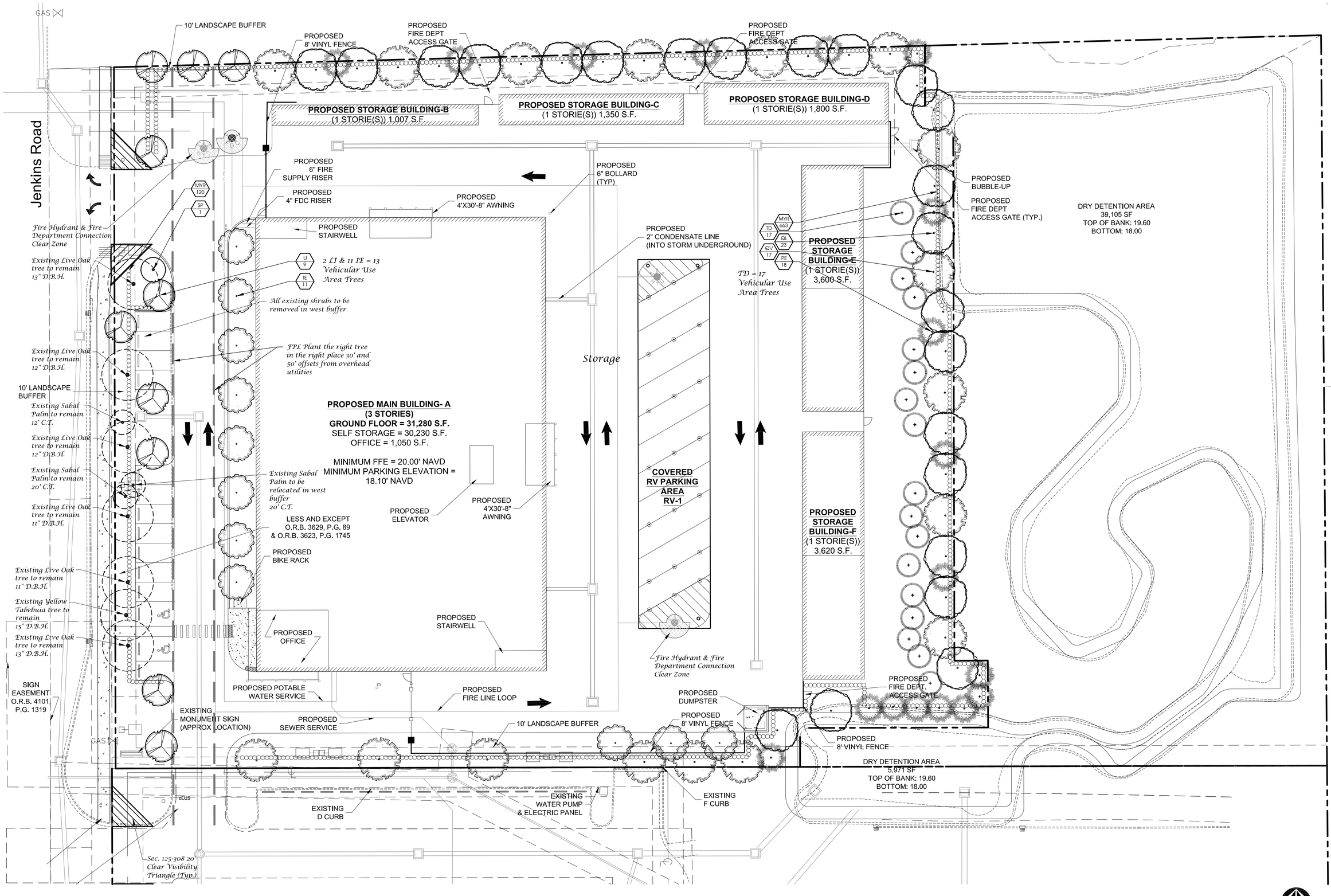
10250 SW VILLAGE PARKWAY, SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-241

2 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-2021\21-241 - Flagship Storage - Jenkins & Okeechobee\ENGINEERING\AutoCAD\DWGs\21-241 FlagshipRB.dwg, SITE PLAN DETAILS, 9/16/2021 1:55:28 PM, James, EDC, Inc.



Landscape Plan

North

Scale: 1" = 20'

0 10' 20' 40'

Conceptual Design Group. Inc.

Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Flagship Storage

Jenkins Road

City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No.	21-0403
Drawn By	JWS
Submittal Dates	6-30-2021
9-7-2021	9-14-2021

Revision Dates

City Comments #1	9-7-2021
Base Update	9-14-2021

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:l:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used, Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage, Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil, (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions, Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
11	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
9	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE 'WHITE'	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
18	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
23	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
17	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
17	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
PALMS						
1	SP*	SABAL PALMETTO	SABAL PALM	EXISTING	A.S.	RELOCATED FROM ON SITE
SHRUBS / GROUNDCOVERS						
783	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS

* = Florida Native

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 341.84'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
341.84 l.f. x 10' = 3,418.4 s.f. / 300 = 12 Trees
Provided = 7 Existing buffer trees to remain + 5 Planted trees = 12

Shrubs Required = Continuous Hedge @ 2' o.c.
341.84 l.f. / 2' o.c. = 180 Shrubs
Provided = 180

Vehicular Use Area Landscaping to Adjacent Property (North, South & East Buffer) 1,204.45'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
1,204.45 l.f. x 10' = 12,044.5 s.f. / 200 = 60 Trees
Provided = 60

Shrubs Required = Continuous Hedge @ 2' o.c.
1,204.45 l.f. / 2' o.c. = 603 Shrubs
Provided = 603 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (45,729 s.f./15 = 3,048.6 s.f.)
Landscape Area Provided = 3,048.6 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
45,729 s.f./15 = 3,048.6 s.f. / 100 = 30 Trees
Trees Provided = 30 (Note: some tree relocated to dry retention area to enhance water quality)

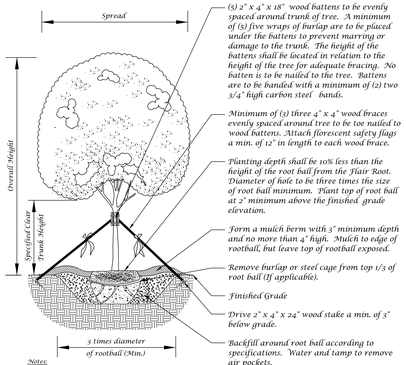
Total Trees Required = 102 Trees
Total Trees Provided = 102 Trees
95 Planted Trees + 7 Existing Jenkins Road Buffer = 102 Trees

Total Trees Required = 102 Trees
Total Native Trees Provided = 101 (99%)

Total Palms Required = 0
Total Native Palms Provided = 0 (N/A - %)

Total Shrubs Required = 783
Total Native Shrubs Provided = 783 (100%)

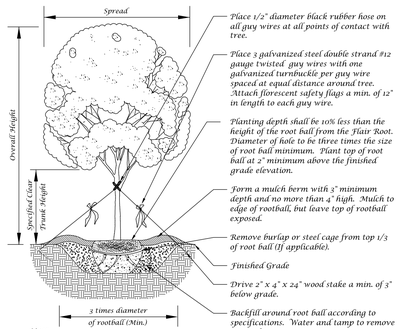
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Large Tree Planting Detail (5" Caliper or Greater)

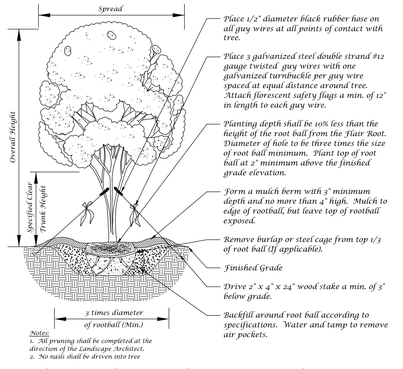
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Tree Planting Detail

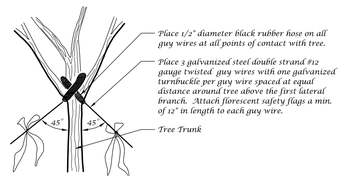
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

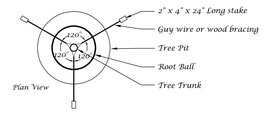
Multi-Trunk Tree Planting Detail

Not to Scale



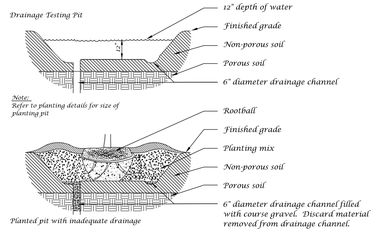
Guy Wire Attachment Detail

Not to Scale



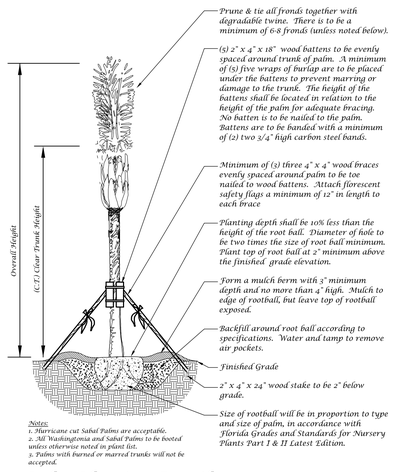
Staking Detail

Not to Scale



Drainage Testing Detail

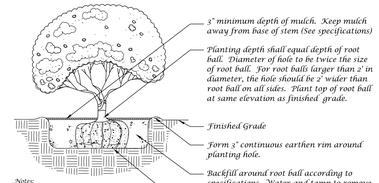
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

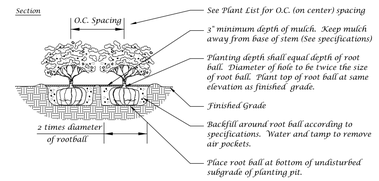
Not to Scale

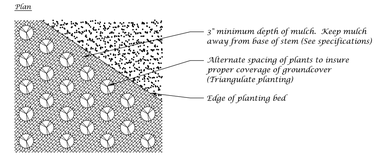


Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

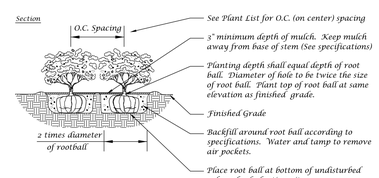
Not to Scale

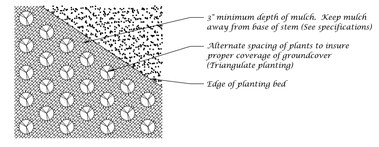




Ground Cover Detail

Not to Scale





Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Flagship Storage
Jenkins Road
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	21-0403
Drawn By	JWS
Submittal Dates	6-30-2021
9-7-2021	9-14-2021
Revision Dates	
City Comments #1	9-7-2021
Base Update	9-14-2021

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-2 of 2



PERSPECTIVE: SW VIEWPOINT

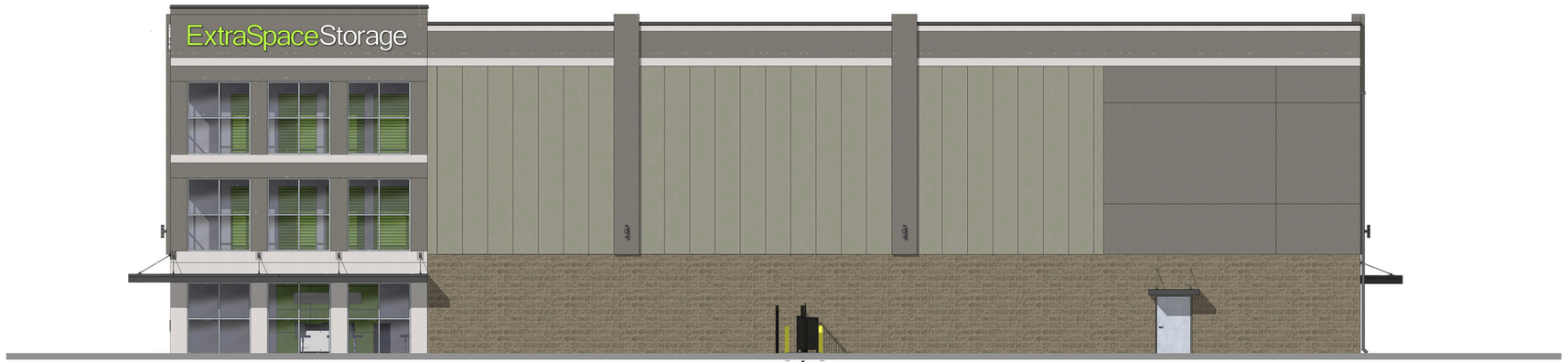
N.T.S.

JENKINS STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-001 PERSPECTIVE VIEW 09-08-2021

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

41’-6”

38’-0”

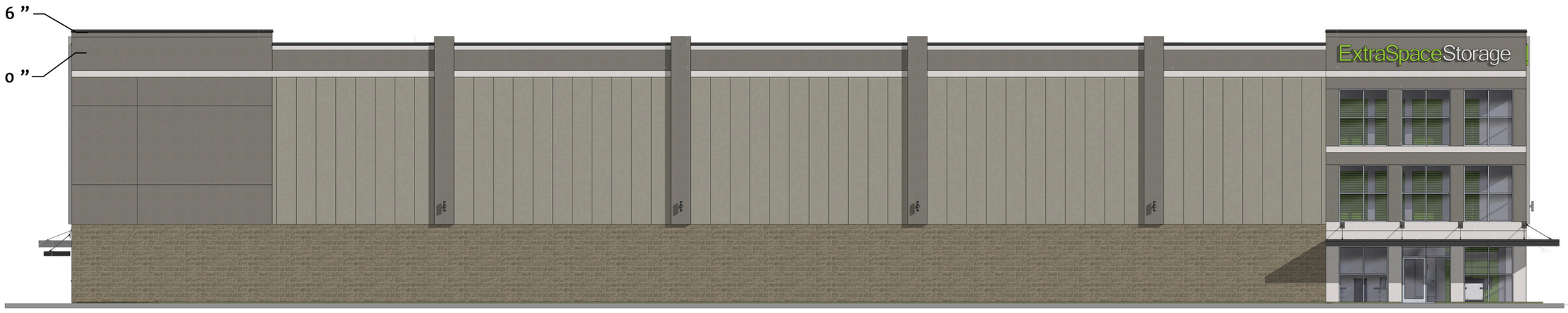


SOUTH ELEVATION

1/16” = 1’-0”

JENKINS STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-002 SOUTH ELEVATION 09-08-2021

ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE



WEST ELEVATION

1/16” = 1’-0”

JENKINS STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-003 WEST ELEVATION 09-08-2021

ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE



EAST ELEVATION

1/16” = 1’-0”

JENKINS STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-004 EAST ELEVATION 09-01-2021

ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE

41’-6”

38’-0”



NORTH ELEVATION

1/16” = 1’-0”

JENKINS STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-005 NORTH ELEVATION 09-01-2021

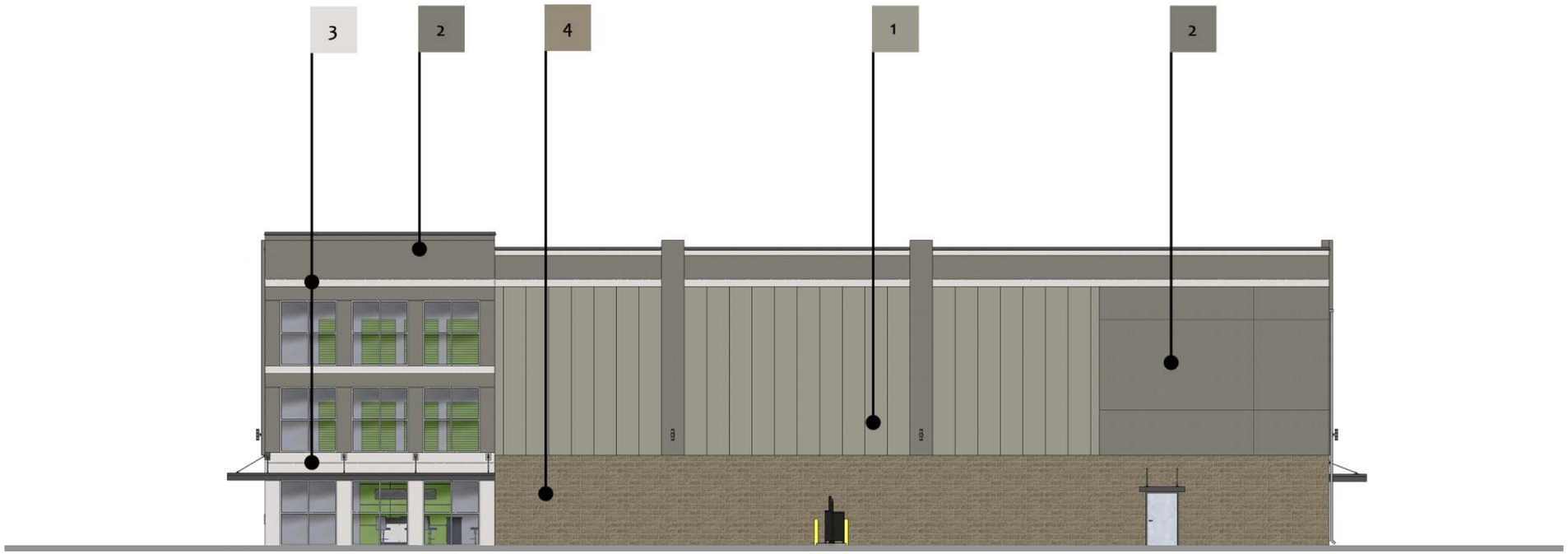
ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE

1. INSULATED PANEL
   - PANEL: CF ARCHITECTURAL
   - FINISH: LIGHT GRAY

2. EIFS
   - MANUFACTURER: DRYVIT
   - COLOR: 617 WINTER EVE

3. EIFS
   - MANUFACTURER: DRYVIT
   - COLOR: 613 OVERCAST

4. SPLIT FACE BLOCK
   - PAINT: CURIO GRAY- SW 0024



MATERIAL OUTLINE

1/16" = 1'-0"

JENKINS STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-006 MATERIAL OUTLINE 06-30-2021

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE



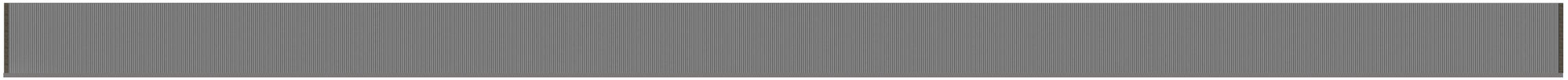
SOUTH ELEVATION BLDG F

NTS



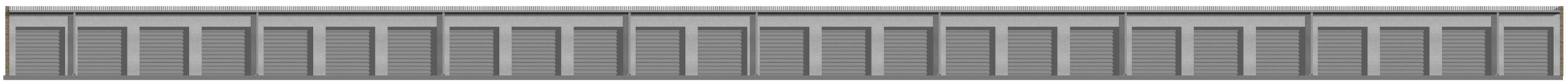
WEST ELEVATION BLDG B

NTS



REAR ELEVATION BLDGS B-F

NTS



FRONT ELEVATION BLDGS B-F

NTS

JENKINS STORAGE

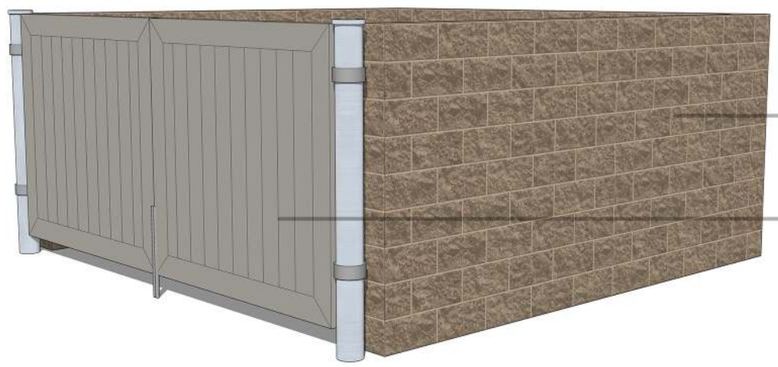
FLAGSHIP DEVELOPMENT

OKEECHOBEE CROSSINGS FORT PIERCE, FL

A-007 EXTERIOR STORAGE 09-15-2021

ELEVEN 18 ARCHITECTURE

A WOMEN'S BUSINESS ENTERPRISE



TOP OF BLOCK 6'

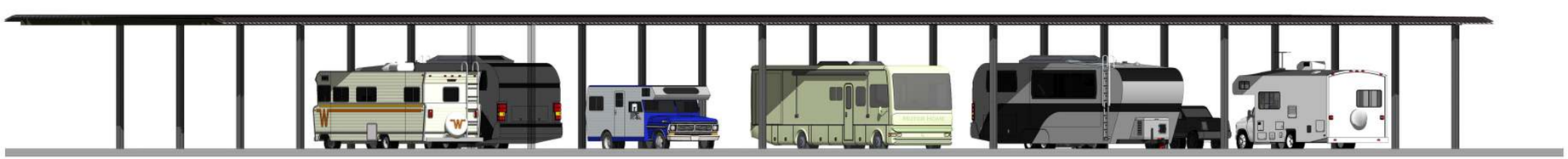
SPLIT FACE BLOCK, COLOR TO MATCH BUILDING

NVP SWING GATES (OR EQUAL) SLATE GRAY. VINYL MOUNTED OVER GALVANIZED FRAME

DUMPSTER ENCLOSURE

N.T.S.

16'-7"



RV CANOPY ELEVATION

1/16" = 1'-0"

JENKINS STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-008 EXTERIOR STORAGE 06-30-2021

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

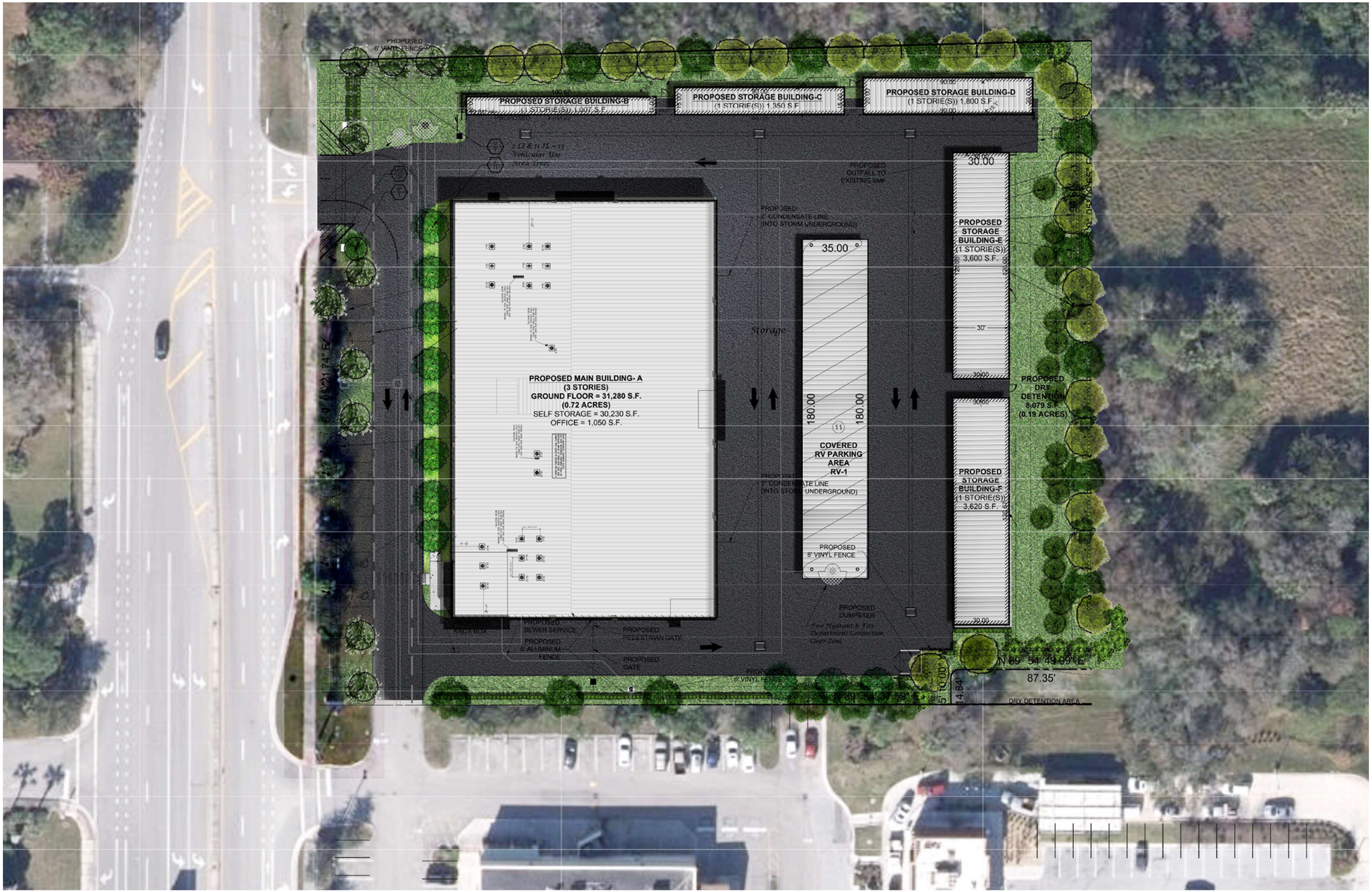


COLORED SITE PLAN

N.T.S.

JENKINS STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-009 COLORED SITE PLAN 09-08-2021

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE



ENLARGED COLORED SITE PLAN

N.T.S.

JENKINS STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-010 ENLARGED COLORED SITE PLAN 09-15-2021

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

STRUCTURE B

STRUCTURE C

STRUCTURE D

46'-4 1/2"

STRUCTU

PROPOSE
DRY
DETENTIC
8,079 S.F
(0.19 ACRE

STRUCTL

EXISTING CURB TYPE "D"
(TO BE REMOVED)

BOAT/RV CANOPY - RV I

45'

45'

PROPOSED CANOPY 1
(11)12' X 35' PARKING SPOTS

PROPOSED
STRUCTURE A
3 STORY
93,843 SQ.FT.

NORTH
NORTH

GC SHALL COORDINATE ALL T/CMU WALL HEIGHTS WITH RABCO ENTERPRISES, LLC PRIOR TO CONSTRUCTION TO ENSURE PROPER FIT OF THE METAL BUILDING COMPONENTS. FAILURE TO GET WRITTEN APPROVAL PRIOR TO ERECTING THE CMU WALLS MAY RESULT IN NEEDED MODIFICATIONS TO EITHER THE CMU WALL AND/OR THE METAL BUILDING COMPONENTS AT THE G.C.'S EXPENSE.

NOTES:

1. WITHOUT EXCEPTION, ALL RAINLIP, SHEETLEDGE AND BLOCKLEDGE SHALL BE 1-1/2" DOWN FROM THE T/FINISHED FLOOR ELEVATION.
2. WITHOUT EXCEPTION, ALL DOOR THRESHOLD SHALL BE 3/4" DOWN FROM THE T/FINISHED FLOOR ELEVATION.
3. G.C. SHALL VERIFY WIDTH OF RAINLIP, SHEETLEDGE, BLOCKLEDGE AND DOOR THRESHOLD WITH CONTRACT DOCUMENTS PRIOR TO FORMING SLAB EDGE.
4. IN THE ABSENCE OF RAINLIP, SHEETLEDGE, BLOCKLEDGE OR DOOR THRESHOLD BEING SPECIFIED ON THE PLANS, THE G.C. SHALL VERIFY IN WRITING WITH THE STEEL CONTRACTOR THE INTENT PRIOR TO FORMING SLAB EDGE.
5. RAINLIP, SHEETLEDGE, BLOCKLEDGE AND DOOR THRESHOLD ARE VITAL TO THE PROPER FIT OF THE STEEL CONSTRUCTION.
6. G.C. SHALL FIELD VERIFY THE RAINLIP, SHEETLEDGE, AND BLOCKLEDGE HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH CONTRACT DOCUMENTS BEFORE STEEL CONSTRUCTION BEGINS.

FINISH SCHEDULE

ROLL - UP DOORS	
ROOF - STORAGE	
ROOF - OFFICE/ APT.	
PERIMETER PANEL	
TRIM	
DOWNSPOUTS	
PIERS & HEADERS	

* COLOR SELECTIONS MUST BE ON FILE PRIOR TO RELEASING FOR FABRICATION

MARKUPS

#	DATE	BY	ISSUE

REVISIONS

#	DATE	BY	ISSUE

SITE PLAN

JENKINS RD. SELF STORAGE
FORT PIERCE, FL

OWNER'S SIGNATURE FINAL APPROVED DRAWINGS MANUFACTURING RELEASE

MAKO COMPANIES
RABCO STEEL
NATIONAL LEADERS IN SELF STORAGE CONSTRUCTION
CALL TOLL FREE (800) 44-RABCO
WINTER GARDEN, FL (800) 989-0220

THESE PLANS ARE THE PROPERTY OF RABCO ENTERPRISES, LLC AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART. THEY ARE NOT TO BE USED IN ANY WAY DETRIMENTAL TO THE INTERESTS OF RABCO ENTERPRISES, LLC

RBE CONSULTING SERVICES, LLC
WWW.RBECONSULTINGSERVICES.COM
FLORIDA DEPT. OF CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION #30007
RBE CONSULTING SERVICES, LLC HEREBY CERTIFIES THAT THESE PLANS AND THE DESIGN CONTAINED WITHIN COMPLY WITH THE FLORIDA BUILDING CODE, 7TH EDITION (2020). COPIES, OR REPRODUCTIONS IN ANY FORM OR MEDIUM WHATSOEVER, ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF RBE CONSULTING SERVICES, LLC

DRAWN BY	DATE
EDJHD	08-09-21

SCALE
AS NOTED
JOB NUMBER
2475
FILE NAME
2475-SITE.DWG
SHEET

C-0-2A

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Typical Applications

Exterior Wall • Walkway

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Product Certifications

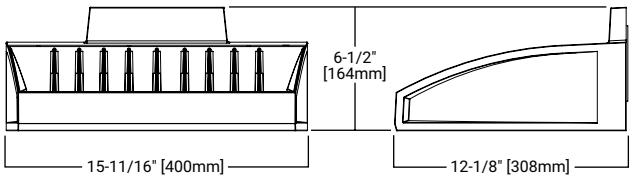
Quick Facts

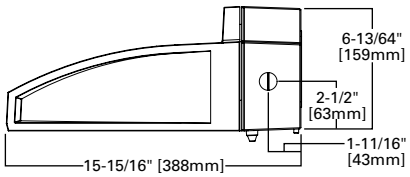
- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

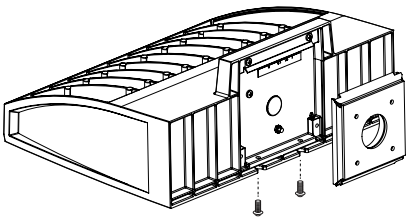
Connected Systems

- WaveLinx
- Enlighted

Dimensional Details







Ordering Information

SAMPLE NUMBER: **GWC-SA2C-740-U-T4FT-GM**

Product Family [1]	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
GWC=Galleon Wall	**SA1**=1 Square **SA2**=2 Squares [2]	**A**=615mA **B**=800mA **C**=1000mA **D**=1200mA [4]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [3, 4]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [6,7] **9**=347V [6]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **5NQ**=Type V Square Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Controls and Systems Options** (Add as Suffix)	**Accessories** (Order Separately)
F=Single Fused (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **10K**=10kV Surge Module **20K**=Series 20kV UL 1449 Surge Protective Device **DIM**=External 0-10V Dimming Leads [9, 10] **CBP**=Battery Pack with Back Box, Cold Weather Rated [2, 4, 14, 33] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [2, 4, 14] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [23] **GRSBK**=Factory Installed Glare Shield, BK [4, 27] **GRSWH**=Factory Installed Glare Shield, WH [4, 27] **UPL**=Uplight Housing [13] **HA**=50°C High Ambient [12] **LCF**=Light Square Trim Plate Painted to Match Housing [22] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [5] **CE**=CE Marking and Small Terminal Block [24] **AHD145**=After Hours Dim, 5 Hours [16] **AHD245**=After Hours Dim, 6 Hours [16] **AHD255**=After Hours Dim, 7 Hours [16] **AHD355**=After Hours Dim, 8 Hours [16] **DALI**=DALI Driver [11]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [15] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [19,34] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [19,34] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [19,34] **MS-LXX**=Motion Sensor for On/Off Operation [17, 18, 19] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [17, 18, 19] **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [29, 30] **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [29, 30] **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [31, 32] **SWPD5XX**=WaveLinx Sensor Only, 15'-40' [31, 32] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [31, 32] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [31, 32] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [19, 20, 21] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [19, 20, 21]	**OA/RA1013**=Photocontrol Shorting Cap [28] **OA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V [28] **OA/RA1201**=NEMA Photocontrol - 347V [28] **OA/RA1027**=NEMA Photocontrol - 480V [28] **MA1252**=10kV Circuit Module Replacement **MA1059XX**=Thru-branch Back Box (Must Specify Color) **LS/HSS**=Field Installed House Side Shield [23, 25] **LS/GRSBK**=Glare Shield, Black [8, 25, 27] **LS/GRSWH**=Glare Shield, White [8, 25, 27] **LS/PFS**=Perimeter Shield, Black **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [17] **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [26, 29] **SWPD4-XX**=Wavelinx Wireless Sensor, 7' – 15' Mounting Height [29, 30, 31, 32] **SWPD5-XX**=Wavelinx Wireless Sensor, 15' – 40' Mounting Height [29, 30, 31, 32]

NOTES:

1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details.
2. Two light squares with CBP options limited to 25°C. Not available in combination with sensor options at 1200mA.
3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
4. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. 480V must use Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
8. Reserved.
9. Cannot be used with other control options.
10. Low voltage control leads extended 18" from fixture.
11. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
12. Not available in 1200mA, UPL or CBP options. Available with single light square.
13. Not available with SL2, SL3, SL4, HA, CBP, PR or PR7 options.
14. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP rated. Control option limited to BPC.
15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
19. Includes integral photosensor.
20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
21. White sensor shipped on all housing color options.
22. Not available with HSS or GRS options.
23. Not for use with 5NQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires PR7.
27. Not for use with T4FT, T4W or SL4 optics.
29. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
30. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
31. Requires ZW or ZD receptacle.
32. Replace XX with sensor color (WH, BZ, or BK).
33. Specify 120V or 277V.
34. Smart device with mobile application required to change system defaults. See controls section for details.

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.

Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

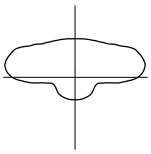
Warranty

- Five-year warranty

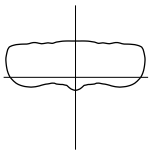
Optical Distributions

Asymmetric Area Distributions

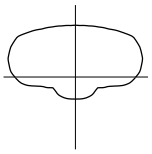
T2 (Type II)



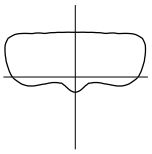
SL2 (Type II with Spill Control)



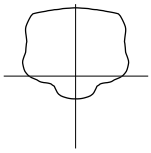
T3 (Type III)



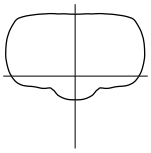
SL3 (Type III with Spill Control)



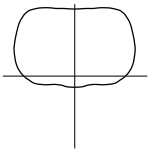
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

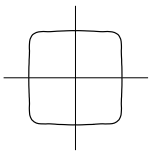


SL4 (Type IV with Spill Control)

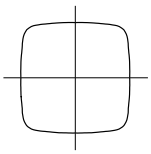


Symmetric Distributions

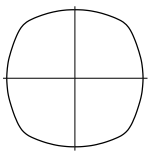
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

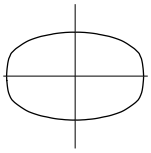


5WQ (Type V Square Wide)

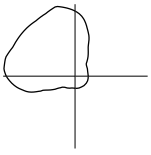


Specialized Distributions

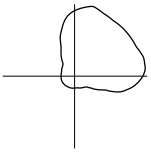
RW (Rectangular Wide Type I)



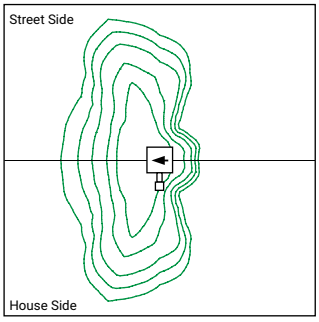
SLL (90° Spill Light Eliminator Left)



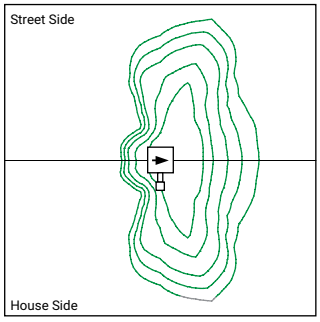
SLR (90° Spill Light Eliminator Right)



Optic Orientation



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

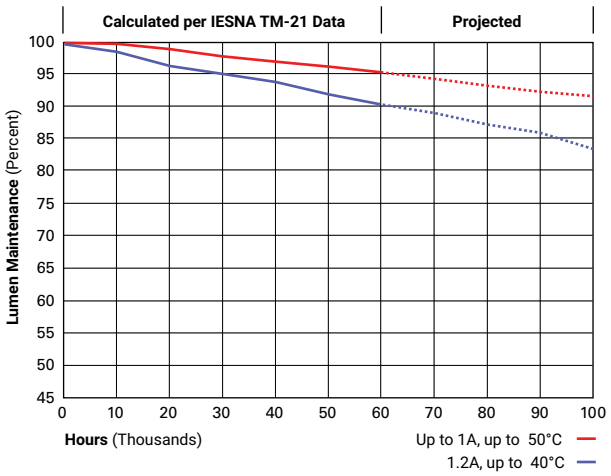
Energy and Performance Data

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



Energy and Performance Data

View GWC Galleon Wall IES files

4000K/5000K/6000K CCT, 70 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	4,883	5,989	7,412	8,131	9,543	11,703	14,485	15,891
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	144	136	126	121	145	136	128	123
T3	Lumens	4,978	6,105	7,556	8,288	9,729	11,929	14,764	16,196
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
T4FT	Lumens	5,008	6,140	7,599	8,337	9,783	11,998	14,850	16,290
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	147	140	129	124	148	140	131	126
T4W	Lumens	4,942	6,060	7,502	8,229	9,658	11,843	14,658	16,080
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
	Lumens per Watt	145	138	127	123	146	138	130	125
SL2	Lumens	4,874	5,979	7,399	8,117	9,528	11,684	14,461	15,863
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3
	Lumens per Watt	143	136	125	121	144	136	128	123
SL3	Lumens	4,976	6,104	7,555	8,287	9,727	11,927	14,763	16,194
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
SL4	Lumens	4,729	5,799	7,178	7,873	9,239	11,333	14,025	15,387
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4
	Lumens per Watt	139	132	122	118	140	132	124	119
5NQ	Lumens	5,134	6,296	7,793	8,547	10,033	12,303	15,226	16,704
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	151	143	132	128	152	143	135	129
5MQ	Lumens	5,228	6,412	7,935	8,705	10,216	12,529	15,508	17,011
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	134	130	155	146	137	132
5WQ	Lumens	5,242	6,428	7,956	8,728	10,244	12,563	15,548	17,056
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	135	130	155	146	138	132
SLL/SLR	Lumens	4,373	5,365	6,640	7,283	8,547	10,481	12,973	14,231
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	129	122	113	109	130	122	115	110
RW	Lumens	5,087	6,238	7,721	8,472	9,941	12,190	15,088	16,553
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	150	142	131	126	151	142	134	128

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

3000K CCT, 80 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	**Lumens**	3,880	4,759	5,890	6,461	7,583	9,300	11,510	12,628
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
T3	**Lumens**	3,956	4,851	6,004	6,586	7,731	9,479	11,732	12,870
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	116	110	102	98	117	110	104	100
T4FT	**Lumens**	3,980	4,879	6,038	6,625	7,774	9,534	11,800	12,945
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	117	111	102	99	118	111	104	100
T4W	**Lumens**	3,927	4,816	5,961	6,539	7,675	9,411	11,648	12,778
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	116	109	101	98	116	109	103	99
SL2	**Lumens**	3,873	4,751	5,880	6,450	7,571	9,285	11,491	12,605
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
SL3	**Lumens**	3,954	4,851	6,004	6,585	7,729	9,478	11,731	12,868
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	116	110	102	98	117	110	104	100
SL4	**Lumens**	3,758	4,608	5,704	6,256	7,342	9,006	11,145	12,227
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3
	Lumens per Watt	111	105	97	93	111	105	99	95
5NQ	**Lumens**	4,080	5,003	6,193	6,792	7,973	9,776	12,099	13,274
	BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	120	114	105	101	121	114	107	103
5MQ	**Lumens**	4,154	5,095	6,305	6,917	8,118	9,956	12,323	13,518
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	122	116	107	103	123	116	109	105
5WQ	**Lumens**	4,166	5,108	6,322	6,936	8,140	9,983	12,355	13,553
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	123	116	107	104	123	116	109	105
SLL/SLR	**Lumens**	3,475	4,263	5,276	5,787	6,792	8,329	10,309	11,309
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	102	97	89	86	103	97	91	88
RW	**Lumens**	4,042	4,957	6,135	6,732	7,900	9,687	11,990	13,154
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	119	113	104	100	120	113	106	102

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

Control Options

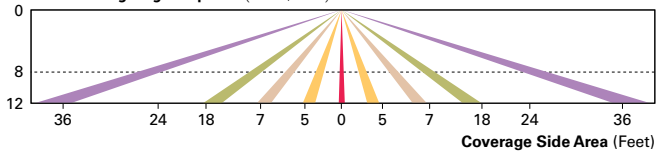
0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR, and PR7) Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

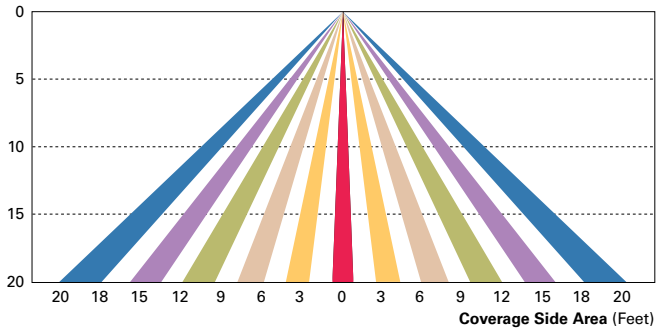
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

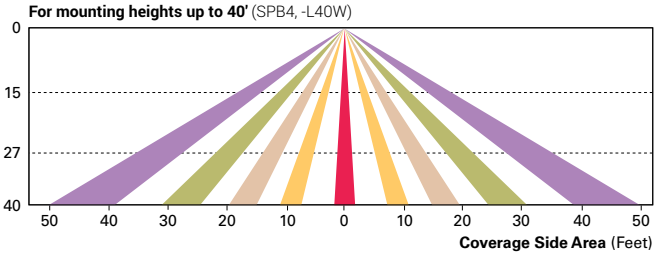
For mounting heights up to 8' (SPB1, -L08)



For mounting heights up to 20' (SPB2, -L20)

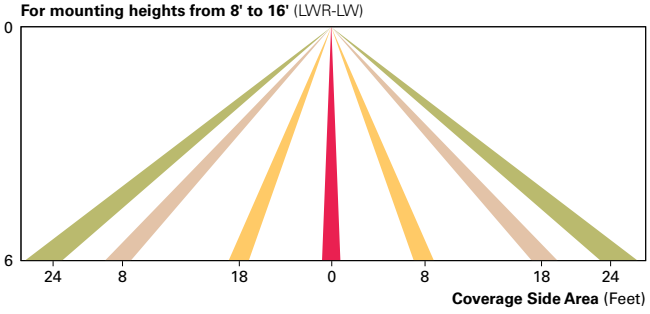


For mounting heights up to 40' (SPB4, -L40W)

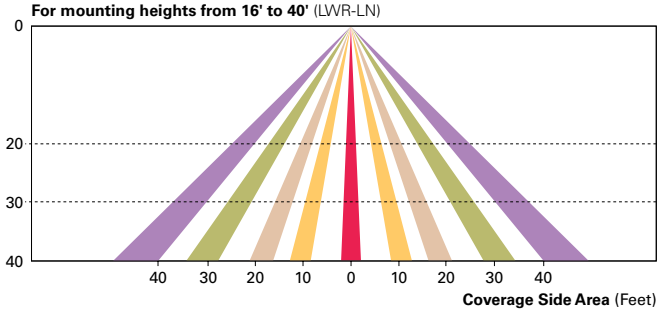


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable data about building performance and use. Software applications utilizing energy dashboards maximize data inputs to help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A) The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P. 770-486-4800
www.cooperlighting.com

© 2021 Cooper Lighting Solutions
All Rights Reserved.

Specifications and dimensions
subject to change without notice.

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Typical Applications

Exterior Wall • Walkway

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Product Certifications

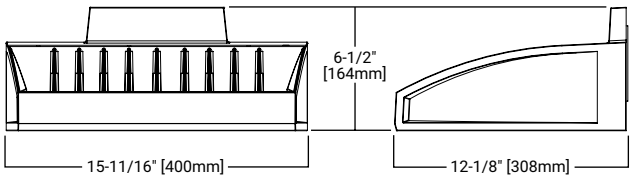
Quick Facts

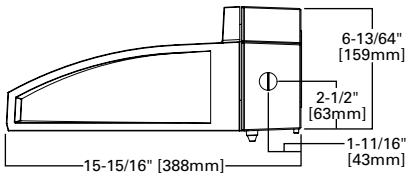
- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

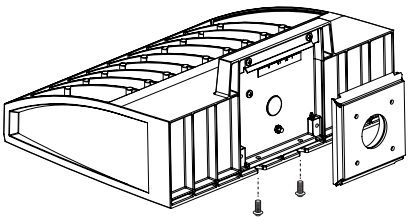
Connected Systems

- WaveLinx
- Enlighted

Dimensional Details







Ordering Information

SAMPLE NUMBER: **GWC-SA2C-740-U-T4FT-GM**

Product Family [1]	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
GWC=Galleon Wall	**SA1**=1 Square **SA2**=2 Squares [2]	**A**=615mA **B**=800mA **C**=1000mA **D**=1200mA [4]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [3, 4]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [6,7] **9**=347V [6]	**T2**=Type II **T3**=Type III **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **5NQ**=Type V Square Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Controls and Systems Options** (Add as Suffix)	**Accessories** (Order Separately)
F=Single Fused (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fused (208, 240 or 480V. Must Specify Voltage) **10K**=10kV Surge Module **20K**=Series 20kV UL 1449 Surge Protective Device **DIM**=External 0-10V Dimming Leads [9, 10] **CBP**=Battery Pack with Back Box, Cold Weather Rated [2, 4, 14, 33] **CBP-CEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [2, 4, 14] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **HSS**=Factory Installed House Side Shield [23] **GRSBK**=Factory Installed Glare Shield, BK [4, 27] **GRSWH**=Factory Installed Glare Shield, WH [4, 27] **UPL**=Uplight Housing [13] **HA**=50°C High Ambient [12] **LCF**=Light Square Trim Plate Painted to Match Housing [22] **MT**=Factory Installed Mesh Top **CC**=Coastal Construction finish [5] **CE**=CE Marking and Small Terminal Block [24] **AHD145**=After Hours Dim, 5 Hours [16] **AHD245**=After Hours Dim, 6 Hours [16] **AHD255**=After Hours Dim, 7 Hours [16] **AHD355**=After Hours Dim, 8 Hours [16] **DALI**=DALI Driver [11]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [15] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [19,34] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [19,34] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [19,34] **MS-LXX**=Motion Sensor for On/Off Operation [17, 18, 19] **MS/DIM-LXX**=Motion Sensor for Dimming Operation [17, 18, 19] **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [29, 30] **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [29, 30] **SWPD4XX**=WaveLinx Sensor Only, 7'-15' [31, 32] **SWPD5XX**=WaveLinx Sensor Only, 15'-40' [31, 32] **WOBXX**=WaveLinx Sensor with Bluetooth, 7'-15' [31, 32] **WOFXX**=WaveLinx Sensor with Bluetooth, 15'-40' [31, 32] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [19, 20, 21] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height [19, 20, 21]	**OA/RA1013**=Photocontrol Shorting Cap [28] **OA/RA1016**=NEMA Photocontrol - Multi-Tap 105-285V [28] **OA/RA1201**=NEMA Photocontrol - 347V [28] **OA/RA1027**=NEMA Photocontrol - 480V [28] **MA1252**=10kV Circuit Module Replacement **MA1059XX**=Thru-branch Back Box (Must Specify Color) **LS/HSS**=Field Installed House Side Shield [23, 25] **LS/GRSBK**=Glare Shield, Black [8, 25, 27] **LS/GRSWH**=Glare Shield, White [8, 25, 27] **LS/PFS**=Perimeter Shield, Black **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [17] **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-pin) [26, 29] **SWPD4-XX**=Wavelinx Wireless Sensor, 7' – 15' Mounting Height [29, 30, 31, 32] **SWPD5-XX**=Wavelinx Wireless Sensor, 15' – 40' Mounting Height [29, 30, 31, 32]

NOTES:

1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details.
2. Two light squares with CBP options limited to 25°C. Not available in combination with sensor options at 1200mA.
3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
4. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA.
7. 480V must use Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
8. Reserved.
9. Cannot be used with other control options.
10. Low voltage control leads extended 18" from fixture.
11. Not available in 1200mA. When used with CBP or HA options, only available with single light square.
12. Not available in 1200mA, UPL or CBP options. Available with single light square.
13. Not available with SL2, SL3, SL4, HA, CBP, PR or PR7 options.
14. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP rated. Control option limited to BPC.
15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting.)
19. Includes integral photosensor.
20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities.
21. White sensor shipped on all housing color options.
22. Not available with HSS or GRS options.
23. Not for use with 5NQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected.
24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
25. One required for each light square.
26. Requires PR7.
27. Not for use with T4FT, T4W or SL4 optics.
29. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR).
30. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
31. Requires ZW or ZD receptacle.
32. Replace XX with sensor color (WH, BZ, or BK).
33. Specify 120V or 277V.
34. Smart device with mobile application required to change system defaults. See controls section for details.

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance
- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.

Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available
- Coastal Construction (CC) option available

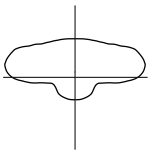
Warranty

- Five-year warranty

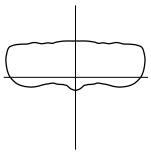
Optical Distributions

Asymmetric Area Distributions

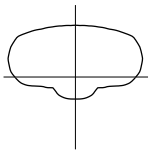
T2 (Type II)



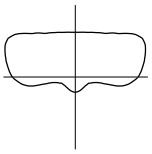
SL2 (Type II with Spill Control)



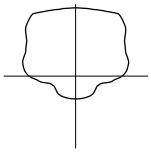
T3 (Type III)



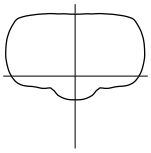
SL3 (Type III with Spill Control)



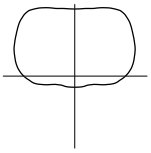
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

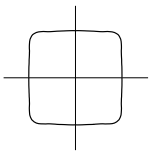


SL4 (Type IV with Spill Control)

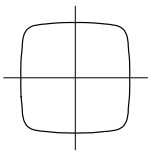


Symmetric Distributions

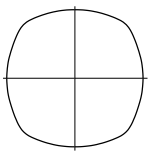
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

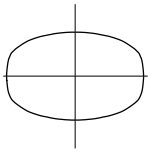


5WQ (Type V Square Wide)

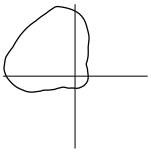


Specialized Distributions

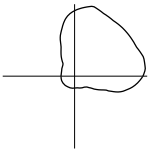
RW (Rectangular Wide Type I)



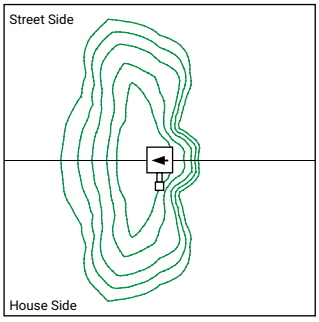
SLL (90° Spill Light Eliminator Left)



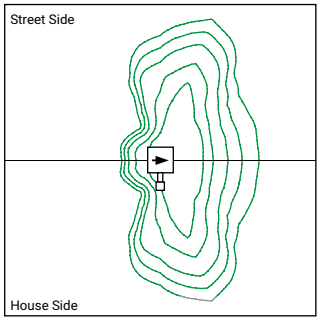
SLR (90° Spill Light Eliminator Right)



Optic Orientation



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

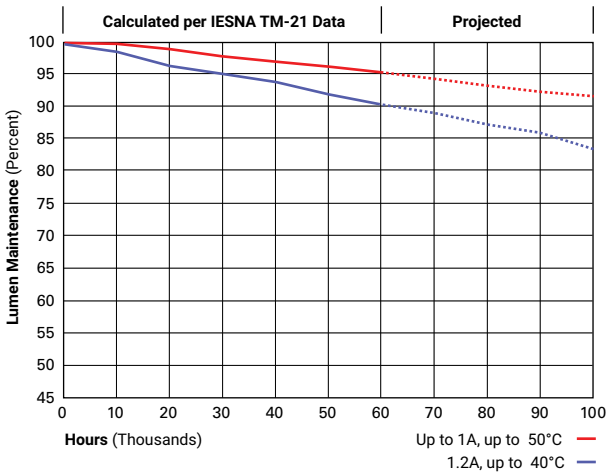
Energy and Performance Data

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



Energy and Performance Data

View GWC Galleon Wall IES files

4000K/5000K/6000K CCT, 70 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	4,883	5,989	7,412	8,131	9,543	11,703	14,485	15,891
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	144	136	126	121	145	136	128	123
T3	Lumens	4,978	6,105	7,556	8,288	9,729	11,929	14,764	16,196
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
T4FT	Lumens	5,008	6,140	7,599	8,337	9,783	11,998	14,850	16,290
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	147	140	129	124	148	140	131	126
T4W	Lumens	4,942	6,060	7,502	8,229	9,658	11,843	14,658	16,080
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
	Lumens per Watt	145	138	127	123	146	138	130	125
SL2	Lumens	4,874	5,979	7,399	8,117	9,528	11,684	14,461	15,863
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3
	Lumens per Watt	143	136	125	121	144	136	128	123
SL3	Lumens	4,976	6,104	7,555	8,287	9,727	11,927	14,763	16,194
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
SL4	Lumens	4,729	5,799	7,178	7,873	9,239	11,333	14,025	15,387
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4
	Lumens per Watt	139	132	122	118	140	132	124	119
5NQ	Lumens	5,134	6,296	7,793	8,547	10,033	12,303	15,226	16,704
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	151	143	132	128	152	143	135	129
5MQ	Lumens	5,228	6,412	7,935	8,705	10,216	12,529	15,508	17,011
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	134	130	155	146	137	132
5WQ	Lumens	5,242	6,428	7,956	8,728	10,244	12,563	15,548	17,056
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	135	130	155	146	138	132
SLL/SLR	Lumens	4,373	5,365	6,640	7,283	8,547	10,481	12,973	14,231
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	129	122	113	109	130	122	115	110
RW	Lumens	5,087	6,238	7,721	8,472	9,941	12,190	15,088	16,553
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	150	142	131	126	151	142	134	128

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

3000K CCT, 80 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	**Lumens**	3,880	4,759	5,890	6,461	7,583	9,300	11,510	12,628
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
T3	**Lumens**	3,956	4,851	6,004	6,586	7,731	9,479	11,732	12,870
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	116	110	102	98	117	110	104	100
T4FT	**Lumens**	3,980	4,879	6,038	6,625	7,774	9,534	11,800	12,945
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	117	111	102	99	118	111	104	100
T4W	**Lumens**	3,927	4,816	5,961	6,539	7,675	9,411	11,648	12,778
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	116	109	101	98	116	109	103	99
SL2	**Lumens**	3,873	4,751	5,880	6,450	7,571	9,285	11,491	12,605
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
SL3	**Lumens**	3,954	4,851	6,004	6,585	7,729	9,478	11,731	12,868
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	116	110	102	98	117	110	104	100
SL4	**Lumens**	3,758	4,608	5,704	6,256	7,342	9,006	11,145	12,227
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3
	Lumens per Watt	111	105	97	93	111	105	99	95
5NQ	**Lumens**	4,080	5,003	6,193	6,792	7,973	9,776	12,099	13,274
	BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	120	114	105	101	121	114	107	103
5MQ	**Lumens**	4,154	5,095	6,305	6,917	8,118	9,956	12,323	13,518
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	122	116	107	103	123	116	109	105
5WQ	**Lumens**	4,166	5,108	6,322	6,936	8,140	9,983	12,355	13,553
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	123	116	107	104	123	116	109	105
SLL/SLR	**Lumens**	3,475	4,263	5,276	5,787	6,792	8,329	10,309	11,309
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	102	97	89	86	103	97	91	88
RW	**Lumens**	4,042	4,957	6,135	6,732	7,900	9,687	11,990	13,154
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	119	113	104	100	120	113	106	102

*** Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.**

Control Options

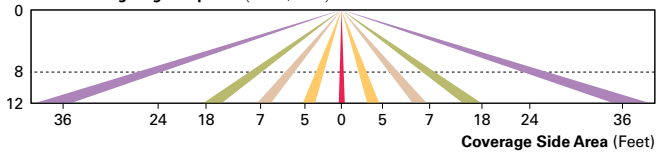
0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR, and PR7) Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

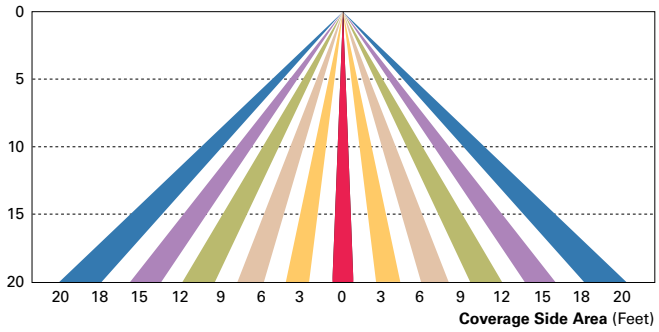
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

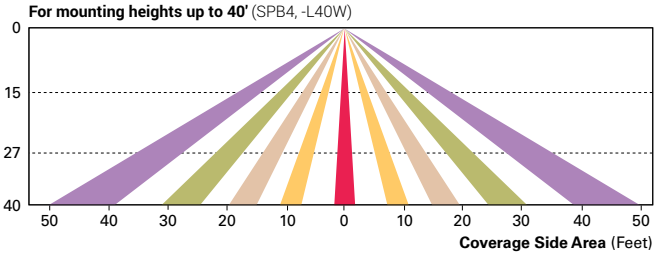
For mounting heights up to 8' (SPB1, -L08)



For mounting heights up to 20' (SPB2, -L20)

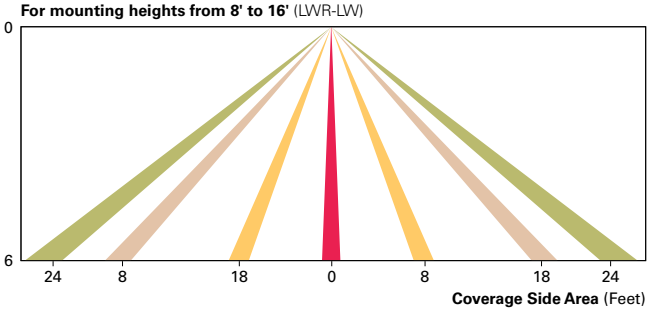


For mounting heights up to 40' (SPB4, -L40W)

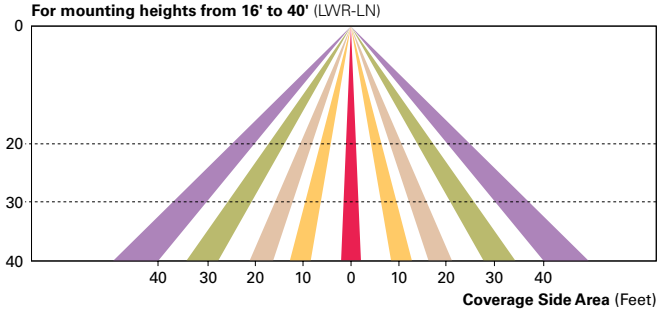


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable data about building performance and use. Software applications utilizing energy dashboards maximize data inputs to help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A) The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P. 770-486-4800
www.cooperlighting.com

© 2021 Cooper Lighting Solutions
All Rights Reserved.

Specifications and dimensions
subject to change without notice.

Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	



Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Product Features

LumenSafe Technology

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 3
- Product Specifications page 3
- Energy and Performance Data page 4
- Control Options page 5

Product Certifications

ISO Systems Certified, UL Certified, DLC Listed, DLC Premium, FC Class A CAN ICES-005, RoHS Compliant, IP66, IDA Dark Sky Approved, 5 Year Limited Warranty

Quick Facts

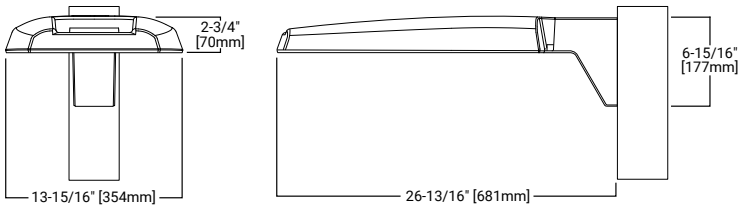
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

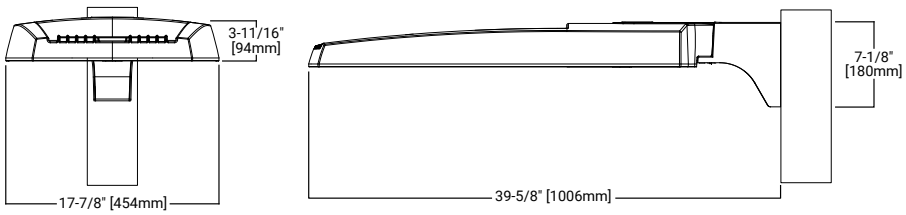
- WaveLinx
- Enlighted

Dimensional Details

Prevail



Prevail XL



Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family [1, 2]	Light Engine [3]	Driver	Voltage	Distribution	Mounting (Included)	Color
PRV=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**D**=Dimming (0-10V)	**UNV**=Universal (120-277V) **347**=347V **480**=480V [4]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=Standard Versatile Arm **MA**=Mast Arm **WM**=Wall Mount Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV-XL=Prevail XL	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 36,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens					

Options (Add as Suffix)

7030=70 CRI / 3000K CCT [5]
7035=70CRI / 3500K CCT [5]
7050=70 CRI / 5000K CCT [5]
HSS=House Side Shield [6]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=Series 20kV UL 1449 Surge Protective Device
HA=50°C High Ambient Temperature [7]
PER=NEMA 3-PIN Twistlock Photocontrol Receptacle
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle
SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [24]
SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [24]
MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' – 12' Mounting Height [8, 9]
MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' – 30' Mounting Height [8, 9]
MSP-L12=Integrated Sensor ON/OFF Operation, 8' – 12' Mounting Height [8, 9]
MSP-L30=Integrated Sensor ON/OFF Dimming Operation, 12' – 30' Mounting Height [8, 9]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' – 20' Mounting Height [9, 10]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' – 40' Mounting Height [9, 10]
MS-L20=Motion Sensor for ON/OFF Operation, 9' – 20' Mounting Height [9, 10]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' – 40' Mounting Height [9, 10]
ZD=DALI-enabled 4-PIN Twistlock Receptacle [9, 11, 12]
ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle [9, 11, 12]
SWPD4XX=Wavelinx Wireless Sensor, 7' – 15' Mounting Height [9, 11, 12, 13, 14]
SWPD5XX=Wavelinx Wireless Sensor, 15' – 40' Mounting Height [9, 11, 12, 13, 14]
LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8' – 16' Mounting Height [9, 15]
LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16' – 40' Mounting Height [9, 15]
(See Table Below)=LumenSafe Integrated Network Security Camera [16, 17]
CC=Coastal Construction [23]

Accessories (Order Separately) [18]

PRVWM-XX=Wall Mount Kit [8]
PRVMA-XX=Mast Arm Mounting Kit [8]
PRVSA-XX=Standard Arm Mounting Kit [8]
PRVXLSA-XX=Standard Arm Mounting Kit (for Prevail XL) [16]
PRVXLWM-XX=Wall Mount Kit (for Prevail XL) [16]
PRVXLMA-XL=Mast Arm Mounting Kit (for Prevail XL) [16]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
HS/VERD=House Side Shield [6, 19]
VGS-F/B=Vertical Glare Shield, Front/Back [19]
VGS-SIDE=Vertical Glare Shield, Side [19]
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol – 120V
OA/RA1016=NEMA Photocontrol – Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol – 347V
OA/RA1027=NEMA Photocontrol – 480V
ISHH-01=Integrated Sensor Programming Remote [20]
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [21]
SWPD4-XX=WaveLinx Wireless Sensor, 7' – 15' Mounting Height [12, 13, 14]
SWPD5-XX=WaveLinx Wireless Sensor, 15' – 40' Mounting Height [12, 13, 14]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [22]

NOTES:

1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
3. Standard 4000K CCT and 70CRI.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Use dedicated IES files on product website for non-standard CCTs.
6. Option will come factory-installed. House Side Shield not suitable with T5 distribution or C60 lumen package.
7. Not available with C60 lumen package.
8. Only available in PRV configurations C15, C25, C40 or C60.
9. Controls system is not available with photocontrol receptacle (PER or PER7) or other controls systems (MS, MSP, ZW, ZD or LWR).
10. Utilizes the Wattstopper sensor FSP-211.
11. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
12. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
13. Replace XX with sensor color (WH, BZ, or BK).
14. Requires 4-PIN twistlock receptacle (ZD or ZW) option.
15. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information.
16. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
17. Not available with 347V, 480V, or HA options. Consult LumenSafe system product pages for additional details and compatibility information.
18. Replace XX with paint color.
19. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6).
20. This tool enables adjustment to Integrated Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
21. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
22. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, MSP, ZW, ZD or LWR). Operates on 120-347V input voltages.
23. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
24. Smart device with mobile application required to change system defaults. See controls section for details.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**D**=Dome Camera	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card **E**=Ethernet Networking

Stock Ordering Information

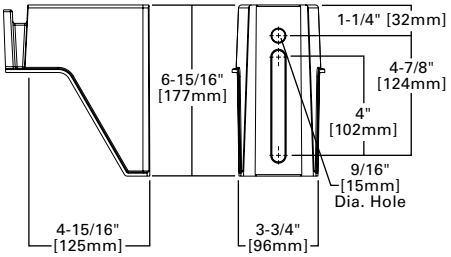
Product Family [1]	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**UNV**=Universal (120-277V) **347**=347V [2]	**T3**=Type III **T4**=Type IV	**MSP/DIM-L30**=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height [2]
PRVS-XL=Prevail XL	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 36,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens			

NOTES:

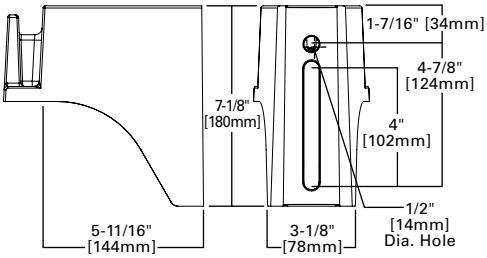
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.

Mounting Details

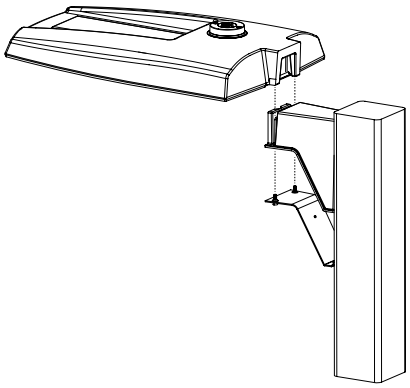
Pole Mount Arm (PRV)



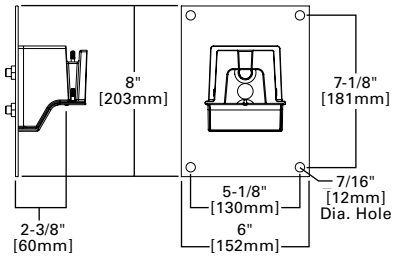
Pole Mount Arm (PRV-XL)



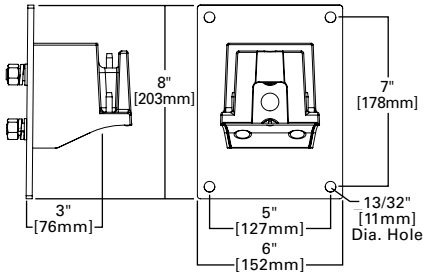
Versatile Mount System



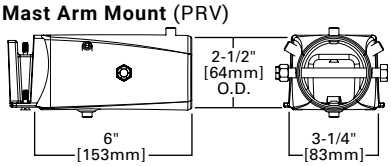
Wall Mount (PRV)



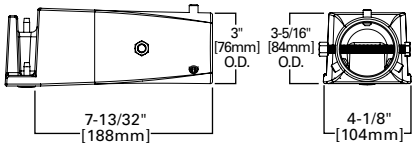
Wall Mount (PRV-XL)



Mast Arm Mount (PRV)



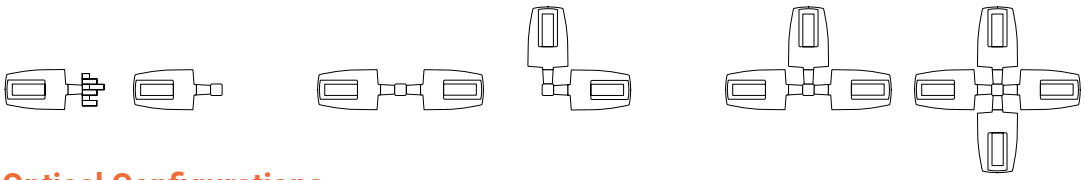
Mast Arm Mount (PRV-XL)



Mounting Configurations and EPAs

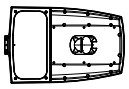
NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

Wall Mount	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
	EPA 0.92 (PRV) EPA 1.12 (PRV-XL)	EPA 1.35 (PRV) EPA 2.25 (PRV-XL)	EPA 1.42 (PRV) EPA 2.13 (PRV-XL)	EPA 1.63 (PRV) EPA 2.52 (PRV-XL)	EPA 1.63 (PRV) EPA 2.52 (PRV-XL)

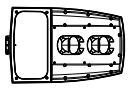


Optical Configurations

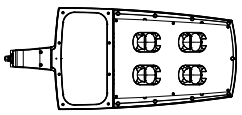
PRV-C15
(7,100 Nominal Lumens)



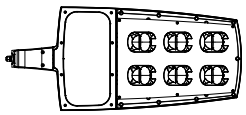
PRV-C25/C40/C60
(13,100/17,100/20,000 Nominal Lumens)



PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



Product Specifications

Construction
- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics
- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture

Mounting
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8"
- A knock-out on the standard mounting arm enables round pole mounting
- Prevail: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Energy and Performance Data

Power and Lumens (PRV)

View PRV IES files

Light Engine		C15	C25	C40	C60
Power (Watts)		52	96	131	153
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Input Current @ 347V (A)		0.17	0.30	0.41	0.48
Input Current @ 480V (A)		0.12	0.22	0.30	0.35
Distribution					
Type II	4000K Lumens	7,123	13,205	17,172	20,083
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	3000K Lumens	6,994	12,965	16,860	19,718
Type III	4000K Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
	3000K Lumens	6,982	12,944	16,832	19,686
Type IV	4000K Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5
	3000K Lumens	6,959	12,901	16,777	19,621
Type V	4000K Lumens	7,576	14,045	18,264	21,360
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4
	3000K Lumens	7,438	13,790	17,932	20,972

Power and Lumens (PRV-XL)

View PRV-XL IES files

Light Engine		C75	C100	C125	C150	C175
Power (Watts)		176	217	264	285	346
Input Current @ 120V (A)		1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.54	0.66	0.79	0.84	1.02
Input Current @ 480V (A)		0.40	0.48	0.57	0.62	0.74
Distribution						
Type II	4000K Lumens	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	3000K Lumens	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	3000K Lumens	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	3000K Lumens	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	3000K Lumens	27,618	32,843	38,387	43,483	51,398

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Up to PRV-C60 at 25ºC	91.30%	194,000
Up to PRV-C60 at 40ºC	87.59%	134,000
Up to PRV-XL-C175 at 25ºC	91.40%	204,000
Up to PRV-XL-C175 at 40ºC	89.41%	158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10ºC	1.02
15ºC	1.01
25ºC	1.00
40ºC	0.99

Control Options

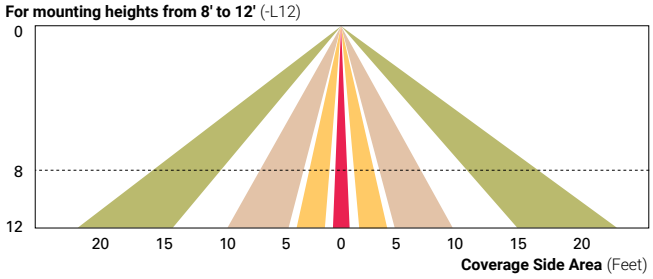
0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

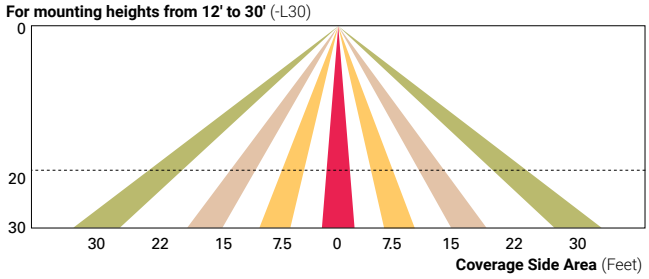
Dimming Occupancy Sensor (SPB, MSP and MS) These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation is selected, the luminaire will turn off after five minutes of no activity. The SPB is factory preset to dim down to 10% power with a time delay of five minutes. To reconfigure the SPB, the Sensor Configuration application by Wattstopper for iOS and Android devices is required to change factory default dimming level, time delay, sensitivity and other parameters.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for “dusk-to-dawn” control or “daylight harvesting”. **Note:** For MSP sensors, the factory preset is ON (Enabled), and for MS sensors, the factory preset is OFF (Disabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8’-40’.

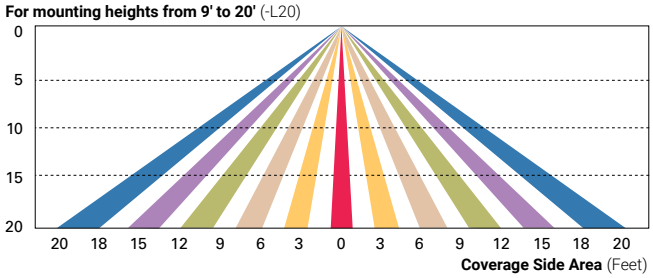
For mounting heights from 8' to 12' (-L12)



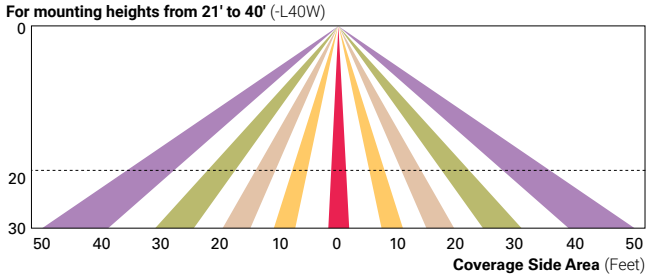
For mounting heights from 12' to 30' (-L30)



For mounting heights from 9' to 20' (-L20)



For mounting heights from 21' to 40' (-L40W)

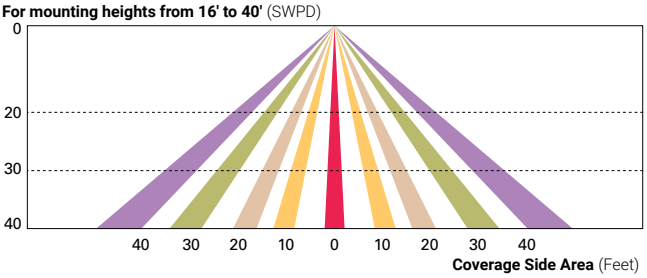


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

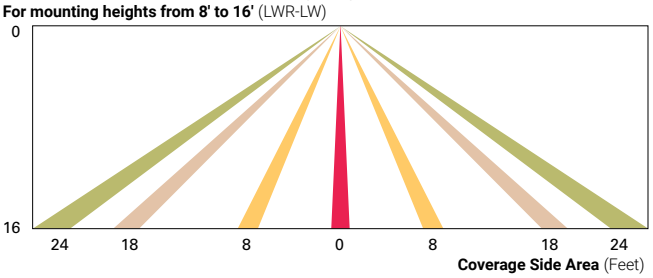
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (SWPD)

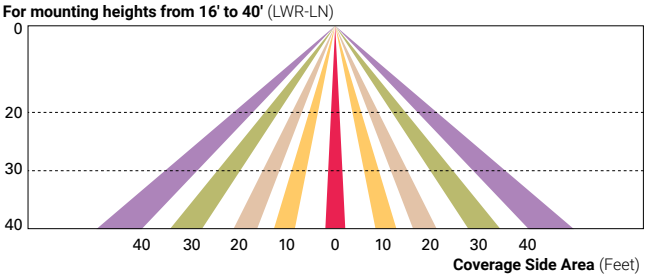


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

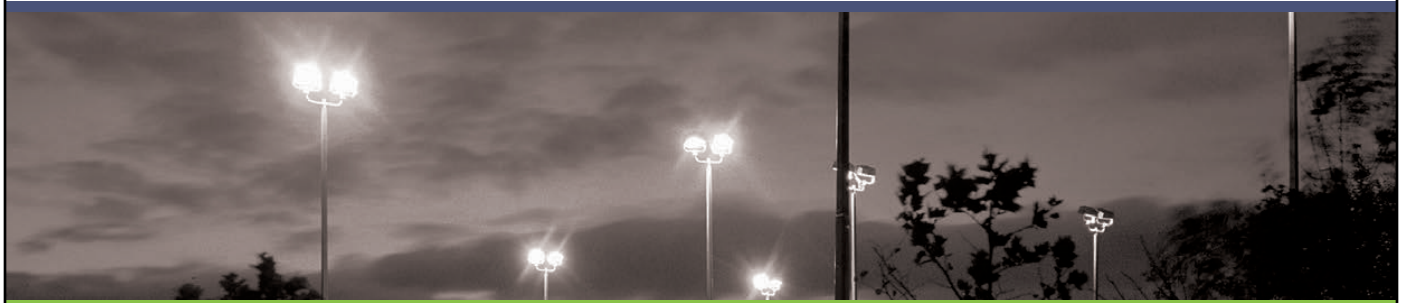
Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

© 2021 Cooper Lighting Solutions
All Rights Reserved.

Specifications and dimensions
subject to change without notice.

Project Name _____ Pole Type _____

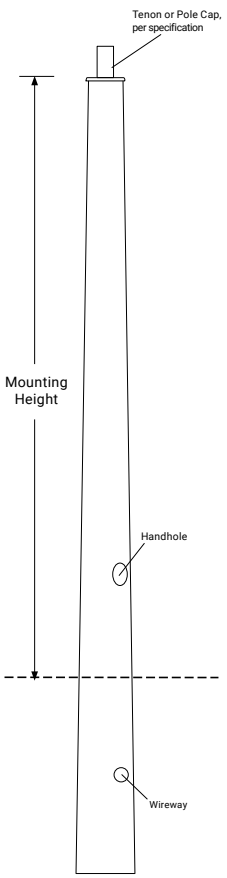
Catalog # _____



Round Tapered Fiberglass Light Poles, Direct Burial

Product Overview

- **Pole Shaft** - Manufactured on computer-controlled equipment to customer specifications using filament wound technology. Strict control of glass, fiber and resin ensures a consistent product. Less electrically conductive than steel, aluminum or wood.
- **Pole Top** - Poles can be provided with tenon top construction or capped/drilled to customer specifications. Tenons on all poles are made of high-strength corrosion resistant aluminum.
- **Hand Hole** - 2.5”x 5” hand hole is provided at the base end of the pole assembly. Each hand hole includes a cover and the cover attachment hardware.
- **Grommet** - 1.5" in diameter hole for conduit located 24" below ground line unless otherwise specified.
- **Anti-Rotation Device** - Wound permanently into the pole below grade. Located 6" from the bottom of the pole.
- **Finish** - Rust-proof and corrosion-resistant for low lifetime maintenance. We finish our smooth and natural poles with a special finishing resin applied at 12 - 15 mils thick which provides a superior finish to the normal 1.5 mil thick paint. Resin is pigmented and fortified with ultraviolet inhibitors to produce a long-lasting, reliable product.
- **Engineering & Compliance** - Poles are constructed to comply with specifications of ANSI, AASHTO and ASTM standards. High-wind-speed light poles with ratings up to 180 mph available by contacting the factory.



NAFCO

206 W. McWilliams St.
Fond du Lac, WI 54935

800-558-4810
quotes@nafcointernational.com
NAFCOmfg.com

Rev. V05102018

This specification brochure is intended to serve as a general guide. Our products are continually being engineered and improved, and specifications are subject to change without notice.

EPA Load Information

BASE MODEL	120mph (FBC) 90mph (STD)		130mph (FBC) 100mph (STD)		140mph (FBC) 110mph (STD)		150mph (FBC) 120mph (STD)		170mph (FBC) 130mph (STD)		180mph (FBC) 140mph (STD)	
	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)
AL-RTFD-10-0000-SD-NA	6.5	150	4.5	150	4.1	150	3.2	150	2.5	150	1.9	150
AL-RTFD-10-0000-ID-NA	9.8	150	7.1	150	6.5	150	5.2	150	4.2	150	3.4	150
AL-RTFD-10-0000-HD-NA	13	150	9.6	150	8.9	150	7.2	150	5.9	150	4.9	150
AL-RTFD-10-0000-ED-NA	15.9	150	12.1	150	11.2	150	9.2	150	7.5	150	6.3	150
AL-RTFD-12-0000-SD-NA	6.5	150	4.5	150	4.1	150	3.2	150	2.5	150	1.9	150
AL-RTFD-12-0000-ID-NA	9.8	150	7.1	150	6.5	150	5.2	150	4.2	150	3.4	150
AL-RTFD-12-0000-HD-NA	13	150	9.6	150	8.9	150	7.2	150	5.9	150	4.9	150
AL-RTFD-12-0000-ED-NA	15.9	150	12.1	150	11.2	150	9.2	150	7.5	150	6.3	150
AL-RTFD-14-0000-SD-NA	6.5	150	4.5	150	4.1	150	3.2	150	2.5	150	1.9	150
AL-RTFD-14-0000-ID-NA	9.8	150	7.1	150	6.5	150	5.2	150	4.2	150	3.4	150
AL-RTFD-14-0000-HD-NA	13	150	9.6	150	8.9	150	7.2	150	5.9	150	4.9	150
AL-RTFD-14-0000-ED-NA	15.9	150	12.1	150	11.2	150	9.2	150	7.5	150	6.3	150
AL-RTFD-16-0000-SD-NA	6.5	150	4.5	150	4.1	150	3.1	150	2.4	150	1.8	150
AL-RTFD-16-0000-ID-NA	9.7	150	7.1	150	6.5	150	5.2	150	4.1	150	3.3	150
AL-RTFD-16-0000-HD-NA	12.7	150	9.5	150	8.8	150	7.1	150	5.8	150	4.8	150
AL-RTFD-16-0000-ED-NA	16.3	150	12.5	150	11.6	150	9.4	150	7.7	150	6.4	150
AL-RTFD-18-0000-SD-NA	6	150	5.6	150	5.1	150	3.9	150	3.1	150	2.4	150
AL-RTFD-18-0000-ID-NA	9.8	150	7.6	150	7	150	5.5	150	4.4	150	3.6	150
AL-RTFD-18-0000-HD-NA	12.2	150	9.5	150	8.8	150	7	150	5.7	150	4.7	150
AL-RTFD-18-0000-ED-NA	15.8	150	12.5	150	11.5	150	9.3	150	7.7	150	6.4	150
AL-RTFD-20-0000-SD-NA	6.7	150	6.5	150	5.9	150	4.6	150	3.6	150	2.8	150
AL-RTFD-20-0000-ID-NA	11.8	150	8.9	150	8.2	150	6.5	150	5.2	150	4.3	150
AL-RTFD-20-0000-HD-NA	14.4	150	11.3	150	10.4	150	8.3	150	6.8	150	5.6	150
AL-RTFD-20-0000-ED-NA	17	150	13.4	150	12.5	150	10	150	8.2	150	6.8	150
AL-RTFD-22-0000-SD-NA	6.8	150	6.6	150	6.4	150	4.9	150	3.9	150	3	150
AL-RTFD-22-0000-ID-NA	11.9	150	9.2	150	8.5	150	6.7	150	5.4	150	4.3	150
AL-RTFD-22-0000-HD-NA	14.6	150	11.5	150	10.6	150	8.4	150	6.8	150	5.6	150
AL-RTFD-22-0000-ED-NA	19.2	150	15.3	150	14.1	150	11.4	150	9.4	150	7.8	150
AL-RTFD-23-0000-SD-NA	8	150	6.2	150	5.6	150	4.8	150	3.7	150	2.9	150
AL-RTFD-23-0000-ID-NA	12.1	150	9.4	150	8.6	150	6.8	150	5.4	150	4.3	150
AL-RTFD-23-0000-HD-NA	15.2	150	11.9	150	11	150	8.8	150	7.1	150	5.8	150
AL-RTFD-23-0000-ED-NA	21	150	16.7	150	15.4	150	12.5	150	10.2	150	8.8	150
AL-RTFD-25-0000-SD-NA	9.5	150	7.2	150	6.5	150	5	150	3.9	150	3	150
AL-RTFD-25-0000-ID-NA	13	150	10.1	150	9.2	150	7.3	150	5.8	150	4.7	150
AL-RTFD-25-0000-HD-NA	16.4	150	12.8	150	11.8	150	9.5	150	7.7	150	6.3	150
AL-RTFD-25-0000-ED-NA	24.5	150	19.5	150	18	150	14.8	150	12.1	150	10.1	150
AL-RTFD-27-0000-SD-NA	9	150	7.3	150	6.7	150	5.1	150	3.9	150	3	150
AL-RTFD-27-0000-ID-NA	13.3	150	10.3	150	9.4	150	7.4	150	5.9	150	4.7	150
AL-RTFD-27-0000-HD-NA	16.6	150	13	150	12	150	9.5	150	7.7	150	6.3	150
AL-RTFD-27-0000-ED-NA	25.3	150	20.2	150	18.7	150	15.2	150	12.5	150	10.4	150
AL-RTFD-30-0000-SD-NA	9.9	150	7.4	150	6.9	150	5.2	150	3.9	150	3	150
AL-RTFD-30-0000-ID-NA	13.1	150	11.8	150	10.8	150	8.6	150	6.9	150	5.6	150
AL-RTFD-30-0000-HD-NA	18.9	150	14.9	150	13.7	150	11	150	9	150	7.4	150
AL-RTFD-30-0000-ED-NA	26.6	150	21.2	150	19.7	150	16	150	13.2	150	11	150
AL-RTFD-32-0000-SD-NA	9.5	150	8.3	150	7.6	150	6	150	4.9	150	3.8	150
AL-RTFD-32-0000-ID-NA	13.2	150	11.9	150	10.9	150	8.6	150	6.4	150	5.2	150
AL-RTFD-32-0000-HD-NA	19	150	14.8	150	13.6	150	10.9	150	8.4	150	7.1	150
AL-RTFD-32-0000-ED-NA	26.3	150	21	150	19.5	150	15.8	150	12.5	150	9.6	150
AL-RTFD-35-0000-SD-NA	11.5	150	9.1	150	8	150	6.1	150	3.8	150	2.8	150
AL-RTFD-35-0000-ID-NA	15.7	150	12.1	150	11.1	150	8.8	150	6.2	150	4	150
AL-RTFD-35-0000-HD-NA	19.7	150	15.4	150	12.5	150	11.2	150	8.4	150	5.9	150
AL-RTFD-35-0000-ED-NA	26.4	150	21	150	19.4	150	15.6	150	12	150	9	150

1. The total combined EPA and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole.
2. Standard EPA (Effective Projected Area) and weight values are based on AASHTO Standards and Florida Building Code. Contact factory for specific design criteria.
3. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.

Note: Additional sizes and configurations are available upon request.

NAFCO

206 W. McWilliams St.
Fond du Lac, WI 54935

800-558-4810
quotes@nafcointernational.com
NAFCOmfg.com

Rev. V05102018

This specification brochure is intended to serve as a general guide. Our products are continually being engineered and improved, and specifications are subject to change without notice.

Designation & Dimensional Information

BASE MODEL	NOMINAL MOUNTING HEIGHT (ABOVE GRADE)	WALL THICKNESS	EMBEDMENT DEPTH (BELOW GRADE)
AL-RTFD-10-0000-SD-NA	10'-0"	Standard Duty	4'-0"
AL-RTFD-10-0000-ID-NA	10'-0"	Intermediate Duty	4'-0"
AL-RTFD-10-0000-HD-NA	10'-0"	Heavy Duty	4'-0"
AL-RTFD-10-0000-ED-NA	10'-0"	Extra Duty	4'-0"
AL-RTFD-12-0000-SD-NA	12'-0"	Standard Duty	4'-0"
AL-RTFD-12-0000-ID-NA	12'-0"	Intermediate Duty	4'-0"
AL-RTFD-12-0000-HD-NA	12'-0"	Heavy Duty	4'-0"
AL-RTFD-12-0000-ED-NA	12'-0"	Extra Duty	4'-0"
AL-RTFD-14-0000-SD-NA	14'-0"	Standard Duty	4'-0"
AL-RTFD-14-0000-ID-NA	14'-0"	Intermediate Duty	4'-0"
AL-RTFD-14-0000-HD-NA	14'-0"	Heavy Duty	4'-0"
AL-RTFD-14-0000-ED-NA	14'-0"	Extra Duty	4'-0"
AL-RTFD-16-0000-SD-NA	16'-0"	Standard Duty	4'-0"
AL-RTFD-16-0000-ID-NA	16'-0"	Intermediate Duty	4'-0"
AL-RTFD-16-0000-HD-NA	16'-0"	Heavy Duty	4'-0"
AL-RTFD-16-0000-ED-NA	16'-0"	Extra Duty	4'-0"
AL-RTFD-18-0000-SD-NA	18'-0"	Standard Duty	4'-0"
AL-RTFD-18-0000-ID-NA	18'-0"	Intermediate Duty	4'-0"
AL-RTFD-18-0000-HD-NA	18'-0"	Heavy Duty	4'-0"
AL-RTFD-18-0000-ED-NA	18'-0"	Extra Duty	4'-0"
AL-RTFD-20-0000-SD-NA	20'-0"	Standard Duty	4'-0"
AL-RTFD-20-0000-ID-NA	20'-0"	Intermediate Duty	4'-0"
AL-RTFD-20-0000-HD-NA	20'-0"	Heavy Duty	4'-0"
AL-RTFD-20-0000-ED-NA	20'-0"	Extra Duty	4'-0"
AL-RTFD-22-0000-SD-NA	22'-0"	Standard Duty	4'-0"
AL-RTFD-22-0000-ID-NA	22'-0"	Intermediate Duty	4'-0"
AL-RTFD-22-0000-HD-NA	22'-0"	Heavy Duty	4'-0"
AL-RTFD-22-0000-ED-NA	22'-0"	Extra Duty	4'-0"
AL-RTFD-23-0000-SD-NA	23'-0"	Standard Duty	5'-0"
AL-RTFD-23-0000-ID-NA	23'-0"	Intermediate Duty	5'-0"
AL-RTFD-23-0000-HD-NA	23'-0"	Heavy Duty	5'-0"
AL-RTFD-23-0000-ED-NA	23'-0"	Extra Duty	5'-0"
AL-RTFD-25-0000-SD-NA	25'-0"	Standard Duty	5'-0"
AL-RTFD-25-0000-ID-NA	25'-0"	Intermediate Duty	5'-0"
AL-RTFD-25-0000-HD-NA	25'-0"	Heavy Duty	5'-0"
AL-RTFD-25-0000-ED-NA	25'-0"	Extra Duty	5'-0"
AL-RTFD-27-0000-SD-NA	27'-0"	Standard Duty	5'-0"
AL-RTFD-27-0000-ID-NA	27'-0"	Intermediate Duty	5'-0"
AL-RTFD-27-0000-HD-NA	27'-0"	Heavy Duty	5'-0"
AL-RTFD-27-0000-ED-NA	27'-0"	Extra Duty	5'-0"
AL-RTFD-30-0000-SD-NA	30'-0"	Standard Duty	5'-0"
AL-RTFD-30-0000-ID-NA	30'-0"	Intermediate Duty	5'-0"
AL-RTFD-30-0000-HD-NA	30'-0"	Heavy Duty	5'-0"
AL-RTFD-30-0000-ED-NA	30'-0"	Extra Duty	5'-0"
AL-RTFD-32-0000-SD-NA	32'-0"	Standard Duty	5'-0"
AL-RTFD-32-0000-ID-NA	32'-0"	Intermediate Duty	5'-0"
AL-RTFD-32-0000-HD-NA	32'-0"	Heavy Duty	5'-0"
AL-RTFD-32-0000-ED-NA	32'-0"	Extra Duty	5'-0"
AL-RTFD-35-0000-SD-NA	35'-0"	Standard Duty	5'-0"
AL-RTFD-35-0000-ID-NA	35'-0"	Intermediate Duty	5'-0"
AL-RTFD-35-0000-HD-NA	35'-0"	Heavy Duty	5'-0"
AL-RTFD-35-0000-ED-NA	35'-0"	Extra Duty	5'-0"

1. The total combined EPA and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole.
2. Standard EPA (Effective Projected Area) and weight values are based on AASHTO Standards and Florida Building Code. Contact factory for specific design criteria.
3. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.

Note: Additional sizes and configurations are available upon request.

206 W. McWilliams St.
Fond du Lac, WI 54935

800-558-4810
quotes@nafcointernational.com
NAFCOmfg.com

Rev. V05102018

This specification brochure is intended to serve as a general guide. Our products are continually being engineered and improved, and specifications are subject to change without notice.

LIGHTING PARTNERS of Central Florida, Inc.	**Job Name:** CHICKASAW SELF STORAGE Engineer: LIGHTING PARTNERS / ENGINEER (ORANDO)	**Catalog Number:** AL-RTFD-25-0000-SD-BK-D1 Notes:	**Type:** **POLES** LP21-21975

Ordering Information

Ex. AL-RTFD-14-0000-SD-NA-MB-D1-FST

Specify Finish

Designation	Mounting Height*		Thickness	Finish	Painted Color	Fixture Mounting
AL-RTFD = Round Tapered Fiberglass Direct Burial	14 to 35 25	0000	SD = Standard Duty ID = Intermediate Duty HD = Heavy Duty ED = Extra Duty	NA = Natural SM = Smooth	MB = Bronze GR = Gray BK = Black WH = White GN = Green SC = Custom	**Drill Mounting (includes cap)** D1 = Single D2 = 2@180 deg. D3 = 3@120 deg. D4 = 4@90 deg. D5 = 2@90 deg. D6 = 3@90 deg. CD = Custom Drilling **Tenon Mounting** P2 = 2.38" OD x 4" Long Tenon P5 = 2.88" OD x 4" Long Tenon PD = 3" OD x 3" Long Tenon P9 = Custom Size Tenon **Other Options** PC = Top Cap Only, No Side Drilling

* See previous pages for base model configurations.
Consult factory or your sales rep for deviations from base models.
Additional sizes and configurations available upon request.

Options & Accessories

Description
SPL = Special Cut Length (Please Specify)
FST = Festoon Provision, Electrical by Others (Specify Pole Height & Orientation)
EHH = Additional Hand Hole Opening w/ Cover Assembly (Specify Pole Height & Orientation)
STAMP = Engineering Services, Signed & Sealed Calcs, Cost per Design/Revision

Note: Please consult factory or your sales representative to verify options and accessories will work with your light pole part number.

NAFCO
206 W. McWilliams St.
Fond du Lac, WI 54935
800-558-4810
quotes@nafcointernational.com
NAFCOmfg.com

Rev. V05102018

This specification brochure is intended to serve as a general guide. Our products are continually being engineered and improved, and specifications are subject to change without notice.



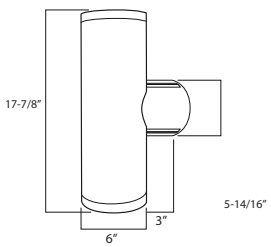
T219LED

BI - DIRECTIONAL LED CYLINDER WALL LUMINAIRE

JOB INFORMATION	
	TYPE:
	CATALOG NO.
	PROJECT NAME:
	COMMENTS:
	PREPARED BY:

T219LED

DIMENSIONS



FEATURES

USE OF PRODUCT
The intended use of this product is for wall wash luminaires and/or directional lighting for commercial, retail, or architectural applications.

HOUSING
Rugged die cast aluminum housing.

FINISH
Architectural black powdercoat over a precise chromate conversion coating. Consult factory for made to order architectural finishes.

OPTICS
Anodized aluminum reflector with 36° beam angle. Clear tempered glass lens for impact resistance. Fixture available in either up light, down light, or bi-directional configuration. Lens is sealed by a one- piece silicon gasket, which prohibits entrance of outside contaminants.

LED
High output LEDs offer a minimum estimated operating life of 50,000 hours in 3000K, 3500K, 4000K, or 5000K (standard) with CRI>83. LEDs placed on high performance aluminum heatsink for reduced junction temperatures and extended life.

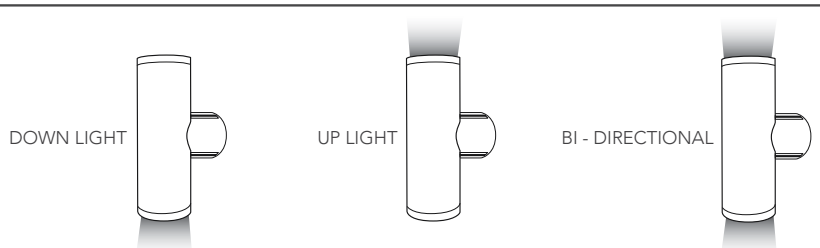
DRIVER
Durable and long lasting LED driver operates at 120-277V and boasts a 90% power factor at 50 to 60 Hz with 0-10V Dimming Constant Current. Driver protections includes: Output open load, over-current and short-circuit, and over-temperature with auto recovery. 40°C Min Temp. 40°C Max Temp. Step down transformer may be utilized for 480V or 347V applications.

MOUNTING
Luminaire may be mounted over a 4" recessed outlet box.

EPA
Effective Projected Area (Sq. Ft.): 0.633 ft^2

LISTINGS/COMPLIANCE
- CEC Compliant emergency driver
- CSA - Suitable for wet location.
- Meets Dark Sky Compliancy in down light configuration only.

LIGHT CONFIGURATION



ORDERING INFO

NEXT PAGE

TECH-D
TECHNOLOGY DRIVEN

JOB INFORMATION

TYPE:
CATALOG NO.
PROJECT NAME:
COMMENTS:
PREPARED BY:

T219LED

DOWN-LIGHT ORDERING INFORMATION

T219LED-DL | DL | | | | | | G2

SERIES	CONFIGURATION	WATT/LUMENS	VOLTAGE	COLOR TEMP	OPTICS	FINISH	GENERATION
T-SERIES LED	**DL** - Down-Light	**12** - 12W/1050 **20** - 20W/1890 **30** - 30W/3150 **45** - 45W/4725 **58** - 58W/5738	**UNV** - 120V-277V **347**[1] - 347V **480**[1] - 480V	**30** - 3000K **35** - 3500K **40** - 4000K **50**[2] - 5000K	**36**[3] - 36° **15** - 15°	**B**[4] - Black **MTO**[5] - Made to Order **MGTO**[5] - Marin Grade made to Order	**G2** - 2nd Generation

OPTIONS	WIRELESS CONTROL
PC1 - Photocell 120V **PC2** - Photocell 277V **MS** - Motion Sensor external **SP10** - Surge protection 10KV **LPL** - PIR sensor (low 8' mounting) **LPM** - PIR sensor (low 20' mounting) **LPF** - Radio module PCB assembly	**LPH** - Limelight by Lutron Integral module with PIR sensor and external antennae, - High mounting height **LPM** - Limelight by Lutron Integral module with PIR sensor and external antennae - Medium mounting height **LPL** - Limelight by Lutron Integral module with PIR sensor and external antennae - Low mounting height **LRF** - Limelight by Lutron Integral module with external antennae, RF Only

1. Stepdown transformer included.
2. Standard color temperature.
3. Standard Optic.
4. Standard Finish.
5. RAL number required

UP-LIGHT ORDERING INFORMATION

T219LED-UL | UL | | | | | | G2

SERIES	CONFIGURATION	WATT/LUMENS	VOLTAGE	COLOR TEMP	OPTICS	FINISH	GENERATION
T-SERIES LED	**UL** - Up-Light	**12** - 12W/1050 **20** - 20W/1890 **30** - 30W/3150 **45** - 45W/4725 **58** - 58W/5738	**UNV** - 120V-277V **347**[1] - 347V **480**[1] - 480V	**30** - 3000K **35** - 3500K **40** - 4000K **50**[2] - 5000K	**36**[3] - 36° **15** - 15°	**B**[4] - Black **MTO**[5] - Made to Order **MGTO**[5] - Marin Grade made to Order	**G2** - 2nd Generation

OPTIONS	WIRELESS CONTROL
PC1 - Photocell 120V **PC2** - Photocell 277V **MS** - Motion Sensor external **SP10** - Surge protection 10KV **LPL** - PIR sensor (low 8' mounting) **LPM** - PIR sensor (low 20' mounting) **LPF** - Radio module PCB assembly	**LPH** - Limelight by Lutron Integral module with PIR sensor and external antennae, - High mounting height **LPM** - Limelight by Lutron Integral module with PIR sensor and external antennae - Medium mounting height **LPL** - Limelight by Lutron Integral module with PIR sensor and external antennae - Low mounting height **LRF** - Limelight by Lutron Integral module with external antennae, RF Only

1. Stepdown transformer included.
2. Standard color temperature.
3. Standard Optic.
4. Standard Finish.
5. RAL number required

BI-DIRECTIONAL ORDERING INFORMATION

Specify Voltage

T219LED-BL | BL | | | | | | | |

SERIES	CONFIGURATION	UP LIGHT WATT/LUMENS[1]	DOWN LIGHT WATT/LUMENS[1]	VOLTAGE	COLOR TEMP	UP-LIGHT OPTICS	DOWN-LIGHT OPTICS
T-SERIES LED	**BL** - Bi-Directional	**12**[1] - 12W/1050 **20**[1] - 20W/1890 **30**[1] - 30W/3150 **45**[1] - 45W/4725	**12**[1] - 12W/1050 **20**[1] -20W/1890 **30**[1] - 30W/3150 **45**[1] -45W/4725	**UNV** - 120V-277V **347**[2] - 347V **480**[2] - 480V	**30** - 3000K **35** - 3500K **40** - 4000K **50**[3] - 5000K	**36**[4] - 36° **15** - 15°	**36**[4] - 36° **15** - 15°
		10-10w	10-10w				

G2

FINISH	GENERATION	OPTIONS	WIRELESS CONTROL
B[5] - Black **MTO**[6] - Made to Order **MGTO**[6] - Marin Grade made to Order	**G2** - 2nd Generation	**PC1** - Photocell 120V **PC2** - Photocell 277V **MS** - Motion Sensor external **SP10** - Surge protection 10KV	**LPH** - Limelight by Lutron Integral module with PIR sensor and external antennae, - High mounting height **LPM** - Limelight by Lutron Integral module with PIR sensor and external antennae - Medium mounting height **LPL** - Limelight by Lutron Integral module with PIR sensor and external antennae - Low mounting height **LRF** - Limelight by Lutron Integral module with external antennae, RF Only

1. Maximum total system wattage shall not exceed 60W
2. Stepdown transformer included
3. Standard color temperature
4. Standard Optic
5. Standard Finish
6. RAL number reqired

TECH-D

B-U-G RATING

Up-Light or Down-Light

Model Number	Wattage	4000K	
T219LED-10	10.34	1154	Lumen
		112	Efficacy
		B1-U2-G0	B-U-G Rating
T219LED-18	21.2	2308	Lumen
		109	Efficacy
		B2-U2-G0	B-U-G Rating
T219LED-30	28.9	3116	Lumen
		105	Efficacy
		B2-U2-G0	B-U-G Rating
T219LED-45	43.9	4616	Lumen
		105	Efficacy
		B3-U3-G0	B-U-G Rating
T219LED-58	54.4	5655	Lumen
		104	Efficacy
		B3-U3-G0	B-U-G Rating

Up-Light and Down-Light

Model Number	Wattage	4000K	
T219LED-10-10	20.68	2190	Lumen
		106	Efficacy
		B1-U5-G0	B-U-G Rating
T219LED-18-18	42.4	4380	Lumen
		103	Efficacy
		B2-U5-G0	B-U-G Rating
T219LED-30-30	57.8	5782	Lumen
		100	Efficacy
		B2-U5-G0	B-U-G Rating

April 29, 2021

Flagship Companies Group, LLC
Attn: Phillip C. Hollis, MS/PE
1190 Business Center Drive, Ste. 2000
Lake Mary, FL 32746

VIA Email: phillip@pmjs.com

Reference: Tree Inventory
S Jenkins Road
Fort Pierce, St. Lucie County, FL
Parcel IDs: 2419-603-0003-000-4; 2419-603-0004-000-1

Prepared by: Anthony A. Adams
International Society of Arboriculture Certified Arborist FL-9472A

Certification of Performance

I, Anthony A. Adams, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That EDC, Inc. acts as an independent tree, and environmental consultant.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by EDC, Inc. It is for use by the client named only.



Signature: _____ Date: 04/29/2021

REPORT

I. Introduction

This Report is written for Phillip C. Hollis, MS/PE. It is based on information gained through the most recent site visit, to provide values to the trees, located on the referenced properties. This is currently an undeveloped property that was formerly a homestead; there was a small area of row crops seen on older aerials, and other trees and palms grew in naturally since that point in time. A formal site visit to review the trees was performed on April 23, 2021.

II. Property Involved

The subject parcels involved are located at the NE Corner of S. Jenkins Road and Okeechobee Boulevard, Fort Pierce, St. Lucie County, FL. The trees are located throughout both properties. This Tree Report includes only the listed trees on the subject parcels. The Environmental Assessment attached addresses other environmental concerns such as listed species presence, wetlands, soils, and other vegetation.

III. Data Collection

The property/trees were evaluated by site visit to determine environmental conditions. This appraisal is based on value of subject as per ISA “Rule 14-40.030, Florida Administrative Code”..

IV. Limiting Conditions

This “Arboriculture Report” includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.

2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

3. Loss or alteration of any part of this report invalidates the entire report.

4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

V. Discussion

There are a total of seventy five (75) native trees on the subject parcels that meet City of Fort Pierce requirements for mitigation. The break down by species is as follows:

- 54 Cabbage Palm
- 19 Oaks
- 2 Slash Pines

Trees determined to be unsafe for any significant reason were photo documented, and are attached to this report.

The number of Palms is indicative of invasive and exotic tree presence. Palms lack traditional roots, and are not forced to complete with Brazilian Pepper, so they have thrived on the subject parcels.

VI. Conclusions and Recommendations

Values are calculated for 14” D.B.H. native trees and greater as per Fort Pierce code.

Formula(s) used:	(Total D.B.H. Inches) x ($250)	=	Mitigation Costs for Trees
	(Total # of Palms) x ($250)	=	Mitigation Costs for Palms

Trees =	(368 in.)	x $250	= $92,075.00
Palms =	(54)	x $250	= $13,550.00

Total Mitigation Cost = $105,575.00

Please see below example pictures, attached findings, site survey, and updated tree data.

This Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by EDC, Inc.
It is for use by the client named only.

Appendix A

Tree Photographs



1. – Tree #8 exhibiting unhealthy lean, developing “catface”.



2. – Tree #15 with included bark, hollowing out at branch joints.



3. – Tree #17, on the right, dying palm trunk.



4. – Tree #53, Laurel Oak, near debris with failing codominant stems.



5. – Tree #53 cont'd, with hollowed trunk.

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

Tree Location Map

Project: 21-241	Flagship Companies	08/05/2021



Column1	Column2	Column3	Column5
Number	**Common Name**	**DBH**	**Scientific Name**
1	Palm		*Sabal palmetto*
2	Palm		*Sabal palmetto*
3	Laurel	19.7	*Quercus laurifolia*
4	Pine	14.2	*Sabal palmetto*
5	Palm		*Sabal palmetto*
6	Palm		*Sabal palmetto*
7	Pine	15.1	*Sabal palmetto*
9	Palm		*Sabal palmetto*
10	Palm		*Sabal palmetto*
11	Palm		*Sabal palmetto*
12	Palm		*Sabal palmetto*
13	Palm		*Sabal palmetto*
14	Palm		*Sabal palmetto*
15	Laurel	26.5	*Quercus laurifolia*
16	Palm		*Sabal palmetto*
18	Palm		*Sabal palmetto*
19	Palm		*Sabal palmetto*
20	Palm		*Sabal palmetto*
21	Palm		*Sabal palmetto*
22	Palm		*Sabal palmetto*
23	Palm		*Sabal palmetto*
24	Palm		*Sabal palmetto*
25	Palm		*Sabal palmetto*
26	Laurel	13.8	*Quercus laurifolia*
27	Laurel	22.5	*Quercus laurifolia*
28	Palm		*Sabal palmetto*
30	Palm		*Sabal palmetto*
31	Palm		*Sabal palmetto*
32	Palm		*Sabal palmetto*
33	Palm		*Sabal palmetto*
34	Palm		*Sabal palmetto*
35	Palm		*Sabal palmetto*
36	Palm		*Sabal palmetto*
37	Palm		*Sabal palmetto*
38	Palm		*Sabal palmetto*
39	Palm		*Sabal palmetto*
40	Palm		*Sabal palmetto*
41	Palm		*Sabal palmetto*
42	Palm		*Sabal palmetto*
43	Palm		*Sabal palmetto*
44	Palm		*Sabal palmetto*
45	Laurel	17.4	*Quercus laurifolia*
46	Pine	17	*Sabal palmetto*
47	Laurel	20.9	*Quercus laurifolia*
48	Laurel	15.5	*Quercus laurifolia*
49	Palm		*Sabal palmetto*
50	Laurel	25.5	*Quercus laurifolia*
51	Palm		*Sabal palmetto*
52	Palm		*Sabal palmetto*
54	Palm		*Sabal palmetto*
55	Laurel	19.2	*Quercus laurifolia*
56	Live	21	*Quercus virginiana*
57	Live	15.1	*Quercus virginiana*
58	Live	16	*Quercus virginiana*
59	Laurel	23.5	*Quercus laurifolia*
60	Laurel	14.3	*Quercus laurifolia*
61	Laurel	15.1	*Quercus laurifolia*
62	Laurel	19.5	*Quercus laurifolia*
63	Palm		*Sabal palmetto*
64	Palm		*Sabal palmetto*
65	Palm		*Sabal palmetto*
66	Palm		*Sabal palmetto*
67	Palm		*Sabal palmetto*
68	Palm		*Sabal palmetto*
69	Palm		*Sabal palmetto*
70	Palm		*Sabal palmetto*
71	Palm		*Sabal palmetto*
72	Laurel	16.2	*Quercus laurifolia*
73	Palm		*Sabal palmetto*
74	Palm		*Sabal palmetto*
75	Palm		*Sabal palmetto*
76	Palm		*Sabal palmetto*
77	Palm		*Sabal Palmetto*
78	Palm		*Sabal palmetto*

TRAFFIC IMPACT ANALYSIS

For

Flagship Storage – Jenkins Road

Prepared By: Deanna Foriere, EI

Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
Board of Professional Engineers Certificate of Authorization Number 9935

September 2021

Marci D Chandler , P.E. **Date**
#63034
10250 SW Village Parkway, Suite 201

Table of Contents

Introduction: 2
Project Description: 2
Existing Condition: 2
Trip Generation: 3
Internal Capture: 3
Pass-by Trip Capture: 3
Traffic Distribution: 4
Level of Service & Build-out Analysis 4
Intersection/Driveway Analysis 4
Conclusion: 4
Exhibit 1: Location Map 5
Exhibit 2: Site Plan 7
Exhibit 3: Distribution Map 9
Exhibit 4: LOS Analysis 11
Exhibit 5: Driveway Map 13
Supporting Documents 15

Introduction:

Engineering Design & Construction has completed a traffic statement and impact analysis for a proposed commercial development, located North of Okeechobee Rd on Jenkins Rd in Fort Pierce, FL. See the attached Location Map (Exhibit 1).

The purpose of this study is to determine the proposed project's impact on the surrounding traffic and roadway level of service. This analysis follows the guidelines set forth in the Sec. 105-5(f)(2)(b) of the Fort Pierce Land Development Code, along with the St Lucie TPO Traffic Impact Methodology and Procedures.

Project Description:

The project is located on parcels 2419-603-0003-000-4 & 2419-603-0004-000-1, and approximately 730' from the signalized intersection of Okeechobee Rd (SR-70) and S Jenkins Rd with a total site area of 4.73 AC. The proposed project consists of 3 self-storage buildings and a covered parking area, the gross square footage is 112,100 S.F. Please see Exhibit 2 for the proposed site plan.

Existing Condition:

The existing lot is undeveloped and is located adjacent to the existing Walgreens on the corner of Okeechobee Rd and S Jenkins Rd. Okeechobee Rd is an eight-lane divided state road, running NE with a speed limit of 45mph. The proposed project is located on S Jenkins Rd a four-lane divided road with a speed limit of 45mph. The proposed project site is connecting to an existing access with a full median opening. Current construction on Jenkins Rd has installed right and left turn lane into the existing access. All existing traffic was collected by St. Lucie County TPO Traffic Counts and Level of Service Report (Fall/Winter 2019/2020)

Trip Generation:

To properly estimate the trip generation the Institute of Traffic Engineers' (ITE) Report, Trip Generation (10th edition) was used to produce Daily Average, A.M Peak, and P.M. Peak Hour Trips. The proposed development is a self-storage location with an overall ±105,400 S.F. of storage space (151 ITE Code) and ±6,700 S.F. of Office Space (710 ITE Code)

FLAGSHIP STORAGE

Institute of Transportation Engineers: Trip Generation, 10th Edition

WEEKDAY: DAILY AVERAGE

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Mini -Warehouse	151	105,410	S.F.	T=1.51(X/1000)	50%	50%	80	80	159
Office	710	6,690	S.F.	Ln(T)=0.97Ln(X/1000)+2.50	50%	50%	38	38	77
						Total	**118**	**118**	**236**

WEEKDAY: A.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Mini -Warehouse	151	105410	S.F.	T=0.20(X/1000)	50%	50%	11	11	21
Office	710	6,690	S.F.	Ln(T)=0.88Ln(X/1000)+1.06	88%	12%	14	2	15
						Total	**24**	**12**	**36**

WEEKDAY: P.M. PEAK HOUR TRIPS

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					IN	OUT	IN	OUT	TOTAL
Mini -Warehouse	151	105410	S.F.	T=0.20(X/1000)	51%	49%	11	10	21
Office	710	6,690	S.F.	T=1.42(X/1000)	18%	82%	4	20	25
						Total	**15**	**31**	**46**

Internal Capture:

This project contains no internal capture

Pass-by Trip Capture:

This project contains no pass by trips

Traffic Distribution:

Traffic Distribution and assignment was determined using engineering judgement, trip lengths, surrounding uses and review of the roadway network.Per section 105-5(f)(2) Table A a 2 mile radius of impact is used. The general distribution can be seen below. Detailed distribution map is attached in Exhibit 3.

North =15%
South =85%

Table A. Radius of Impact for Transportation Concurrency Management System

Minimal Scale	Trips 9—50	1.0 Mile Radius
Small Scale	Trips 51—100	1.5 Mile Radius
Intermediate Scale	Trips 101—500	2.0 Mile Radius
Medium Scale	Trips 501—1000	3.0 Mile Radius
Large Scale	Trips 1000—Up	5.0 Mile Radius

Level of Service & Build-out Analysis

The effected roads within the 2 mile radius are analyzed at the predicted build out year (2023) using the St. Lucie TPO growth rate, added to the existing peak hr capacity. The proposed project trips are compared to predicted build out road capacity and compared to the Road's Level of Service(LOS) capacity to confirm no negative impacts are created by development. Please find the attached LOS Analysis in Exhibit 4.

Intersection/Driveway Analysis

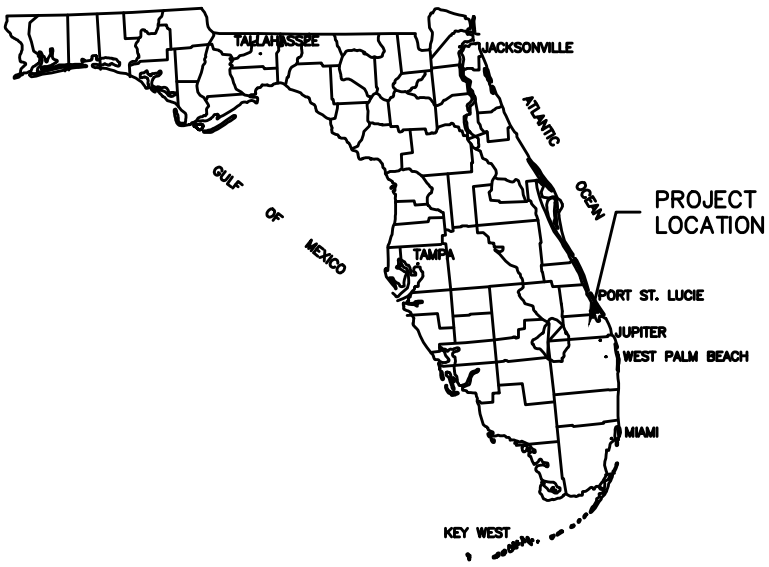
Find the attached driveway analysis with detailed right and left turns in Exhibit 5.

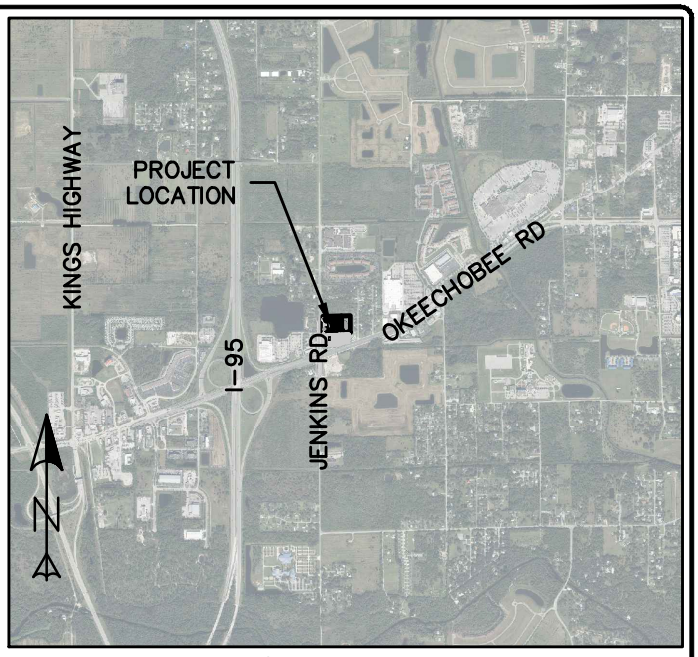
Conclusion:

In conclusion the proposed self-storage development with a total area of ±112,000 S.F. and has a net change in traffic of 236 daily trips with 36 AM Peak Hour Trips, and 46 PM Peak Hour Trips. Analysis of the distribution of trips along the major roads were presented with no LOS exceeded. All roads analyzed were projected to the proposed build out date with the roads growth rate provided by St. Lucie TPO. Because of this, it is EDC belief that this development will have no adverse effects on the surrounding roads.

Exhibit 1: Location Map

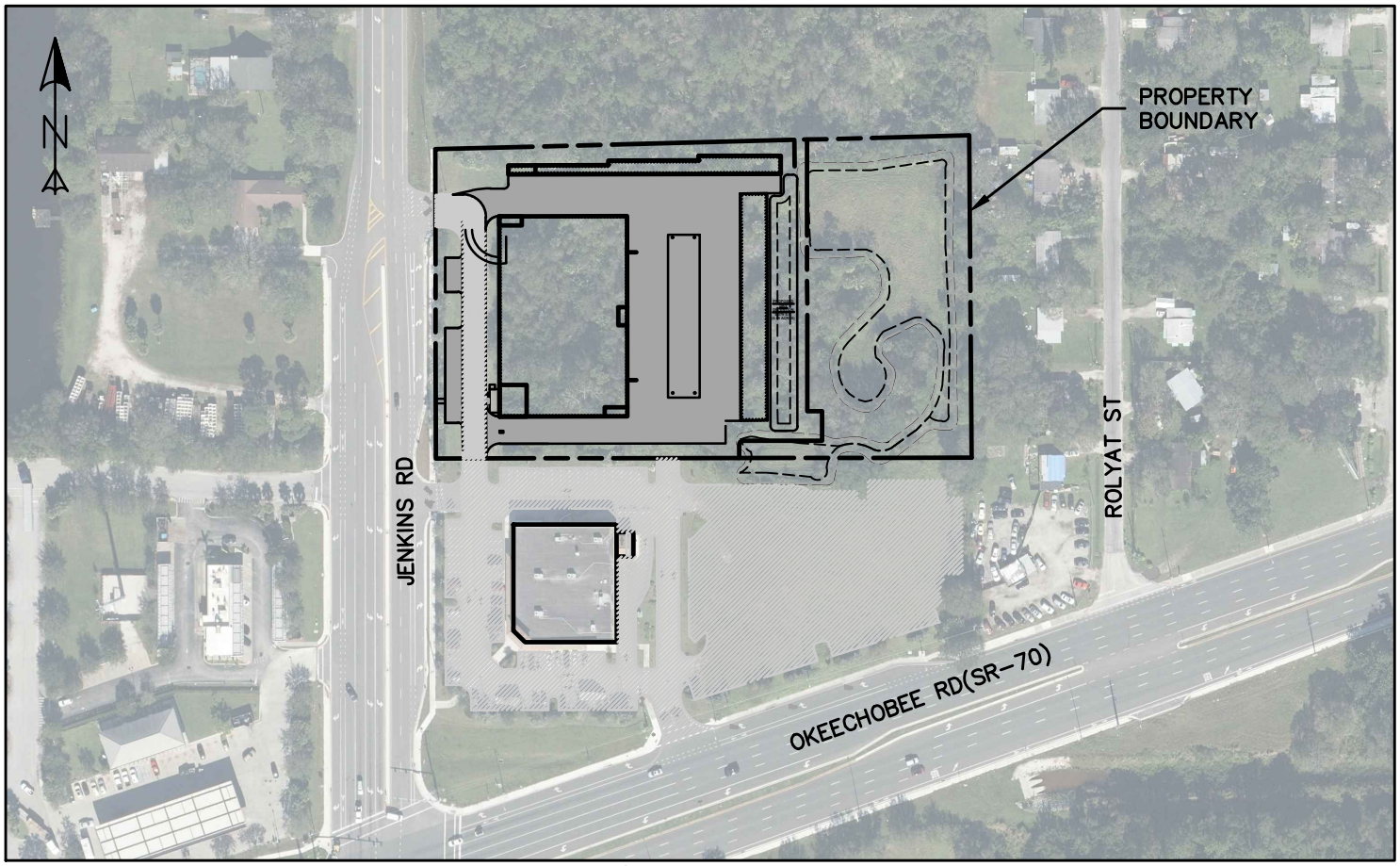
LOCATION MAP





VICINITY MAP

N.T.S.



SITE MAP

SCALE: 1"=100'

21-241

1 OF 1

ENGINEERS SURVEYORS
ENVIRONMENTAL
10250 SW VILLAGE PKWY - SUITE 201
PORT SAINT LUCIE, FL
772-462-2455

FLAGSHIP STORAGE

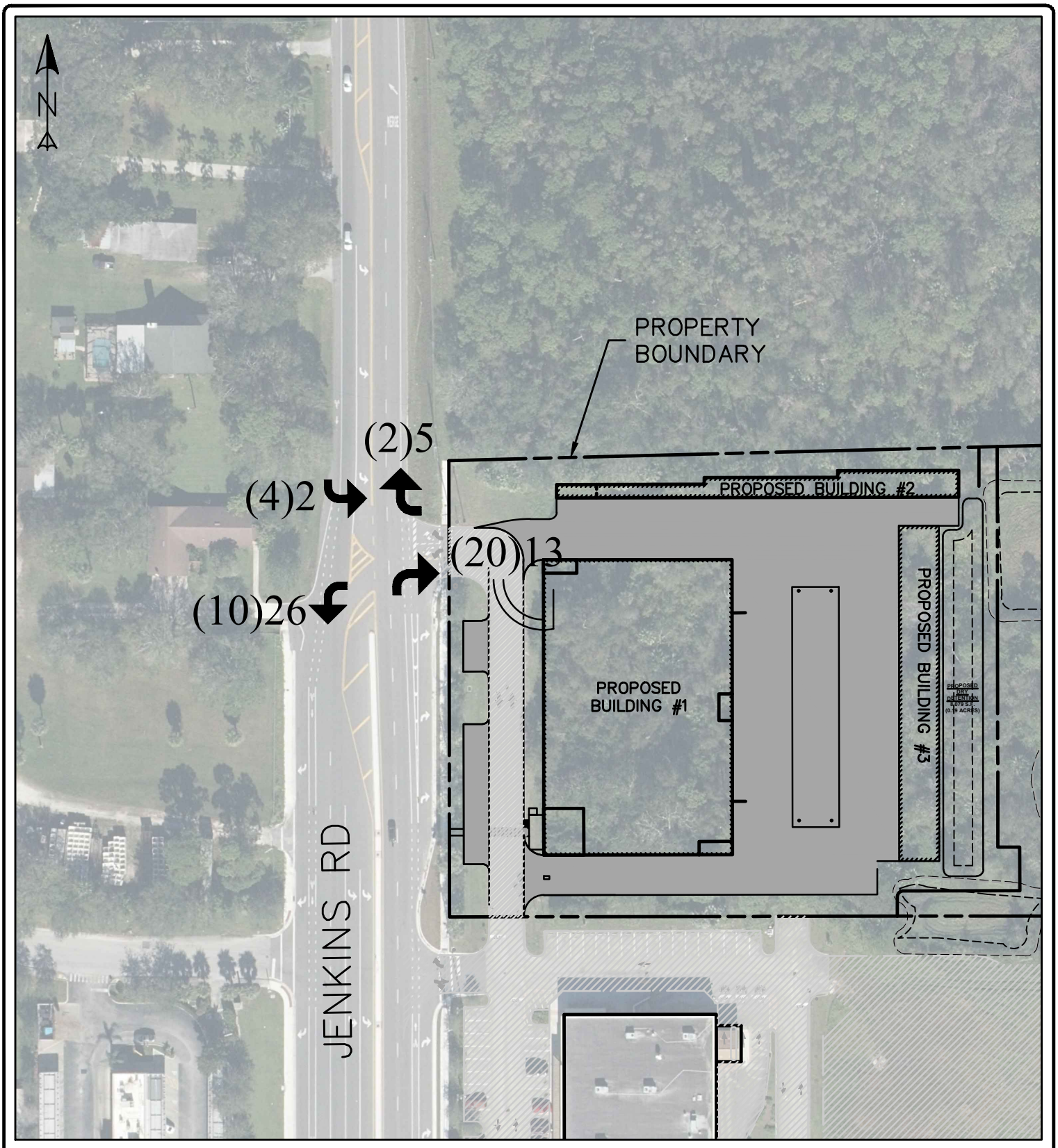
LOCATION MAP
WITH AERIAL PHOTOGRAPH

FORT PIERCE FLORIDA

DATE REVISION COMMENTS

ENGINEERS SURVEYORS
ENVIRONMENTAL
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098



(A.M. PEAK HOUR TRIPS: 36)
P.M. PEAK HOUR TRIPS: 46

DRIVEWAY/ INTERSECTION MAP

N.T.S.

21-241

1 OF 1

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 SW VILLAGE PKWY - SUITE 201
PORT SAINT LUCIE, FL
772-462-2455

FLAGSHIP STORAGE

DRIVEWAY/INTERSECTION MAP

FORT PIERCE FLORIDA

DATE REVISION COMMENTS

ENGINEERS SURVEYORS ENVIRONMENTAL
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

Supporting Documents

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,800	2019	920	213	C	0.245	194	C	0.223
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	83,500	2019	4,580	4,276	C	0.934	3,862	C	0.843
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	65,469	2018	4,580	3,682	C	0.804	3,175	B	0.945
I-95	MIDWAY RD to OKEECHOBEE RD	941902	77,647	2018	4,580	4,687	D	0.852	3,806	C	0.831
I-95	OKEECHOBEE RD to ORANGE AVE	940260	65,918	2019	7,320	2,789	B	0.620	2,789	B	0.620

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	57,000	2019	7,320	2,742	B	0.609	2,524	B	0.561
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	6,800	2019	750	405	D	0.540	463	D	0.617
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,600	2019	750	327	C	0.884	318	C	0.859
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,400	2019	790	433	D	0.548	509	D	0.644
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,400	2019	540	433	D	0.802	509	D	0.943
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,850	2019	1,080	135	B	0.329	146	B	0.356
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,850	2019	3,240	135	B	0.075	146	B	0.081
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,200	2019	3,240	583	B	0.322	613	B	0.339
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,200	2019	700	583	C	0.883	613	C	0.929
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,200	2019	880	583	C	0.702	613	C	0.739
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,200	2019	920	675	C	0.776	568	C	0.653
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,200	2019	790	675	D	0.854	568	D	0.719
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to L20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	7,600	2019	830	333	C	0.401	341	C	0.411
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,600	2019	660	333	C	0.505	341	C	0.517
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2019	660	345	C	0.523	331	C	0.502
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2019	830	345	C	0.416	331	C	0.399
KINGS HWY	ORANGE AVE to ANGLE RD	940077	13,900	2019	870	732	C	0.841	737	C	0.847
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	13,100	2019	830	721	C	0.869	725	C	0.873
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,900	2019	830	924	F	1.050	868	D	0.986
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	8,800	2019	1,740	469	B	0.270	458	B	0.263
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	8,800	2019	1,740	469	B	0.270	458	B	0.263
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,381	2019	1,810	346	B	0.191	346	B	0.191
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,400	2019	1,810	420	B	0.232	435	B	0.240
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,400	2019	2,010	420	C	0.209	435	C	0.216
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	26,000	2019	4,170	1,175	C	0.282	1,240	C	0.297
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	32,500	2019	4,170	1,406	C	0.337	1,436	C	0.344
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,000	2019	4,240	2,156	C	0.517	1,865	C	0.447
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,000	2019	4,040	2,156	C	0.543	1,865	C	0.470
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	30,500	2019	3,170	1,669	C	0.540	1,742	C	0.564
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,750	2019	750	82	C	0.222	82	C	0.222

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	33,500	2020	2,000	1,766	C	0.925	1,742	C	0.912
US 1	OLD DIXIE HWY to AVENUE O	940123	30,000	2019	2,000	2,082	F	1.041	1,628	C	0.852
US 1	AVENUE O to SR A1A NORTH	940123	30,000	2019	2,100	2,082	D	0.991	1,628	C	0.810
US 1	SR A1A NORTH to JUANITA AVE	940010	20,500	2019	2,100	1,230	C	0.612	985	C	0.490
US 1	JUANITA AVE to ST LUCIE BLVD	940010	20,500	2019	2,100	1,230	C	0.612	985	C	0.490
US 1	ST LUCIE BLVD to 25TH ST	940009	24,500	2019	2,100	1,459	C	0.726	1,399	C	0.696
US 1	25TH ST to INDRIO RD	940009	24,500	2019	2,100	1,459	C	0.726	1,399	C	0.696
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	24,500	2019	2,100	1,333	C	0.663	1,326	C	0.660
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	24,500	2019	2,100	1,333	C	0.663	1,326	C	0.660
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2019	2,100	779	C	0.388	817	C	0.406
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,911	2017	2,100	756	C	0.376	804	C	0.400
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,600	2017	2,100	619	C	0.308	575	C	0.286
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,633	2017	920	249	C	0.286	235	C	0.270
VIRGINIA AVE	35TH ST to 25TH ST	940032	23,000	2019	3,020	1,186	C	0.403	1,155	C	0.393
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	21,000	2019	3,020	1,115	C	0.379	1,074	C	0.365
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	21,000	2019	3,020	1,115	C	0.379	1,074	C	0.365
VIRGINIA AVE	25TH ST to 13TH ST	940033	23,500	2019	3,020	1,229	C	0.418	1,308	C	0.445
VIRGINIA AVE	13TH ST to 11TH ST	940794	25,500	2019	3,020	1,228	C	0.418	1,228	C	0.418
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	25,500	2019	3,170	1,228	C	0.397	1,228	C	0.397
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	22,000	2019	3,020	1,198	C	0.407	1,118	C	0.380
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	19,200	2019	3,170	1,083	C	0.350	1,059	C	0.343
VIRGINIA AVE	COLONIAL RD to US 1	940034	19,200	2019	3,020	1,083	C	0.368	1,059	C	0.360
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	14,000	2019	2,650	732	C	0.595	797	C	0.648
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	14,000	2019	1,710	732	C	0.951	797	D	0.466
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,000	2019	1,710	1,208	D	0.706	1,265	D	0.740

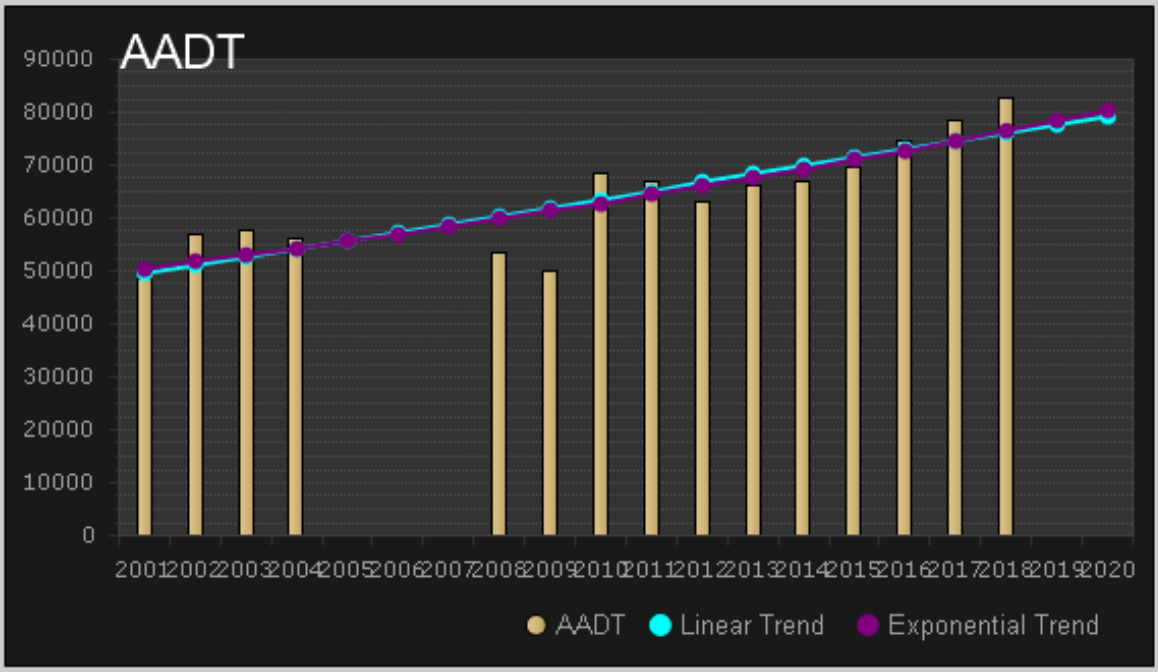
* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=941902

Count Station Summary | Count Data Detail

Print



Station 941902

SR 9/I-95 - N OF CR 712/MIDWAY RD,2 CABINETS (COUNTY 1902)

Upload Count

Trend	Growth Rate
Linear	1.97%
Exp	2.41%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

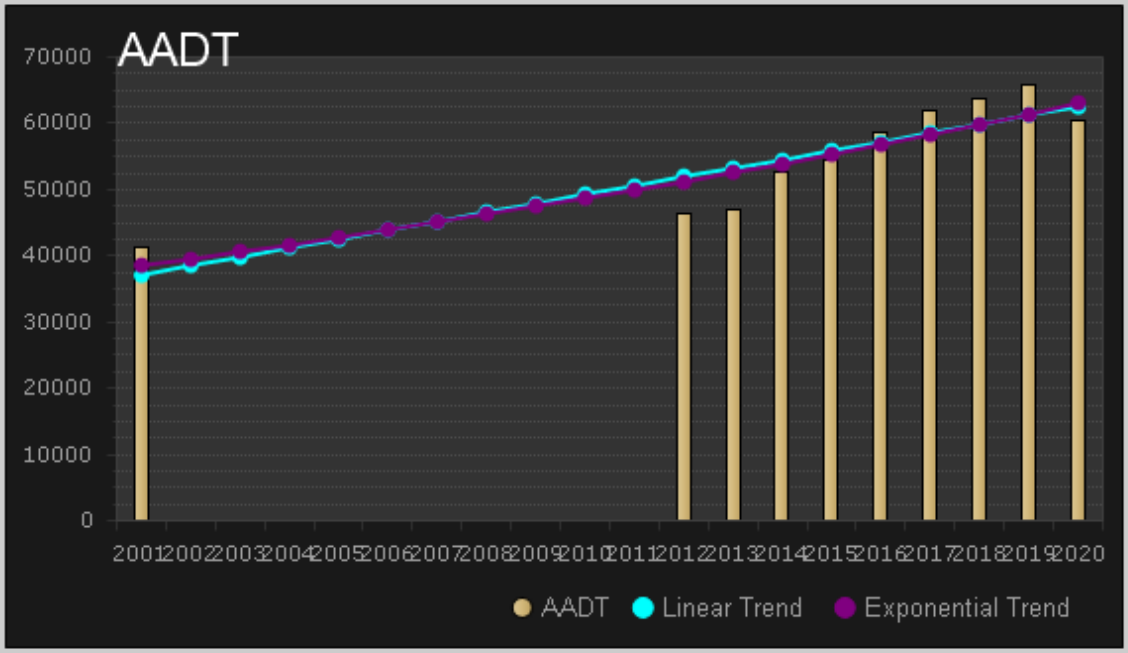
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 941902-SR 9/I-95 - N OF CR 712/MIDWAY RD,2 CABINETS (COUNTY 1902)								
View Details	2018	941902	82500		61.9			
View Details	2017	941902	78500		61.8			
View Details	2016	941902	74500		63.1			
View Details	2015	941902	69500		62.8	8.01		
View Details	2014	941902	67000		62.5	7.51		

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=940260

Count Station Summary | Count Data Detail

Print



Station 940260

SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV,ST LUCIE CO

Upload Count

Trend	Growth Rate
Linear	2.14%
Exp	2.55%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

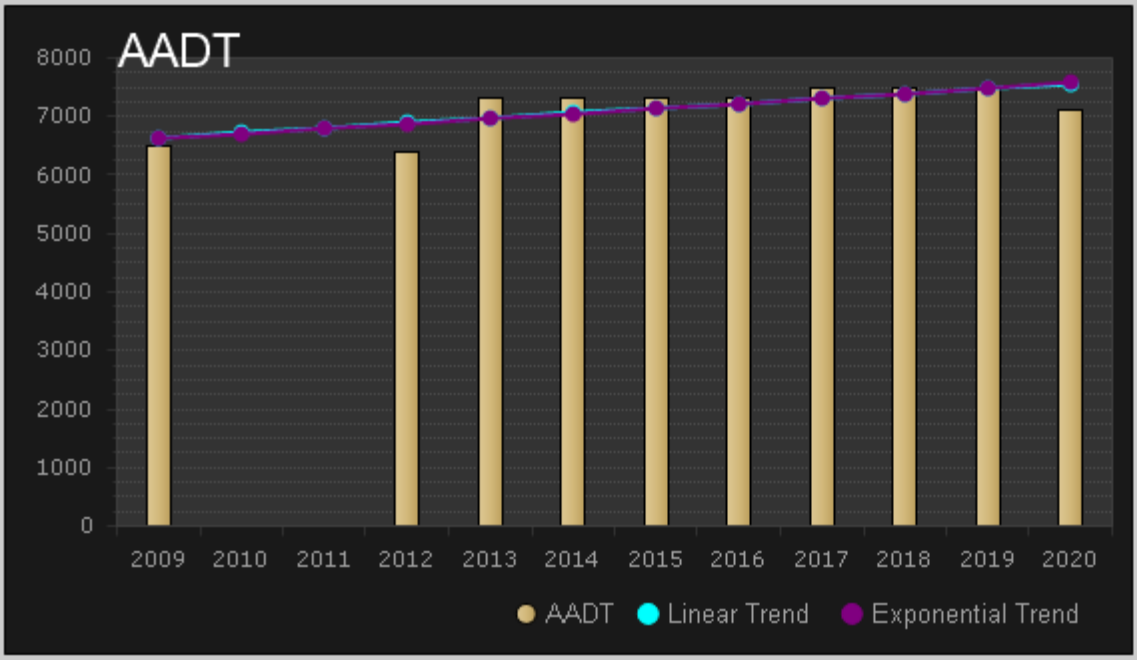
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940260-SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV,ST LUCIE CO								
View Details	2020	940260	60386		0.52	-1		
View Details	2019	940260	65918		52			
View Details	2018	940260	63766		51.8			
View Details	2017	940260	61831		52.1			
View Details	2016	940260	58614		52.4			
View	2015	940260	54502		52.6	11.09		

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=947027

Count Station Summary | Count Data Detail

Print



Station 947027
ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY 133)

Upload Count

Trend	Growth Rate
Linear	1.11%
Exp	1.19%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

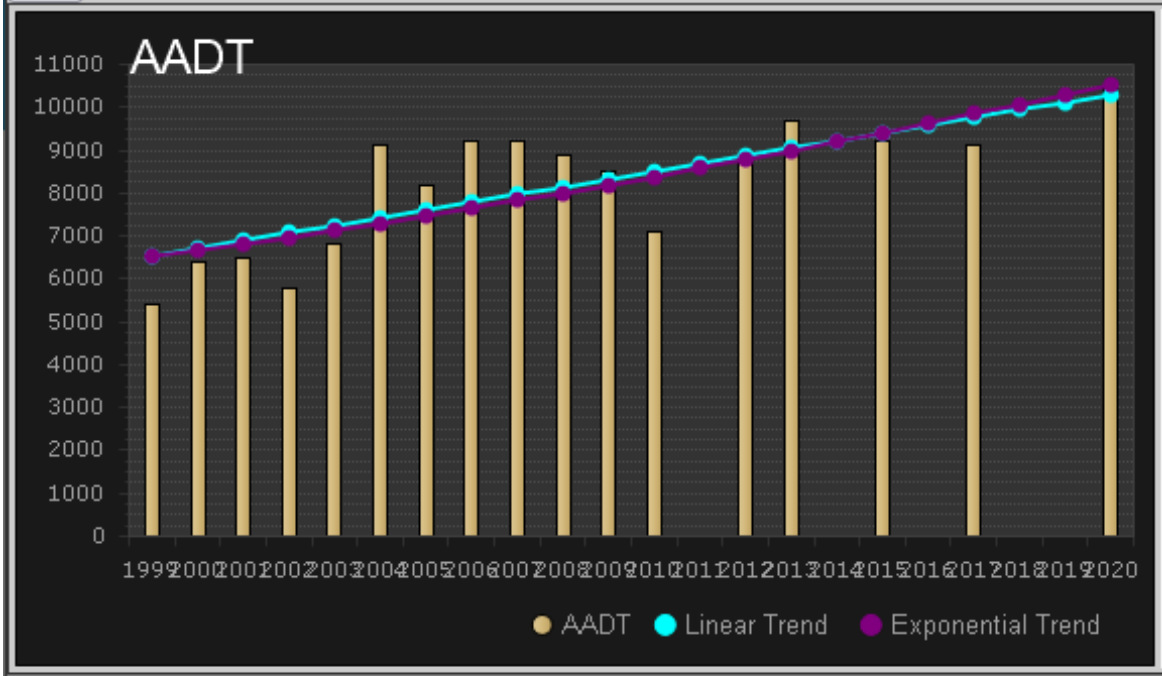
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 947027-ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY 133)								
View Details	2020	947027	7100		0.51	-1		
View Details	2019	947027	7500		51			
View Details	2018	947027	7500		51.3			
View Details	2017	947027	7500		50.9			
View Details	2016	947027	7300		50.9			
View Details	2015	947027	7300		51			

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=131

Count Station Summary | Count Data Detail

Print



Station 131
JENKINS RD 600 FEET NORTH OF OKEECHOBEE RD

Upload Count

Trend	Growth Rate
Linear	1.75%
Exp	2.27%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

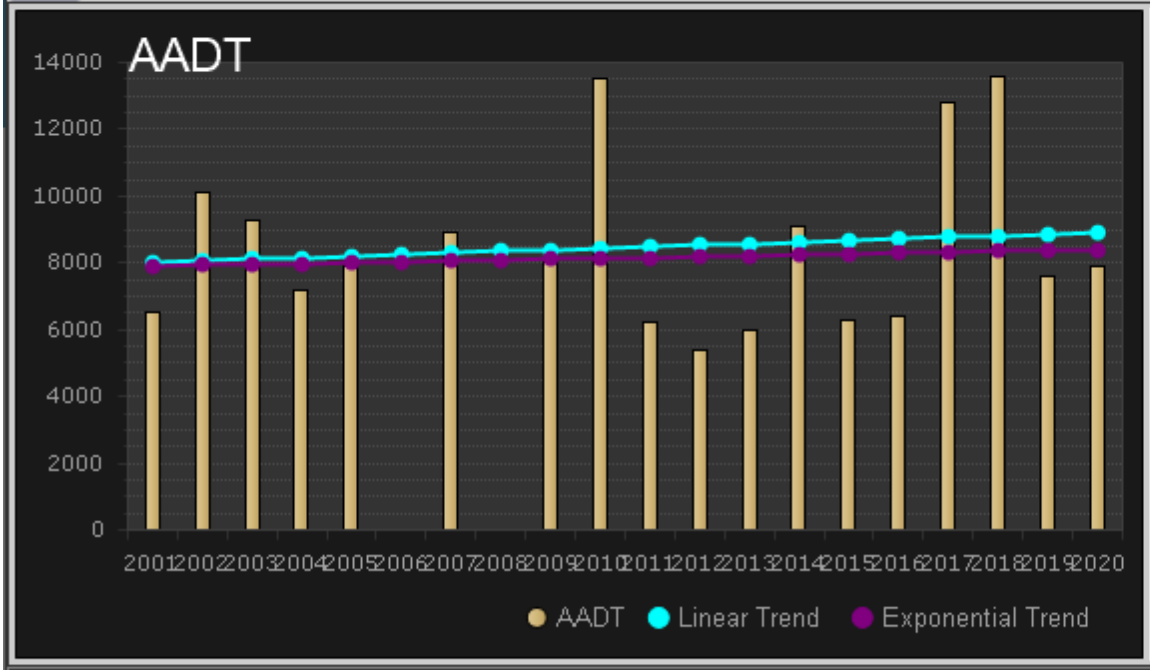
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 131-JENKINS RD 600 FEET NORTH OF OKEECHOBEE RD								
View Details	2021	131	9900	0.093	0.569	0		
View Details	2020	131	10500	0.103	0.5265	0	755	918
View Details	2017	131	9100	0.106	0.5655	0	770	886
View Details	2015	131	9200	0.104	0.522	0	751	891
View Details	2013	131	9700			0	727	895
View Details	2012	131	8700	0.099	0.528	5.8	708	781

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=940757

Count Station Summary | Count Data Detail

Print



Station 940757

SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)

Upload Count

Trend	Growth Rate
Linear	0.52%
Exp	0.32%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

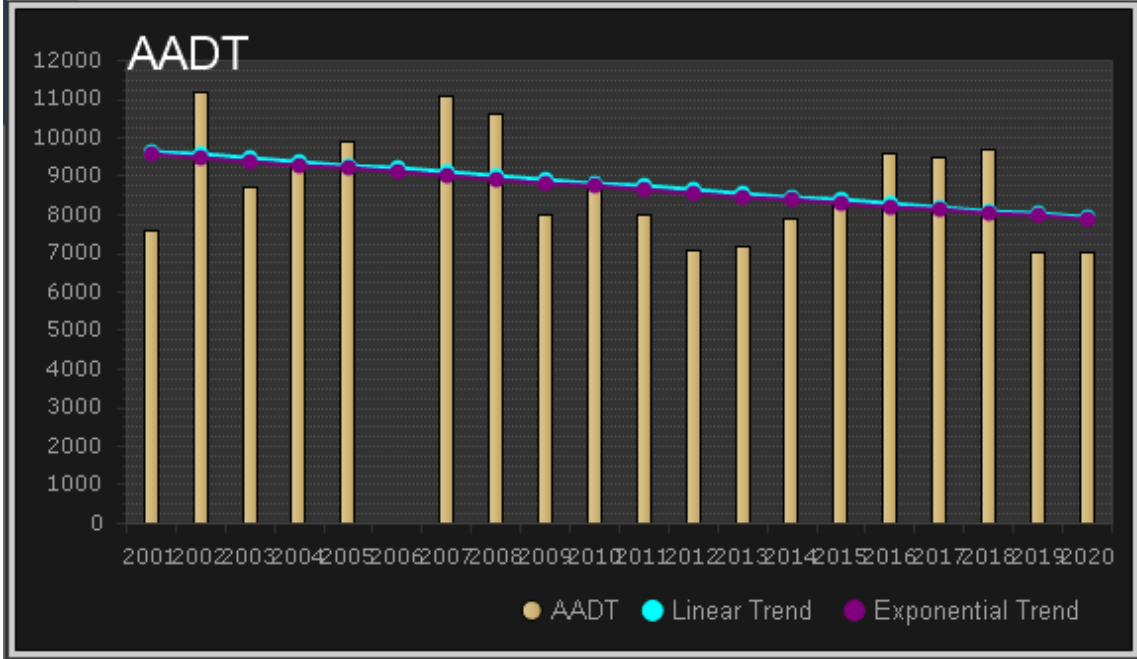
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940757-SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)								
View Details	2020	940757	7900		0.543	-1		
View Details	2019	940757	7600		54.3			
View Details	2018	940757	13600		55.2			
View Details	2017	940757	12800		56.2			
View Details	2016	940757	6400		57.1			
View	2015	940757	6300		56.3	18.77		

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=940076

Count Station Summary | Count Data Detail

Print



Station 940076

SR 713 / KINGS HWY - S OF SR 68/ORANGE AVE (COUNTY 76)

Upload Count

Trend	Growth Rate
Linear	-1.13%
Exp	-1.03%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

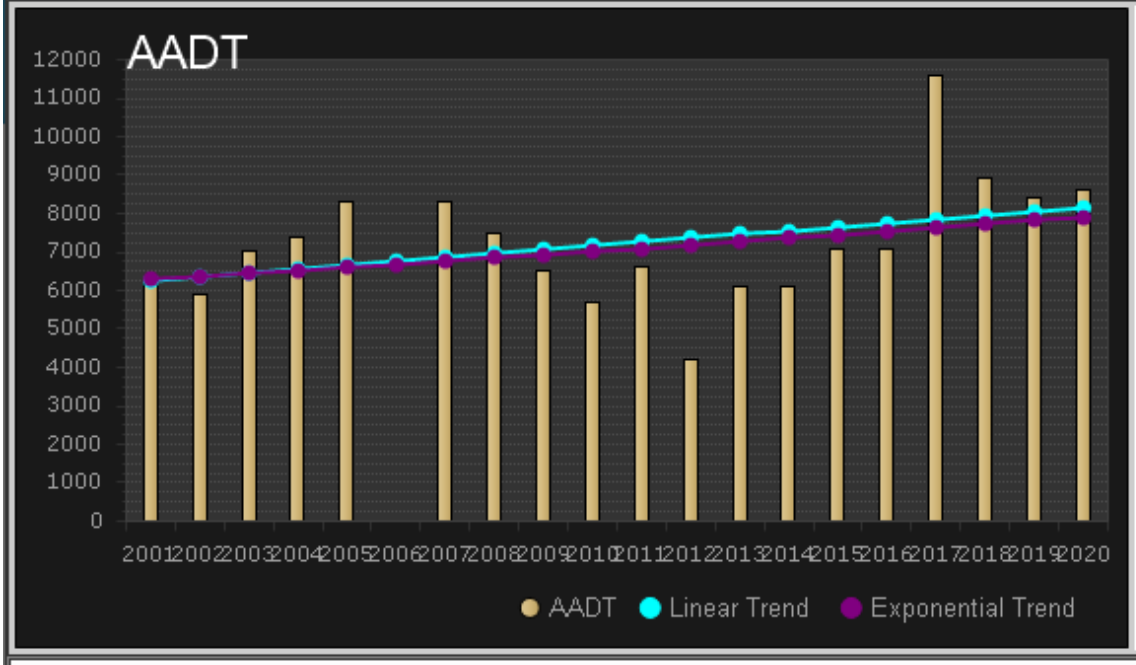
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940076-SR 713 / KINGS HWY - S OF SR 68/ORANGE AVE (COUNTY 76)								
View Details	2020	940076	7000		0.543	-1		
View Details	2019	940076	7000		54.3			
View Details	2018	940076	9700		55.2			
View Details	2017	940076	9500		56.2			
View Details	2016	940076	9600		57.1			
View	2015	940076	8400		56.3	10.47		

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=940025

Count Station Summary | Count Data Detail

Print



Station 940025

SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)

Upload Count

Trend	Growth Rate
Linear	1.21%
Exp	1.21%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

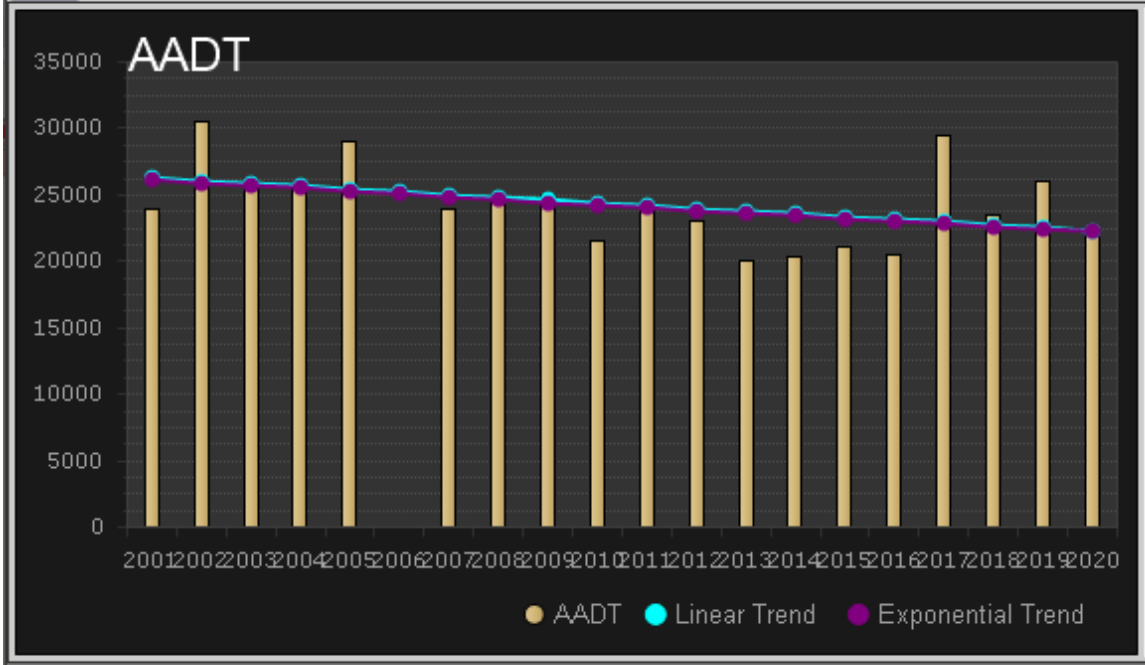
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940025-SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)								
View Details	2020	940025	8600		0.543	-1		
View Details	2019	940025	8400		54.3			
View Details	2018	940025	8900		55.2			
View Details	2017	940025	11600		56.2			
View Details	2016	940025	7100		57.1			
View Details	2015	940025	7100		56.3	5.9		

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=940748

Count Station Summary | Count Data Detail

Print



Station 940748

SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COUNTY 742)

Upload Count

Trend	Growth Rate
Linear	-0.93%
Exp	-0.85%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

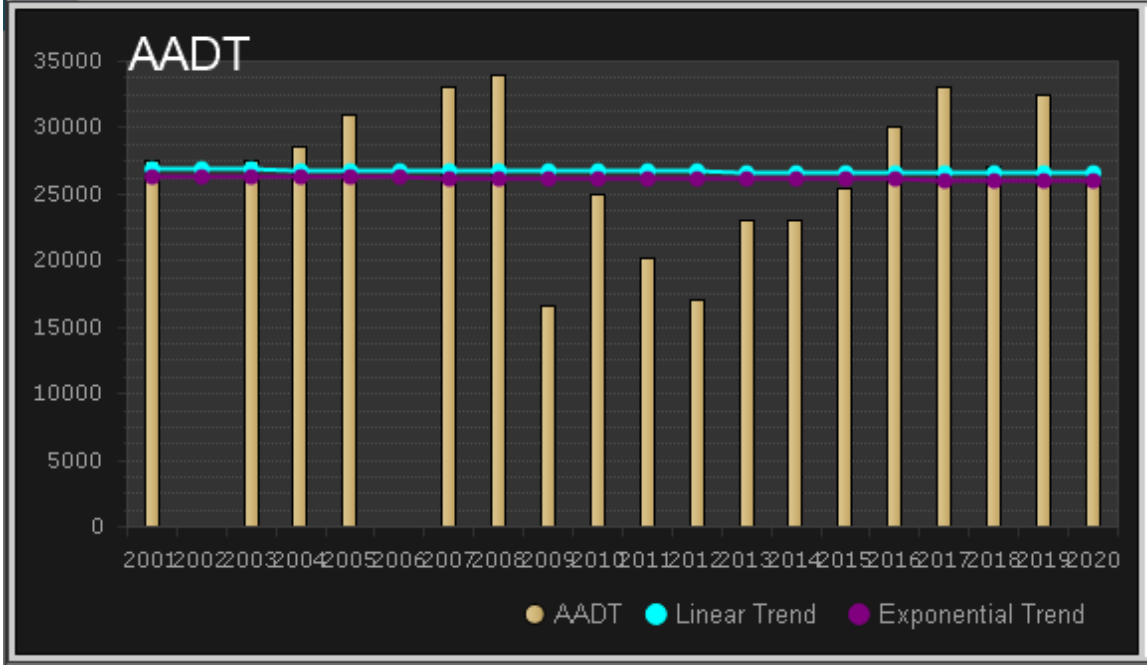
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940748-SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COUNTY 742)								
View Details	2020	940748	22500		0.543	-1		
View Details	2019	940748	26000		54.3			
View Details	2018	940748	23500		55.2			
View Details	2017	940748	29500		56.2			
View Details	2016	940748	20500		57.1			
View Details	2015	940748	21100		56.3	13.71		

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=940106

Count Station Summary | Count Data Detail

Print



Station 940106

SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (COUNTY 0106)

Upload Count

Trend	Growth Rate
Linear	-0.07%
Exp	-0.05%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

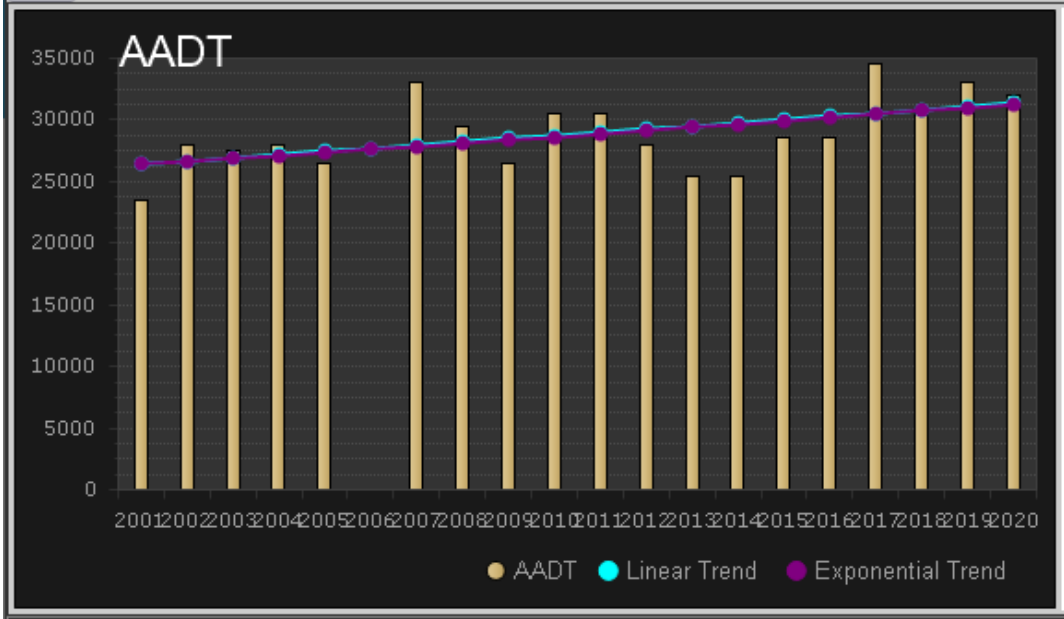
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940106-SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (COUNTY 0106)								
View Details	2020	940106	26500		0.543	-1		
View Details	2019	940106	32500		54.3			
View Details	2018	940106	27000		55.2			
View Details	2017	940106	33000		56.2			
View Details	2016	940106	30000		57.1			
View Details	2015	940106	25500		56.3	5.92		

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=940029

Count Station Summary | Count Data Detail

Print



Station 940029
SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

Upload Count

Trend	Growth Rate
Linear	0.83%
Exp	0.89%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

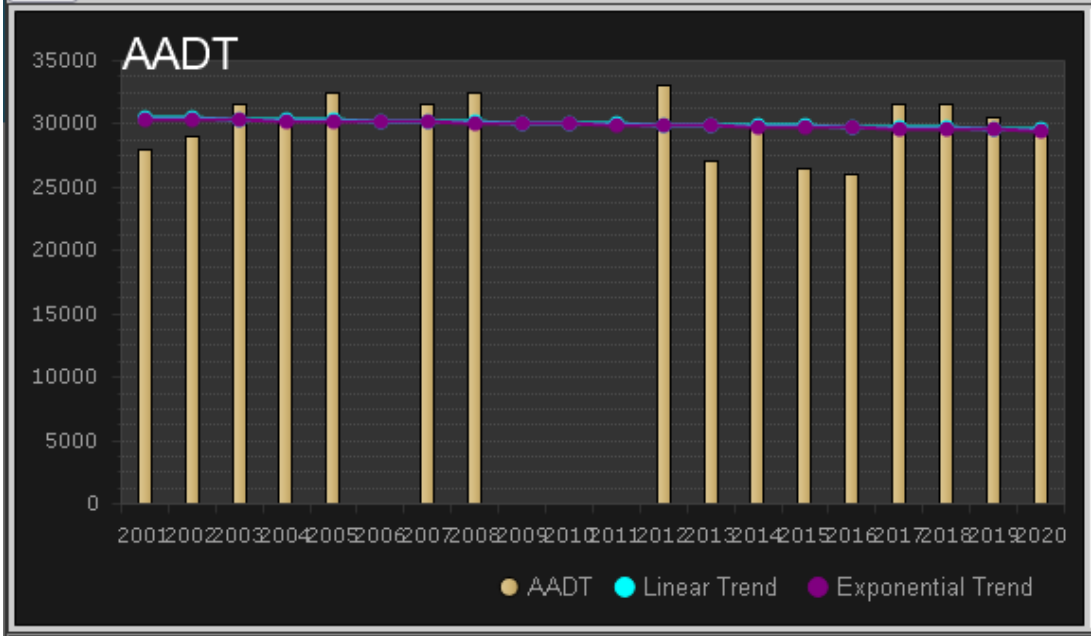
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940029-SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)								
View Details	2020	940029	32000		0.51	-1		
View Details	2019	940029	33000		51			
View Details	2018	940029	31000		51.3			
View Details	2017	940029	34500		50.9			
View Details	2016	940029	28500		50.9			
View Details	2015	940029	28500		51	8.22		

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=940742

Count Station Summary | Count Data Detail

Print



Station 940742

SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

Upload Count

Trend	Growth Rate
Linear	-0.16%
Exp	-0.16%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

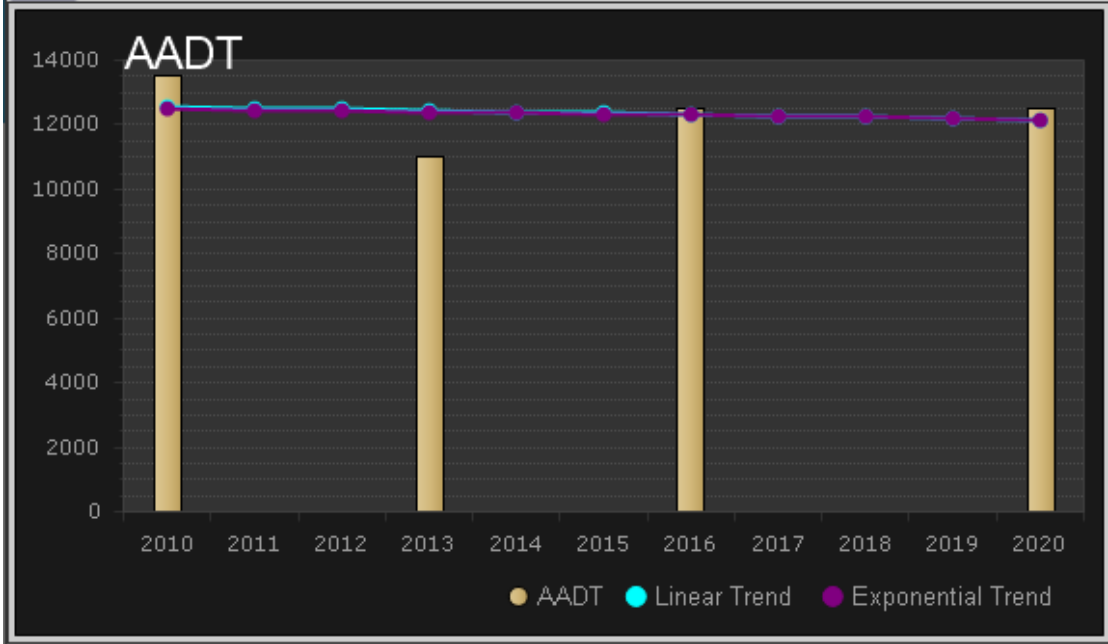
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940742-SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)								
View Details	2020	940742	29500		0.51	-1		
View Details	2019	940742	30500		51			
View Details	2018	940742	31500		51.3			
View Details	2017	940742	31500		50.9			
View Details	2016	940742	26000		50.9			
View Details	2015	940742	26500		51	7.3		

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=688

Count Station Summary | Count Data Detail

Print



Station 688

OKEECHOBEE RD NE. OF VIRGINIA AVE

Upload Count

Trend	Growth Rate
Linear	-0.32%
Exp	-0.26%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

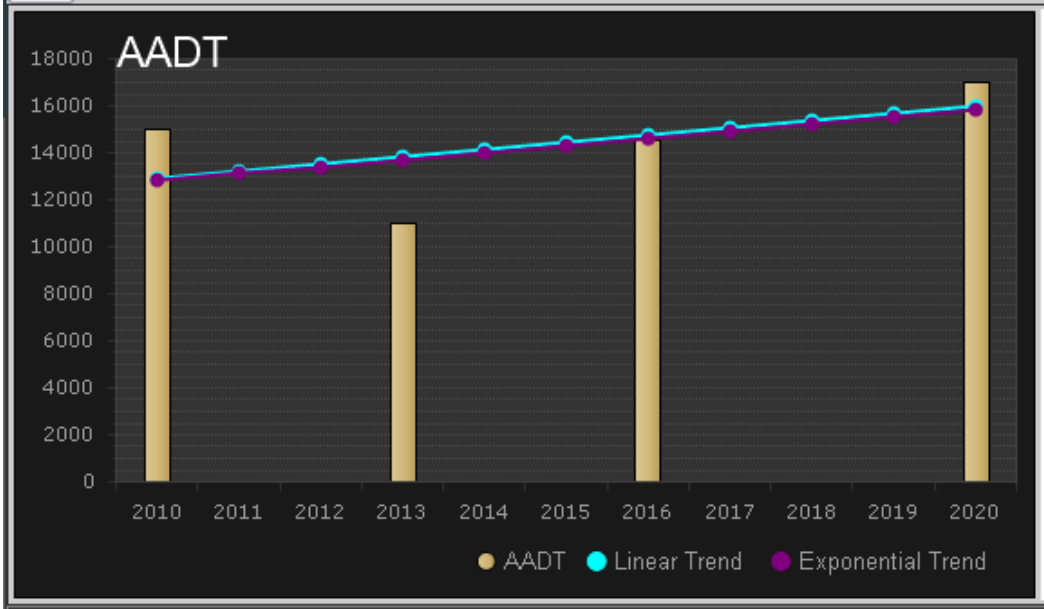
		Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 688-OKEECHOBEE RD NE. OF VIRGINIA AVE									
☑	View Details	2020	688	12500	0.105	0.5545	0	855	1121
☑	View Details	2016	688	12500	0.107	0.5135	0	950	1249
☑	View Details	2013	688	11000			0	840	1046
☑	View Details	2010	688	13500	0.096	0.558	0	1016	1167

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=689

Count Station Summary | Count Data Detail

Print



Station 689
OKEECHOBEE RD W. OF 33RD ST

Upload Count

Trend	Growth Rate
Linear	1.93%
Exp	2.09%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

Refresh AADT

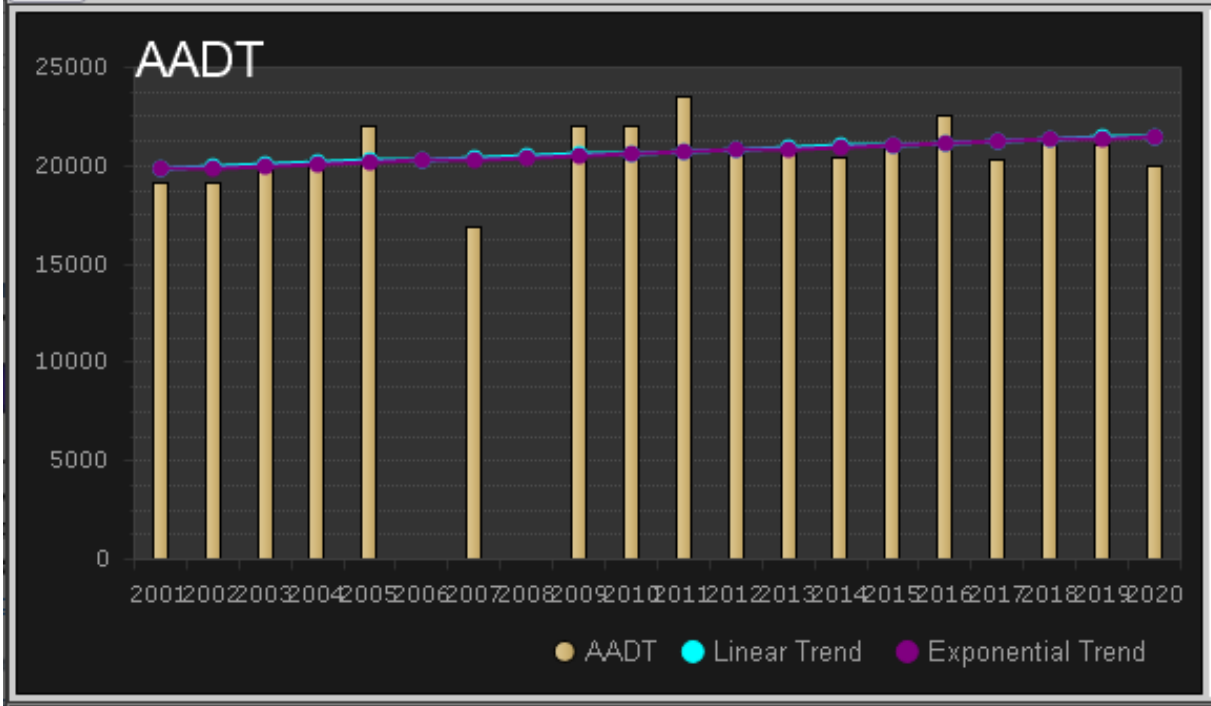
	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 689-OKEECHOBEE RD W. OF 33RD ST								
View Details	2020	689	17000	0.103	0.5155	0	1119	1468
View Details	2016	689	14500	0.109	0.51	0	1119	1463
View Details	2013	689	11000			0	911	1083
View Details	2010	689	15000	0.096	0.546	0	1179	1295

Count Station Summary — Mozilla Firefox

apps.tindaleoliver.com/webtcdms/countDataViewer.aspx?sid=940030

Count Station Summary | Count Data Detail

Print



Station 940030

SR 70 / VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)

Upload Count

Trend	Growth Rate
Linear	0.40%
Exp	0.42%

Graphs

- (•) AADT
- ( ) AM Peak Hour
- ( ) PM Peak Hour

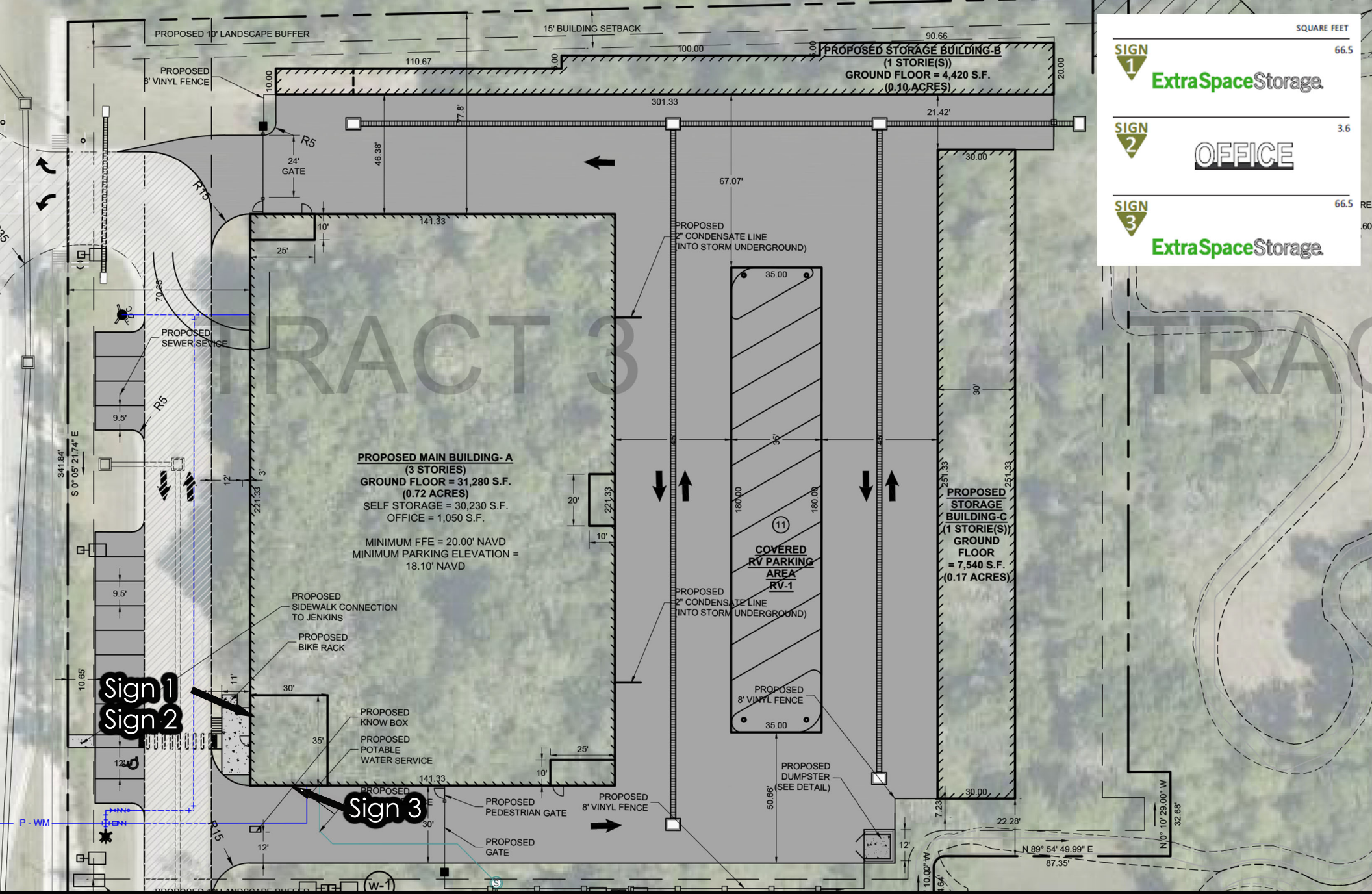
Refresh AADT

	Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
Location: Station 940030-SR 70 / VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)								
View Details	2020	940030	20000		0.51	-1		
View Details	2019	940030	21000		51			
View Details	2018	940030	21500		51.3			
View Details	2017	940030	20300		50.9			
View Details	2016	940030	22500		50.9			
View Details	2015	940030	21000		51	1.06		



Fort Pierce
Jenkins Road
Fort Pierce, Florida

sign & lighting



SQUARE FEET

SIGN 1 — 66.5 — ExtraSpaceStorage

SIGN 2 — 3.6 — OFFICE

SIGN 3 — 66.5 — ExtraSpaceStorage

Flagship Jenkins & Okeechobee

Signage Exhibit

Fort Pierce, FL

NORTH

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ELEVATION

SIGN 1

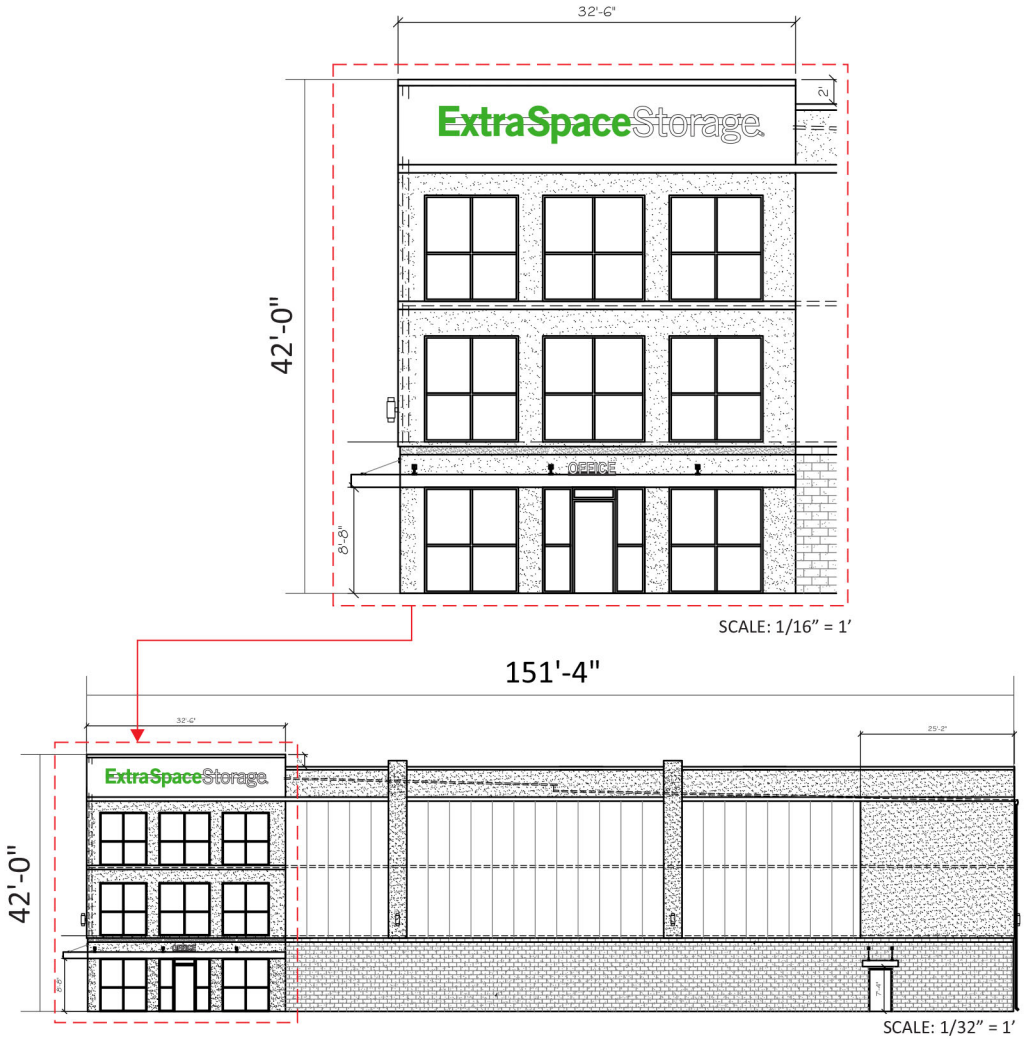
SCOPE OF WORK:
Manufacture and install 1 set of Standard 30" channel letters on raceway Green / White faces
Placement centered on west elevation left side over windows. Raceway color TBD

SQUARE FEET CALCULATIONS		
Allowable	Existing	Proposed
NA	0	66.5

SIGN 2

SCOPE OF WORK:
Manufacture and install 1 set of Standard "Office" Channel letters on raceway White faces
Placement West elevation bottom floor left end over door on awning

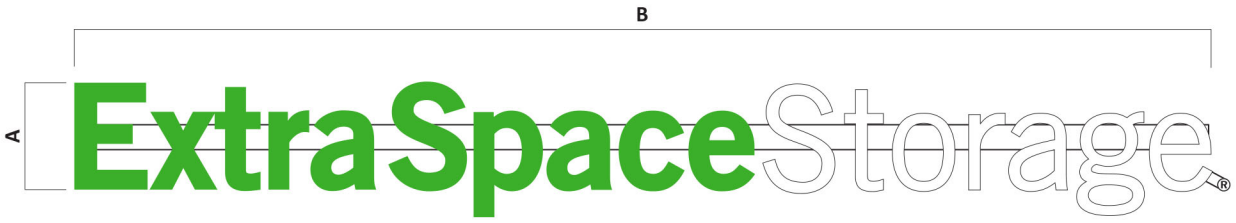
SQUARE FEET CALCULATIONS		
Allowable	Existing	Proposed
NA	0	3.6



RACEWAY MOUNT CHANNEL LETTERS

SIGN 1

A	B	SQUARE FEET
2'-6"	26'-7 ½"	66.5



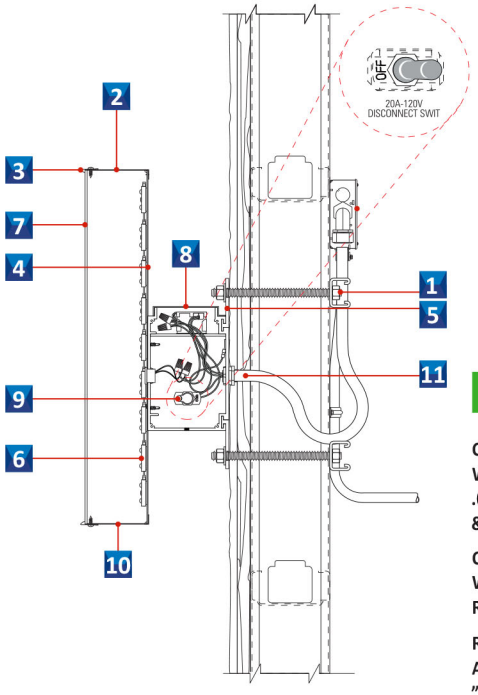
ExtraSpace Storage®



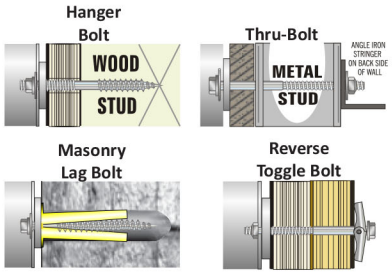
SPECIFICATION

1. NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
2. 5" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GUAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
3. TRIM CAP RETAINER DOVE GRAY
4. FLAT ALUMINUM BACK
5. ¼" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
6. USLED DIODE MODULE WHITE
7. 3/16" #7328 ACRYLIC FACE WHITE WITH 1ST SURFACE TRANSLUCENT VINYL AS SHOWN
8. LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7 ¼" X 7 ¼" EXTRUDED .050 ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED TO BE DETERMINED
9. VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
10. ¼" WEEP HOLES (2) TWO PER LETTER
11. GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.

SECTION DETAIL



MOUNTING DETAILS



*All Hardware to be Galvanized and Non Corrosive

COLOR SCHEDULE

GREEN	#2500-106 BRILLIANT
GREY	DOVE GRAY TRIMCAP
BLACK	PMS BLACK #2500-022
WHITE	

ELECTRICAL REQUIREMENT

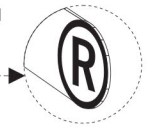
L.E.D.	"USLED" WHITE L.E.D. MODULES
POWER SUPPLY	24V "ADVANCE" POWER SUPPLY
AMPS	0.79A
CIRCUITS	(1) 20A-120V
DISCONNECT	(1) 20A-120V

MANUFACTURING NOTES

CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

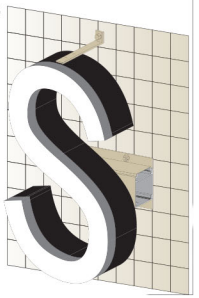
CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

REGISTRATION MARK TO BE BLACK VINYL ON ALUMINUM TAB ATTACHED TO BACK OF "e" CHANNEL LETTER.



BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .090" ALUMINUM PAINTED TO MATCH RW POP-RIVITED TO RETURN (FACING UP TO HIDE FROM SIGHT)

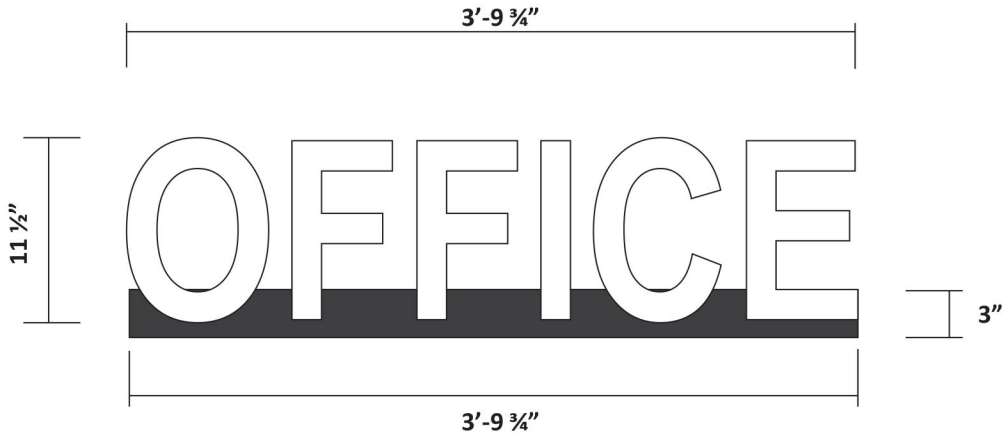


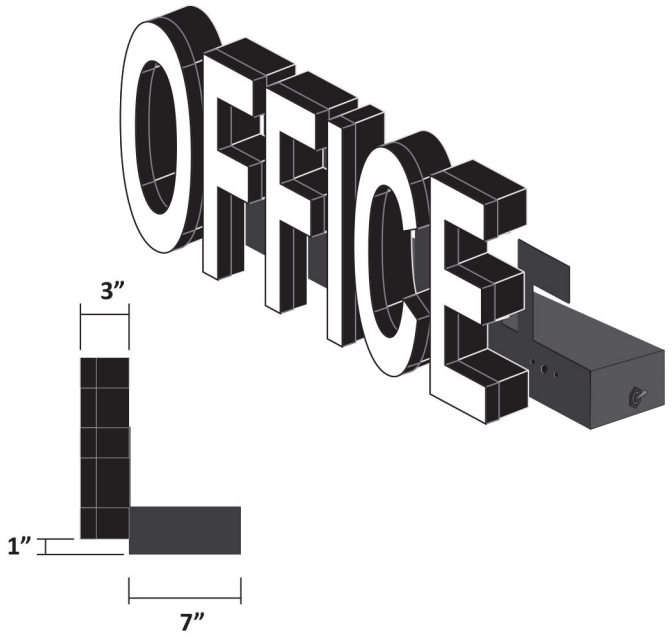
CANOPY OFFICE SIGN

SIGN 2

SCALE: 1''= 1'-0"

3.6 SQ/FT

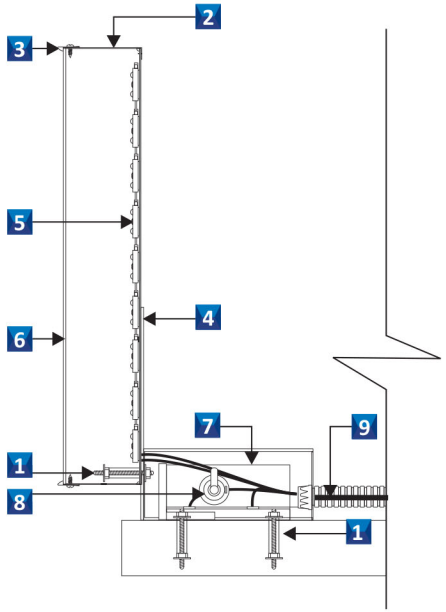




SPECIFICATIONS

1. NON-CORROSIVE #10 ¼" PITCH SCREW GALVANIZED
2. 3" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
3. TRIM CAP RETAINER
4. FLAT ALUMINUM BACK MOUNTED TO 1/2 HEIGHT ALUMINUM PLATE ATTACHED BY NON-CORROSIVE #10 ¼" PITCH SCREW - GALVANIZED
5. USLED DIODE MODULE WHITE
6. 3/16" #2447 ACRYLIC FACE
7. LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 0.063" ALUM. RACEWAY SUPPORT / WIRING BOX (3" X 7" X 45 3/4") PAINTED SW7069 – IRON ORE
8. VISIBLE DISCONNECT SWITCH
9. DEDICATED ELECTRICAL IN FLEX CONDUIT SEALED WATER TIGHT AT WALL PENITRATIONS.

SECTION



COLOR SCHEDULE

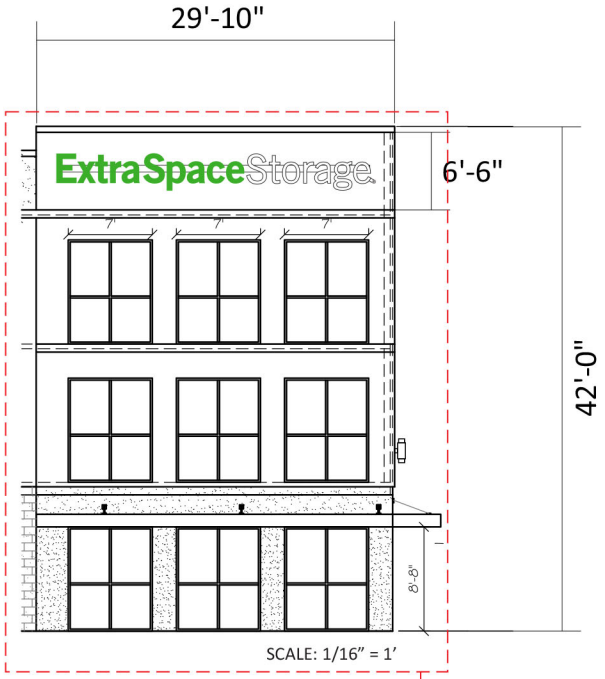
IRON ORE	#7069 IRON ORE
BLACK	PMS BLACK
WHITE	

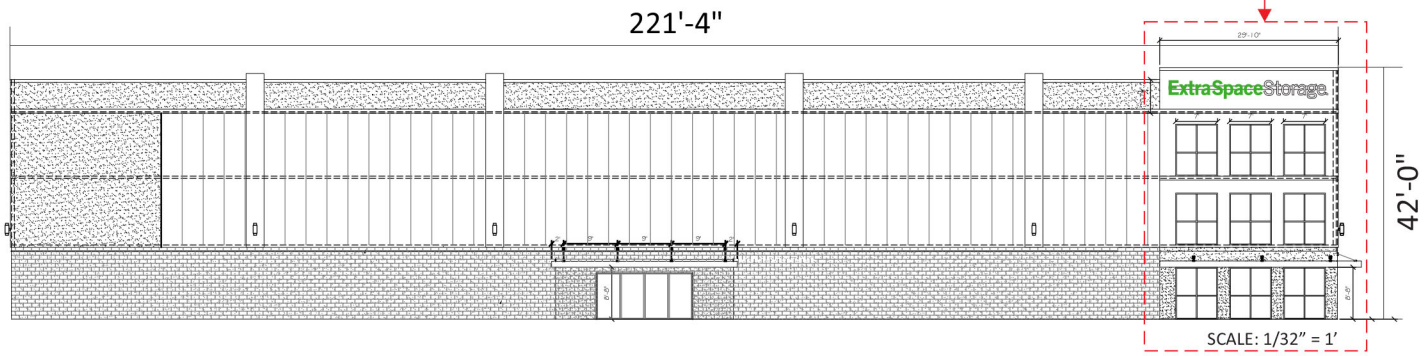
ELEVATION

SIGN 3

SCOPE OF WORK:
Manufacture and install 1 set of Standard 30" channel letters on raceway Green / White faces
Placement centered on north elevation right side over windows. Raceway color TBD

SQUARE FEET CALCULATIONS		
Allowable	Existing	Proposed
NA	0	66.5

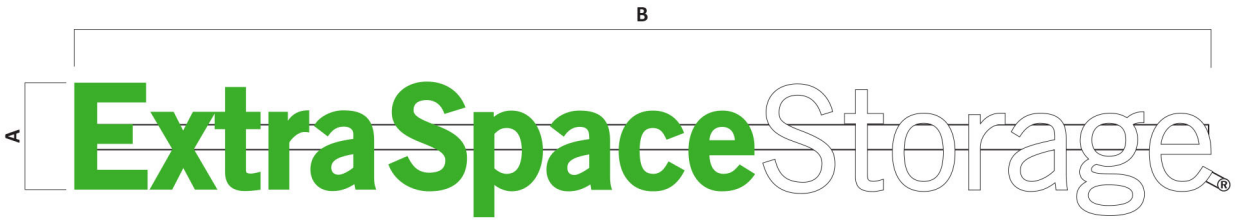




RACEWAY MOUNT CHANNEL LETTERS

SIGN 3

A	B	SQUARE FEET
2'-6"	26'-7 ½"	66.5

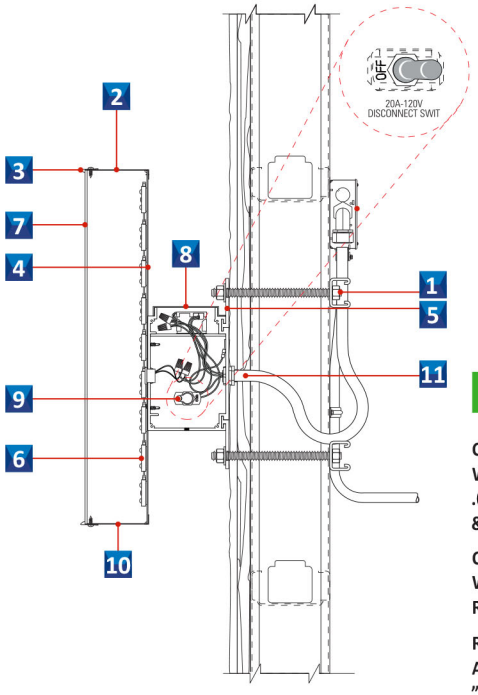




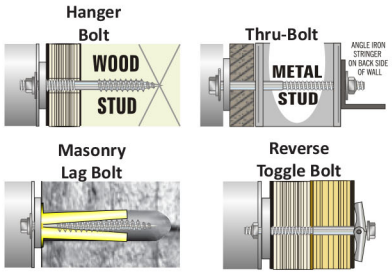
SPECIFICATION

1. NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
2. 5" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GUAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
3. TRIM CAP RETAINER DOVE GRAY
4. FLAT ALUMINUM BACK
5. ¼" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
6. USLED DIODE MODULE WHITE
7. 3/16" #7328 ACRYLIC FACE WHITE WITH 1ST SURFACE TRANSLUCENT VINYL AS SHOWN
8. LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7 ¼" X 7 ¼" EXTRUDED .050 ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED TO BE DETERMINED
9. VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
10. ¼" WEEP HOLES (2) TWO PER LETTER
11. GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.

SECTION DETAIL



MOUNTING DETAILS



*All Hardware to be Galvanized and Non Corrosive

COLOR SCHEDULE

GREEN	#2500-106 BRILLIANT
GREY	DOVE GRAY TRIMCAP
BLACK	PMS BLACK #2500-022
WHITE	

ELECTRICAL REQUIREMENT

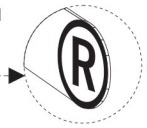
L.E.D.	"USLED" WHITE L.E.D. MODULES
POWER SUPPLY	24V "ADVANCE" POWER SUPPLY
AMPS	0.79A
CIRCUITS	(1) 20A-120V
DISCONNECT	(1) 20A-120V

MANUFACTURING NOTES

CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

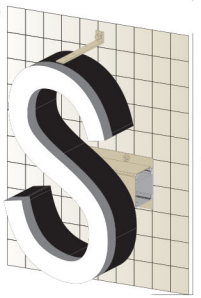
CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

REGISTRATION MARK TO BE BLACK VINYL ON ALUMINUM TAB ATTACHED TO BACK OF "e" CHANNEL LETTER.



BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .090" ALUMINUM PAINTED TO MATCH RW POP-RIVITED TO RETURN (FACING UP TO HIDE FROM SIGHT)



ENGINEERS SURVEYORS
ENVIRONMENTAL

April 23, 2021

Flagship Companies Group, LLC
Attn: Phillip C. Hollis, MS/PE
1190 Business Center Drive, Ste. 2000
Lake Mary, FL 32746

VIA Email:

Reference: **Environmental Assessment**
Jenkins Road
Fort Pierce, FL 34982
Parcel ID # 2419-603-0003-000-4; 2419-603-0004-000-1

Dear Mr. Hollis,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced parcels. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to City of Fort Pierce developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.



Anthony A. Adams, BS
Sr. Biologist | Certified Arborist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel IDs: 2419-603-0003-000-4; 2419-603-0004-000-1
Jenkins Road
Fort Pierce, FL 34947

Date: April 23, 2021
Project # 21-241

Prepared For:
Phillip C. Hollis, MS/PE
1190 Business Center Drive, Ste. 2000
Lake Mary, FL 32746

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID #2419-603-0003-000-4; 2419-603-0004-000-1) comprised of 4.73 acres combined. The property is classified by the St, Lucie County Property Appraiser with a Future Land Use Designation of General Commercial. The parcels are located just east of Jenkins Road, north of Okeechobee Road, in St. Lucie County, Florida. The subject property is further located within Section 19, Township 35 South, and Range 40 East, St. Lucie County, Florida.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on April 23, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; 422 – Brazilian Pepper/Exotic Hardwoods, approx. 3.51 acres. The remaining acreage of the subject parcel is considered non-native and consisted of 211 – improved pastures and 424 – Melaleuca. Both the improved pasture habitat and the hardwoods are heavily invaded with exotic vegetation. It is important to note that there is native vegetation present, but the native vegetation does not have significant associations greater than 50% and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Laurel Oak	*Quercus laurifolia*
Live Oak	*Quercus virginiana*
Saw Palmetto	*Serenoa repens*
Slash Pine	*Pinus elliottii var. densa*
Broom Grass	*Andropogon spp.*
Brazilian Pepper**	*Schinus terebinthifolia*
Melaleuca	*Melaleuca quinquenervia*
Lead Tree**	*Leucaena leucocephala*
Rosary Pea**	*Abrus precatorius*
Earleaf Acacia**	*Acacia auriculiformis*
Caesarweed**	*Urena lobata*
Cogongrass**	*Imperata cylindrica*
Guinea grass**	*Megathrysus maximus*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of upland vegetative species observed during the site visit.

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. These components were not found during the field reconnaissance on the property.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows or habitat were observed on site. In addition, no sandhill cranes or their nests were identified on site.

Due to anthropogenic disturbances onsite such as, periodically cleared areas, many listed species may not be found onsite due to the lack of suitable foraging and nesting habitat. No other state or federally listed plant/animal species were found on site.

SOIL COMPOSITION:
Based on a review of the USDA Web Soil the site is composed of:

Nettles Sand - is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically, the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Oldsmar fine sand- This poorly drained soil is found typically in broad areas in the flatwoods. Typically, the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40 inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

SITE HISTORY:
After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the property was semi-developed as far back as 1992. At that time a residence can be observed, along with signs of light agricultural use. After this image, it is observed that the land is no longer the subject of agricultural activity, as there is a noticeable increase in vegetation size and density. By 2005, it is apparent that this land is vacant, and receiving no management of any kind. All trails that were previously distinguishable in aerial images are unable to be seen after this point in time.

According to the St. Lucie County Property Appraiser, the most recent sale of these parcel occurred in May 2006.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Land Development Code that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Sec. 123-66. - Tree protection and mitigation.

(d) Mitigation shall be required for the loss of any native tree at least 14 inches DBH (except for palms which shall have a minimum clear trunk of ten feet) and shall include the following:

(1) The replacement trees, either preserved, relocated or newly planted, shall be of the same or other native species as the tree approved for removal;

(2) The quality and replacement of the replacement trees shall exceed the minimum landscape requirements otherwise set out in this article and shall be at least 12 feet tall and 2½ inches DBH except for palms which shall have a minimum clear trunk of ten feet. Any tree which is the subject of a mitigation plan shall be replaced at a ratio of one inch DBH for each inch of DBH removed, except that each palm tree which is preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed. The following mitigation credit shall apply:

a. Trees preserved or relocated on-site, which exceed the minimum landscape requirements of this article shall count as equivalent replacement DBH;

b. Trees planted on-site which exceed the minimum landscape code shall count as half credit towards the mitigation requirements.

This section of the City of Fort Pierce Land Development Ordinances sets forth mitigation methods and requirements in addition to the option of paying pursuant to the City of Fort Pierce Fee Schedule.

SUMMARY:

It is the professional opinion of EDC that there is no native upland habitat located on site. The site consists of 4.73 acres designated as General Commercial. The largest FLUCCS code designation is 422 - Exotic Hardwoods/Brazilian Pepper.

It is our professional opinion that there are no wetlands located on site.

No gopher tortoises, burrows, or habitat were observed on site. In addition, no sandhill cranes or their nests were identified on site. Furthermore, no other state-listed species were observed.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

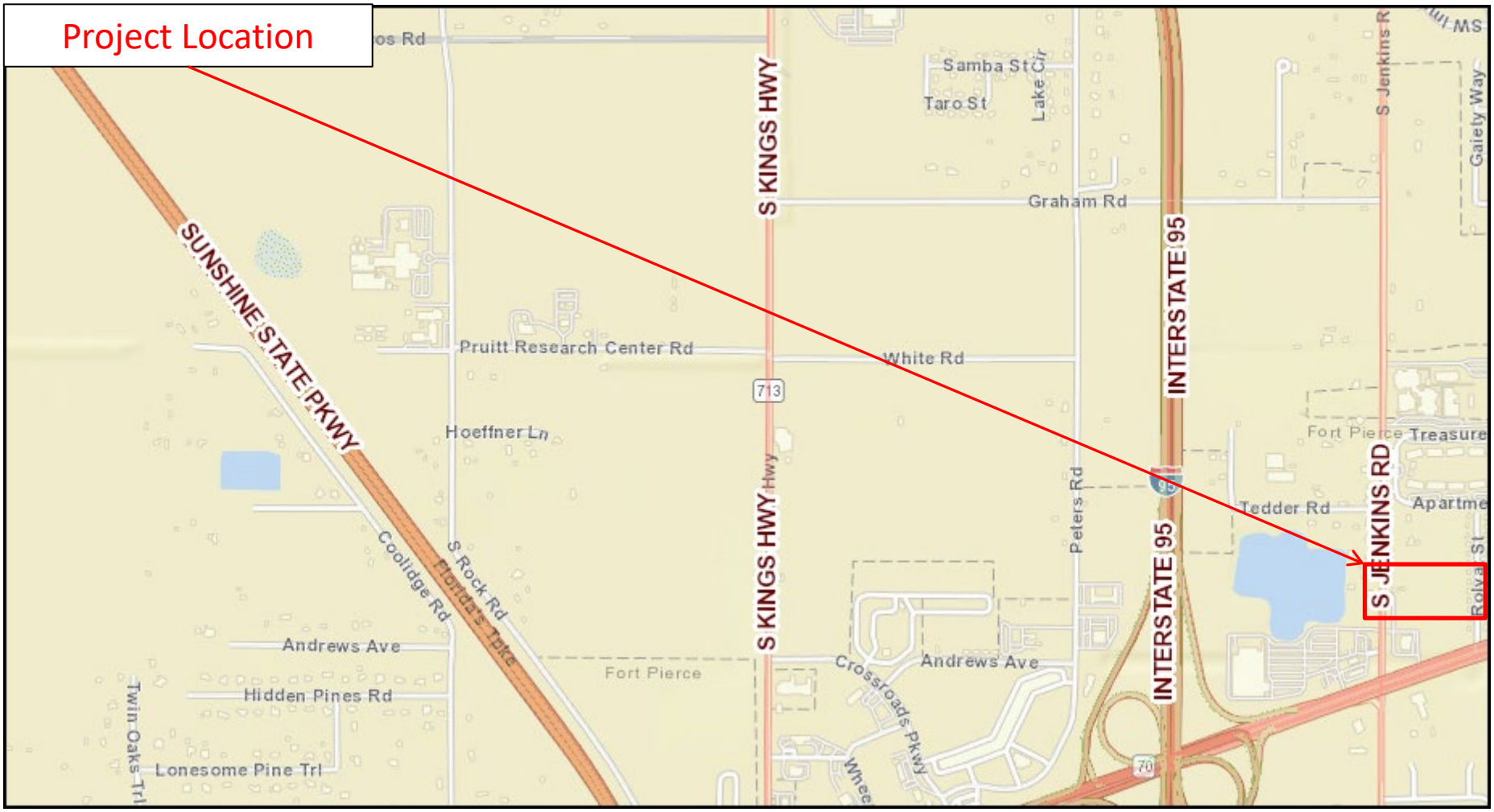
Environmental Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

Location Map

Project: 21-241	Flagship Companies	04/23/2021



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-241	Flagship Companies	04/23/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

Soil Map

Project: 21-241	Flagship Companies	04/23/2021



St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	4.3	100.0%
Totals for Area of Interest		**4.3**	**100.0%**

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

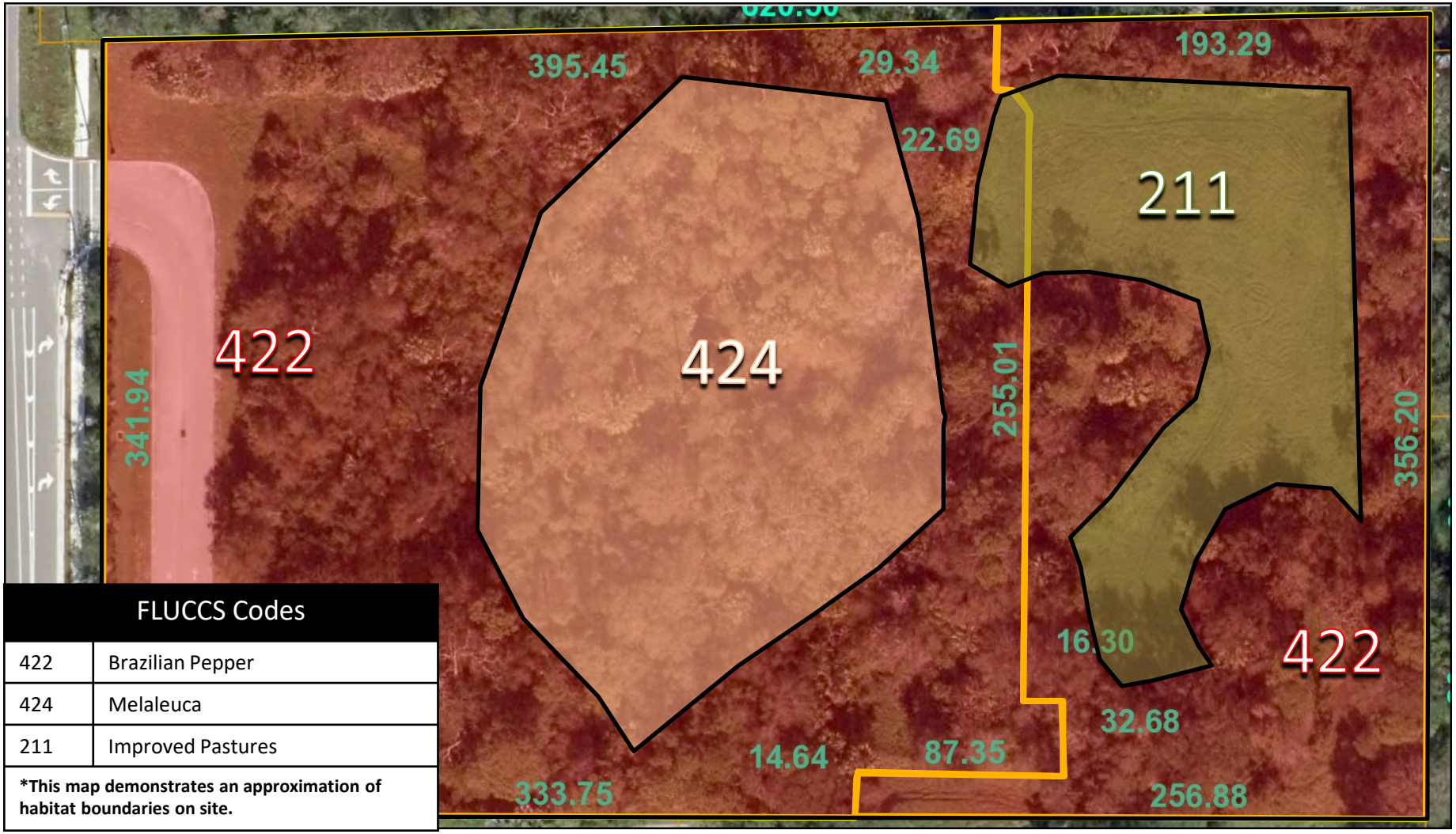
Environmental Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 21-241	Flagship Companies	04/23/2021



FLUCCS Codes	
422	Brazilian Pepper
424	Melaleuca
211	Improved Pastures

***This map demonstrates an approximation of habitat boundaries on site.**

Planning Board **6. d.**

Meeting Date: 12/13/2021

Information

REQUESTED ACTION

Site Plan - Oleander Oaks - 2433-144-0002-000-3

LOCATION

West side of Oleander Road, approximately 664 feet north of Tumblin Kling Road.
PCN: 2433-144-0002-000-3

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

RECOMMENDATION

Staff recommends **APPROVE** the requested applications with the following conditions:

1. The tree mitigation as outlined in the Tree Mitigation Plan shall be paid prior to the issuance of a Building Permit.
2. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the Final Certificate of Occupancy for the site.
3. At the time of Building Permit review, littoral plantings shall be provided on the Landscape Plan surrounding the lake area.
4. Should the subject PD not be issued a building permit within two (2) years from the date of PD approval, the zoning designation shall revert to the R-4 zoning district zone.

Attachments

staff report and supporting documentation

application and supporting documentation

Form Review

Form Started By: Jennifer Hofmeister Started On: 12/07/2021 11:24 AM
Final Approval Date: 12/08/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
FROM:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
RE:	**Revised Site Plan (Development & Design Review) Approval**
BOARD DATE:	December 13, 2021

STAFF REPORT

Owner:	Alva Stone Group LLC
Representatives:	Diego Quijada, Alva Stone Group LLC Blaine Bergstresser, P.E., Kimley-Horn
Applicant's Request:	Approval of an Application for Site Plan (Development and Design Review) for a 12.92 parcel of land located along Oleander Avenue north of Tumblin Kling Road
Location(s):	West side of Oleander Road, approximately 664 feet north of Tumblin Kling Road
Parcel ID:	2433-144-0002-000-3
Future Land Use:	Medium Density Residential (RM) - 6.5 to 12 dwelling units per acre
Current Zoning:	Medium Density Residential Zone (R-4) not to exceed 10 units to the acre for conventional developments and 12 units per acre for Innovative Residential Developments. Application for a Zoning Map amendment to Planned Development (PD) with an underlying zoning of R-4 is in process

Surrounding FLU:

North	East	South	West
GC	I	RM	RU (SLC)

Surrounding Zoning:

North	East	South	West
C-3	I-1	R-4	RS-3 (SLC)

Utilities:	FPUA

Staff Analysis:

Request
In accordance with 125-313 and 125-314 of the City Code, the subject application is a request for Site Plan (Development and Design Review) approval to develop a 50-unit single family home development on approximately 12.92 acres of land along Oleander Avenue north of Tumblin Kling Road. Currently, the site is a vacant wooded lot that City Code allows for single family as well as a variety of housing types. Surrounding the subject property is land zoned St. Lucie County Residential, Single-Family-3 (RS-3), and City of Fort Pierce Medium Density Residential Zone (R-4) to the west and south, respectively, with City of Fort Pierce General Commercial Zone (C-3) to the north.

The proposed layout of the site will consist of an entrance from Oleander Avenue with a looped road traversing the development. A proposed wet retention pond has been designed in the center of the development that will function as a stormwater retention area, in addition to serving as an amenity for the neighborhood. An additional feature parcel is also proposed north of the wet pond that will provide the future residents an open space area with views of the wet pond, a pool, outdoor gym, tot lot and grilling station.

Future Land Use and Zoning
The subject property has a Medium Density Residential (RM) Future Land Use designation, which is intended for parcels that are best suited for multifamily residential uses ranging in density from six (6) and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

Currently, the site has a compatible zoning district classification of Medium Density Residential District (R-4), which is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes, or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed 10 units per acre for conventional developments and 12 units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service, and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

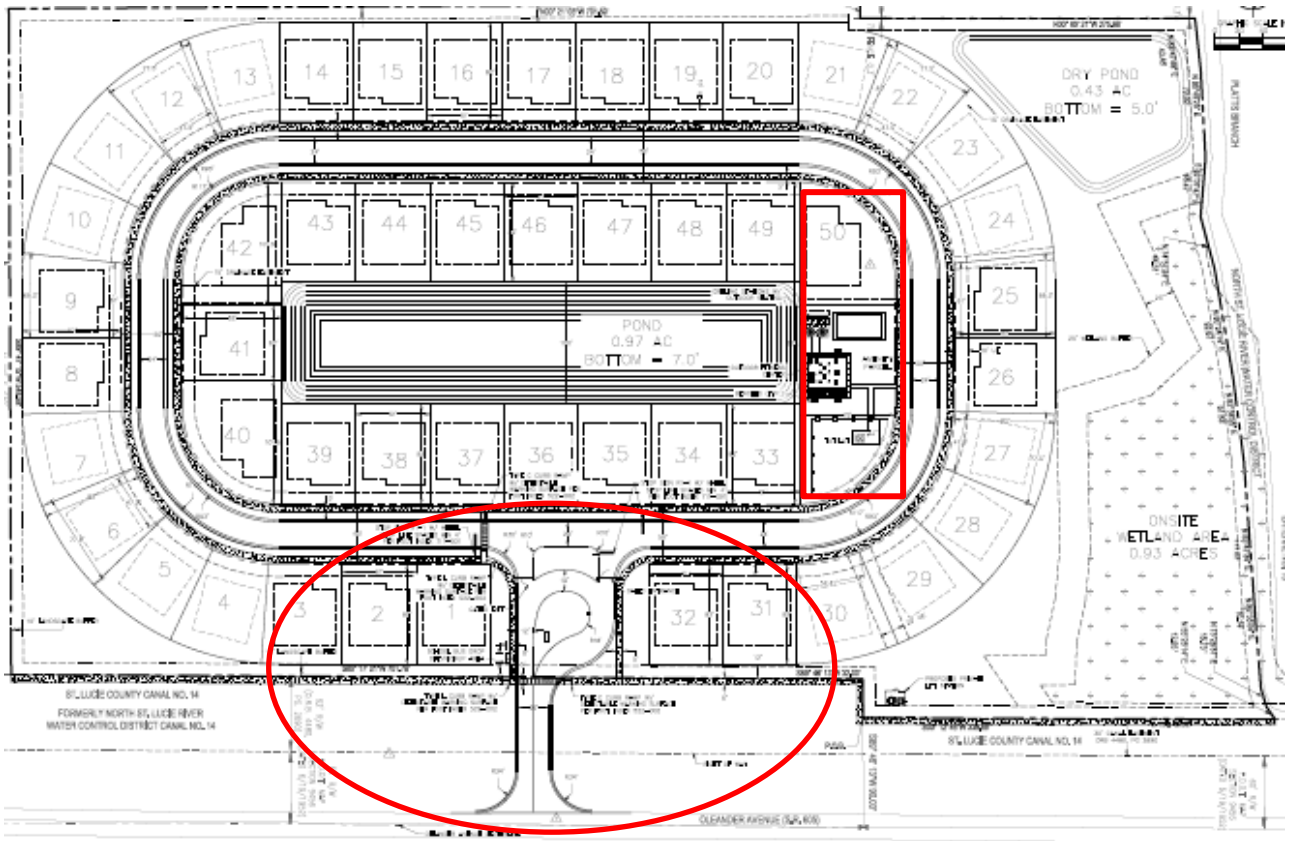
An application for a Zoning Atlas Map Amendment to Planned Development District (PD) is in process and was reviewed and recommended for approval at the Planned Board meeting of October 11, 2021. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the established zoning districts. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City

Commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare.

Site Plan

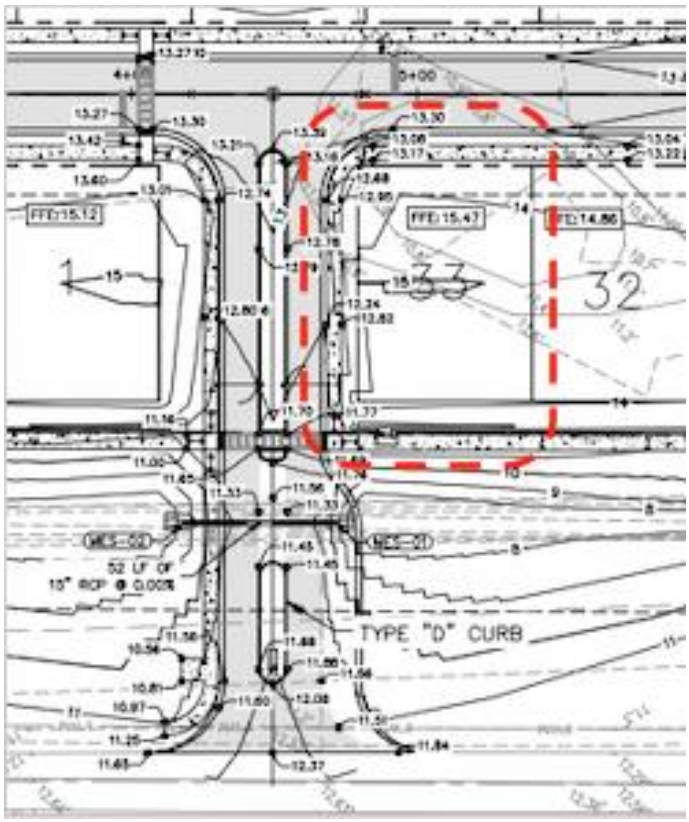
As stated, the applicant is proposing to develop the subject vacant wooded parcel into a 50-unit single family development. The proposed development will maintain approximately one (1) acre of the property as a wetland, and provide recreation for the community, including community grilling stations, a pool, outdoor gym, tot lot, and outdoor seating alongside the interior pond. Sidewalks will be provided both internally and a bus stop for school age student pickup.

At the October 11, 2021, Planning Board meeting, the Planning Board recommended approval of the associated PD application and preliminary plat. However, the Planning Board had concerns over the location of the school bus stop and requested that the applicant, and School District and Planning staff work together to develop an alternative to address the safety concerns. Following the Planning Board meeting, subsequent meetings were held with City Planning, County Engineering, the School Board staff and the applicant. After reviewing the potential safety concerns with the current location of the bus stop, a new entrance was designed that now allows for a full bus turn behind the private gate, without interfering with the right-of-way. Additionally, the site was adjusted to provide additional recreational amenities which resulted in relocating one of the proposed units. Both the site plan as well as the preliminary plat have been revised. Therefore, a revised preliminary plat has also been submitted for review by the Planning Board. The three (3) modifications are described on the following pages.

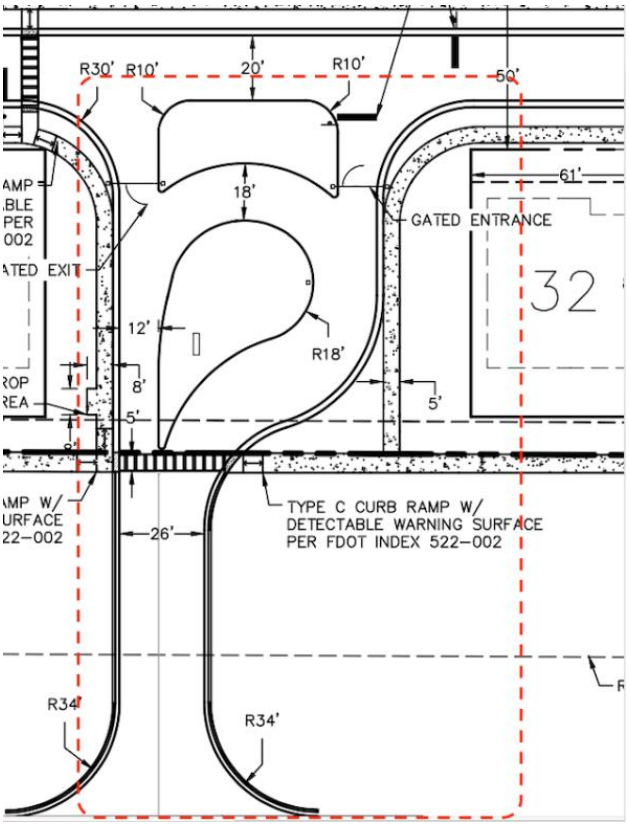


1) Lot #33 from previous site plan was removed to accommodate new entrance per comments from St. Lucie County Schools and Public Works. The new entrance now allows for a full bus turn before private gate, without interfering with the right-of-way.

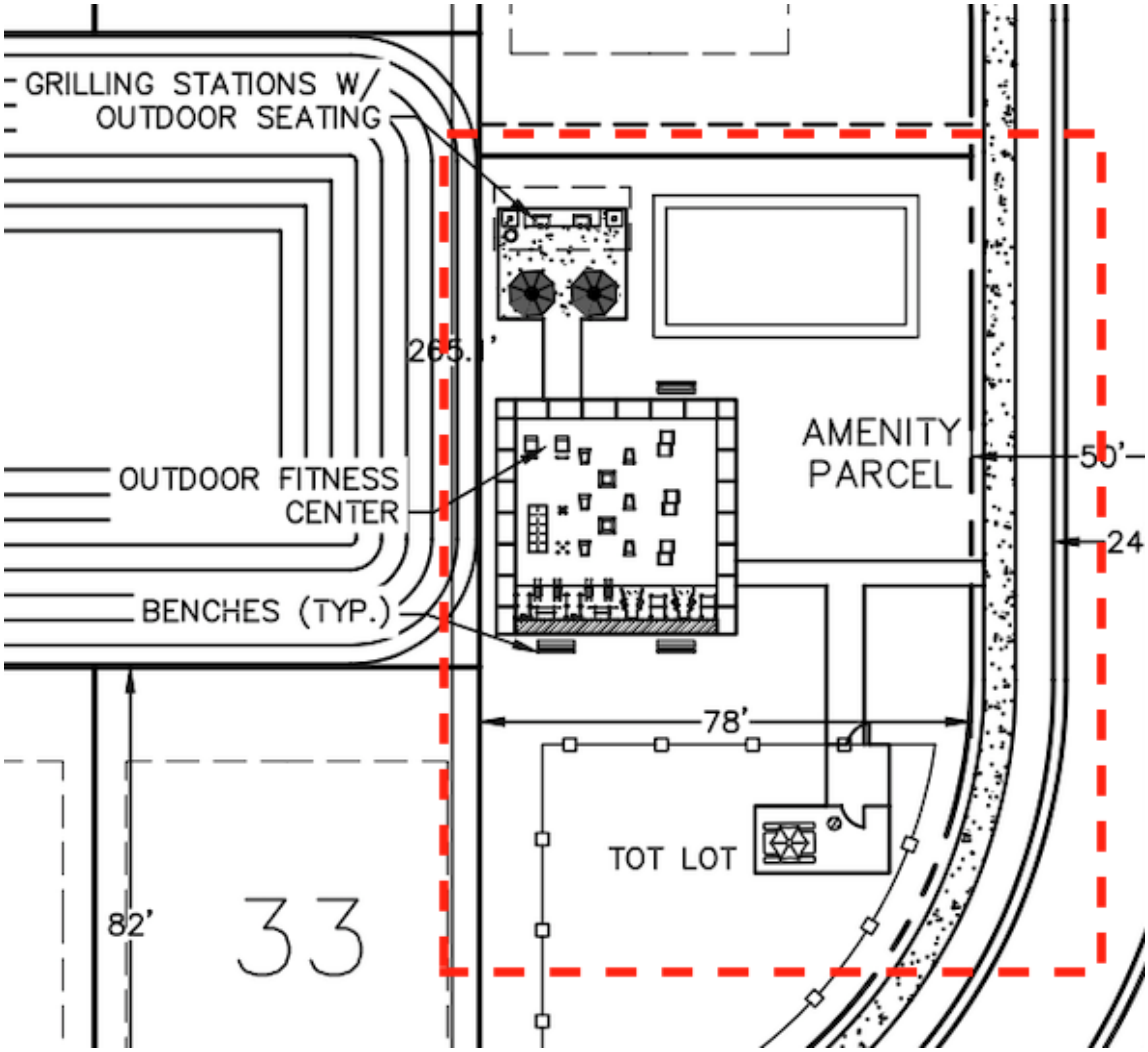
PREVIOUS



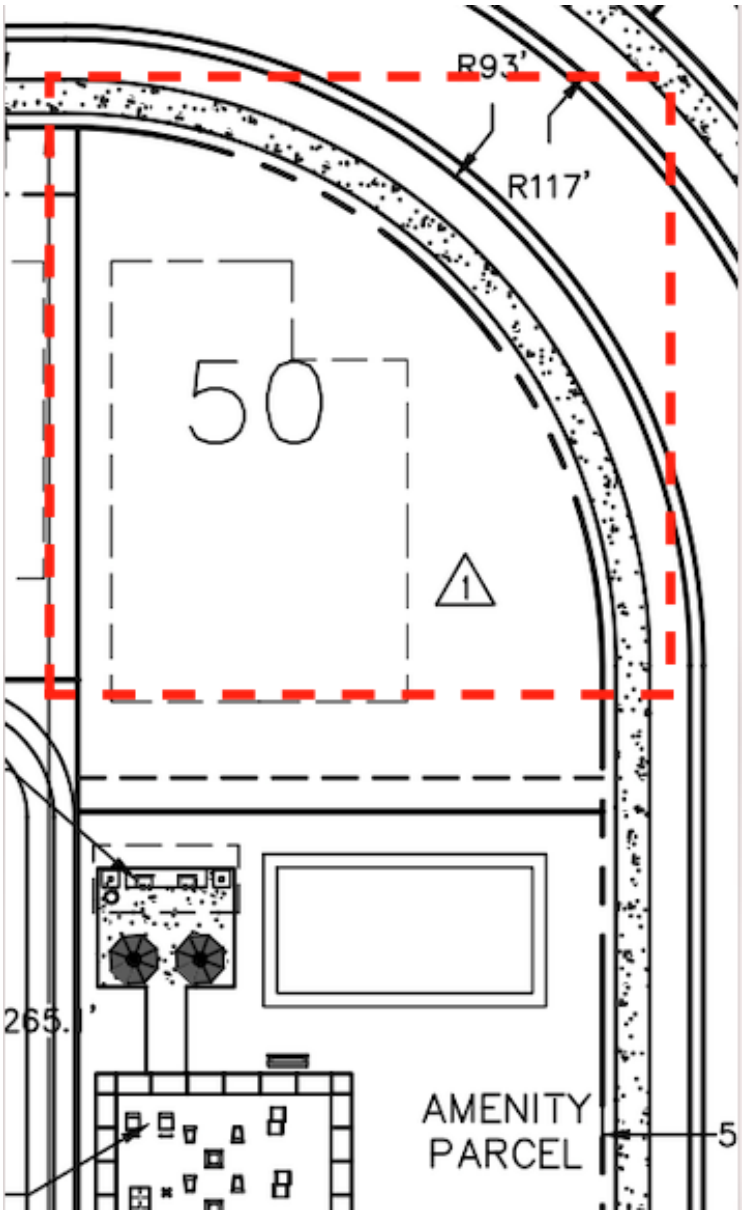
NEW



2) Amenities were improved and include a Pool, Outdoor Gym, Tot Lot, and Grilling Station.



3) LOT #50 was accommodated next to the Amenity Parcel.



Design Review

The proposed elevations for the single-family homes will provide for a variety of housing designs as illustrated below.



The building elevations proposed are contemporary in style with a coastal theme that incorporates decorative siding and louvers, colored metal roofs, stucco score lines, wooden brackets, and garage access from the front. Each of the units have been designed as three (3) bedroom/two (2) bath dwelling units with ample space for private enjoyment.

Landscaping

The plant schedule requested consists of a total of 489 new tree specimens. The applicant is proposing to remove, replace, and mitigate trees, plant shrubs, and install irrigation. The plans will involve the following, (please note that DBH stands for the Diameter breast height, which means the diameter of a single stemmed tree measured at 4½ feet above grade.

Diameter breast height shall be equal to the sum or aggregate of the individual stems' diameters measured at 4½ feet above grade.

- Trees to be relocated are: 107 Palms saved and 1,154 DBH hardwoods saved
- Trees to be mitigated: 203 Palms removed and 4,865 DBH hardwoods removed
- Trees to be planted include: 62 Palms 550 DBH hardwoods along common area.
  347.5 DBH hardwoods planted on lots (200 trees)
- Shrubs proposed include: 1,722 shrubs planted.
  The applicant will be planting the dry pond instead of having sod that will include 7,021 grass plantings)
- New Irrigation will be installed.

Technical Review Committee
All affected departments have reviewed the proposed application 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 Site Plan (Development and Design Review) application is consistent with City Code, and the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare of the City of Fort Pierce.

Staff recommends that the Planning Board recommend **APPROVAL** of the requested application with the following conditions:

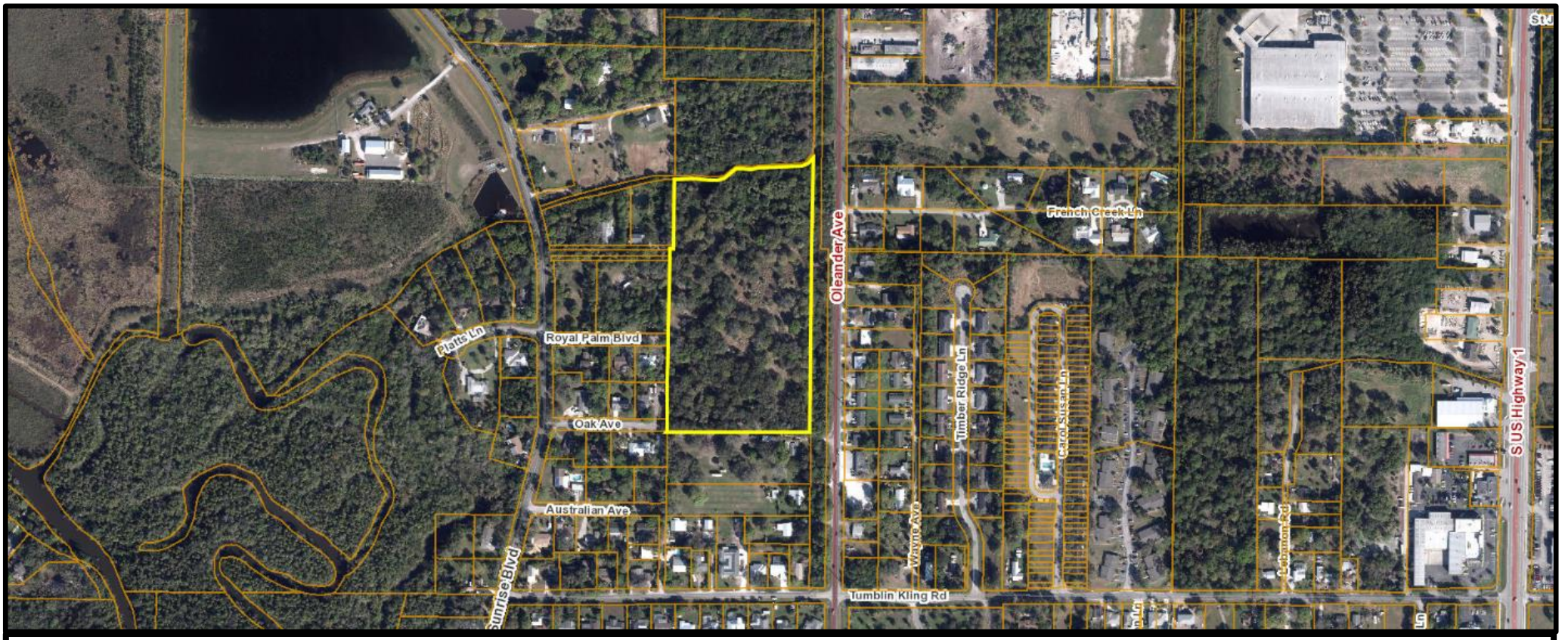
1. Pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.

2. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the Final Certificate of Occupancy for the site.

3. At the time of Building Permit review, littoral plantings shall be provided on the Landscape Plan surrounding the lake area.

4. Should the subject PD not be issued a building permit within two (2) years from the date of PD approval, the zoning designation shall revert to the R-4 zoning district zone.

AERIAL MAP

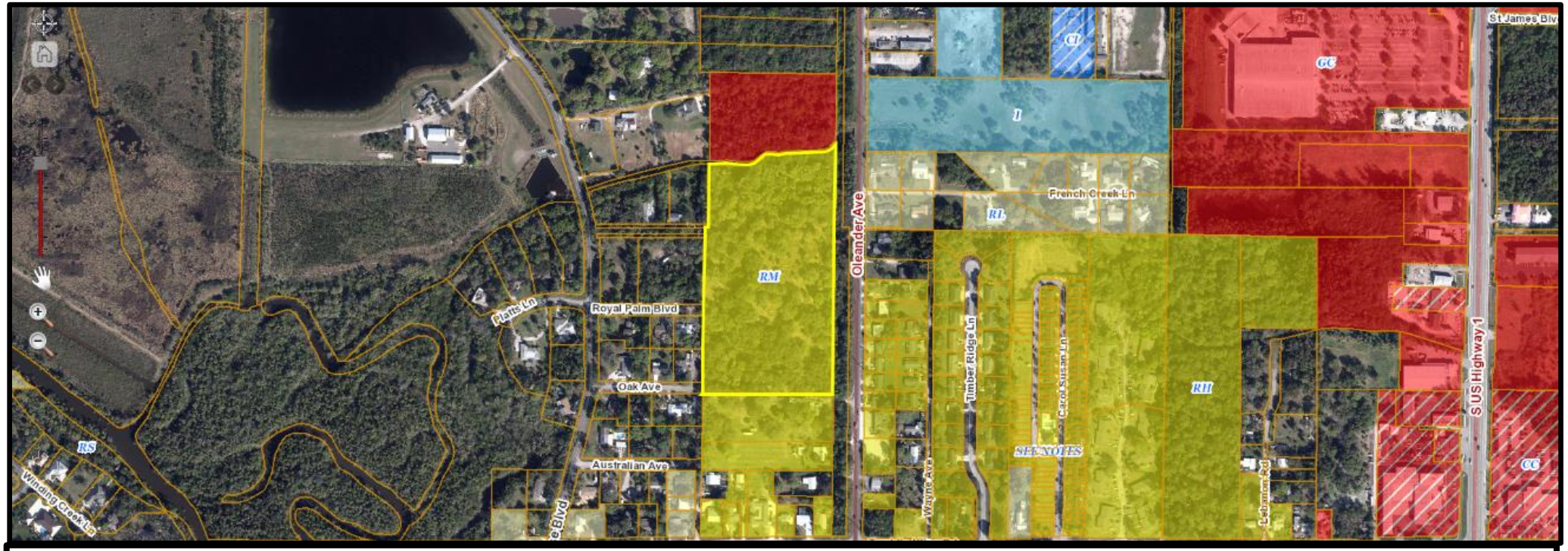


THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning, Site Plan (Development & Design Review)
Oleander Oaks

N
W E
S

FUTURE LAND USE MAP

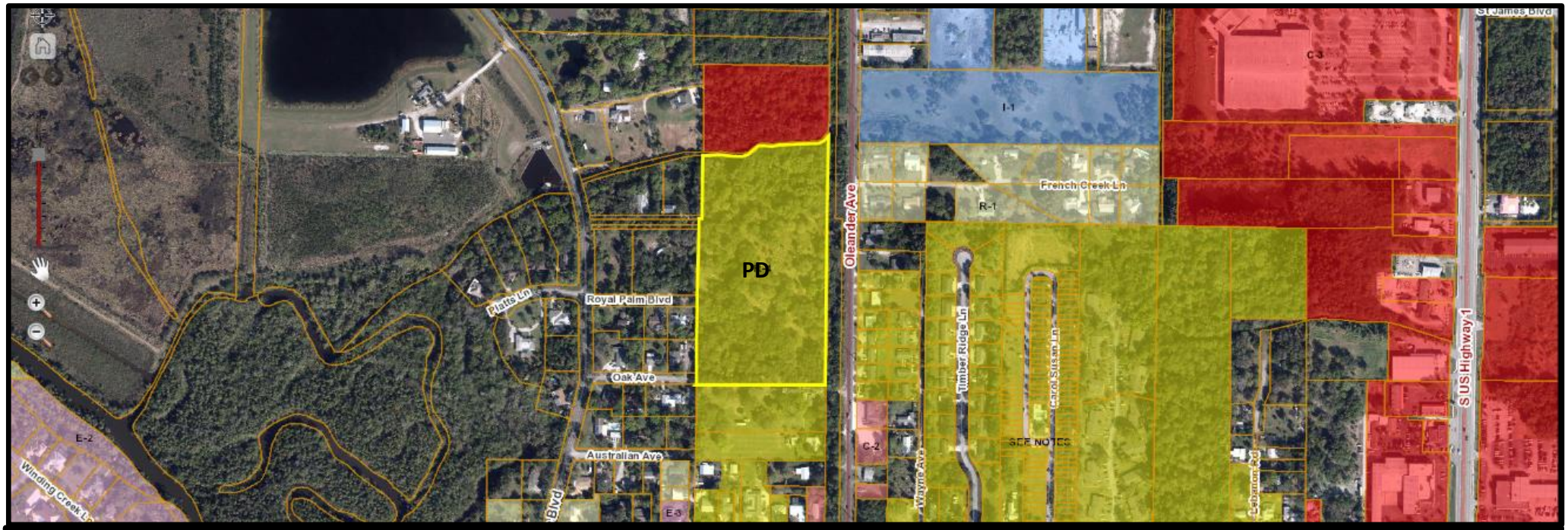


THE SUNRISE CITY
FORT PIERCE
Florida

Rezoning, Site Plan (Development & Design Review)
Oleander Oaks

N
W E
S

ZONING MAP



THE SUNRISE CITY FORT PIERCE Florida

Rezoning, Site Plan (Development & Design Review)
Oleander Oaks

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

May 20, 2021

Blaine Bergstresser
445 24th Street, Suite 200
Vero Beach, FL 32960

Subject: **Rezoning, Site Plan, and Subdivision – Oleander Oaks**
Technical Review Project # 21-43900001 & 21-09000001

Fort Pierce Planning:

1. Provide a notarized authorization form allowing Kimley-Horn to act as a representative for the Alva Stone Group. Upon further inspection of the applications Alva Stone Group appears on all the applications, but Kimley Horn is only present on the Rezoning application. You also have the option of updating the Design Review, Development Review, and Subdivision applications to reflect Kimley-Horn as the Applicant/Representative since Alva Stone Group is already present on all applications as the Property Owner.
2. For clarification, the SLC Property Record card indicates that Oleander Oaks LLC is the property owner of the parcel, however the Warranty Deed provided shows that Oleander Oaks LLC sold the property to the Alva Stone Group. Is this correct that the Alva Stone Group is now the property owner of the parcel?
3. On the plat consider dedicating the 1.42 acre wetland area as a conservation easement.
4. Provide sidewalks on both sides of the road in the development as well as on both entrances. Crosswalks in appropriate locations shall also be designated. Coordination will be needed with St. Lucie County to determine if sidewalks will be able to be constructed along their right-of-way outside of the development. New developments are required to construct sidewalks on all rights-of-way.
5. Will this be a gated community?
6. Provide an explanation on what is planned to occupy the amenity area. Staff would suggest a tot lot/active play area, dog park, or central community space with a gazebo, fountain, benches, trees, etc. If the central community space is chosen, consider adding a small walkout platform onto the pond.
7. Add a water feature to the pond along with littoral plantings. The littoral plantings can be depicted on the Landscape Plan.
8. For the dry pond consider providing some zero scaping elements, bioswale elements, or landscape design elements to complement the adjacent wetland area.

9. There is an R-4 Zoning Requirement table that has been provided on the Site Plan, is this intended to act as the requirements for the PD for the following: min lot area, min lot width, min lot depth, max lot coverage, min street frontage? If this is the case, the R-4 Zoning Requirements can just be changed to PD Requirements.
10. What is the maximum allowed height in the development? Will there be a separate rear setback for accessory structures? Will pools, sheds, or screened enclosures be permitted in the development. Include a note on the site plan addressing this if allowed.
11. Will items like power generators and air conditioning units be allowed within the side setback. If so, what would be the minimum side setback for these items. Include a note on the site plan addressing this if allowed.
12. Provide a calculation summary on the lighting plan that provides the Average, Maximum, Minimum, Average/Minimum, and Maximum/Minimum calculations for the provided lighting.
13. Are mailboxes being proposed for each residence?
14. Start to configure the desired addresses for each residence as this will need to be provided to the Planning Department prior to Building Permit submittal with the Planning Departments Address Request form. There is a $25 fee per residential address.
15. Will there be a Homeowners Association to take care of community space maintenance within the development like the roads or the amenity area?
16. Provide a colored site plan (aerial overview) that also includes the landscaping.
17. Provide a typical lot landscape plan for each lot type on the overall Landscape Plan.
18. Provide the monument sign detail, size, and height as this must be approved with the Planned Development approval.
19. Has a wall been considered to buffer this development from the single-family homes to the west? This can also help to secure the property especially for the homes that are on the perimeter of the development. This can help with noise reduction.
20. If not already done so, consider having a community meeting with the nearby residents to notify them of the proposed single-family development.
21. An area or shelter for school age children shall be provided with coordination with Marty Sanders of the St. Lucie County School District (See SLC School District Comments on page 18 of this document)
22. The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

23. Update the School zones in the Capacity Analysis as this project is within Fort Pierce and the two school noted are in Port St. Lucie. Weatherbee Elementary School, Forest Grove Middle School and Fort Pierce Central High School appear to be closer to this site.

24. Are there any additional elevations to be provided besides the one that has already been provided or are additional model styles still being considered for this development?

25. Please note that Impact Fees will be collected from both the City of Fort Pierce and St. Lucie County upon construction of each single family home.

26. Provide your Planned Development Guidelines. An example of what needs to be provided can be found within the provide link below. The guidelines in the provided link start on page 60.
https://destinyhosted.com/fortpdocs/2020/CCREG/20200921_1434/11996_Application_and_Supporting_Documents.pdf

27. Within the Planned Development Guidelines provide your permitted uses. For example, a detached single family home will be a permitted use in this development. Will this development allow for vacation rentals as a permitted use?

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). All comments must be satisfied and addressed to move onto the Planning Board review stage. 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, MCRP, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Oleander Oaks Planned Development and Preliminary Plat
TRC No. 21-43900001 & TRC No. 21-09000001

DATE : May 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on May 13, 2021:

- [x] PD & Preliminary Plat 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] PD/Preliminary Plat 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 attached for comments

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

PRELIMINARY PLAT COMMENTS:

1. Provide a copy of the dedication/signature page as this sheet was not included with the submittal.
2. The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.
3. The preliminary plat shall include the overall tract boundary information, legal description, name and address of the owner, contour lines, drawing scale, easement dedication information, tract dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121 for specific requirements.

PLANNED DEVELOPMENT COMMENTS:

1. In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of a certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Natural Resource Assessment prepared by Kimley Horn & Associates. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that traverses across the property.
2. Update page 17 of the Natural Resource Assessment report to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie County.
3. The site plan shall indicate sidewalk construction on both sides of the proposed roadway per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.
4. Update the site plan to identify the entrance roadway lane widths.
5. The project information references the purpose of the on-site lake is both for stormwater treatment and for the enjoyment of the residents, yet it appears that insufficient area exists upland from the lake's top of bank to provide safe pedestrian access. Please provide information on what type of activities are expected to occur around the lake.
6. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.
7. Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.
8. **ADVISORY COMMENT:** The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

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: 5.20.21
Property Address: Rezoning (Planned Development) and Preliminary Plat - Oleander Oaks - Parcel ID: 2433-144-0002-000-3

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: 5/24/21

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

May 20, 2021

Case # 21-43900001 / 21-0900001

Planner: Brandon Creagan

Planned Development

Oleander Oaks Residential Community, Ft. Pierce.

Comments:

After reviewing the photometric plan, I observed several areas, generally around the curved roadway areas of the main thoroughfare of the residential development, where the illumination levels are near or at zero foot candles. The areas where the illumination levels reads zero or close to zero contrast the areas where the illumination levels are dramatically higher, which will lead to "dark pockets" of illumination in the roadway. Therefore, please consider revising the illumination to create a more even and uniform distribution of illuminance. Uniform lighting is easier on the eye during dark hours and allows for better perception of the environment.

The areas where illumination is observed to be low, as described are in the vicinity of lots # 6 and 7, #11 and 12, # 21 and 22 and # 28 and 29.

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 # 21-43900001 & 21-09000001

Rezoning- Oleander Oaks

Comments

FPUA W/WW Engineering: Concept approved. Water and wastewater services are available to the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below).

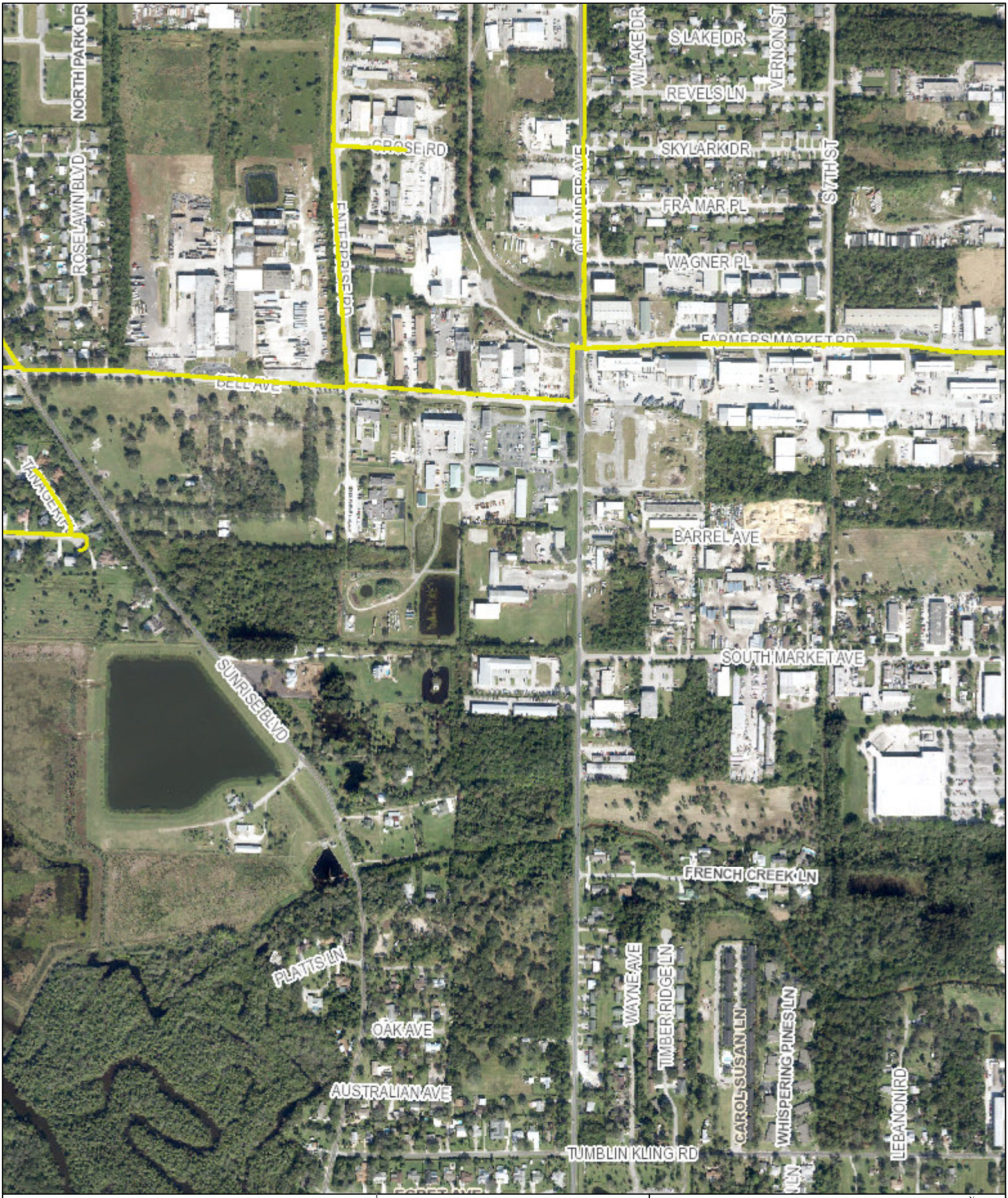
https://fpua.com/water-and-wastewater-engineering-downloads/

FPUA Electric & Gas Engineering: Electric - The property is not in the FPUA electric service area. Located in FPL service area. Gas – Service is available to the site (From the NW corner of Oleander Avenue and Bell Avenue). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose site). For more information and incentive available, please contact Ana Johnson.

Ana María Johnson
Business Development Officer
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, FL 34950
772.466.1600 Ext. 3012
772.467.3115 Fax
anjohnson@fpua.com

FPUA will require a utility easement for all propose FPUA facilities. Please find attached a copy of the FPUA GIS map (Gas).

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



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: 5/10/2021

FPUA COMMUNITY PROUD

N

1 inch = 751 feet

FPUA Web Map

Created By:
Name

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

FORT PIERCE UTILITIES AUTHORITY
"Community Proud"

Developer's Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

   (http://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesWWWDownloads.aspx)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.

3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

   $500 Flat charge per development
   plus $20 per water equivalent residential connection (WERC) at 300 gallons per day
   plus $20 per sewer equivalent residential connection (SERC) at 240 gallons per day

   Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

   Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.

6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

   Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from $50 - $400.

   Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:

    a. Bill of Sale/Cost and Quantities (utilize form on website)
    b. FDEP Water/Wastewater Certification
    c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
    d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
    e. Gravity Sewer Inspection DVD
    f. Lift Station Start Up
    g. Lift Station O & M Manuals (FPUA Owned Only)
    h. Private Lift Station/Collection System Application (if applicable)

13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

    Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are $250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

    a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
    b. Final Inspection/Walk-Through
    c. Punch List Complete
    d. Contractor's Affidavit and Release of Lien (utilize form on website)
    e. Executed Easement
    f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
    g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- KA sets up account and creates service order which charges $40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of $200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

_____

_____

_____

_____

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

_____

_____

_____

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

_____

_____

4. SITE ADDRESS AND PARCEL ID

_____

_____

_____

_____

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

_____

_____

_____

_____

_____

_____

_____

_____

6. EASEMENT TO BE PREPARED AT THE COST OF

_____ PROPERTY/BUSINESS OWNER

_____ FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.

2. Forward completed Request form to FPUA Attorney.

3. FPUA Attorney will order title search.

4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.

5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.

6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.

7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.

8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.

9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.

10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.

11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.

May 18, 2021

PROJECT: Oleander Oaks

REF: TRC App. #21-43900001 & 21-09000001

TO: Brandon Creagan

FROM: David Hays

The following comments are offered by SLC Public Works Department:

1. The project accesses onto a County Road, Oleander Avenue. The ROW depicted on the plan does not match the survey.
2. It is anticipated that north bound and south bound turn lanes will be required.
3. The traffic report will be reviewed by a third party through the County.
4. A 6 FT sidewalk will be required along the property's frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.
5. A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for drainage connection and right-of-way improvements.
6. Written response to Pre-application review has not been received.
7. For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal

St. Lucie County Schools

Oleander Oaks

1. The City code requires sidewalks on the adjacent street. That area should be properly graded, and a sidewalk be constructed along the project frontage of Oleander Avenue.
2. The walking conditions for students along Oleander Avenue is considered hazardous. The developer should coordinate with St. Lucie County to work on providing a safe route to school.
3. The school capacity analysis has the wrong school zones. At this time, we do not have any concerns with school capacity.
4. We will place any required bus stop on Oleander. Will the developer provide either a shelter or a place for student to wait for the bus out of the dirt/grass?

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

May 19, 2021 **VIA EMAIL**

Mr. Brandon Creagan, LEED Green Associate, Planner
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Proposed Transportation Impact Review
Oleander Oaks
Fort Pierce, Florida

Dear Mr. Creagan:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a transportation impact review with regard to the above-referenced proposed development. The proposed development consists of a subdivision of 50 single-family homes on approximately 13 acres. Based on the review, the following comments are provided:

- **Historical Growth Rate:** The Traffic Impact Study for the proposed development utilizes the medium growth rate of 1.55 percent from the University of Florida Bureau of Economic and Business Research (BEBR) for the historical growth rate without any meaningful justification. However, the St. Lucie TPO has adopted the BEBR high growth rate for the historical growth rate which reflects the actual annual growth rate in the County since 1995. Therefore, 2.55 percent should be utilized for the historical growth rate in the Traffic Impact Study.

- **Sidewalk on Oleander Avenue:** The proposed development does not include the construction of a sidewalk along the development on the west side of Oleander Avenue. Although a sidewalk from Midway Road to South Market Avenue is programmed for construction by St. Lucie County in FY 2020/21, it will be located on the east side of Oleander Avenue. Therefore, the proposed development should include the construction of a sidewalk along its frontage on the west side of Oleander Avenue.

- **Subdivision Sidewalks:** The proposed development does not include sidewalks on both sides of the subdivision streets. Sidewalks should be constructed on both sides of the subdivision streets.

Please contact me should any additional information or clarification be required with regard to this review.

Sincerely,

Peter Buchwald

Peter Buchwald
Executive Director

cc: Jack Andrews, P.E., Fort Pierce City Engineer

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
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: Oleander Oaks

REVIEW DATE: 5/11/2021

PLANNER: CREAGON

REVIEWED BY: Captain 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 at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
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 detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.**

7. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**

8. **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).**

9. **At least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc., as referred to in Exhibit "A," attached hereto.**

10. **Minimum Size of Water Mains**
    a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches.
    b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches.
    c. The maximum number of hydrants located on a dead end main shall be one (1).
    d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches.
    e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

Kimley»Horn

April 23, 2021

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

Re: Oleander Oaks- Design and Development Review Project Narrative

Dear Ms. Hofmeister:

We are proposing fifty (50) single family homes on approximately 12.92 acres of land on Oleander Avenue (Parcel ID # 2433-144-0002-000-3). Currently the site is a vacant wooded lot that has single family zoning to the west and south with commercial zoning to the north. The layout of the site consists of a divide entrance off of Oleander Avenue with a looped road throughout the development. There is a proposed wet pond in the middle of the looped road that will be used for stormwater storage but also act as an amenity for the neighborhood. An amenity parcel is proposed north of the wet pond which will give the residents an open space area with views of the wet pond.

There is an existing 1.42-acre wetland on the northern portion of the site that borders a North St. Lucie Water Control District canal. We are proposing to preserve the wetland as well as a twenty-five foot buffer. This will preserve a large portion of specimen trees as well as add an enhanced buffer between the neighborhood and the commercial zoned parcel to the north. It will also act as an amenity for the neighborhood as the houses that back up to it will have a view of natural habitat for local wildlife. The four corners of the property will contain large open space areas that will be planted with large trees to buffer the project from surrounding parcels.

We performed a Traffic Impact Study to look at the potential impact of the project on the surrounding roadways. We looked at the intersections along Oleander Avenue from Midway Road to Edwards Road. All intersections are projected to operate at an acceptable Level of Service (LOS) at 2026 buildout conditions, we also looked at the proposed site entrance off of Oleander Avenue. Based off the AM and PM peak trips neither a northbound left-turn lane or southbound right-turn lane are warranted for the project.

As part of our application we are requesting to rezone the property from R-4 to a Planned Development (PD). The reason for the request is due to the proposed right-of-way width.

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

City code requires a 60’ right-of-way for a local road. We are proposing a 50’ right-of-way with a 24’ wide asphalt road. This is typical of what we see in other municipalities as well as existing single-family projects in Fort Pierce. This will the neighborhood to have 82’ deep lots instead of the code minimum 70’ and allow us to preserve the wetland to the north.

Very truly yours,

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



Blaine Bergstresser, P.E.

K:\VRB_LDEV\147811000 - Oleander Oaks\PERMITTING\APPLICATIONS\City of Fort Pierce\Project Narrative.doc

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

Kimley»Horn

April 23, 2021

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

Re: Oleander Oaks- Planned Development Zoning Request

Dear Ms. Hofmeister:

We are proposing fifty (50) single family homes on approximately 12.92 acres of land on Oleander Avenue (Parcel ID # 2433-144-0002-000-3). Currently the site is a vacant wooded lot that has single family zoning to the west and south with commercial zoning to the north. The layout of the site consists of a divide entrance off of Oleander Avenue with a looped road throughout the development. There is a proposed wet pond in the middle of the looped road that will be used for stormwater storage but also act as an amenity for the neighborhood. An amenity parcel is proposed north of the wet pond which will give the residents an open space area with views of the wet pond.

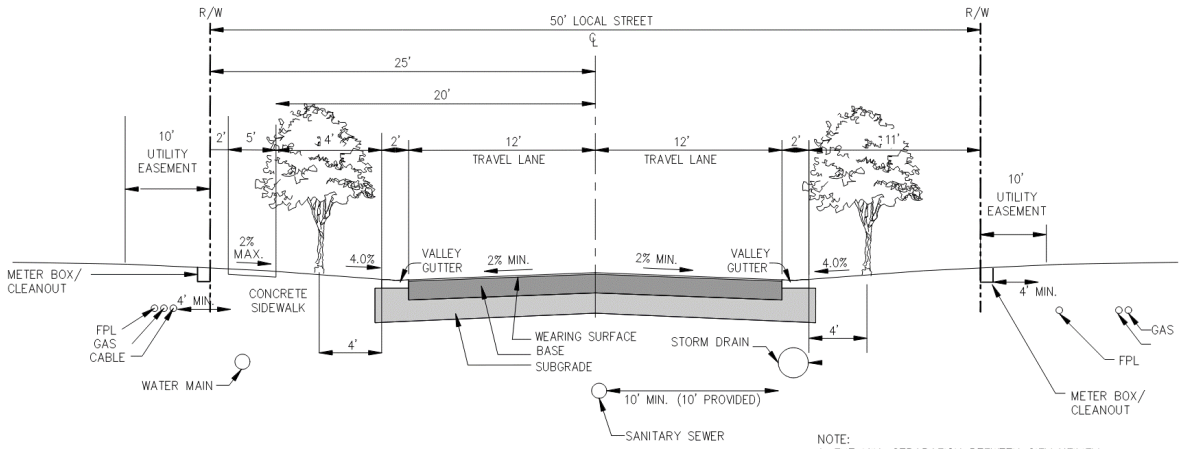
We are requesting a Zoning Atlas Map change from Medium Density Residential (R-4) to Planned Development Zone (PD). The sole purpose of this request is to provide a right-of-way of the interior road to be 50' instead of the code required 60' as well as a 15' front setback on the lots. Below are the zoning requirements for R-4 and below are the proposed zoning requirements for the PD. Regulations that are requested changes are in bold in the PD table. Proposed setbacks and density are shown on the table to show where the R-4 requirements will be exceeded.

Zoning	**R-4**	**PD**
Min. Lot Size	5,000 SF	5,000 SF
Min. Lot Width	60'	60'
Min. Lot Depth	70'	70' (82' proposed)
Min. Road Frontage	25'	25'
Max. Lot Coverage	40%	40%
Building Height	45'	45'
Max Gross Density (DU/Ac.)	12 DU/Ac.	12 DU/Ac. (3.87 DU/Ac. proposed)
Min. Setbacks		

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

Front	25’	***15’***
Side (Interior)	6’	6’ (10’ proposed)
Side (Corner)	15’	15’ (10’ proposed)
Rear	15’	15’

Below is the proposed 50’-right-of way in lieu of the 60’ right-of-way per code.



Very truly yours,

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



Blaine Bergstresser, P.E.

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 0 Oleander Avenue, Fort Pierce, FL
2. Property Tax ID(s): 2433-144-0002-000-3
3. Total Acreage: 13.18 Acres
4. Existing Future Land Use Designation: RM - Medium Density Residential
5. Existing Zoning Classification: RM-4 Single Family
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: Currently a vacant site, proposing to develop into a Single Family Site.

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: Currently the site is Zoned RM 4 with a Future Land Use of RM (Medium Density Residential)

11. **CAPACITY ANALYSIS**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant Commercial	General Commercial	Fort Pierce, General Commercial
South	Sing Family Residential	Medium Density Residential	Fort Pierce, Medium Density
East	Single Family Residential	Low Density Residential and High Density Residential	Fort Pierce - Medium Density and SLC - RM -11
West	Single Family Residential	Single Family Residential	SLC - RS-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	RS-4-Single Family	6.5-12 DU/AC	12.92	X
Proposed	PD	PD	3.87 DU/AC	12.92	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 40,000
Proposed Zoning	Total gallons per day 40,000
Change in Demand	**Total gallons per day** 0

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 40,000
Proposed Zoning	Total gallons per day 40,000
Change in Demand	**Total gallons per day** 0

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	8	8	0
Urban District	5 acres per 1,000 people	2	2	0
Community	2.5 acres per 1,000 people	1	1	0
Neighborhood	1.36 acres per 1,000 people	.55	.55	0

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) N/A

	K-8	High
School Name	Savanna Ridge Elementary	Port St. Lucie High
City	Port St. Lucie	Port St. Lucie, FL
Distance	4 Miles	8 Miles
Current Zoning Enrollment Demand	44	19
Proposed Zoning Enrollment Demand	44	19
Change in Demand	0	0

E. Solid Waste:
2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units

Demand Analysis	Maximum
Current Zoning	20 Yards
Proposed Zoning	20 Yard
Change in Demand	0

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	The impervious area will be increased but the 25 year 3 day will be less in the post development than it is in the pre development

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	680	50/65
Proposed Zoning	680	50/65
Change in Demand	Trips 0	Trips 0
Impact to Capacity	No change to overall capacity	

12. Name of Owner(s): Alva Stone Group LLC
Mailing Address: 591 Evernia St #1603
City West Palm Beach State FL Zip 33401
Phone # 954-850-0618
E-mail: pedro@alvastonegroup.com

13. Name of Applicant: Diego Quijada, Alva Stone Group
Mailing Address: 2030 S Ocean Dr #2221
City Hallandale Beach State FL Zip 33009
Phone # 954-850-0619 Fax #
E-mail: diego@alvastonegroup.com

14. Name of Representative: Blaine Bergstresser, P.E.
Mailing Address: 445 24th Street, Suite 200
City Vero Beach State FL Zip 32960
Phone # 772-794-4061 Fax #
E-mail: Blaine.Bergstresser@Kimley-Horn.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature Date

2030 S Ocean Drive, #2221	FL	33009
Address	State	Zip

954-850-0619		diego@alvastonegroup.com
Phone	Fax	E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Diego Quijada	954-850-0618
Property Owner's Name (Please Print)	Phone

591 Evernia Street #1603, West Palm Beach	FL	33401
Address	State	Zip

Property Owner's Signature — Date: 4/28/21

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 28 day of April, 2021, by Diego Quijada who is personally known to me or has produced _____ as id

Signature of Notary (seal)

Marina Renom
Notary Public
State of Florida
Comm# HH014256
Expires 6/24/2024

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 0 Oleander Avenue, Fort Pierce FL

Parcel ID #(s) 2433-144-0002-000-3

Project Description Single Family Residential Development

Alva Stone Group LLC	Diego Quijada, Alva Stone Group
Property Owner(s)	Applicant/Representative, Title, Company
591 Evernia Street #1603	2030 S Ocean Dr #2221
Street Address	Street Address
West Palm Beach FL 33401	Hallandale Beach FL 33009
City State Zip	City State Zip
954-850-0618	954-850-0619
Phone Number	Phone Number
pedro@alvastonegroup.com	Diego@Alvastonegroup.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.*

Amy T.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 21 day of April, 2021, by

Diego Quijada who is personally known to me or has produced

_____ as identification.

Signature of Notary

Marina Reno
Notary Public
State of Florida
Comm# HH014296
Expires 6/24/2024

(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Planner_____

Planner Assigned_____

Approved _____ Date_____

Comments _____

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location 0 Oleander Avenue, Fort Pierce FL

Parcel ID #(s) 2433-144-0002-000-3

Project description Single Family Residential Development

Alva Stone Group LLC	Diego Quijada, Alva Stone Group
Property Owner(s)	**Applicant/Representative, Title, Company**
591 Evernia Street #1603	2030 S Ocean Dr #2221
Street Address	Street Address
West Palm Beach FL 33401	Hallandale FL 33009
City State Zip	City State Zip
954-850-0618	954-850-0619
Phone Number	Phone Number
Pedro@Alvastonegroup.com	Diego@Alvastonegroup.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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 21 day of April, 2021, by Diego Quijada who is personally known to me or has produced _____ as identification.

Signature of Notary

Marina Renon
Notary Public
State of Florida (seal)
Comm# HH014256
Expires 6/24/2024

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ 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: 50

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

North	South	East	West
VACANT INDUSTRIAL	SINGE FAMILY RES	SINGLE FAMILY RES	SINGLE FAMILY RES

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)

AGENT AUTHORIZATION FORM

Date: June 17, 2021

I, Diego Quijada, President for Oleander Oaks Development, LLC, owner of the subject property, hereby authorize Kimley-Horn and Associates, Inc., to submit applications and plans for permitting and representation of the project at St. Lucie County Parcel ID 2433-144-0002-000-3, Fort Pierce Jurisdiction.

Diego Quijada, President
Oleander Oaks Development LLC
591 Evernia St #1603
West Palm Beach, FL 33401
(954) 850-0619

The foregoing instrument was acknowledged before me this 17 day of June, 2021 by Diego Quijada for Oleander Oaks, LLC, a Florida limited partnership, who is (personally known to me) or who has produced FL/DL, as identification and who did not take an oath.

NOTARY PUBLIC:

Signature

Print Name: Marina Renom

My Commission Expires: 6/24/2024

Marina Renom
Notary Public
State of Florida
Comm# HH014256
Expires 6/24/2024

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

Property Identification

Site Address: OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Parcel ID: 2433-144-0002-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 185292
Map ID: 24/33S
Zoning: RM-9 Count

Ownership

Oleander Oaks LLC
5801 S US Highway 1
Fort Pierce, FL 34982-3946

Legal Description

33 35 40 E 1/2 OF NE 1/4 OF SE 1/4 - LESS S 630 FT AND LESS RD AND CANAL RS/W - AND THAT PART OF SE 1/4 OF SE 1/4 OF NE 1/4 LYG S OF CANAL NO. 15 (13.18 AC - 574,121 SF) (OR 3988 - 1547; 3994 - 1479: 3995 - 2451; 4050 - 2327)



Current Values

Just/Market Value:	$480,800
Assessed Value:	$480,800
Exemptions:	$0
Taxable Value:	$480,800

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):	13.18
Land Size (SF):	574,121

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 5, 2017	4050 / 2327	0111	QC	MJT Holdings Inc	$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$480,800
Just/Market:	$480,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$480,800
Exemption(s):	$0
Taxable:	$480,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	13.18	North St. Lucie Water Management District	$243.83

Start Year	AssessCode	Units	Description	Amount
2019	0041	35.9	Fort Pierce Stormwater Charge	$2,477.10

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	$480,800	$480,800	$0	$480,800
2019	$527,200	$527,200	$0	$527,200

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.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4855363 OR BOOK 4600 PAGE 1152, Recorded 04/28/2021 04:19:24 PM Doc Tax: $2975.00

Prepared By and Return To:
Global Closing Company LLC
Attn: Benjamin Bell
1056 Willa Springs Drive
Winter Springs, FL 32708

Order No.: 1526-18FL-0330

Property Appraiser's Parcel I.D. (folio) Number:
243314400020003

WARRANTY DEED

THIS WARRANTY DEED dated March 19, 2021, by Oleander Oaks LLC, a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 5801 S US Highway 1, Fort Pierce, Florida 34982 (the "Grantor"), to Alva Stone Group LLC, a Florida Limited Liability Company, whose post office address is 591 Evernia Street Apt 1603, West Palm Beach, Florida 33401 (the "Grantee").

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

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Saint Lucie, State of Florida, viz:

A portion of the East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, Township 35 South, Range 40 East and the Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, Township 35 South, Range 40 East, being more particularly described as follows:

Commence at the East One Quarter corner of said Section 33, thence South 89 degrees 46 minutes 13 seconds West, a distance of 90.00 feet to the Point of Beginning: thence continue South 89 degrees 46 minutes 13 seconds West, a distance of 32.00 feet; thence South 00 degrees 17 minutes 01 seconds West, along the West line of the North Saint Lucie River Water Control District Canal 14, a distance of 701.78 feet, said canal 14 being shown and described in that certain fee simple deed of donation, as recorded in Official Records Book 4480, Page 2690 of the Public Records of Saint Lucie County. Said West line being parallel to and 62.00 feet West of as measured at right angles to the West right of way line of Oleander Avenue, Also Known As State Road 605, as shown on that certain Florida Department of Transportation right of way Map Section 9456, dated June 19, 1952. Said West right of way line being parallel to and 60.00 feet West of as measured at right angles to the centerline of said Oleander Avenue; thence South 89 degrees 47 minutes 15 seconds West, along a line parallel to and 630.00 feet North of as measured at right angles to the South line of the said East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, a distance of 548.98 feet, said South line also being the centerline of Tumblin King Road; thence North 00 degrees 21 minutes 03

seconds West, along the West line of said East One Half a distance of 701.59 feet to the North line of the said East One Half, said West line also being the East line of the Revised Plat of "The Tropics Pete Robinson Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 21 of the Public Records of Saint Lucie County; thence North 89 degrees 46 minutes 13 seconds East along the North line of said East One Half, a distance of 12.40 feet; thence North 00 degrees 00 minutes 21 seconds West, along a livestock fence 0.3 feet to the West of the West line of the said Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, a distance of 275.98 feet to the South top of bank of the North Saint Lucie River Water Control District Canal 15, Also Known As Platts Branch; thence meandering along the South top of bank of said Platts Branch, the following Ten courses, North 83 degrees 47 minutes 48 seconds East, a distance of 43.46 feet; thence North 86 degrees 49 minutes 25 seconds East, a distance of 72.02 feet; thence South 85 degrees 07 minutes 47 seconds East, a distance of 48.47 feet; thence North 74 degrees 57 minutes 21 seconds East, a distance of 44.51 feet; thence North 80 degrees 24 minutes 14 seconds East, a distance of 92.67 feet, thence North 82 degrees 38 minutes 55 seconds East, a distance of 67.53 feet; thence North 85 degrees 47 minutes 34 seconds East, a distance of 117.62 feet; thence North 85 degrees 35 minutes 04 seconds East, a distance of 70.14 feet; thence North 73 degrees 25 minutes 57 seconds East a distance of 15.73 feet; thence North 55 degrees 26 minutes 14 seconds East, a distance of 12.85 feet to the West line of said canal 14, said West line being parallel to and 30.000 feet West of the West right of way line of said State Road 605, said West right of way line being parallel to and 60.000 feet West of as measured at right angles to the East line of said Northeast One Quarter of Section 33; thence South 00 degrees 12 minutes 46 seconds West, along the West line of said canal 14 a distance of 339.69 feet to the Point of Beginning.

Said lands lying in Saint Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2020.

Signed, sealed and delivered in presence of:

Oleander Oaks LLC, a Florida limited liability company

BY: MANAGER
Michael J Bradley, JR
Manager

Witness Signature

CANDY QUINTALL
Printed Name of First Witness

Witness Signature

BY:_____

PETER QUINTALL
Printed Name of Second Witness

Grantor Address:
632 SE Starflower Avenue
Port Saint Lucie, FL 34983

STATE OF FLORIDA

COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, this 19th of March, 2021 by Oleander Oaks LLC, a Florida limited liability company, who is personally known to me or who has produced drivers license as identification.

Witness my hand and official seal, this the 19th of March, 2021.

Notary Public

My Commission Expires: 01/10/2023

(SEAL)

Notary Public State of Florida
Candy Quintall
My Commission GG 290488
Expires 01/10/2023

OLEANDER OAKS - AERIAL RENDERING

JULY 2021



Alva Stone Group

OLEANDER OAKS HOMES

ARCHITECTURAL ELEVATIONS

JULY - 2021

ALVA STONE GROUP LLC
591 Evernia Street
West Palm Beach, FL 33401

Alva Stone Group

ELEVATION A - 3 BEDROOM | 2 BATH



ELEVATION B - 3 BEDROOM | 2 BATH



ALVA STONE GROUP LLC
591 Evernia Street
West Palm Beach, FL 33401

Alva Stone Group

ELEVATION C - 3 BEDROOM | 2 BATH



ELEVATION D - 3 BEDROOM | 2 BATH



ALVA STONE GROUP LLC
591 Evernia Street
West Palm Beach, FL 33401


38-1

BOUNDARY SURVEY

LOCATED IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST

CITY OF FORT PIERCE, FLORIDA

LEGAL DESCRIPTION PARENT TRACT

PARCEL 1:

ALL OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF LAND OWNED BY MRS. HARRY E. KESLER ON THE 7TH DAY OF MARCH 1956, LESS LAND FOR ROADS AND DRAINAGE CANALS. THE SAID LAND IS ALSO DESCRIBED AS THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE SOUTH 630.00 FEET THEREOF.

AND

PARCEL 2:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM ALL RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ROAD AND DRAINAGE CANALS.

TOGETHER WITH A PARCEL OF LAND NOT DESCRIBED BY DEED OR PLAT

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST ¼, A DISTANCE OF 650.33 FEET TO THE POINT OF BEGINNING; THENCE RUN S00°38'52"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 701.88 FEET; THENCE S89°47'29W, A DISTANCE OF 13.30 FEET TO THE EAST LINE OF TROPIC ACERS AS RECORDED IN PLAT BOOK 6, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°16'22"E ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 701.77 FEET TO THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 33; THENCE N89°36'52"E A DISTANCE OF 17.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.93 ACRES MORE OR LESS.

LEGAL DESCRIPTION NEW PARCEL "A"

ALL OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF LAND OWNED BY MRS. HARRY E. KESLER ON THE 7TH DAY OF MARCH 1956, LESS LAND FOR ROADS AND DRAINAGE CANALS. THE SAID LAND IS ALSO DESCRIBED AS THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE SOUTH 630.00 FEET THEREOF.

AND TOGETHER WITH A PARCEL OF LAND NOT DESCRIBED BY DEED OR PLAT

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST ¼, A DISTANCE OF 650.33 FEET TO THE POINT OF BEGINNING; THENCE RUN S00°38'52"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 701.88 FEET; THENCE S89°47'29W, A DISTANCE OF 13.30 FEET TO THE EAST LINE OF TROPIC ACERS AS RECORDED IN PLAT BOOK 6, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°16'22"E ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 701.77 FEET TO THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 33; THENCE N89°36'52"E A DISTANCE OF 17.89 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST ¼, A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE S89°36'52"W, A DISTANCE OF 558.33 FEET; THENCE N00°38'52"E, A DISTANCE OF 277.18 FEET TO THE SOUTH TOP OF BANK OF PLATTS BRANCH; THENCE ALONG SAID TOP OF BANK N85°42'13"E, A DISTANCE OF 29.58 FEET; THENCE N87°07'45"E, A DISTANCE OF 77.61 FEET; THENCE N82°42'45"E, A DISTANCE OF 308.22 FEET; THENCE N83°52'02"E, A DISTANCE OF 144.57 FEET TO THE WEST RIGHT OF WAY OF A 32 FEET DRAINAGE DITCH; THENCE ALONG SAID RIGHT OF WAY S00°12'40"W, A DISTANCE OF 334.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.16 ACRES MORE OR LESS.

LEGAL DESCRIPTION NEW PARCEL "B"

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM ALL RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ROAD AND DRAINAGE CANALS.

LESS AND EXCEPT ALL LANDS SOUTH OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST ¼, A DISTANCE OF 650.33 FEET; THENCE N00°38'52"E, A DISTANCE OF 317.33 FEET TO THE NORTH TOP OF BANK OF PLATTS BRANCH ALSO BEING THE POINT OF BEGINNING; THENCE N85°42'13"E, ALONG SAID TOP OF BANK A DISTANCE OF 26.61 FEET; THENCE N87°07'45"E, A DISTANCE OF 76.56 FEET; THENCE N82°42'45"E, A DISTANCE OF 307.08 FEET; THENCE N83°52'02"E, A DISTANCE OF 123.44 FEET; THENCE N27°27'44"E, A DISTANCE OF 56.38 FEET TO THE WEST RIGHT OF WAY OF A 32 FEET DRAINAGE DITCH ALSO BEING THE POINT OF TERMINATION.

CONTAINING 4.24 ACRES MORE OR LESS.

GLOBAL POSITIONING SYSTEM (GPS) NOTES

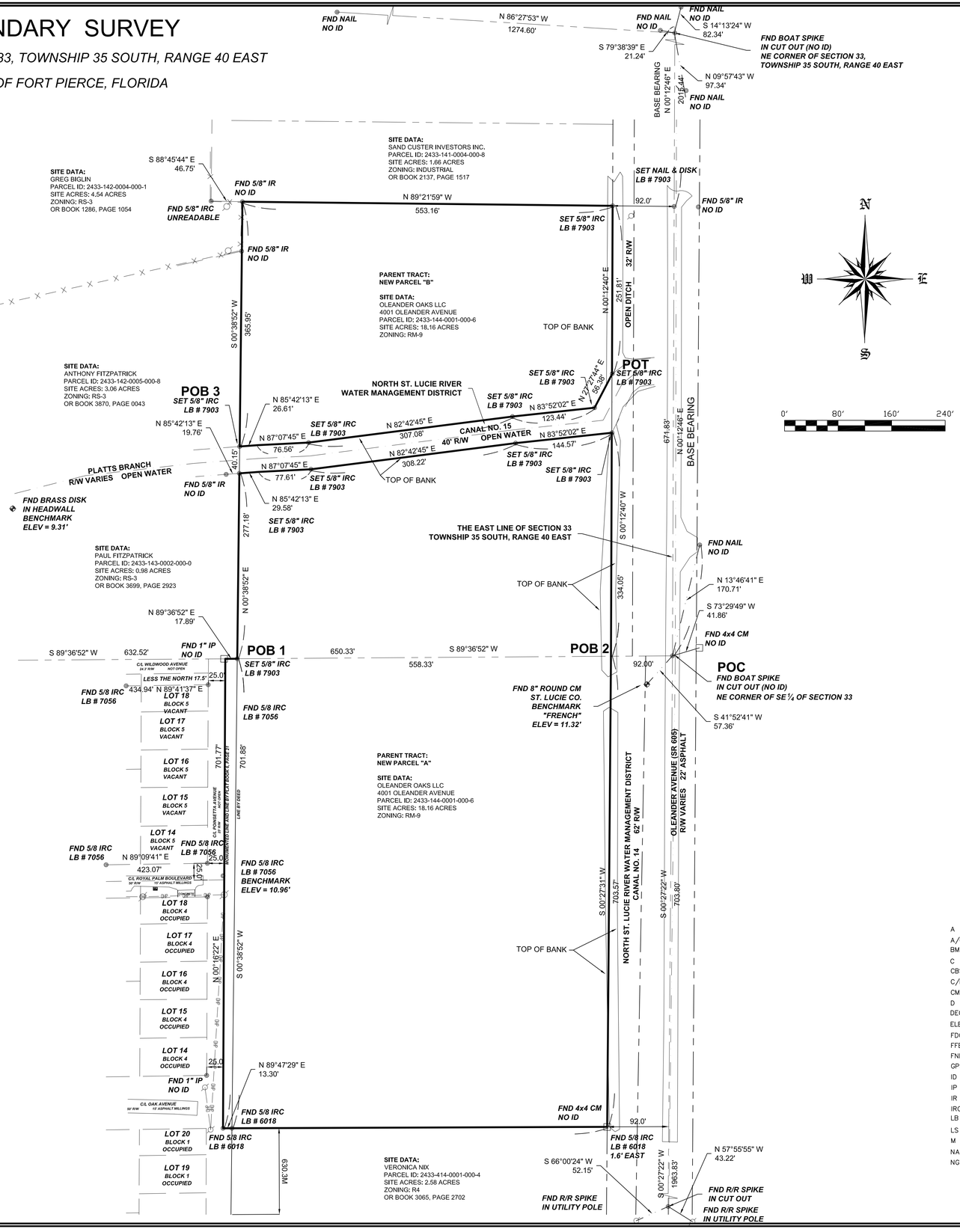
1. G.P.S. SURVEY METHOD: REAL TIME KINEMATICS (RTK)

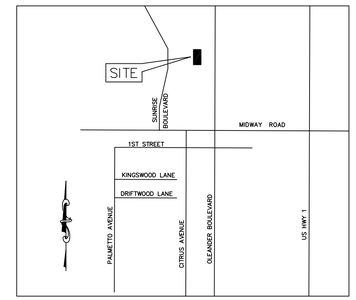
2. G.P.S. RECEIVER TYPE: TWO (2) DUAL FREQUENCY TOPCON HIPER GA-II SYSTEM WITH CHANNELS (L1 & L2).

3. THE ORIGINAL GPS RTK MEASUREMENTS LOCATED ON DECEMBER 25, 2018. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND/OR TOPOGRAPHIC DATA AND CONTROL THROUGHOUT THE PROJECT AREA. REAL-TIME COORDINATE COMPUTATIONS AND PRECISION INFORMATION ARE DETERMINED VIA RADIO/MODEM LINK WITH THE BASE STATION AND RECORDED AS THREE DIMENSIONAL (3D) POSITIONS.

4. G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2008 AND A CARLSON SURVEY + DATA COLLECTOR.

5. THE HORIZONTAL TARGET ACCURACY FOR THIS SURVEY IS AS FOLLOWS:
HORIZONTAL: 10MM + 1PPM (RMS)
VERTICAL: 20MM + 1PPM (RMS).





LOCATION MAP

NOT TO SCALE

STREET ADDRESS

4001 OLEANDER AVENUE, FORT PIERCE, FL 34982

GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, (ASSUMED DATUM). BETWEEN TWO MONUMENTS, AS SHOWN.

2. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.

3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LANDS OF OTHERS.

4. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.

5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X & AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0189 J.

6. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

7. 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.

8. INFORMATION SHOWN HEREON IS BASED ON DEED AND FIELD MEASURED DATA, ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.

9. THE LAST DATE OF FIELD WORK WAS DECEMBER 27, 2018.

10. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS OF MURPHY ACT DEEDS.

11. ELEVATIONS IF SHOWN HEREON ARE IN FEET AND BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON ST. LUCIE COUNTY BENCHMARK "FRENCH", WITH AN ELEVATION OF 11.32' .

12. THE PROPOSED USE OF THIS SURVEY IS FOR A LOT SPLIT.

13. THE PROPOSED USAGE OF THE PROPERTY IS RESIDENTIAL.

LEGEND & ABBREVIATIONS

A	ARC LENGTH	NO OR #	NUMBER
A/C	AIR CONDITIONER	NTS	NOT TO SCALE
BM OR ⌖	BENCHMARK	OHP	OVERHEAD UTILITIES
C	CALCULATED FROM FIELD MEASUREMENTS	ORB	OFFICIAL RECORDS BOOK
CBS	CONCRETE BLOCK STRUCTURE	P	PLAT DATA
C/L	CENTERLINE	PG(S)	PAGE(S)
CM	CONCRETE MONUMENT	PLS	PROFESSIONAL LAND SURVEYOR
D	DEED	POB	POINT OF BEGINNING
DEG OR °	DEGREE	POC	POINT OF COMMENCEMENT
ELEV	ELEVATION	POT	POINT OF TERMINATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PRM	PERMANENT REFERENCE MONUMENT
FFE	FINISH FLOOR ELEVATION	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FND	FOUND	R	RADIUS
GPS	GLOBAL POSITIONING SYSTEM	RLS	REGISTERED LAND SURVEYOR
ID	IDENTIFICATION NUMBER	R/W	RIGHT-OF-WAY
IP	IRON PIPE	Ⓜ	WATER METER
IR	IRON ROD	&	AND
IRC	IRON ROD & CAP	@	AT
LB	LICENSED BUSINESS	△	DELTA
LS	LICENSED SURVEYOR	∅	UTILITY POLE
M	MEASURED DATA	Ⓜ	MANHOLE
NAVD	NORTH AMERICAN VERTICAL DATUM		
NGVD	NATIONAL GEODETIC VERTICAL DATUM		

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM

DATE	BY	REVISIONS

CERTIFICATIONS
MATTHEW TOENISKOETTER
MJT HOLDINGS, INC.
ANCHOR LAND TITLE, INC.
ST LUCIE COUNTY FLORIDA

© COPYRIGHT ARNOLD SURVEYING, INC.
ALL DRAWINGS OR DOCUMENTS AND COPIES THEREOF ARE INSTRUCTIONS OF SERVICE AND REMAIN THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT. ALL SUCH DRAWINGS OR DOCUMENTS ARE TO BE RETURNED TO THE SURVEYOR UPON REQUEST. ALL DRAWINGS OR DOCUMENTS WITHOUT WRITTEN PERMISSION FROM ARNOLD SURVEYING, INC. IS STRICTLY PROHIBITED. THIS DRAWING OR DOCUMENT IS PROTECTED BY FEDERAL COPYRIGHT LAWS.

DRAWN BY: CA
CHECKED BY: CA
DATE: JANUARY 01, 2019
HORIZONTAL SCALE: 1"=80'

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

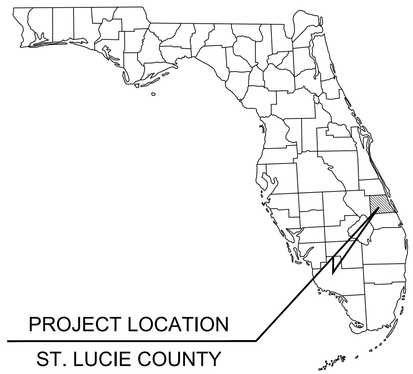
SEAL

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

PRINTED DATE

SHEET 1 OF 1

PROJECT NO. 18-705



CONSTRUCTION PLANS

FOR

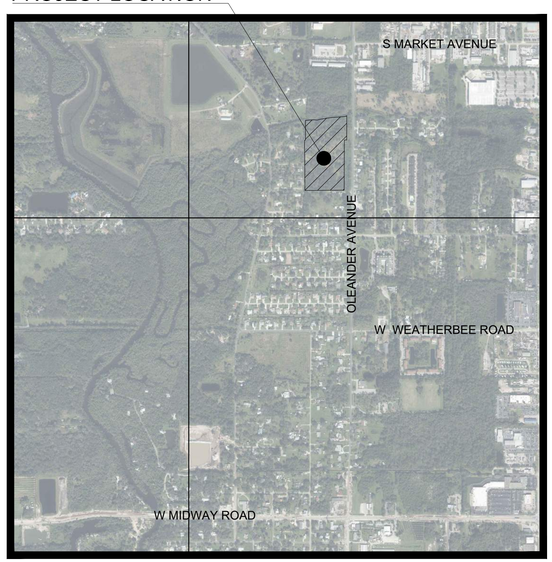
OLEANDER OAKS

LOCATED AT

OLEANDER AVENUE, FORT PIERCE, FLORIDA

SECTION 33, TOWNSHIP 35S, RANGE 40E

PROJECT LOCATION



LOCATION MAP

1"=1000'

LEGAL DESCRIPTION

PER OFFICIAL RECORDS BOOK 4050, PAGE 2327

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONEQUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 33, THENCE SOUTH 89°46'13" WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°46'13" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 00°17'01" WEST, ALONG THE WEST LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL 14, A DISTANCE OF 701.78 FEET, SAID CANAL 14 BEING SHOWN AND DESCRIBED IN THAT CERTAIN FEE SIMPLE DEED OF DONATION, AS RECORDED IN OFFICIAL RECORDS BOOK 4460, PAGE 2690 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. SAID WEST LINE BEING PARALLEL TO AND 62.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE WEST RIGHT-OF-WAY LINE OF OLEANDER AVENUE, ALSO KNOWN AS STATE ROAD 605, AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 9456, DATED JUNE 19, 1952. SAID WEST RIGHT-OF-WAY LINE BEING PARALLEL TO AND 60.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID OLEANDER AVENUE; THENCE SOUTH 89°47'15" WEST, ALONG A LINE PARALLEL TO AND 630.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, A DISTANCE OF 548.98 FEET, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF TUMBLIN KING ROAD; THENCE NORTH 00°21'03" WEST, ALONG THE WEST LINE OF SAID EAST ONE-HALF A DISTANCE OF 701.59 FEET TO THE NORTH LINE OF THE SAID EAST ONE-HALF, SAID WEST LINE ALSO BEING THE EAST LINE OF THE REVISED PLAT OF "THE TROPICS" PETE ROBINSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 21 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE NORTH 89°46'13" EAST ALONG THE NORTH LINE OF SAID EAST ONE-HALF, A DISTANCE OF 12.40 FEET; THENCE NORTH 00°00'21" WEST, ALONG A LIVESTOCK FENCE 0.3' TO THE WEST OF THE WEST LINE OF THE SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, A DISTANCE OF 275.98 FEET TO THE SOUTH TOP OF BANK OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL 15, ALSO KNOWN AS PLATTS BRANCH; THENCE MEANDERING ALONG THE SOUTH TOP OF BANK OF SAID PLATTS BRANCH, THE FOLLOWING TEN COURSES, NORTH 83°47'48" EAST, A DISTANCE OF 43.46 FEET; THENCE NORTH 86°49'25" EAST, A DISTANCE OF 72.02 FEET; THENCE SOUTH 85°07'47" EAST, A DISTANCE OF 48.47 FEET; THENCE NORTH 74°57'21" EAST, A DISTANCE OF 44.51 FEET; THENCE NORTH 80°24'14" EAST, A DISTANCE OF 92.67 FEET; THENCE NORTH 82°38'55" EAST, A DISTANCE OF 67.53 FEET; THENCE NORTH 85°47'34" EAST, A DISTANCE OF 117.62 FEET; THENCE NORTH 85°35'04" EAST, A DISTANCE OF 70.14 FEET; THENCE NORTH 73°25'57" EAST, A DISTANCE OF 15.73 FEET; THENCE NORTH 55°26'14" EAST, A DISTANCE OF 12.85 FEET TO THE WEST LINE OF SAID CANAL 14, SAID WEST LINE BEING PARALLEL TO AND 30.000 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 605, SAID WEST RIGHT-OF-WAY LINE BEING PARALLEL TO AND 60.000 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 33; THENCE SOUTH 00°12'46" WEST, ALONG THE WEST LINE OF SAID CANAL 14 A DISTANCE OF 339.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN ST. LUCIE COUNTY AND CONTAIN 12.919 ACRES MORE OR LESS.

SHEET INDEX

Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	GENERAL NOTES
C-004	DEMOLITION AND EROSION CONTROL PLAN – PHASE 1
C-005	DEMOLITION AND EROSION CONTROL PLAN – PHASE 2
C-006	EROSION CONTROL DETAILS
C-007	TREE MITIGATION PLAN
C-008	TREE MITIGATION PLAN
C-100	SITE PLAN
C-200	PAVING GRADING AND DRAINAGE PLAN
C-201	PAVING GRADING AND DRAINAGE DETAILS
C-202	PAVING GRADING AND DRAINAGE DETAILS
C-300	UTILITY PLAN
C-301	SANITARY PROFILES
C-302	LIFT STATION DETAIL
C-303	FIRE TRUCK ROUTING PLAN
C-304	SCHOOL BUS ROUTING PLAN
C-400	FPUA DETAILS
C-401	FPUA DETAILS
C-402	FPUA DETAILS
C-403	FPUA DETAILS
L-100	LANDSCAPE PLAN
L-101	TYPICAL LOT LANDSCAPE DETAILS AND SCHEDULE
L-102	LANDSCAPE DETAILS
L-103	LANDSCAPE SPECIFICATIONS
E-100	PHOTOMETRIC SITE PLAN

PROJECT TEAM

OWNER/DEVELOPER
PEDRO QUIJADA
ALVA STONE GROUP
591 EVERNIA STREET, #1603
WEST PALM BEACH, FL 33401
(954) 850-0618
PEDRO@ALVASTONEGROUP.COM

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

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

SURVEYOR
HSQ GROUP, INC.
1001 YAMATO ROAD, SUITE 105
BOCA RATON, FLORIDA 33431
561-392-0221

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

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12-06-21	TJE
2	PER FPUA COMMENTS	10-04-21	TJE
3	PER SFWMD COMMENTS	09-02-21	TJE
4	PER CITY COMMENTS	07-29-21	TJE

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT 147811000
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

COVER SHEET

OLEANDER OAKS
PREPARED FOR
ALVA STONE GROUP
CITY OF FORT PIERCE FL

SHEET NUMBER
C-000

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-000 COVER SHEET December 07, 2021 10:00:41am K:\VRB_LDE\147811000 – oleander oaks\CAD\plotsheets\C-000 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS–BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS–BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS–BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

EROSION CONTROL

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN–UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON–SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

POTABLE WATER AND SANITARY SEWER SYSTEM

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE–HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED TO 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

STORM DRAINAGE SYSTEM

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

PAVING/GRADING TESTING AND INSPECTION

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

DRAINAGE SYSTEM TESTING AND INSPECTION

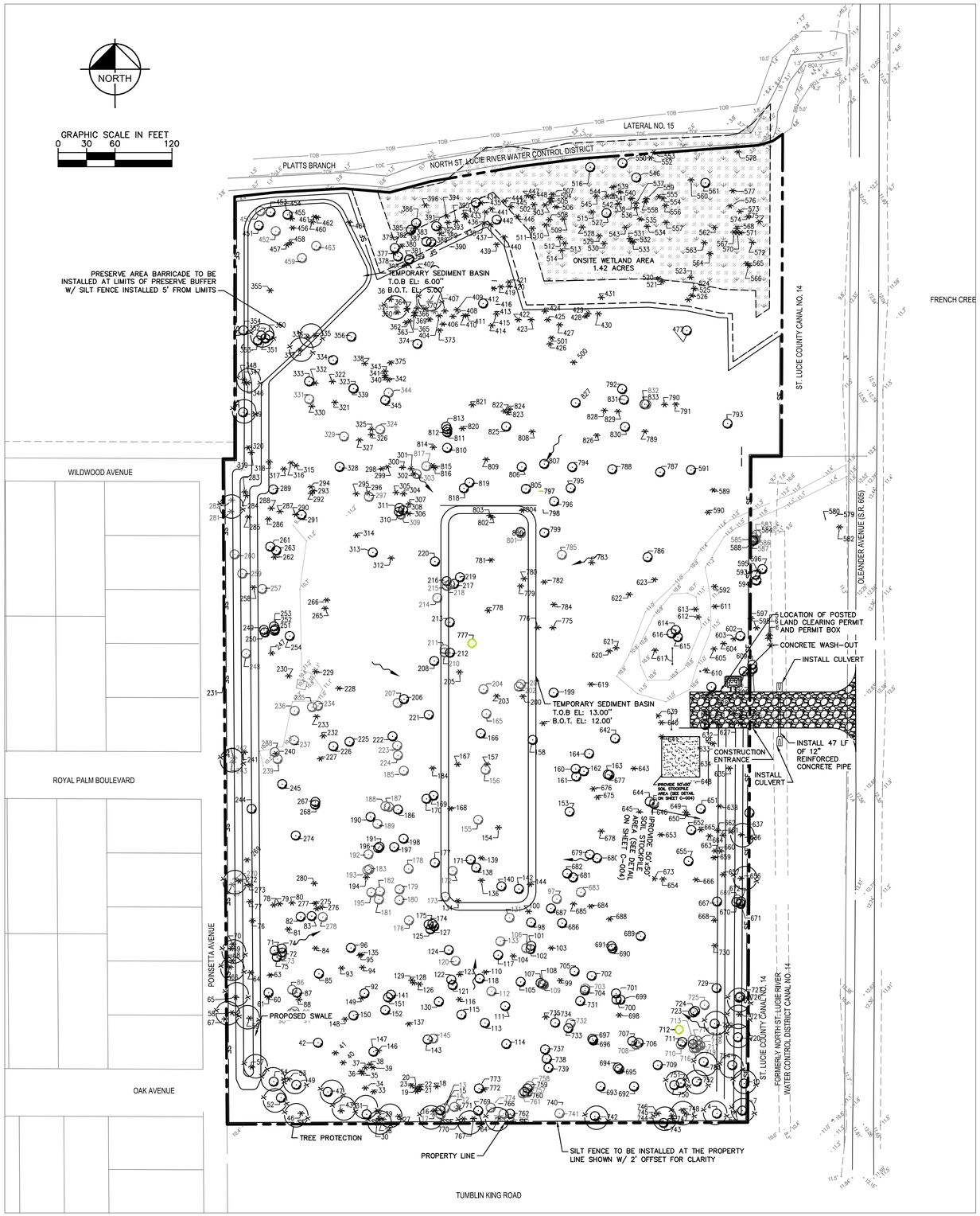
1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 2 FULL BUSINESS DAYS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE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

PAVING, GRADING AND DRAINAGE

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT–OF–WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS–OF–WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS–OF–WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF–SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17–302, FLORIDA ADMINISTRATIVE CODE.
17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

DEMOLITION

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF–SITE IN A LEGAL MANNER.
7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION
9. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
10. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
11. THE CONTRAC



SEQUENCE OF CONSTRUCTION

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

PHASE 1:

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

PHASE 2:

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

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

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

EROSION & SEDIMENTATION CONTROL

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

MAINTENANCE

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

1" OVER 562,732 SF SITE = 46,895 CF OF RUNOFF
SEDIMENT BASIN = 51,353 CF OF STORAGE

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASINS																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

EROSION CONTROL LEGEND

- SF — PROPOSED SILT FENCE
- PROPOSED PRESERVE AREA BARRICADE
- SURFACE WATER FLOW DIRECTION
- PROPOSED TREE PROTECTION
- PROPOSED INLET PROTECTION

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

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	DATE	BY
1	12-06-21	TJE
2	10-04-21	TJE
3	09-02-21	TJE
4	07-29-21	TJE

REVISIONS

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

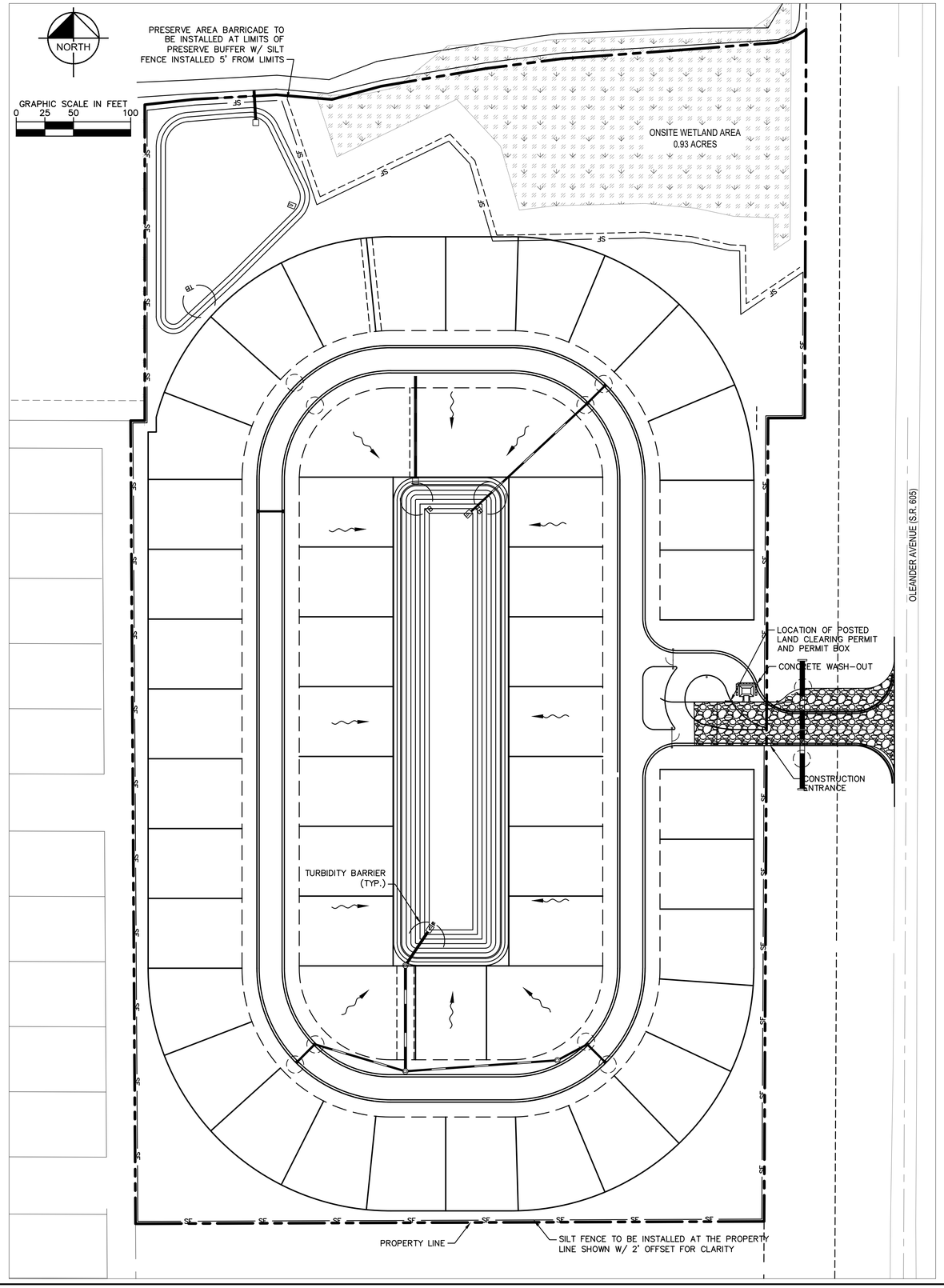
KHA PROJECT 147811000
DATE
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

DEMOLITION AND EROSION CONTROL PLAN - PHASE 1

OLEANDER OAKS
PREPARED FOR
ALVA STONE GROUP
CITY OF FORT PIERCE FL

SHEET NUMBER
C-004

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SEQUENCE OF CONSTRUCTION

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

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

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

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

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

EROSION & SEDIMENTATION CONTROL

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

MAINTENANCE

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASINS																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

EROSION CONTROL LEGEND

- SF — PROPOSED SILT FENCE
- TB — PROPOSED TURBIDITY BARRIER
- SURFACE WATER FLOW DIRECTION
- PROPOSED TREE PROTECTION
- PROPOSED INLET PROTECTON
- PROPOSED PRESERVE AREA BARRICADE

SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION

SITE PREPARATION SHOULD BE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION

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

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

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

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12-06-21	TJE
2	PER FPUA COMMENTS	10-04-21	TJE
3	PER SFWMD COMMENTS	09-02-21	TJE
4	PER CITY COMMENTS	07-29-21	TJE

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT 147811000
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

DEMOLITION AND EROSION CONTROL PLAN - PHASE 2

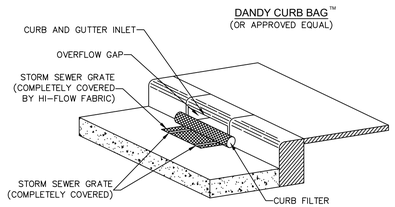
OLEANDER OAKS

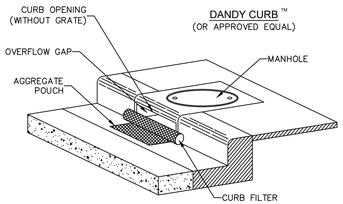
PREPARED FOR
ALVA STONE GROUP

CITY OF FORT PIERCE FL

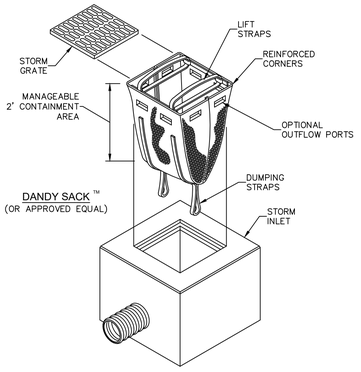
SHEET NUMBER
C-005

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-007 DEMOLITION AND EROSION CONTROL PLAN - PHASE 2 December 07, 2021 10:01:33pm K:\VRB_LDEV\147811000 - oleander oaks\CAD\plansheets\C-007 DEMOLITION AND EROSION CONTROL PLAN - PHASE 2.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

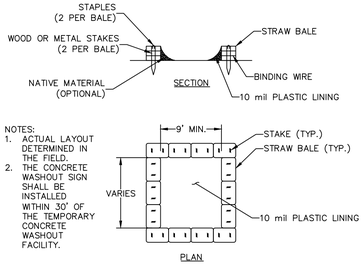




CURB INLET SEDIMENT CONTROL
N.T.S

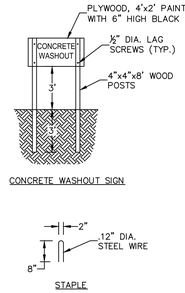


INLET INSERT
N.T.S

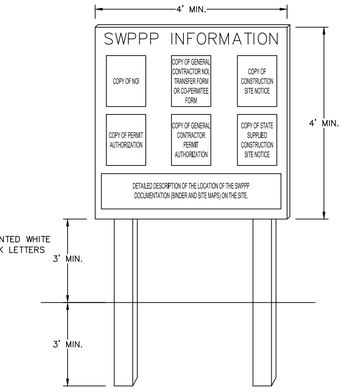


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE & STUCCO WASTE MANAGEMENT
N.T.S

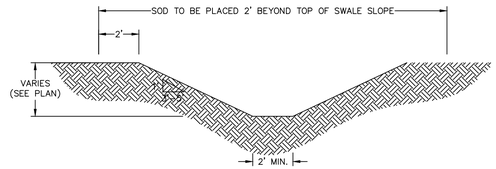


CONCRETE WASHOUT SIGN

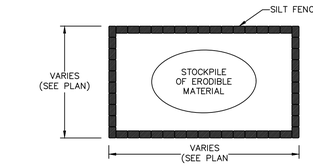


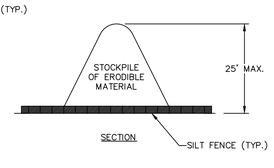
NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE,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

SWPPP INFORMATION SIGN
N.T.S



TYPICAL SWALE SECTION
N.T.S

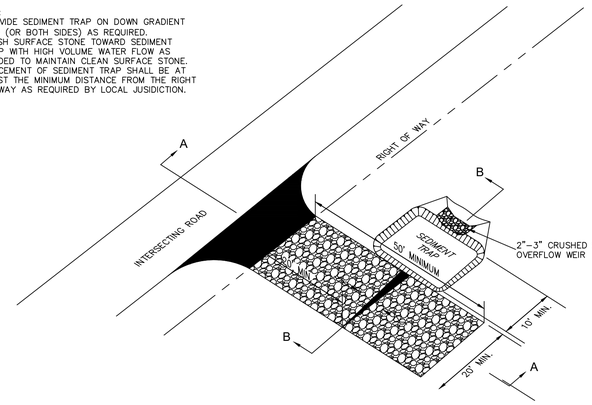


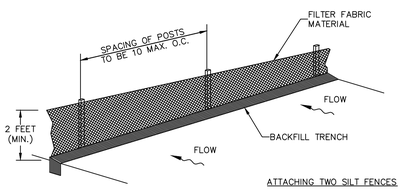


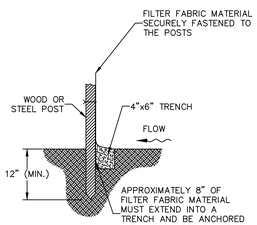
SEDIMENT CONTROL FOR STOCKPILING OF ERODIBLE MATERIAL
N.T.S

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

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

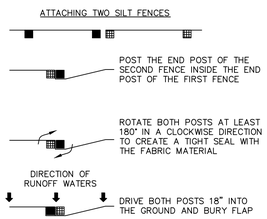




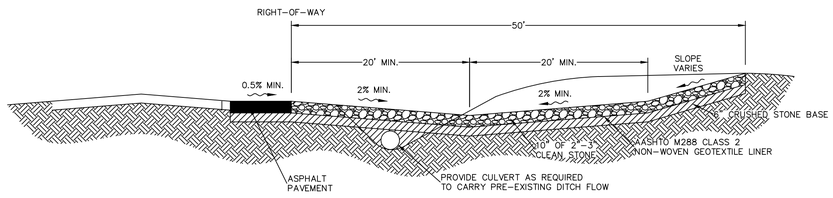


SILT FENCE INSTALLATION
N.T.S

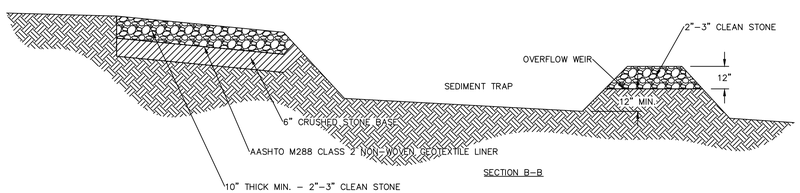
ATTACHING TWO SILT FENCES



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

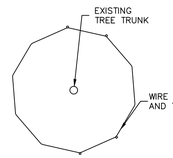


SECTION A-A

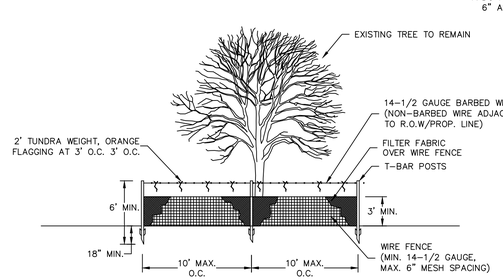


SECTION B-B

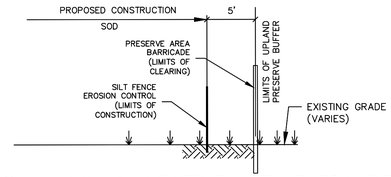
CONSTRUCTION EXIT
N.T.S



NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. 2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
4. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
5. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
6. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
7. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.



PROTECTIVE FENCING FOR TREES
N.T.S



SILT FENCE & PRESERVE AREA BARRICADE TYPICAL SECTION
NTS

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

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12-06-21	TJE
2	PER FPUA COMMENTS	10-04-21	TJE
3	PER SFWMD COMMENTS	09-02-21	TJE
4	PER CITY COMMENTS	07-29-21	TJE

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

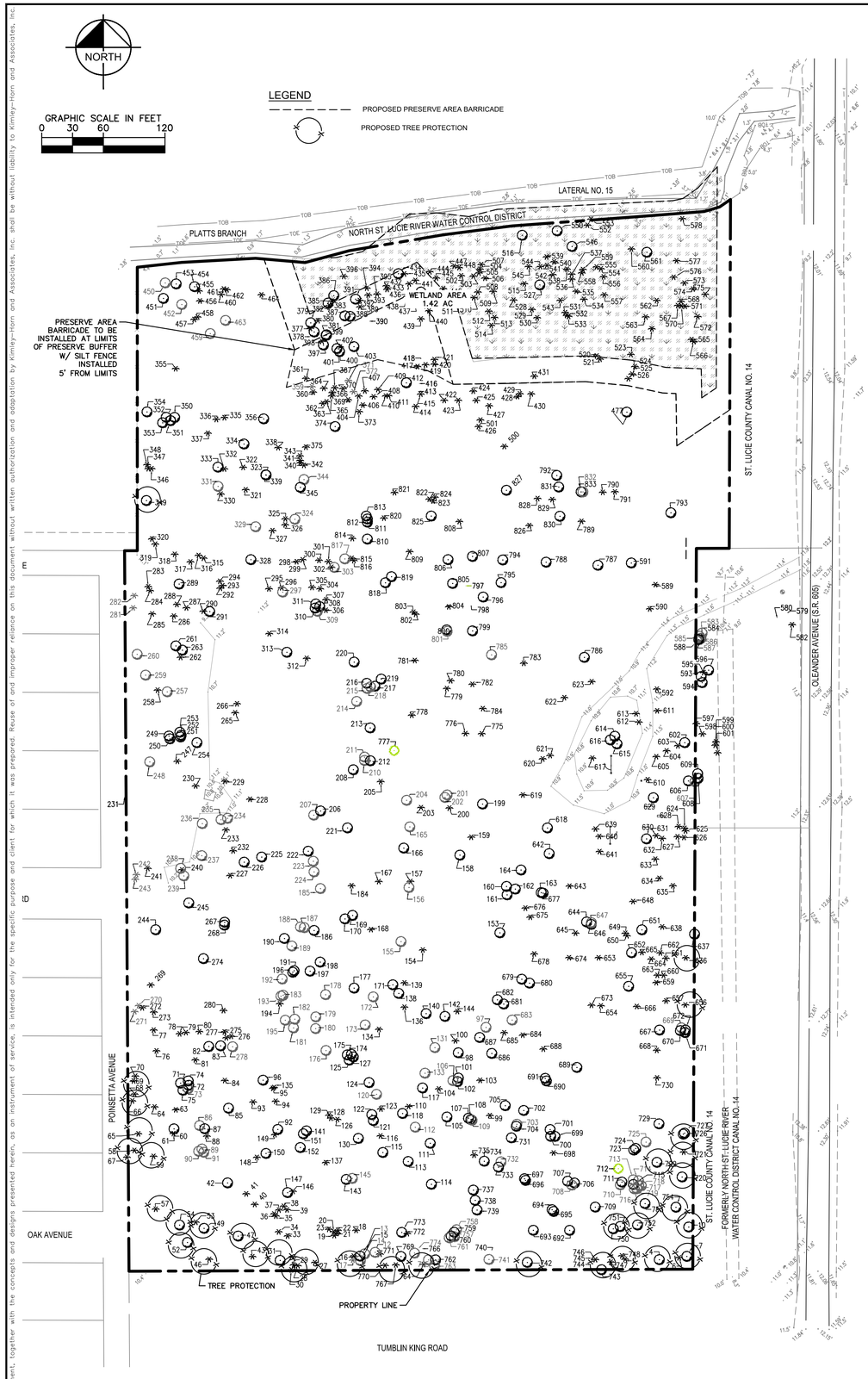
KHA PROJECT 147811000
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

EROSION CONTROL DETAILS

OLEANDER OAKS
PREPARED FOR
ALVA STONE GROUP
CITY OF FORT PIERCE FL

SHEET NUMBER
C-006

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-005 EROSION CONTROL DETAILS December 07, 2021 10:01:19am K:\VRB_LDE\147811000 - oleander oaks\CAD\plansheets\C-005 EROSION CONTROL DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXISTING TREE TABLE

#	SPECIES	DBH (INCHES)	ACTION	MITIGATION REQUIRED	MITIGATION VALUE	MITIGATION CREDIT
1	SABAL PALM	10	PRESERVE	N/A	N/A	N/A
2	SABAL PALM	6	PRESERVE	N/A	N/A	N/A
3	SABAL PALM	6	PRESERVE	N/A	N/A	N/A
4	LIVE OAK	24	PRESERVE	N/A	N/A	24
5	SABAL PALM	6	PRESERVE	N/A	N/A	N/A
6	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
7	LIVE OAK	36	PRESERVE	N/A	N/A	36
8	SABAL PALM	8	PRESERVE	N/A	N/A	N/A
9	SABAL PALM	6	PRESERVE	N/A	N/A	N/A
10	LIVE OAK	18	PRESERVE	N/A	N/A	18
11	LIVE OAK	4	PRESERVE	N/A	N/A	N/A
12	LIVE OAK	12	REMOVE	NO	N/A	N/A
13	LIVE OAK	6	REMOVE	NO	N/A	N/A
14	LIVE OAK	6	REMOVE	NO	N/A	N/A
15	LIVE OAK	24	REMOVE	YES	24	N/A
16	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
17	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
18	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
19	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
20	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
21	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
22	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
23	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
24	UNKNOWN	6	REMOVE	NO	N/A	N/A
25	UNKNOWN	6	REMOVE	NO	N/A	N/A
26	UNKNOWN	6	REMOVE	NO	N/A	N/A
27	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
28	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
29	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
30	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
31	LIVE OAK	16	PRESERVE	N/A	N/A	16
32	LIVE OAK	10	PRESERVE	N/A	N/A	N/A
33	SABAL PALM	10	REMOVE	NO	N/A	N/A
34	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
35	SABAL PALM	10	REMOVE	NO	N/A	N/A
36	SABAL PALM	10	REMOVE	NO	N/A	N/A
37	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
38	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
39	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
40	SABAL PALM	12	REMOVE	NO	N/A	N/A
41	SABAL PALM	12	REMOVE	NO	N/A	N/A
42	LIVE OAK	28	REMOVE	YES	28	N/A
43	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
44	LIVE OAK	8	PRESERVE	N/A	N/A	N/A
45	LIVE OAK	10	PRESERVE	N/A	N/A	N/A
46	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
47	LIVE OAK	14	PRESERVE	N/A	N/A	14
48	UNKNOWN	8	REMOVE	NO	N/A	N/A
49	LIVE OAK	18	PRESERVE	N/A	N/A	18
50	UNKNOWN	4	REMOVE	NO	N/A	N/A
51	LIVE OAK	12	PRESERVE	N/A	N/A	N/A
52	LIVE OAK	20	PRESERVE	N/A	N/A	20
53	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
54	LIVE OAK	18	PRESERVE	N/A	N/A	18
55	UNKNOWN	8	REMOVE	NO	N/A	N/A
56	UNKNOWN	10	REMOVE	NO	N/A	N/A
57	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
58	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
59	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
60	LIVE OAK	14	REMOVE	YES	14	N/A
61	SABAL PALM	12	REMOVE	NO	N/A	N/A
62	UNKNOWN	8	REMOVE	NO	N/A	N/A
63	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
64	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
65	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
66	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
67	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
68	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
69	SABAL PALM	18	PRESERVE	N/A	N/A	1 PALM
70	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
71	LIVE OAK	26	REMOVE	YES	26	N/A
72	LIVE OAK	14	REMOVE	YES	14	N/A
73	LIVE OAK	10	REMOVE	NO	N/A	N/A
74	LIVE OAK	24	REMOVE	YES	24	N/A
75	LIVE OAK	14	REMOVE	YES	14	N/A
76	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
77	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
78	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
79	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
80	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
81	SABAL PALM	10	REMOVE	NO	N/A	N/A
82	LIVE OAK	18	REMOVE	YES	18	N/A
83	LIVE OAK	18	REMOVE	YES	18	N/A
84	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
85	LIVE OAK	24	REMOVE	YES	24	N/A
86	LIVE OAK	10	REMOVE	NO	N/A	N/A
87	LIVE OAK	28	REMOVE	YES	28	N/A
88	SABAL PALM	12	REMOVE	NO	N/A	N/A
89	LIVE OAK	12	REMOVE	NO	N/A	N/A
90	LIVE OAK	10	REMOVE	NO	N/A	N/A
91	LIVE OAK	8	REMOVE	NO	N/A	N/A
92	LIVE OAK	20	REMOVE	YES	20	N/A
93	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
94	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
95	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
96	LIVE OAK	16	REMOVE	YES	16	N/A
97	LIVE OAK	10	REMOVE	NO	N/A	N/A
98	LIVE OAK	18	REMOVE	YES	18	N/A
99	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
100	SABAL PALM	12	REMOVE	NO	N/A	N/A
101	LIVE OAK	18	REMOVE	YES	18	N/A
102	LIVE OAK	24	REMOVE	YES	24	N/A
103	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
104	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
105	LIVE OAK	18	REMOVE	YES	18	N/A
106	LIVE OAK	8	REMOVE	NO	N/A	N/A
107	LIVE OAK	20	REMOVE	YES	20	N/A
108	LIVE OAK	15	REMOVE	YES	15	N/A
109	LIVE OAK	8	REMOVE	NO	N/A	N/A
110	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
111	LIVE OAK	15	REMOVE	YES	15	N/A
112	LIVE OAK	12	REMOVE	NO	N/A	N/A
113	LIVE OAK	18	REMOVE	YES	18	N/A
114	LIVE OAK	20	REMOVE	YES	20	N/A
115	LIVE OAK	30	REMOVE	YES	30	N/A
116	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
117	LIVE OAK	24	REMOVE	YES	24	N/A
118	LIVE OAK	20	REMOVE	YES	20	N/A
119	ROYAL POINCIANA	10	REMOVE	NO	N/A	N/A
120	LIVE OAK	10	REMOVE	NO	N/A	N/A
121	LIVE OAK	18	REMOVE	YES	18	N/A
122	LIVE OAK	15	REMOVE	YES	15	N/A
123	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
124	LIVE OAK	18	REMOVE	YES	18	N/A
125	LIVE OAK	20	REMOVE	YES	20	N/A
126	SABAL PALM	10	REMOVE	NO	N/A	N/A
127	LIVE OAK	20	REMOVE	YES	20	N/A
128	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
129	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
130	LIVE OAK	20	REMOVE	YES	20	N/A
131	LIVE OAK	12	REMOVE	NO	N/A	N/A
132	ROYAL POINCIANA	12	REMOVE	NO	N/A	N/A
133	LIVE OAK	10	REMOVE	NO	N/A	N/A
134	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
135	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
136	SABAL PALM	12	REMOVE	NO	N/A	N/A
137	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
138	LIVE OAK	15	REMOVE	YES	15	N/A
139	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
140	LIVE OAK	48	REMOVE	YES	48	N/A
141	LIVE OAK	30	REMOVE	YES	30	N/A
142	LIVE OAK	36	REMOVE	YES	36	N/A
143	LIVE OAK	24	REMOVE	YES	24	N/A
144	SABAL PALM	10	REMOVE	NO	N/A	N/A
145	LIVE OAK	10	REMOVE	NO	N/A	N/A
146	SABAL PALM	12	REMOVE	NO	N/A	N/A
147	LIVE OAK	24	REMOVE	YES	24	N/A
148	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
149	SABAL PALM	12	REMOVE	NO	N/A	N/A
150	LIVE OAK	18	REMOVE	YES	18	N/A

EXISTING TREE TABLE

#	SPECIES	DBH (INCHES)	ACTION	MITIGATION REQUIRED	MITIGATION VALUE	MITIGATION CREDIT
151	LIVE OAK	20	REMOVE	YES	20	N/A
152	LIVE OAK	20	REMOVE	YES	20	N/A
153	LIVE OAK	20	REMOVE	YES	20	N/A
154	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
155	LIVE OAK	6	REMOVE	NO	N/A	N/A
156	LIVE OAK	6	REMOVE	NO	N/A	N/A
157	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
158	LIVE OAK	28	REMOVE	YES	28	N/A
159	SABAL PALM	12	REMOVE	NO	N/A	N/A
160	LIVE OAK	20	REMOVE	YES	20	N/A
161	LIVE OAK	20	REMOVE	YES	20	N/A
162	LIVE OAK	14	REMOVE	YES	14	N/A
163	LIVE OAK	24	REMOVE	YES	24	N/A
164	LIVE OAK	20	REMOVE	YES	20	N/A
165	LIVE OAK	10	REMOVE	NO	N/A	N/A
166	LIVE OAK	40	REMOVE	YES	40	N/A
167	SABAL PALM	12	REMOVE	NO	N/A	N/A
168	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
169	LIVE OAK	24	REMOVE	YES	24	N/A
170	LIVE OAK	18	REMOVE	YES	18	N/A
171	LIVE OAK	16	REMOVE	YES	16	N/A
172	LIVE OAK	12	REMOVE	NO	N/A	N/A
173	LIVE OAK	12	REMOVE	NO	N/A	N/A
174	LIVE OAK	18	REMOVE	YES	18	N/A
175	LIVE OAK	20	REMOVE	YES	20	N/A
176	LIVE OAK	12	REMOVE	NO	N/A	N/A
177	LIVE OAK	20	REMOVE	YES	20	N/A
178	LIVE OAK	12	REMOVE	NO	N/A	N/A
179	LIVE OAK	12	REMOVE	NO	N/A	N/A
180	LIVE OAK	12	REMOVE	NO	N/A	N/A
181	LIVE OAK	12	REMOVE	NO	N/A	N/A
182	LIVE OAK	12	REMOVE	NO	N/A	N/A
183	LIVE OAK	10	REMOVE	NO	N/A	N/A
184	SABAL PALM	16 DBL	REMOVE	YES	2 PALMS	N/A
185	LIVE OAK	12 DBL	REMOVE	YES	24	N/A
186	LIVE OAK	14	REMOVE	YES	14	N/A
187	LIVE OAK	10 DBL	REMOVE	YES	20	N/A
188	LIVE OAK	10 DBL	REMOVE	YES	20	N/A
189	LIVE OAK	12	REMOVE	NO	N/A	N/A
190	LIVE OAK	14	REMOVE	YES	14	N/A
191	LIVE OAK	14	REMOVE	YES	14	N/A
192	LIVE OAK	12	REMOVE	NO	N/A	N/A
193	LIVE OAK	12	REMOVE	NO	N/A	N/A
194	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
195	LIVE OAK	10 DBL	REMOVE	YES	20	N/A
196	LIVE OAK	14	REMOVE	YES	14	N/A
197	LIVE OAK	16	REMOVE	YES	16	N/A
198	LIVE OAK	14	REMOVE	YES	14	N/A
199	LIVE OAK	24	REMOVE	YES	24	N/A
200	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
201	LIVE OAK	10 DBL	REMOVE	YES	20	N/A
202	LIVE OAK	10 DBL	REMOVE	YES	20	N/A
203	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
204	LIVE OAK	4	REMOVE	NO	N/A	N/A
205	SABAL PALM	12	REMOVE	NO	N/A	N/A
206	LIVE OAK	18 QUAD	REMOVE	YES	72	N/A
207	LIVE OAK	12 DBL	REMOVE	YES	24	N/A
208	LIVE OAK	24	REMOVE	YES	24	N/A
209	ROYAL POINCIANA	6	REMOVE	NO	N/A	N/A
210	LIVE OAK	12	REMOVE	NO	N/A	N/A
211	LIVE OAK	8	REMOVE	NO	N/A	N/A
212	LIVE OAK	30	REMOVE	YES	30	N/A
213	LIVE OAK	30	REMOVE	YES	30	N/A
214	LIVE OAK	12 QUAD	REMOVE	YES	48	N/A
215	LIVE OAK	12 DBL	REMOVE	YES	24	N/A
216	LIVE OAK	28	REMOVE	YES	28	N/A
217	LIVE OAK	14	REMOVE	YES	14	N/A
218	LIVE OAK	8	REMOVE	NO	N/A	N/A
219	LIVE OAK	14	REMOVE	YES	14	N/A
220	LIVE OAK	18	REMOVE	YES	18	N/A
221	LIVE OAK	28	REMOVE	YES	28	N/A
222	LIVE OAK	16	REMOVE	YES	16	N/A
223	LIVE OAK	12 DBL	REMOVE	YES	24	N/A
224	LIVE OAK	8 DBL	REMOVE	YES	16	N/A
225	LIVE OAK	18	REMOVE	YES	18	N/A
226	LIVE OAK	18	REMOVE	YES	18	N/A
227	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
228	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
229	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
230	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
231	SLASH PINE	20	REMOVE	NO	N/A	N/A
232	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
233	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
234	LIVE OAK	4	REMOVE	NO	N/A	N/A
235	LIVE OAK	8	REMOVE	NO	N/A	N/A
236	LIVE OAK	8	REMOVE	NO	N/A	N/A
237	LIVE OAK	4 DBL	REMOVE	NO	N/A	N/A
238	LIVE OAK	4	REMOVE	NO	N/A	N/A
239	LIVE OAK	4	REMOVE	NO	N/A	N/A
240	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
241	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
242	SABAL PALM	12	REMOVE	YES	N/A	N/A
243	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
244	LIVE OAK	30	REMOVE	YES	30	N/A
245	LIVE OAK	30	REMOVE	YES	30	N/A
246	BLACK OLIVE	6	REMOVE	NO	N/A	N/A
247	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
248	LIVE OAK	4	REMOVE	NO	N/A	N/A
249	LIVE OAK	14	REMOVE	YES	14	N/A
250	LIVE OAK	24	REMOVE	YES	24	N/A
251	LIVE OAK	16	REMOVE	YES	16	N/A
252	LIVE OAK	16	REMOVE	YES	16	N/A
253	LIVE OAK	24	REMOVE	YES	24	N/A
254	LIVE OAK	18	REMOVE	YES	18	N/A
255	LIVE OAK	16	REMOVE	YES	16	N/A
256	LIVE OAK	14	REMOVE	YES	14	N/A
257	LIVE OAK	4	REMOVE	NO	N/A	N/A
258	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
259	LIVE OAK	4	REMOVE	NO	N/A	N/A
260	LIVE OAK	12	REMOVE	NO	N/A	N/A
261	LIVE OAK	24	REMOVE	YES	24	N/A
262	SABAL PALM	12	REMOVE	NO	N/A	N/A
263	LIVE OAK	20	REMOVE	YES	20	N/A
264	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
265	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
266	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
267	LIVE OAK	14	REMOVE	YES	14	N/A
268	LIVE OAK	18 DBL	REMOVE	YES	36	N/A
269	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
270	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
271	SABAL PALM	10	REMOVE	NO	N/A	N/A
272	SABAL PALM	12	REMOVE	NO	N/A	N/A
273	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
274	LIVE OAK	36	REMOVE	YES	36	N/A
275	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
276	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
277	SABAL PALM	12	REMOVE	NO	N/A	N/A
278	LIVE OAK	8 TRIPLE	REMOVE	YES	24	N/A
279	ROYAL POINCIANA	14	REMOVE	YES	14	N/A
280	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
281	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
282	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
283	SABAL PALM	12	REMOVE	NO	N/A	N/A
284	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
285	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
286	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
287	SABAL PALM	12	REMOVE	NO	N/A	N/A
288	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
289	LIVE OAK	36	REMOVE	YES	36	N/A
290	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
291	LIVE OAK	30	REMOVE	YES	30	N/A
292	SABAL PALM	12	REMOVE	NO	N/A	N/A
293	SABAL PALM	12	REMOVE	NO	N/A	N/A
294	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
295	SABAL PALM	12	REMOVE	NO	N/A	N/A
296	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
297	LIVE OAK	6	REMOVE	NO	N/A	N/A
298	SABAL PALM	12	REMOVE	NO	N/A	N/A
299	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
300	SABAL PALM	16	REMOVE	YES	1 PALM	N/A

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

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	DATE	BY
	REVISIONS	
1	07-29-21	TJE
2	09-02-21	TJE
3	10-04-21	TJE
4	12-06-21	TJE
	PER CITY COMMENTS	
	PER FPUA COMMENTS	
	PER SFWMD COMMENTS	
	PER CITY COMMENTS	

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

DATE: 12/1/2021

KHA PROJECT 147811000

DATE	SCALE	AS SHOWN
	DESIGNED BY	BRB
	DRAWN BY	TJE
	CHECKED BY	BRB

TREE MITIGATION PLAN

OLEANDER OAKS

PREPARED FOR

ALVA STONE GROUP

CITY OF FORT PIERCE FL

SHEET NUMBER

C-007

EXISTING TREE TABLE

#	SPECIES	DBH (INCHES)	ACTION	MITIGATION REQUIRED	MITIGATION VALUE	MITIGATION CREDIT
300	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
301	SABAL PALM	12	REMOVE	NO	N/A	N/A
302	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
303	LIVE OAK	12	REMOVE	NO	N/A	N/A
304	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
305	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
306	SABAL PALM	12	REMOVE	NO	N/A	N/A
307	SABAL PALM	12	REMOVE	NO	N/A	N/A
308	LIVE OAK	18	REMOVE	YES	18	N/A
309	LIVE OAK	12	REMOVE	NO	N/A	N/A
310	LIVE OAK	18	REMOVE	YES	18	N/A
311	LIVE OAK	18	REMOVE	YES	18	N/A
312	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
313	LIVE OAK	24	REMOVE	YES	24	N/A
314	SABAL PALM	12	REMOVE	NO	N/A	N/A
315	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
316	SABAL PALM	12	REMOVE	NO	N/A	N/A
317	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
318	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
319	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
320	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
321	SABAL PALM	12	REMOVE	NO	N/A	N/A
322	SABAL PALM	12	REMOVE	NO	N/A	N/A
323	LIVE OAK	24	REMOVE	YES	24	N/A
324	LIVE OAK	6	REMOVE	NO	N/A	N/A
325	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
326	SABAL PALM	12	REMOVE	NO	N/A	N/A
327	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
328	LIVE OAK	36	REMOVE	YES	36	N/A
329	LIVE OAK	4	REMOVE	NO	N/A	N/A
330	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
331	LIVE OAK	12	REMOVE	NO	N/A	N/A
332	SABAL PALM	12	REMOVE	NO	N/A	N/A
333	LIVE OAK	14	REMOVE	YES	14	N/A
334	LIVE OAK	24	REMOVE	YES	24	N/A
335	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
336	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
337	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
338	SABAL PALM	12	REMOVE	NO	N/A	N/A
339	LIVE OAK	48	REMOVE	YES	48	N/A
340	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
341	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
342	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
343	SABAL PALM	12	REMOVE	NO	N/A	N/A
344	LIVE OAK	4	REMOVE	NO	N/A	N/A
345	LIVE OAK	20	REMOVE	YES	20	N/A
346	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
347	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
348	SABAL PALM	12	REMOVE	N/A	N/A	N/A
349	LIVE OAK	30	PRESERVE	N/A	N/A	30
350	LIVE OAK	20	REMOVE	YES	20	N/A
351	LIVE OAK	20	REMOVE	YES	20	N/A
352	LIVE OAK	36	REMOVE	YES	36	N/A
353	LIVE OAK	32	REMOVE	YES	32	N/A
354	LIVE OAK	14 DBL	REMOVE	YES	28	N/A
355	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
356	LIVE OAK	24	REMOVE	YES	24	N/A
357	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
358	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
359	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
360	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
361	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
362	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
363	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
364	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
365	SABAL PALM	12	REMOVE	NO	N/A	N/A
366	SABAL PALM	10	REMOVE	NO	N/A	N/A
367	SABAL PALM	12	REMOVE	NO	N/A	N/A
368	UNKNOWN	4	REMOVE	NO	N/A	N/A
369	SABAL PALM	12	REMOVE	NO	N/A	N/A
370	SABAL PALM	12	REMOVE	NO	N/A	N/A
371	SABAL PALM	12	REMOVE	NO	N/A	N/A
372	SABAL PALM	8	REMOVE	NO	N/A	N/A
373	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
374	LIVE OAK	24	REMOVE	YES	24	N/A
375	SABAL PALM	14	REMOVE	YES	1 PALM	N/A
376	ROYAL POINCIANA	4	REMOVE	NO	N/A	N/A
377	SABAL PALM	18	PRESERVE	N/A	N/A	1 PALM
378	LIVE OAK	15	PRESERVE	N/A	N/A	15
379	LIVE OAK	15	PRESERVE	N/A	N/A	15
380	SABAL PALM	12	REMOVE	N/A	N/A	N/A
381	LIVE OAK	18	PRESERVE	N/A	N/A	18
382	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
383	LIVE OAK	15	PRESERVE	N/A	N/A	15
384	LIVE OAK	12	PRESERVE	N/A	N/A	N/A
385	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
386	LIVE OAK	18	PRESERVE	N/A	N/A	18
387	LIVE OAK	15	PRESERVE	N/A	N/A	15
388	LIVE OAK	20	PRESERVE	N/A	N/A	20
389	SABAL PALM	18	PRESERVE	N/A	N/A	1 PALM
390	SLASH PINE	24	PRESERVE	N/A	N/A	N/A
391	LIVE OAK	30	PRESERVE	N/A	N/A	30
392	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
393	SABAL PALM	18	PRESERVE	N/A	N/A	1 PALM
394	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
395	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
396	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
397	LIVE OAK	30	PRESERVE	N/A	N/A	30
398	SABAL PALM	18	PRESERVE	N/A	N/A	1 PALM
399	LIVE OAK	18	PRESERVE	N/A	N/A	18
400	LIVE OAK	36	PRESERVE	N/A	N/A	36
401	LIVE OAK	15	PRESERVE	N/A	N/A	15
402	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
403	LIVE OAK	24	PRESERVE	N/A	N/A	24
404	SABAL PALM	12	REMOVE	NO	N/A	N/A
405	UKNOWN	6	REMOVE	NO	N/A	N/A
406	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
407	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
408	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
409	SABAL PALM	12	REMOVE	NO	N/A	N/A
410	SABAL PALM	12	REMOVE	NO	N/A	N/A
411	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
412	LIVE OAK	18	REMOVE	YES	18	N/A
413	MAHOGANY	12	REMOVE	NO	N/A	N/A
414	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
415	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
416	MAHOGANY	4	REMOVE	NO	N/A	N/A
417	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
418	CYPRESS	4	PRESERVE	N/A	N/A	N/A
419	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
420	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
421	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
422	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
423	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
424	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
425	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
426	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
427	SABAL PALM	5	REMOVE	NO	N/A	N/A
428	SABAL PALM	12	REMOVE	NO	N/A	N/A
429	SABAL PALM	10	REMOVE	NO	N/A	N/A
430	SABAL PALM	12	REMOVE	NO	N/A	N/A
431	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
432	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
433	SABAL PALM	15	PRESERVE	N/A	N/A	N/A
434	LIVE OAK	16	PRESERVE	N/A	N/A	16
435	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
436	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
437	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
438	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
439	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
440	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
441	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
442	LIVE OAK	28	PRESERVE	N/A	N/A	28
443	LIVE OAK	12	PRESERVE	N/A	N/A	N/A
444	SABAL PALM	10	PRESERVE	N/A	N/A	N/A
445	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
446	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
447	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
448	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
449	LIVE OAK	10	PRESERVE	N/A	N/A	N/A
450	LIVE OAK	12	REMOVE	N/A	N/A	N/A

EXISTING TREE TABLE

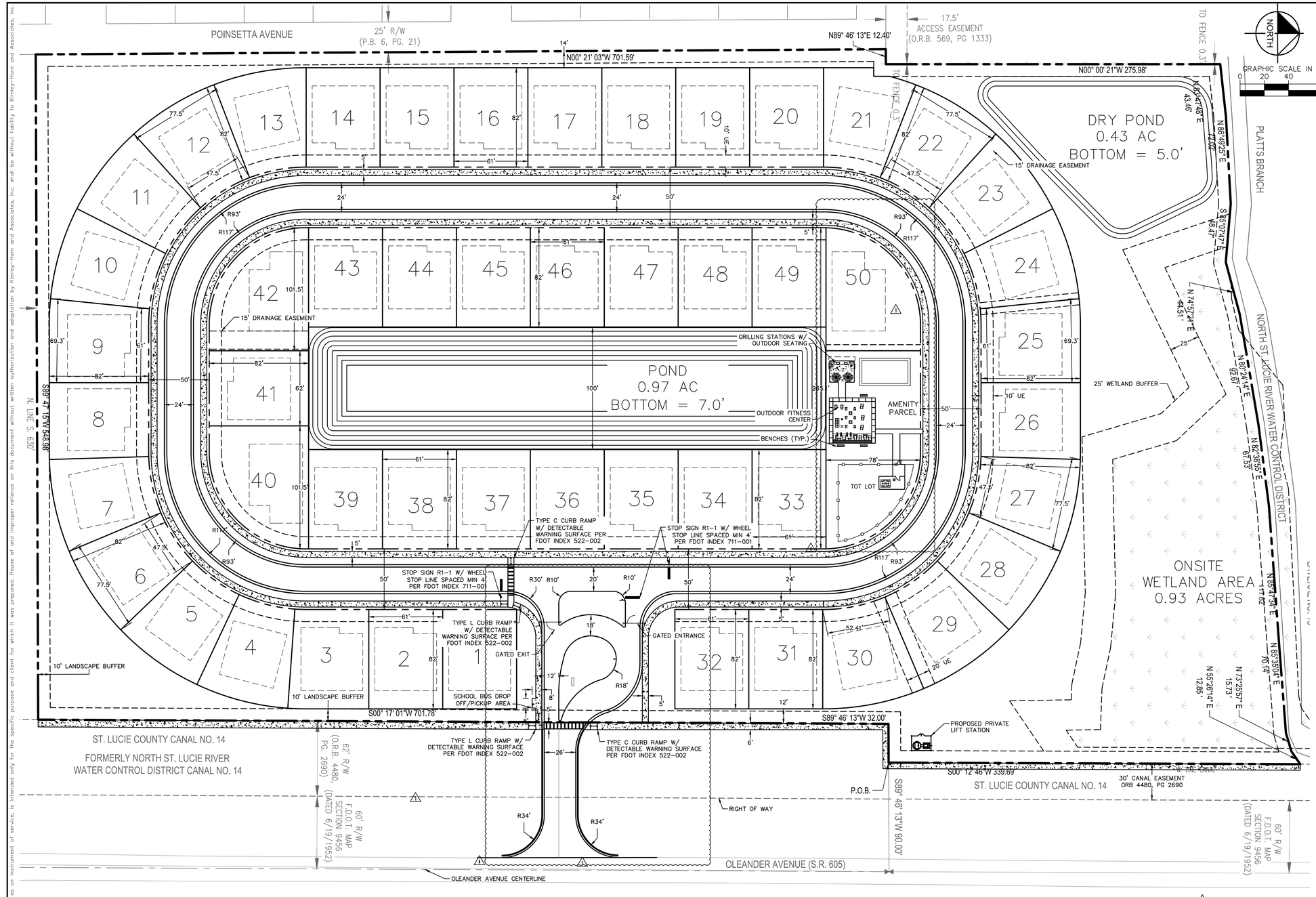
#	SPECIES	DBH (INCHES)	ACTION	MITIGATION REQUIRED	MITIGATION VALUE	MITIGATION CREDIT
451	LIVE OAK	14	REMOVE	YES	14	N/A
452	LIVE OAK	10	REMOVE	N/A	N/A	N/A
453	LIVE OAK	18	REMOVE	YES	18	N/A
454	LIVE OAK	14	REMOVE	YES	14	N/A
455	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
456	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
457	SABAL PALM	12	REMOVE	N/A	N/A	N/A
458	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
459	LIVE OAK	12 DBL	REMOVE	YES	24	N/A
460	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
461	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
462	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
463	LIVE OAK	6	REMOVE	N/A	N/A	N/A
464	SABAL PALM	16	REMOVE	YES	1 PALM	N/A
465	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
466	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
467	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
468	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
469	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
470	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
471	UNKNOWN	6	PRESERVE	N/A	N/A	N/A
472	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
473	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
474	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
475	SABAL PALM	8	PRESERVE	N/A	N/A	N/A
476	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
477	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
478	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
479	SABAL PALM	6	PRESERVE	N/A	N/A	N/A
480	SABAL PALM	10	PRESERVE	N/A	N/A	N/A
481	SABAL PALM	36	PRESERVE	N/A	N/A	1 PALM
482	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
483	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
484	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
485	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
486	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
487	SABAL PALM	18	PRESERVE	N/A	N/A	1 PALM
488	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
489	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
490	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
491	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
492	SABAL PALM	10	PRESERVE	N/A	N/A	N/A
493	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
494	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
495	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
496	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
497	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
498	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
499	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
500	SABAL PALM	10	REMOVE	NO	N/A	N/A
501	SABAL PALM	12	REMOVE	NO	N/A	N/A
502	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
503	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
504	SABAL PALM	18	PRESERVE	N/A	N/A	1 PALM
505	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
506	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
507	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
508	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
509	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
510	SABAL PALM	10	PRESERVE	N/A	N/A	N/A
511	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
512	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
513	SABAL PALM	18	PRESERVE	N/A	N/A	1 PALM
514	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
515	SABAL PALM	10	PRESERVE	N/A	N/A	N/A
516	LIVE OAK	14	PRESERVE	N/A	N/A	14
517	LIVE OAK	10 DBL	PRESERVE	N/A	N/A	20
518	LIVE OAK	10	PRESERVE	N/A	N/A	N/A
519	LIVE OAK	10	PRESERVE	N/A	N/A	N/A
520	SABAL PALM	12	REMOVE	NO	N/A	N/A
521	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
522	LIVE OAK	8	PRESERVE	N/A	N/A	N/A
523	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
524	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
525	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
526	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
527	LIVE OAK	32	PRESERVE	N/A	N/A	32
528	LIVE OAK	14	PRESERVE	N/A	N/A	14
529	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
530	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
531	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
532	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
533	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
534	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
535	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
536	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
537	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
538	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
539	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
540	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
541	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
542	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
543	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
544	SABAL PALM	10	PRESERVE	N/A	N/A	N/A
545	SABAL PALM	18	PRESERVE	N/A	N/A	1 PALM
546	LIVE OAK	18	PRESERVE	N/A	N/A	18
547	LIVE OAK	10	PRESERVE	N/A	N/A	N/A
548	LIVE OAK	6	PRESERVE	N/A	N/A	N/A
549	LIVE OAK	8	PRESERVE	N/A	N/A	N/A
550	LIVE OAK	36	PRESERVE	N/A	N/A	36
551	LIVE OAK	12	PRESERVE	N/A	N/A	N/A
552	SABAL PALM	20	PRESERVE	N/A	N/A	1 PALM
553	SABAL PALM	18	PRESERVE	N/A	N/A	1 PALM
554	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
555	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
556	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
557	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
558	SABAL PALM	18	PRESERVE	N/A	N/A	1 PALM
559	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
560	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
561	LIVE OAK	48	PRESERVE	N/A	N/A	48
562	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
563	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
564	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
565	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
566	SABAL PALM	10	PRESERVE	N/A	N/A	N/A
567	SABAL PALM	10	PRESERVE	N/A	N/A	N/A
568	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
569	SABAL PALM	8	PRESERVE	N/A	N/A	N/A
570	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
571	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
572	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
573	SABAL PALM	14	PRESERVE	N/A	N/A	1 PALM
574	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
575	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
576	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
577	SABAL PALM	16	PRESERVE	N/A	N/A	1 PALM
578	SABAL PALM	6	PRESERVE	N/A	N/A	N/A
579	SLASH PINE	15	PRESERVE	N/A	N/A	N/A
580	SLASH PINE	15	PRESERVE	N/A	N/A	N/A
581	UNKNOWN	10	PRESERVE	N/A	N/A	N/A
582	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
583	LIVE OAK	8	REMOVE	NO	N/A	N/A
584	SABAL PALM	12	REMOVE	NO	N/A	N/A
585	LIVE OAK	5	REMOVE	NO	N/A	N/A
586	LIVE OAK	8	REMOVE	NO	N/A	N/A
587	LIVE OAK	4	REMOVE	NO	N/A	N/A
588	LIVE OAK	24	REMOVE	YES	24	N/A
589	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
590	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
591	LIVE OAK	36	REMOVE	YES	36	N/A
592	SABAL PALM	12	REMOVE	NO	N/A	N/A
593	SABAL PALM	30	REMOVE	YES	1 PALM	N/A
594	LIVE OAK	15	REMOVE	YES	15	N/A
595	SABAL PALM	12	PRESERVE	N/A	N/A	N/A
596	LIVE OAK	24	PRESERVE	N/A	N/A	24
597	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
598	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
599	SABAL PALM	18	PRESERVE	N/A	N/A	1 PALM
600	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM

EXISTING TREE TABLE

#	SPECIES	DBH (INCHES)	ACTION	MITIGATION REQUIRED	MITIGATION VALUE	MITIGATION CREDIT
601	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
602	LIVE OAK	18	REMOVE	YES	18	N/A
603	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
604	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
605	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
606	LIVE OAK	15	REMOVE	YES	15	N/A
607	LIVE OAK	10	REMOVE	NO	N/A	N/A
608	LIVE OAK	18	REMOVE	YES	18	N/A
609	LIVE OAK	18	REMOVE	YES	18	N/A
610	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
611	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
612	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
613	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
614	LIVE OAK	30	REMOVE	YES	30	N/A
615	LIVE OAK	18	REMOVE	YES	18	N/A
616	LIVE OAK	18	REMOVE	YES	18	N/A
617	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
618	LIVE OAK	24	REMOVE	YES	24	N/A
619	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
620	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
621	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
622	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
623	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
624	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
625	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
626	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
627	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
628	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
629	LIVE OAK	18	REMOVE	YES	18	N/A
630	LIVE OAK	36	REMOVE	YES	36	N/A
631	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
632	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
633	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
634	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
635	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
636	SABAL PALM	18	PRESERVE	N/A	N/A	1 PALM
637	LIVE OAK	12 DBL	REMOVE	YES	24	N/A
638	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
639	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
640	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
641	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
642	LIVE OAK	12 DBL	REMOVE	YES	24	N/A
643	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
644	LIVE OAK	36	REMOVE	YES	36	N/A
645	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
646	LIVE OAK	18	REMOVE	YES	18	N/A
647	LIVE OAK	10	REMOVE	NO	N/A	N/A
648	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
649	SABAL PALM	10	REMOVE	NO	N/A	N/A
650	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
651	LIVE OAK	36	REMOVE	YES	36	N/A
652	LIVE OAK	18	REMOVE	YES	18	N/A
653	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
654	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
655	LIVE OAK	24	REMOVE	YES	24	N/A
656	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
657	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
658	UNKNOWN	24	PRESERVE	N/A	24	N/A
659	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
660	SABAL PALM	12	REMOVE	NO	N/A	N/A
661	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
662	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
663	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
664	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
665	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
666	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
667	LIVE OAK	36	REMOVE	YES	36	N/A
668	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
669	LIVE OAK	12	REMOVE	NO	N/A	N/A
670	LIVE OAK	18	REMOVE	YES	18	N/A
671	LIVE OAK	15	REMOVE	YES	15	N/A
672	LIVE OAK	18	REMOVE	YES	18	N/A
673	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
674	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
675	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
676	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
677	LIVE OAK	20	REMOVE	YES	20	N/A
678	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
679	LIVE OAK	24	REMOVE	YES	24	N/A
680	LIVE OAK	36	REMOVE	YES	36	N/A

EXISTING TREE TABLE

#	SPECIES	DBH (INCHES)	ACTION	MITIGATION REQUIRED	MITIGATION VALUE	MITIGATION CREDIT
750	LIVE OAK	15	PRESERVE	N/A	N/A	15
751	LIVE OAK	30	PRESERVE	N/A	N/A	30
752	LIVE OAK	34	PRESERVE	N/A	N/A	34
753	LIVE OAK	20	PRESERVE	N/A	N/A	20
754	LIVE OAK	18	PRESERVE	N/A	N/A	18
755	LIVE OAK	6	PRESERVE	N/A	N/A	N/A
756	LIVE OAK	8	PRESERVE	N/A	N/A	N/A
757	LIVE OAK	8	REMOVE	NO	N/A	N/A
758	LIVE OAK	10	REMOVE	NO	N/A	N/A
759	LIVE OAK	20	REMOVE	YES	20	N/A
760	LIVE OAK	15	REMOVE	YES	15	N/A
761	LIVE OAK	10	REMOVE	NO	N/A	N/A
762	LIVE OAK	20	REMOVE	YES	20	N/A
763	LIVE OAK	6 DBL	REMOVE	NO	N/A	N/A
764	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
765	LIVE OAK	8	REMOVE	NO	N/A	N/A
766	QUEEN PALM	8	REMOVE	NO	N/A	N/A
767	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
768	ROYAL POINCIANA	4	PRESERVE	N/A	N/A	N/A
769	LIVE OAK	36	REMOVE	YES	36	N/A
770	SABAL PALM	15	PRESERVE	N/A	N/A	1 PALM
771	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
772	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
773	LIVE OAK	24	REMOVE	YES	24	N/A
774	LIVE OAK	4	REMOVE	NO	N/A	N/A
775	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
776	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
777	TAMARIND	10	REMOVE	NO	N/A	N/A
778	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
779	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
780	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
781	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
782	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
783	SABAL PALM	18	REMOVE	YES	1 PALM	N/A
784	SABAL PALM	15	REMOVE	YES	1 PALM	N/A
785	LIVE OAK	5	REMOVE	NO	N/A	N/A
786	LIVE OAK	30	REMOVE	YES	30	N/



DEVELOPMENT DATA	
PROJECT NAME	OLEANDER OAKS
TAX PARCEL ID NO.	2433-144-0002-000-3
EXISTING FUTURE LAND USE	MEDIUM DENSITY RESIDENTIAL (RM)
PROPOSED FUTURE LAND USE	MEDIUM DENSITY RESIDENTIAL (RM)
EXISTING ZONING	MEDIUM DENSITY RESIDENTIAL (R-4)
PROPOSED ZONING	PLANNED DEVELOPMENT ZONE (PD)
PROJECT USE	SINGLE-FAMILY RESIDENTIAL
MAXIMUM ALLOWABLE DENSITY	6.5 - 12 DU/AC
PROPOSED DENSITY	3.87 DU/AC

LAND USE BREAKDOWN			
TOTAL AREA OF TRACT	562,732 SF	12.92 AC	100%
AREA OF PROPOSED BUILDINGS	100,000 SF	2.30 AC	17.80%
AREA OF PROPOSED PAVEMENT	75,000 SF	1.72 AC	13.33%
TOTAL PROPOSED IMPERVIOUS AREA	175,000 SF	4.02 AC	31.13%
AREA OF ONSITE WETLAND	40,510 SF	0.93 AC	6.50%
AREA OF WETLAND BUFFER	17,424 SF	0.40 AC	2.69%
AREA OF STORMWATER PONDS (TOB)	60,984 SF	1.40 AC	5.03%
AREA OF PROPOSED OPEN SPACE	307,800 SF	7.07 AC	55.72%
TOTAL PROPOSED OPEN SPACE AREA	387,732 SF	8.90 AC	68.89%
REQUIRED OPEN SPACE AREA	112,547 SF	2.58 AC	20.00%

LEGAL DESCRIPTION

A PORTION OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE EAST ONE QUARTER CORNER OF SAID SECTION 33, THENCE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF THE NORTH SAINT LUCIE RIVER WATER CONTROL DISTRICT CANAL 14, A DISTANCE OF 701.78 FEET, SAID CANAL 14 BEING SHOWN AND DESCRIBED IN THAT CERTAIN FEE SIMPLE DEED OF DONATION, AS RECORDED IN OFFICIAL RECORDS BOOK 4480, PAGE 2690 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY; SAID WEST LINE BEING PARALLEL TO AND 62.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE WEST RIGHT OF WAY LINE OF OLEANDER AVENUE, ALSO KNOWN AS STATE ROAD 605, AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9456, DATED JUNE 19, 1952; SAID WEST RIGHT OF WAY LINE BEING PARALLEL TO AND 60.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID OLEANDER AVENUE; THENCE SOUTH 89 DEGREES 47 MINUTES 15 SECONDS WEST, ALONG A LINE BEING 6.90 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 33, A DISTANCE OF 548.98 FEET, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF TUMBLIN KING ROAD; THENCE NORTH 00 DEGREES 21 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST ONE HALF A DISTANCE OF 701.59 FEET TO THE NORTH LINE OF THE SAID EAST ONE HALF, SAID WEST LINE ALSO BEING THE EAST LINE OF THE REVISED PLAT OF THE TROPICS' PETE ROBINSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 21 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY; THENCE NORTH 89 DEGREES 46 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF SAID EAST ONE HALF, A DISTANCE OF 12.40 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 21 SECONDS WEST, ALONG A LIVESTOCK FENCE 0.3' TO THE WEST OF THE WEST LINE OF THE SAID SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 33, A DISTANCE OF 275.98 FEET TO THE SOUTH TOP OF BANK OF THE NORTH SAINT LUCIE RIVER WATER CONTROL DISTRICT CANAL 15, ALSO KNOWN AS PLATTS BRANCH; THENCE MEANDERING ALONG THE SOUTH TOP OF BANK OF SAID PLATTS BRANCH, THE FOLLOWING TEN COURSES; NORTH 83 DEGREES 47 MINUTES 48 SECONDS EAST, A DISTANCE OF 43.46 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 25 SECONDS EAST, A DISTANCE OF 12.40 FEET; THENCE SOUTH 85 DEGREES 07 MINUTES 47 SECONDS EAST, A DISTANCE OF 48.47 FEET; THENCE NORTH 74 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 44.51 FEET; THENCE NORTH 80 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 92.67 FEET; THENCE NORTH 82 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 67.53 FEET; THENCE NORTH 85 DEGREES 47 MINUTES 38 SECONDS EAST, A DISTANCE OF 117.62 FEET; THENCE NORTH 85 DEGREES 35 MINUTES 04 SECONDS EAST, A DISTANCE OF 70.14 FEET; THENCE NORTH 73 DEGREES 25 MINUTES 57 SECONDS EAST, A DISTANCE OF 15.73 FEET; THENCE NORTH 55 DEGREES 26 MINUTES 14 SECONDS EAST, A DISTANCE OF 12.85 FEET TO THE WEST LINE OF SAID CANAL 14, SAID WEST LINE BEING PARALLEL TO AND 30.00 FEET WEST OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD 605, SAID WEST RIGHT OF WAY LINE BEING PARALLEL TO AND 60.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST ONE QUARTER OF SECTION 33; THENCE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF SAID CANAL 14 A DISTANCE OF 339.69 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN SAINT LUCIE COUNTY, FLORIDA, AND CONTAIN 12.919 ACRES MORE OR LESS.

ZONING	PD
MIN. LOT SIZE	5,000 SF
MIN. LOT WIDTH	60'
MIN. LOT DEPTH	70' (82 PROPOSED)
MIN. ROAD FRONTAGE	25'
MAX. LOT COVERAGE	40%
BUILDING HEIGHT (1 STORY)	45'
MAX. GROSS DENSITY (DU/AC.)	12 DU/AC. (3.87 DU/AC. PROPOSED)
MIN. SETBACKS	
FRONT	15'
SIDE (INTERIOR)	5'
SIDE (CORNER)	5'
GARAGE	20'
REAR	15'

NOTES

1. NO POOLS, SHEDS, OR SCREENED ENCLOSURES ARE TO BE PERMITTED ON ANY INDIVIDUAL LOTS.
2. AIR CONDITIONER UNITS WILL HAVE A 5' SIDE SETBACK.

OWNER/DEVELOPER

ALVA STONE GROUP
591 EVERNIA STREET,#1603
WEST PALM BEACH, FL 33401

CIVIL ENGINEER

BLAINE BERGSTRESSER, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960

FLOOD ZONE

PROPERTY LIES WITHIN FLOOD ZONE "X" & "AE", ACCORDING TO THE F.I.R.M. MAP NO. 12111C0189J.

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

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12-06-21	TJE
2	PER FPUA COMMENTS	10-04-21	TJE
3	PER SFWMD COMMENTS	09-02-21	TJE
4	PER CITY COMMENTS	07-29-21	TJE

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT	
147811000	
DATE	
04/12/2021	
SCALE	AS SHOWN
DESIGNED BY	BRB
DRAWN BY	TJE
CHECKED BY	BRB

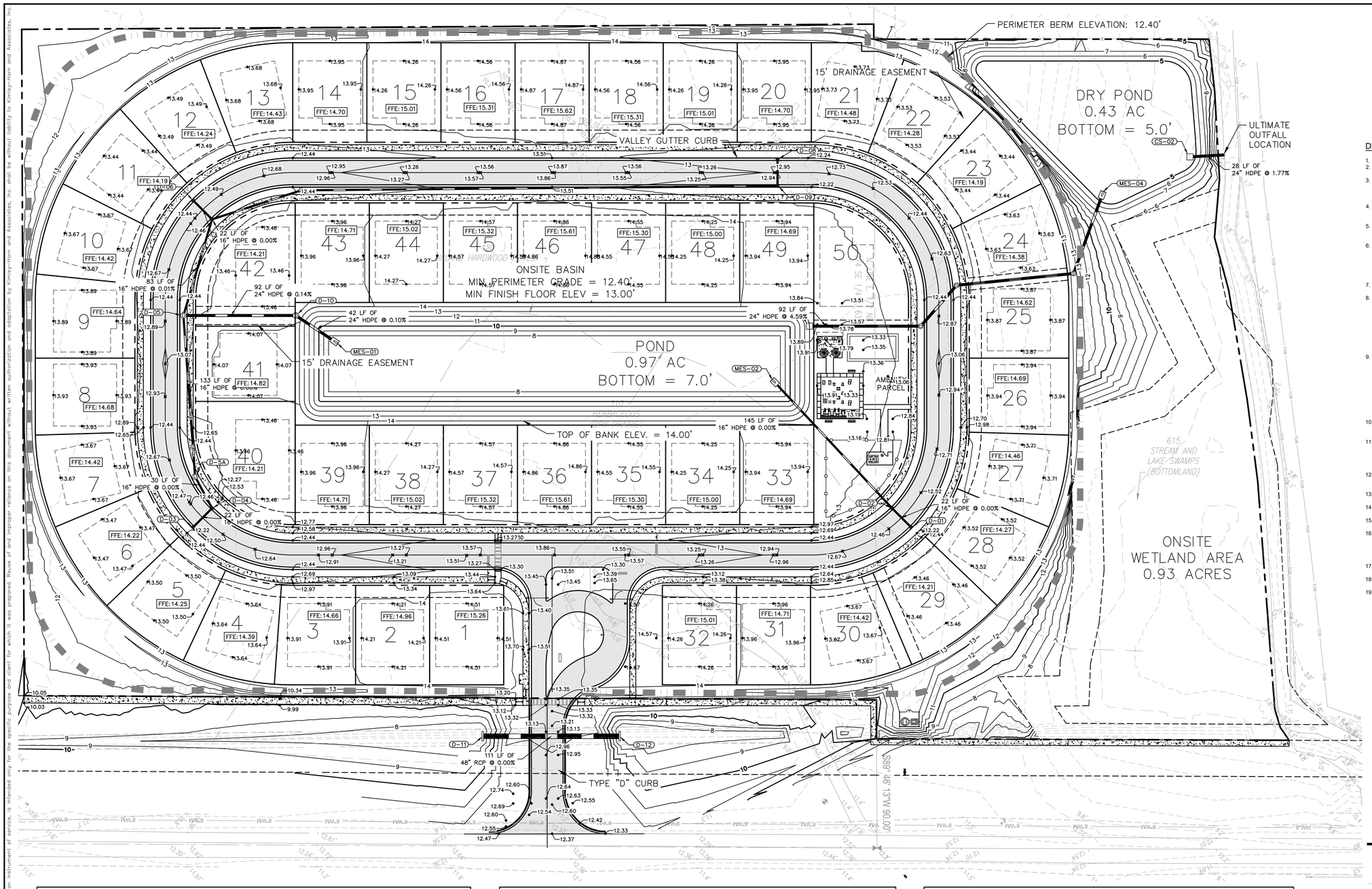
SITE PLAN

OLEANDER OAKS
PREPARED FOR
ALVA STONE GROUP

CITY OF FORT PIERCE FL

SHEET NUMBER
C-100

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-100 SITE PLAN December 07, 2021 10:02:20am K:\VRB_LDE\147811000 - oleander oaks\CAD\plotsheets\C-100 SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DRAINAGE NOTES

1. ELEVATIONS SHOWN HERON ARE REFERENCED TO NAVD 1988.
2. SURVEY INFORMATION SHOWN HEREON WAS PROVIDED BY HSQ GROUP, INC.
3. CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
4. CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEX'S 200, 201, 210, 211, 214, 232 & 233 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
5. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
6. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
7. ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
8. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
9. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER.
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280.CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL.
   C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
10. ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #280. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
13. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
14. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
15. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
16. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
17. ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES.
18. CONTRACTOR TO FLUSH AND VACUUM ENTIRE ON-SITE STORM WATER SYSTEM UPON COMPLETION OF PROPOSED WORK.
19. MINIMUM DRAINAGE PIPE SHALL BE 15 INCHES PER CITY OF FORT PIERCE LAND DEVELOPMENT ORDINANCE SEC 119-3 DESIGN STANDARDS; STORMWATER MANAGEMENT; APPROVALS.

LEGEND

- TYPE "F" CURB AND GUTTER
- TYPE "D CURB
- PERIMETER BERM
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT

DRAINAGE LEGEND

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

STRUCTURE TABLE

STRUCTURE NAME:	TYPE:	RIM ELEV:	INV ELEV:	PIPE DIA:
CS-01	FDOT TYPE "C" CONTROL STRUCTURE	14.00	INV OUT: 9.20 (N)	DIA OUT: 24"
CS-02	FDOT TYPE "C" CONTROL STRUCTURE	8.08	INV OUT: 6.00 (N)	DIA OUT: 24"
D-01	TYPE "S" INLET PER FDOT INDEX #425-040	12.06	INV IN: 8.15 (SW)	DIA IN: 16"
D-02	TYPE "S" INLET PER FDOT INDEX #425-040	12.06	INV OUT: 8.15 (NE) INV OUT: 8.15 (SW)	DIA OUT: 16" DIA OUT: 16"
D-03	TYPE "S" INLET PER FDOT INDEX #425-040	12.06	INV OUT: 8.30 (NW)	DIA OUT: 16"
D-04	TYPE "S" INLET PER FDOT INDEX #425-040	12.06	INV IN: 8.30 (SE) INV OUT: 7.17 (SW)	DIA IN: 16" DIA OUT: 16"
D-05	MANHOLE	12.57	INV IN: 7.17 (E) INV OUT: 7.17 (N) INV OUT: 7.17 (W)	DIA IN: 16" DIA OUT: 24" DIA OUT: 16"

STRUCTURE TABLE

STRUCTURE NAME:	TYPE:	RIM ELEV:	INV ELEV:	PIPE DIA:
D-5A	MANHOLE	12.24	INV IN: 7.17 (NE) INV OUT: 7.17 (W)	DIA IN: 16" DIA OUT: 16"
D-06	TYPE "S" INLET PER FDOT INDEX #425-040	12.06	INV OUT: 6.66 (NE)	DIA OUT: 16"
D-07	CI	12.06	INV IN: 7.16 (E) INV IN: 6.66 (SW) INV IN: 6.57 (N)	DIA IN: 16" DIA IN: 16" DIA IN: 16"
D-08	TYPE "S" INLET PER FDOT INDEX #425-040	12.41	INV IN: 8.15 (E)	DIA IN: 16"
D-09	TYPE "S" INLET PER FDOT INDEX #425-040	12.41	INV OUT: 8.15 (W) INV OUT: 9.02 (S)	DIA OUT: 16" DIA OUT: 16"
D-10	MANHOLE	13.78	INV IN: 7.04 (S) INV OUT: 7.04 (NE)	DIA IN: 24" DIA OUT: 24"
D-11	HEADWALL	10.22	INV IN: 5.72 (N)	DIA IN: 48"

STRUCTURE TABLE

STRUCTURE NAME:	TYPE:	RIM ELEV:	INV ELEV:	PIPE DIA:
D-12	HEADWALL	10.22	INV OUT: 5.72 (S)	DIA OUT: 48"
MES-01	MITERED END SECTION	9.18	INV IN: 7.00 (SW)	DIA IN: 24"
MES-02	MITERED END SECTION	9.54	INV IN: 8.15 (NE)	DIA IN: 16"
MES-04	MITERED END SECTION	5.00	INV IN: 0.52 (E)	DIA IN: 24"

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

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12-06-21	TJE
2	PER FPUA COMMENTS	10-04-21	TJE
3	PER SFWMD COMMENTS	09-02-21	TJE
4	PER CITY COMMENTS	07-29-21	TJE

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT 147811000
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

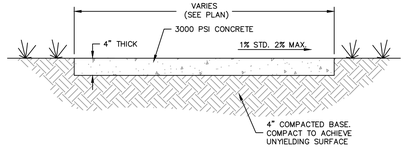
PAVING GRADING AND DRAINAGE PLAN

OLEANDER OAKS
PREPARED FOR
ALVA STONE GROUP

CITY OF FORT PIERCE FL

SHEET NUMBER
C-200

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-200 PAVING GRADING AND DRAINAGE PLAN December 07, 2021 10:02:35am K:\VRB_LDEV\147811000 - oleander oaks\CAD\plansheets\C-200 PAVING GRADING AND DRAINAGE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

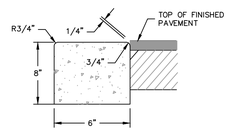


NOTE
SEE SITE PLAN FOR SPECIFIC SIDEWALK LOCATIONS.

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

TYPICAL 4" SIDEWALK SECTION

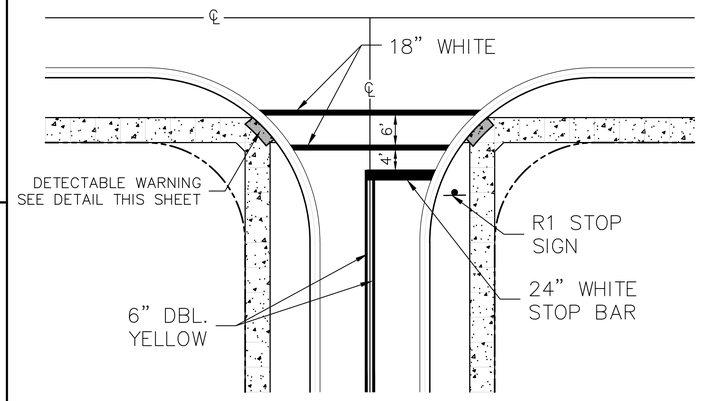
N.T.S.



ALL CONCRETE SHALL BE 3,000 PSI

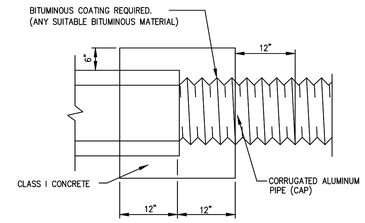
6" EDGE CURB

PGKH24A.DWG N.T.S.



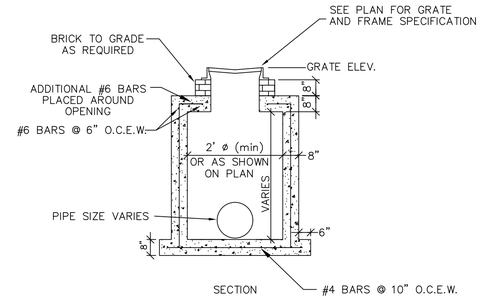
TYPICAL CROSSWALK AND STOP BAR DETAIL

N.T.S.



CONCRETE COLLAR DETAIL

N.T.S.



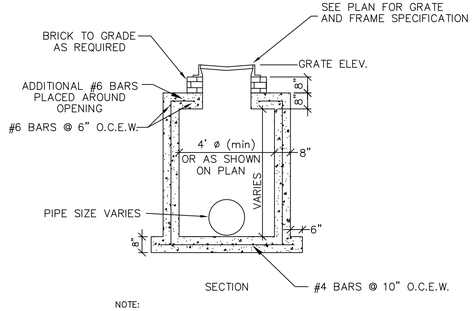
NOTE:

1. TYPE II CEMENT 4000 P.S.I.

2. WALL REINFORCEMENT A.S.T.M. DESIGNATION A185-64 OR EQUAL TO A.S.T.M. C-478.

TYPE C STORM INLET DETAIL

N.T.S



NOTE:

1. TYPE II CEMENT 4000 P.S.I.

2. WALL REINFORCEMENT A.S.T.M. DESIGNATION A185-64 OR EQUAL TO A.S.T.M. C-478.

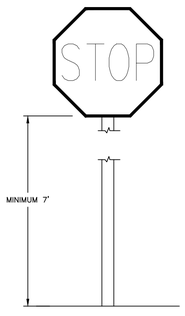
TYPE D STORM INLET DETAIL

N.T.S

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

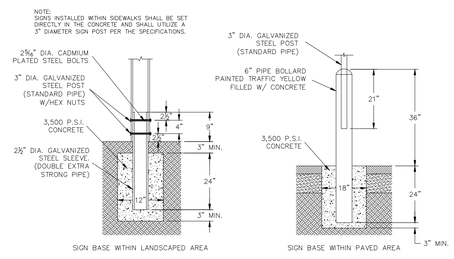
NOTE: CONCRETE TO BE 3,000 P.S.I. AT 28 DAYS

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



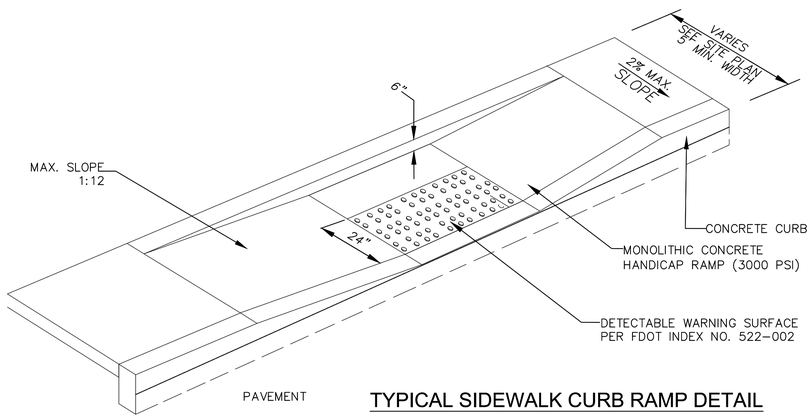
REQUIRED SIGN HEIGHT

N.T.S

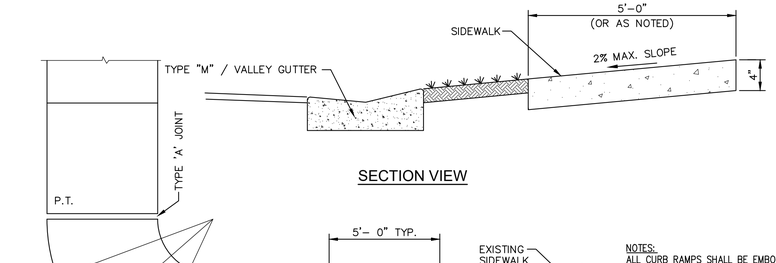


SIGN BASE

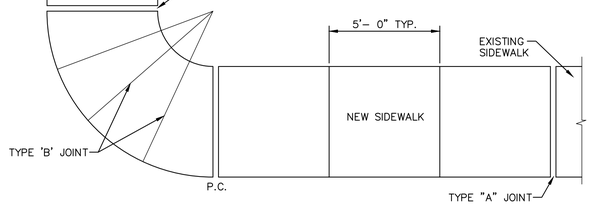
N.T.S



TYPICAL SIDEWALK CURB RAMP DETAIL



SECTION VIEW

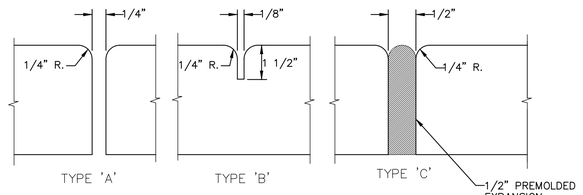


NOTES:
ALL CURB RAMPS SHALL BE EMBOSSED WITH A TACTILE SURFACE PER FDOT INDEX NO. 304.

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

SAW CUTTING WILL NOT BE ACCEPTED.

PLAN



SIDEWALK JOINTS

SIDEWALK CONSTRUCTION

N.T.S.

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

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12-06-21	TJE
2	PER FPUA COMMENTS	10-04-21	TJE
3	PER SFWMD COMMENTS	09-02-21	TJE
4	PER CITY COMMENTS	07-29-21	TJE

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT	147811000
DATE	04/12/2021
SCALE	AS SHOWN
DESIGNED BY	BRB
DRAWN BY	TJE
CHECKED BY	BRB

PAVING GRADING AND DRAINAGE DETAILS

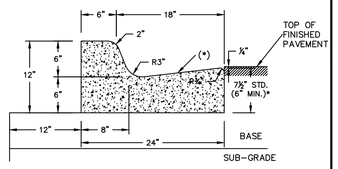
OLEANDER OAKS

PREPARED FOR
ALVA STONE GROUP

CITY OF FORT PIERCE FL

SHEET NUMBER
C-201

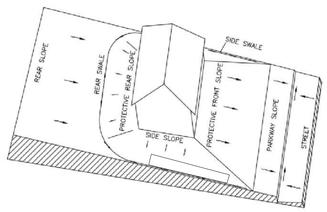
Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-201 PAVING GRADING AND DRAINAGE DETAILS December 07, 2021 10:02:35am K:\VRB_LDEV\147811000 - oleander oaks\CAD\plansheets\C-200 PAVING GRADING AND DRAINAGE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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

TYPE "F" CURB AND GUTTER

N.T.S



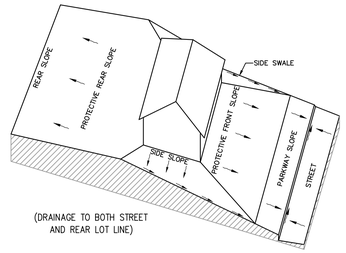
(DRAINAGE TO STREET)

NOTES

1. ALL SLOPES GREATER THAN 6:1 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.

TYPE 'A' LOT GRADING DETAIL

N.T.S.



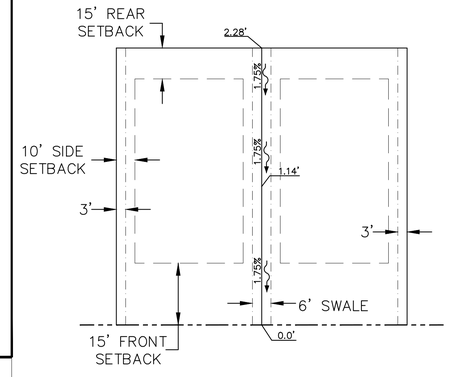
(DRAINAGE TO BOTH STREET AND REAR LOT LINE)

NOTES

1. ALL SLOPES GREATER THAN 6:1 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.

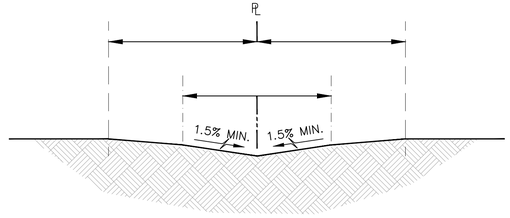
TYPE 'B' LOT GRADING DETAIL

N.T.S.



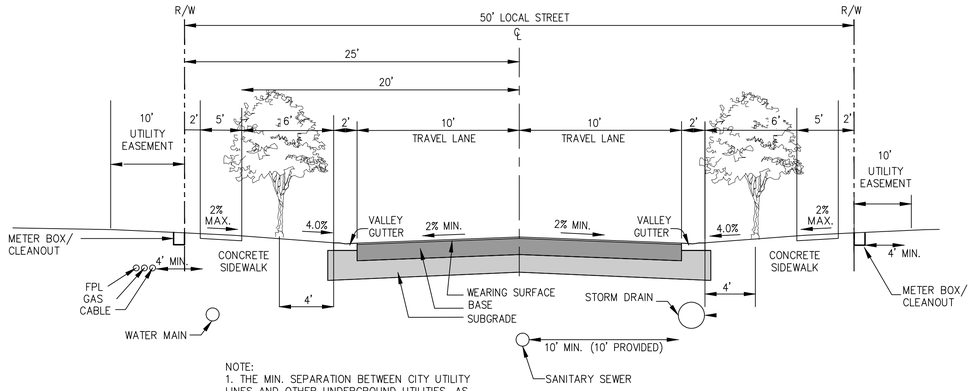
TYPICAL LOT SWALE DETAIL

N.T.S.

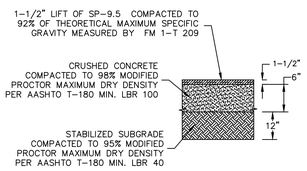


TYPICAL LOT SWALE SECTION

N.T.S.

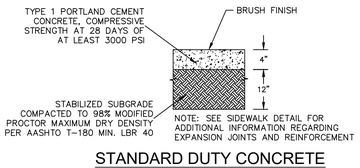


NOTE:
1. THE MIN. SEPARATION BETWEEN CITY UTILITY LINES AND OTHER UNDERGROUND UTILITIES, AS MEASURED FROM THE OUTSIDE OF EACH PIPE, SHALL BE FIVE (5) FEET.



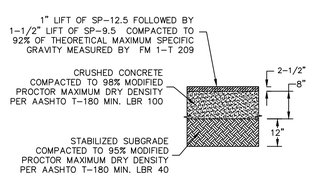
STANDARD DUTY ASPHALT

N.T.S



STANDARD DUTY CONCRETE

N.T.S



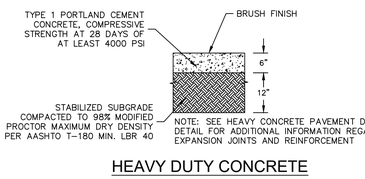
HEAVY DUTY ASPHALT

N.T.S

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

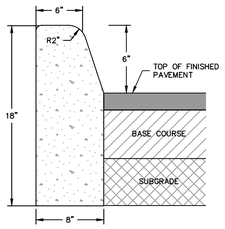
CRUSHED CONCRETE SHALL BE FROM AN FDOT APPROVED PLANT.

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



HEAVY DUTY CONCRETE

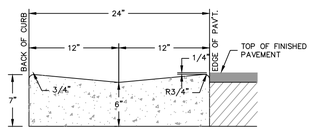
N.T.S



ALL CONCRETE SHALL BE 3,000 PSI

TYPE "D" CURB

PGKH22A.DWG N.T.S.



ALL CONCRETE SHALL BE 3,000 PSI

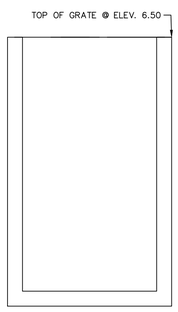
VALLEY GUTTER SECTION

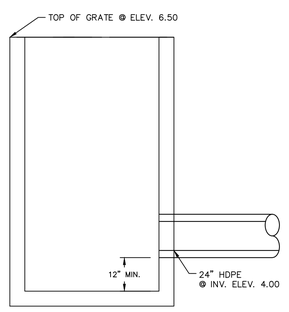
PGKH21A.DWG N.T.S.

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

CONTROL STRUCTURE (CS-01)
FDOT TYPE 'C' STRUCTURE

NTS

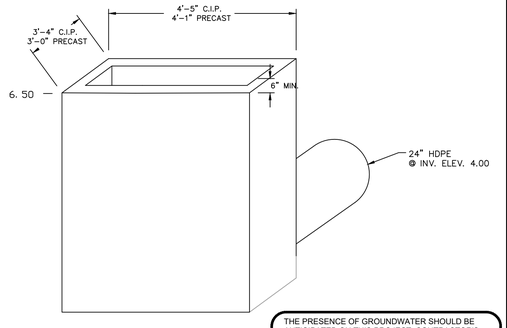




CONTROL STRUCTURE NOTES:
1. CONTRACTOR TO REFER TO FDOT FY 2021-22 STANDARD PLANS INDEX 425-052 FOR REBAR SPACING AND SIZING.

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

NTS



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

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12-06-21	TJE
2	PER FPUA COMMENTS	10-04-21	TJE
3	PER SFWMD COMMENTS	09-02-21	TJE
4	PER CITY COMMENTS	07-29-21	TJE

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

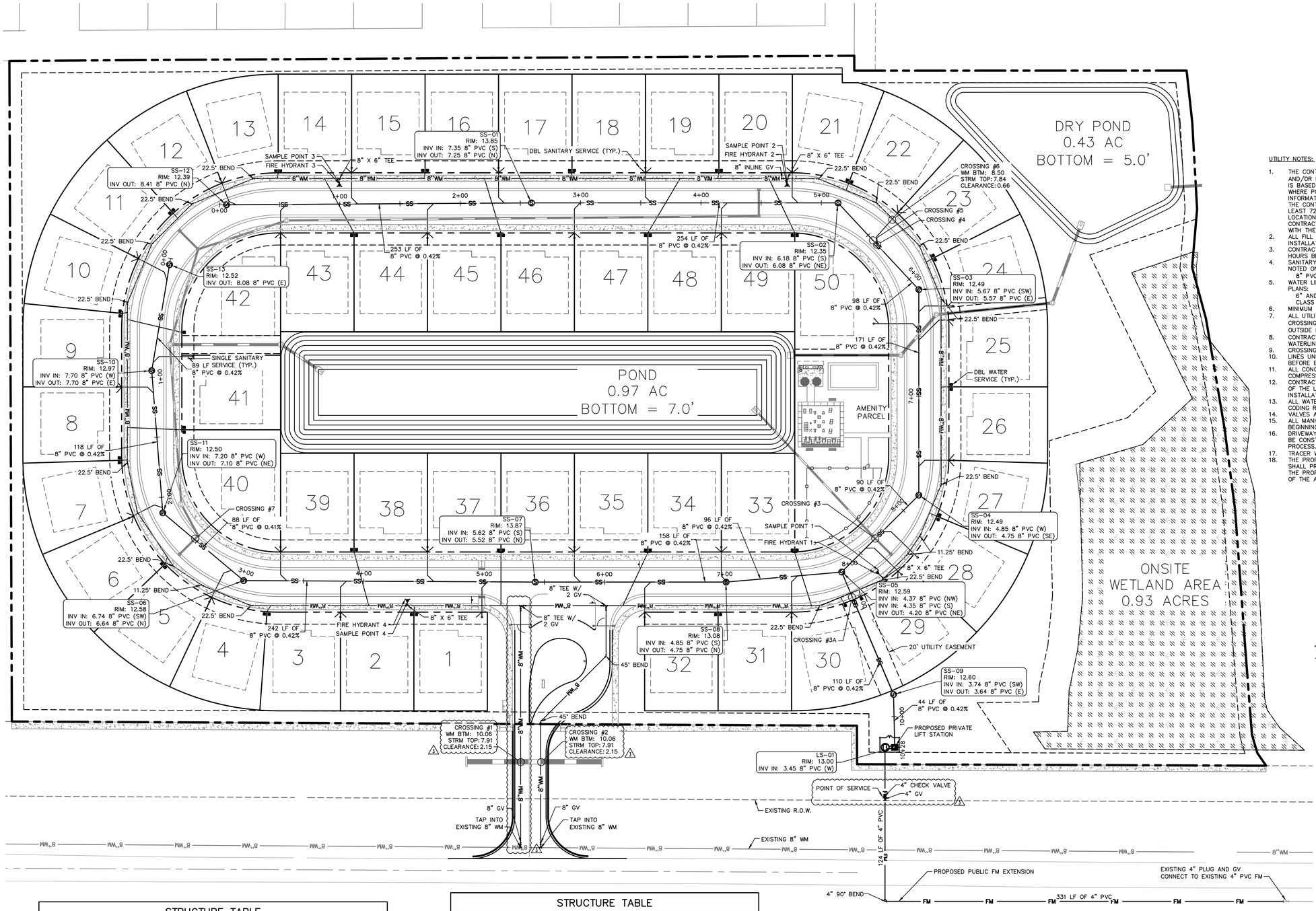
KHA PROJECT	147811000
DATE	04/12/2021
SCALE	AS SHOWN
DESIGNED BY	BRB
DRAWN BY	TJE
CHECKED BY	BRB

PAVING GRADING AND DRAINAGE DETAILS

OLEANDER OAKS
PREPARED FOR
ALVA STONE GROUP
CITY OF FORT PIERCE FL

SHEET NUMBER
C-202

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-202 PAVING GRADING AND DRAINAGE DETAILS December 07, 2021 10:02:37am K:\VRB_LDEV\147811000 - oleander oaks\CAD\plansheets\C-200 PAVING GRADING AND DRAINAGE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPREITE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
4. SANITARY SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:
   8" PVC SDR26 PER ASTM D 3034 DEPTHS LESS THAN 15'
5. WATER LINES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241 CLASS 200 UNDER ROADS, OTHERWISE CLASS 150
6. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATERLINES AND FORCEMAINS.
9. CROSSINGS AND CONFLICTS MUST BE PER FPUA SPECIFICATIONS.
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 COMPRESSION STRENGTH AT 3000 P.S.I.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
13. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 FAC.
14. VALVES ARE NOT TO BE PLACED IN CURBS, SIDEWALKS, OR DRIVEWAYS.
15. ALL MANHOLES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO BEGINNING PAVING.
16. DRIVEWAY APRON IS SHOWN FOR REFERENCE ONLY. DRIVEWAYS ARE TO BE CONSTRUCTED AND PERMITTED AS PART OF THE BUILDING PERMIT PROCESS.
17. TRACER WIRE MUST BE INSTALLED PER FPUA SPEC./QPL.
18. THE PROPERTY OWNER, CONTRACTOR,AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICK UP, REMOVAL, AND DISPOSAL OF LITTER WTHIN THE PROPERTY LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FORM THE EDGE OF PAVEMENT TO THE PROPERTY LINE.

UTILITY LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SINGLE WATER SERVICE (1" LINE W/ 5/8" METER UNLESS OTHERWISE NOTED)
- PROPOSED DOUBLE WATER SERVICE (1.5" LINE W/ (2) 5/8" METERS UNLESS OTHERWISE NOTED)
- PROPOSED SINGLE SEWER SERVICE W/ CO
- PROPOSED DOUBLE SEWER SERVICE W/ CO
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED WATER CAP
- PROPOSED TEE

STRUCTURE TABLE				
STRUCTURE NAME:	TYPE:	RIM ELEV:	INV ELEV:	PIPE DIA:
76 (1)	4" CHECK VALVE	0.00		
76 (2)	4" GV	0.00		
77	4" 90° BEND	2.88	INV IN: 2.03 (W) INV OUT: −1.07 (N)	DIA IN: 4" DIA OUT: 4"
LS-01	LIFT STATION	13.00	INV IN: 3.45 (W)	DIA IN: 8"
SS-01	MH	13.85	INV IN: 7.35 (S) INV OUT: 7.25 (N)	DIA IN: 8" DIA OUT: 8"
SS-02	MH	12.35	INV IN: 6.18 (S) INV OUT: 6.08 (NE)	DIA IN: 8" DIA OUT: 8"

STRUCTURE TABLE				
STRUCTURE NAME:	TYPE:	RIM ELEV:	INV ELEV:	PIPE DIA:
SS-03	MH	12.49	INV IN: 5.67 (SW) INV OUT: 5.57 (E)	DIA IN: 8" DIA OUT: 8"
SS-04	MH	12.49	INV IN: 4.85 (W) INV OUT: 4.75 (SE)	DIA IN: 8" DIA OUT: 8"
SS-05	MH	12.59	INV IN: 4.37 (NW) INV IN: 4.35 (S) INV OUT: 4.20 (NE)	DIA IN: 8" DIA IN: 8" DIA OUT: 8"
SS-06	MH	12.58	INV IN: 6.74 (SW) INV OUT: 6.64 (N)	DIA IN: 8" DIA OUT: 8"
SS-07	MH	13.87	INV IN: 5.62 (S) INV OUT: 5.52 (N)	DIA IN: 8" DIA OUT: 8"
SS-08	MH	13.08	INV IN: 4.85 (S) INV OUT: 4.75 (N)	DIA IN: 8" DIA OUT: 8"

STRUCTURE TABLE				
STRUCTURE NAME:	TYPE:	RIM ELEV:	INV ELEV:	PIPE DIA:
SS-09	MH	12.60	INV IN: 3.74 (SW) INV OUT: 3.64 (E)	DIA IN: 8" DIA OUT: 8"
SS-10	MH	12.97	INV IN: 7.70 (W) INV OUT: 7.70 (E)	DIA IN: 8" DIA OUT: 8"
SS-11	MH	12.50	INV IN: 7.20 (W) INV OUT: 7.10 (NE)	DIA IN: 8" DIA OUT: 8"
SS-12	MH	12.39	INV OUT: 8.41 (N)	DIA OUT: 8"
SS-13	MH	12.52	INV OUT: 8.08 (E)	DIA OUT: 8"

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

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12-06-21	TJE
2	PER FPUA COMMENTS	10-04-21	TJE
3	PER SFWMD COMMENTS	09-02-21	TJE
4	PER CITY COMMENTS	07-29-21	TJE

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT	147811000
DATE	04/12/2021
SCALE	AS SHOWN
DESIGNED BY	BRB
DRAWN BY	TJE
CHECKED BY	BRB

UTILITY PLAN

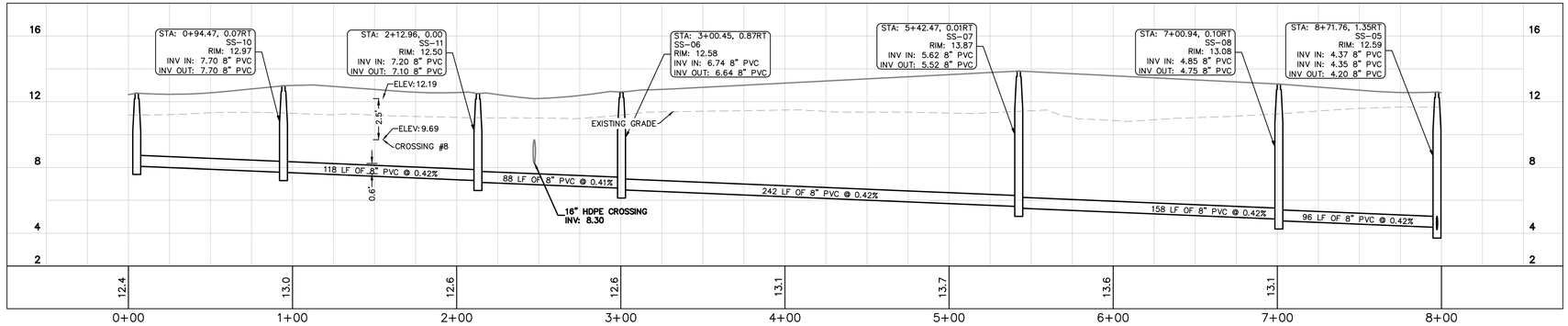
OLEANDER OAKS

PREPARED FOR
ALVA STONE GROUP

CITY OF FORT PIERCE FL

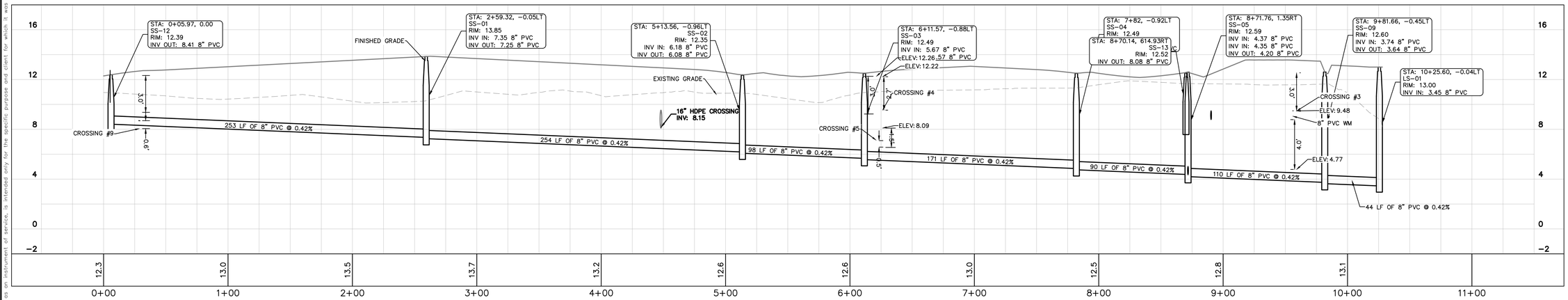
SHEET NUMBER
C-300

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-300 UTILITY PLAN December 07, 2021 10:02:50am K:\VRB_LDEV\147811000 - oleander oaks\CAD\plansheets\C-300 UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SEWER PROFILE STA. 0+00 TO 8+00

SCALE: 1"=40' HORIZONTAL
1"=10' VERTICAL



SEWER PROFILE STA. 300+00 TO 11+00

SCALE: 1"=40' HORIZONTAL
1"=10' VERTICAL

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

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12-06-21	TJE
2	PER FPUA COMMENTS	10-04-21	TJE
3	PER SFWMD COMMENTS	09-02-21	TJE
4	PER CITY COMMENTS	07-29-21	TJE

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT 147811000
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

SANITARY PROFILES

OLEANDER OAKS

PREPARED FOR
ALVA STONE GROUP

CITY OF FORT PIERCE FL

SHEET NUMBER
C-301

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-301 SANITARY PROFILE December 07, 2021 10:02:52am K:\VRB_LDEV\147811000 - oleander oaks\CAD\plotsheets\C-300 UTILITY PLAN.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MOPS

PRIVATE SERIES

MANUFACTURED ODORLESS PUMP STATION

ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547-8080 FAX: (561) 547-3999

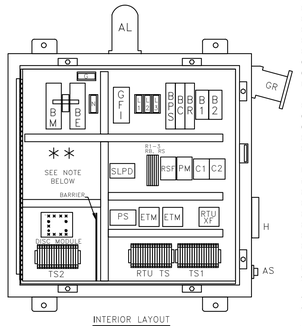
© 2000

THIS DRAWING AND THE DESIGN CONTAINED HEREIN IS PROPRIETARY AND IS AND SHALL REMAIN THE PROPERTY OF ATLANTIC ENVIRONMENTAL SYSTEMS, INC. THIS DRAWING AND DESIGN SHOULD BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS INTENDED, AND ONLY WITH WRITTEN AUTHORIZATION FROM ATLANTIC ENVIRONMENTAL SYSTEMS, INC. ANY REPRODUCTION, IN WHOLE OR IN PART, MUST CLEARLY SHOW THE ATLANTIC ENVIRONMENTAL NAME AND ADDRESS IN THE REPRODUCTION.

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT
(DOOR NOT SHOWN FOR CLARITY)

PANEL COMPONENTS

AL	ALARM LIGHT
ALT	ALTERNATOR (ON DISC)
AS	ALARM SILENCE SWITCH
B1–2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BPS	POWER SUPPLY BREAKER
BR	RECEPTACLE BREAKER
C1–2	CONTACTOR, MOTOR START
GFI	CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY SAFE CONTROLLER
ETM	ELAPSED TIME METER
G	GROUND BLOCK
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND–OFF–AUTO SWITCH (ON DISC)
L1,2,3	POWER DISTRIBUTION BLOCK
N	NEUTRAL BLOCK
PL	PILOT LIGHT (ON DISC)
PM	PHASE MONITOR
PS	POWER SUPPLY
R1–3	RELAYS
RB	BATTERY RELAY
RS	SILENCE RELAY
RSF	SEAL FAIL RELAY
RTUXF	RTU TRANSFORMER
SLPD	SURGE/LIGHTNING PROTECTION DEV.
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR FLOATS

ENCLOSURE

NEMA 4X Stainless Steel
Single Door w/ Padlock Hasp
30"H x 30"W x 8"D

NOTES:

1. PANEL LABELED FOR U.L 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS". (INTRINSICALLY SAFE)
2. COMPLETE BACK–UP, SELF–CHARGING BATTERY, WITH VISUAL/AUDIO ALARM SYSTEM PER RSWF–45.
3. SEE CONTROL CENTER DETAIL SHEET FOR ANY ADDITIONAL NOTES.

TB1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
	NEU	120V		RTU TERMINALS (IF USED)			PUMP SEAL FAIL		MOTOR 1 LEADS			MT1 MOTOR	G N D		MOTOR 2 LEADS			MT2 MOTOR	G N D					

TS1 TERMINAL SCHEDULE

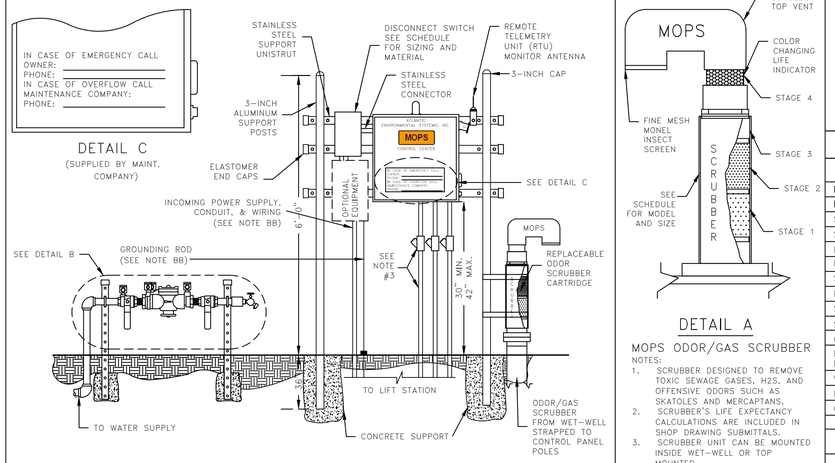
JUMPERS

TB2	1	2	3	4	5	6	7	8
		FS1 ALL OFF	FS2 CALL LEAD	FS3 CALL LAG	FS4 HIGH ALARM			

TS2 TERMINAL SCHEDULE

** THIS SPACE AVAILABLE FOR CAPACITORS FOR SINGLE PHASE OR TRANSFORMER FOR 460V.

DETAIL C
(SUPPLIED BY MAINT. COMPANY)

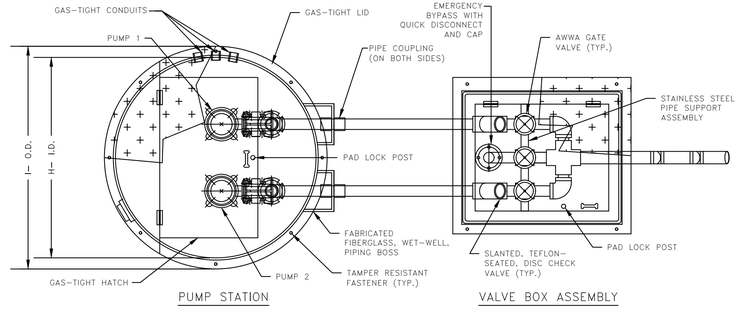


CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.

DETAIL A

MOPS ODOR/GAS SCRUBBER

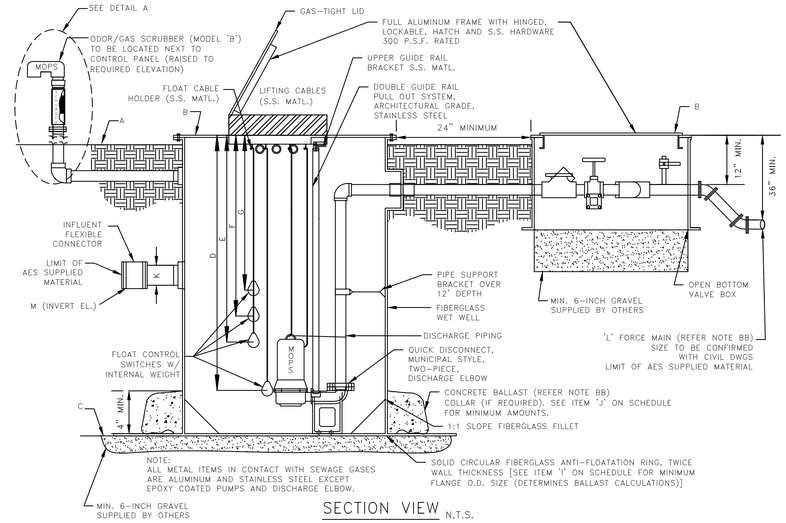
NOTES:
1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET–WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.



PUMP STATION

VALVE BOX ASSEMBLY

TOP VIEW N.T.S.



SECTION VIEW N.T.S.

MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM	DESCRIPTION	
INITIAL DESIGN FLOW (G.P.M.)	98		100 YEAR FLOOD ELEVATION	13.00'
INITIAL DESIGN HEAD (T.D.H.)	41'		25 YEAR FLOOD ELEVATION	12.40'
SECONDARY DESIGN FLOW (G.P.M.)	147	A	GRADE ELEVATION	13.00'
SECONDARY DESIGN HEAD (T.D.H.)	30'	B	TOP ELEVATION OF WET WELL	13.00'
RATED PERFORMANCE SPEED	3450 RPM	C	BOTTOM ELEVATION OF WET WELL	–5.00'
RATED MOTOR HORSEPOWER	5.5	D	ALL PUMPS OFF ELEVATION	–1.30'
SUBMERSIBLE PUMP TYPE (P–1,P–2)	NON–CLOG	E	LEAD PUMP ON ELEVATION	0.00'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	1.00'
SERVICE ENTRANCE VOLTAGE	230	G	HIGH ALARM ELEVATION	2.00'
SERVICE ENTRANCE PHASE	3	H	INSIDE DIAMETER OF WET–WELL	72"
CONTROL CENTER FULL LOAD AMPS	41	I	OUTSIDE DIAMETER OF ANTI–FLOATATION RING	96"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	60	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	270/(10)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	8"
REMOTE STATION MONITOR (TELEMETRY)	N/A	L	FORCE MAIN DIAMETER	4"
ON–SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	2.91'
		N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	A24–72216–C–5.5
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA–24
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS–B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC–222–5.5
MOPS DISCONNECT SWITCH	1	FDS–60–3–2–PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA–32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	0	N/A
1st YEAR SERVICE/MAINTENANCE CONTRACT	0	N/A
MOPS ON–SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START–UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:
- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62–640.400– COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D– HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A–MOTOR CONTROL CENTERS AND U.L. 698A–INSTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (1997 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS–SEAL–OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF–CHARGING, BACK–UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62–604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

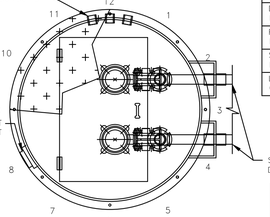
MOPS ENGINEERING NOTES:

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL–OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
EE. FOR STATIONS IN MIAMI–DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE–CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

Bonnie McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26398
2244 4th Ave. North, Lake Worth, Florida 33461
Ph: 561–547–8080 Fax: 561–547–3999

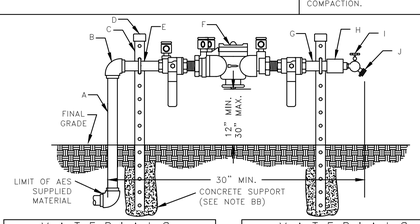


SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

HUB AND INVERT LOCATION

ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	8:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	12:00

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI–FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12–INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T–180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



MATERIALS		
ITEM	QTY.	DESCRIPTION
A	1	3/4" x 36" S.S. NIPPLE
B	1	3/4" S.S. 90° ELBOW
C	2	1–5/8"x1–5/8"x40" S.S. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 1615
E	2	3/4" S.S. PIPE BOLTS

MATERIALS		
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	1	3/4" x 6" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

DETAIL B

R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED N.T.S.

REVISION	DATE	BY
1	12–06–21	TJE
1	10–04–21	TJE
1	09–02–21	TJE
1	07–29–21	TJE

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12–06–21	TJE
1	PER FPUA COMMENTS	10–04–21	TJE
1	PER SFWMD COMMENTS	09–02–21	TJE
1	PER CITY COMMENTS	07–29–21	TJE

Kimley»Horn

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

Project: OLEANDER OAKS
Prepared For: KIMLEY–HORN AND ASSOCIATES
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960

AES. Project No: 1615
Date: 10/22/2021

Page No. LS–1

KHA PROJECT 147811000
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

BLAINE BERGSTRESSER
FL LICENSE NUMBER 84598

LIFT STATION DETAIL

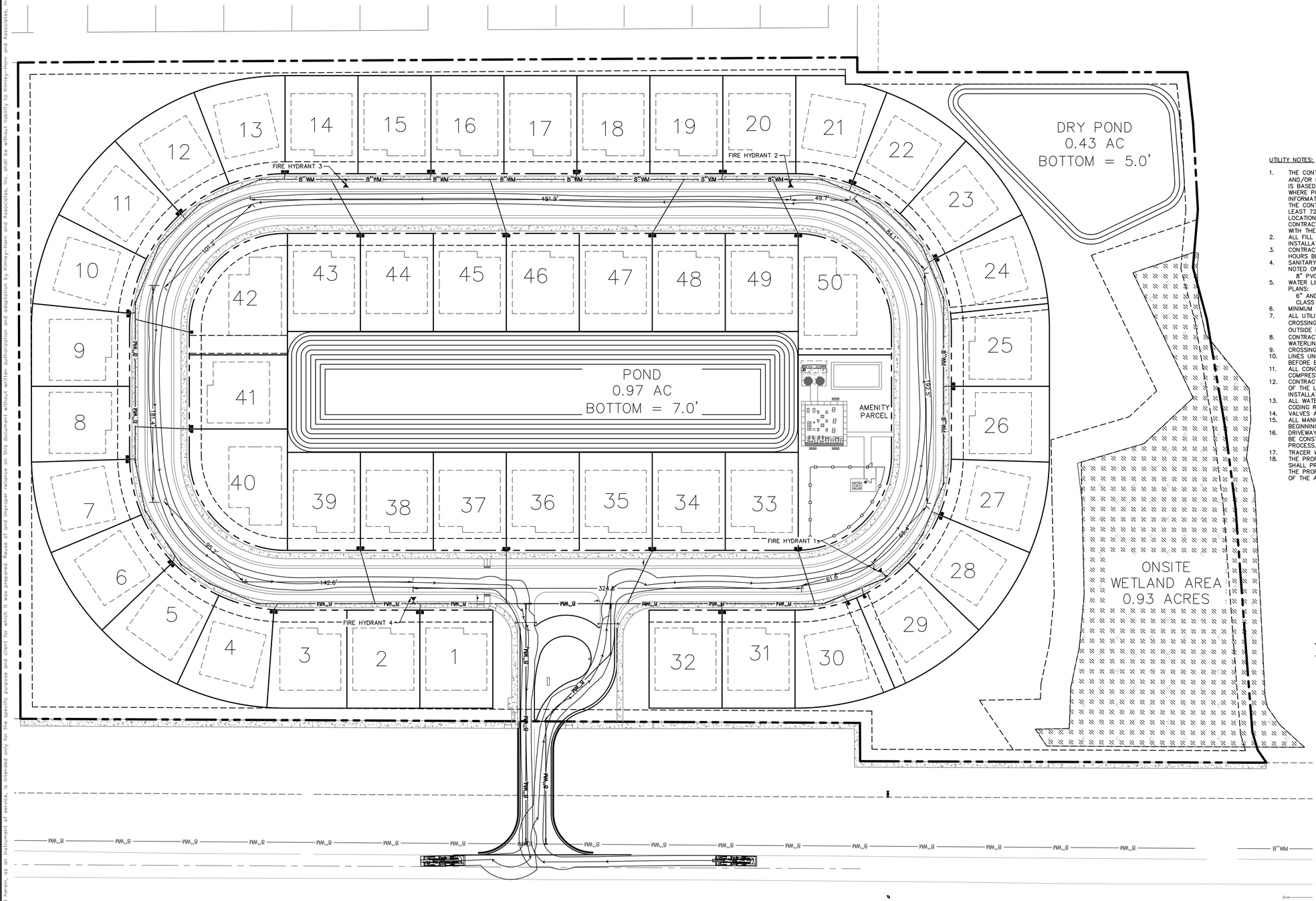
OLEANDER OAKS
PREPARED FOR
ALVA STONE GROUP
CITY OF FORT PIERCE FL

SHEET NUMBER C–302

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

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C–302 LIFT STATION DETAIL December 07, 2021 10:02:52am K:\VRB_LDEV\147811000 – oleander oaks\CAD\plansheets\C–300 UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley–Horn and Associates, Inc. shall be without liability to Kimley–Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPREITE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
4. SANITARY SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:
   8" PVC SDR26 PER ASTM D 3034 DEPTHS LESS THAN 15'
5. WATER LINES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241 CLASS 200 UNDER ROADS, OTHERWISE CLASS 150
6. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATERLINES AND FORCEMAINS.
9. CROSSINGS AND CONFLICTS MUST BE PER FPUA SPECIFICATIONS.
10. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 COMPRESSION STRENGTH AT 3000 P.S.I.
12. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
13. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 FAC.
14. VALVES ARE NOT TO BE PLACED IN CURBS, SIDEWALKS, OR DRIVEWAYS.
15. ALL MANHOLES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO BEGINNING PAVING.
16. DRIVEWAY APRON IS SHOWN FOR REFERENCE ONLY. DRIVEWAYS ARE TO BE CONSTRUCTED AND PERMITTED AS PART OF THE BUILDING PERMIT PROCESS.
17. TRACER WIRE MUST BE INSTALLED PER FPUA SPEC./QPL.
18. THE PROPERTY OWNER, CONTRACTOR,AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICK UP, REMOVAL, AND DISPOSAL OF LITTER WTHIN THE PROPERTY LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FORM THE EDGE OF PAVEMENT TO THE PROPERTY LINE.

UTILITY LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SINGLE WATER SERVICE (1" LINE W/ 5/8" METER UNLESS OTHERWISE NOTED)
- PROPOSED DOUBLE WATER SERVICE (1.5" LINE W/ (2) 5/8" METERS UNLESS OTHERWISE NOTED)
- PROPOSED SINGLE SEWER SERVICE W/ CO
- PROPOSED DOUBLE SEWER SERVICE W/ CO
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED WATER CAP
- PROPOSED TEE



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

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12-06-21	TJE
2	PER FPUA COMMENTS	10-04-21	TJE
3	PER SFWMD COMMENTS	09-02-21	TJE
4	PER CITY COMMENTS	07-29-21	TJE

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT 147811000
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

FIRE TRUCK ROUTING PLAN

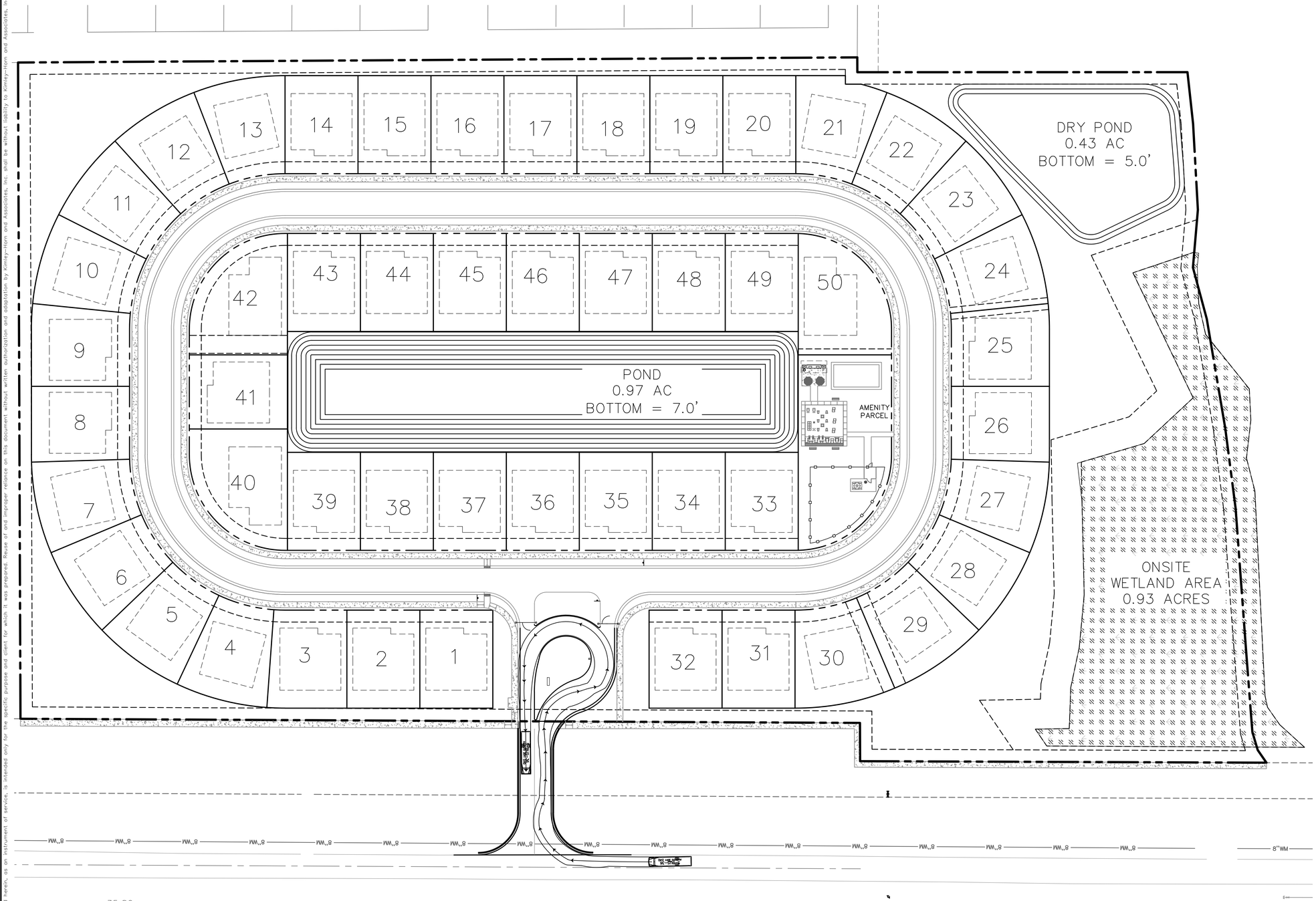
OLEANDER OAKS

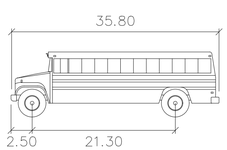
PREPARED FOR
ALVA STONE GROUP

CITY OF FORT PIERCE FL

SHEET NUMBER
C-303

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-303 FIRE TRUCK ROUTING PLAN December 07, 2021 10:02:56am K:\VRB_LDEV\147811000 - oleander oaks\CAD\plotsheets\C-300 UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





S-BUS-36

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 37.6

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12-06-21	TJE
2	PER FPUA COMMENTS	10-04-21	TJE
3	PER SFWMD COMMENTS	09-02-21	TJE
4	PER CITY COMMENTS	07-29-21	TJE

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT
147811000
DATE
04/12/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

SCHOOL BUS ROUTING PLAN

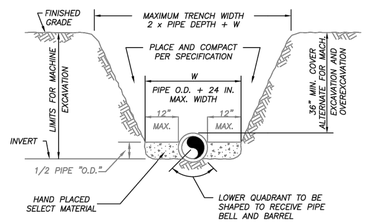
OLEANDER OAKS
PREPARED FOR
ALVA STONE GROUP
CITY OF FORT PIERCE FL

SHEET NUMBER
C-304

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

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-304 BUS TURN December 07, 2021 10:02:57am K:\VRB_LDEV\147811000 - oleander oaks\CAD\plansheets\C-300 UTILITY PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES:

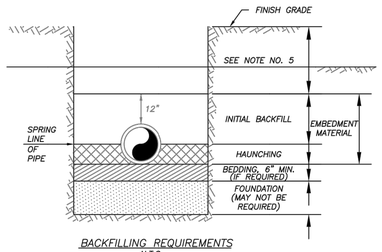
1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

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

TYPICAL TRENCH DETAIL

N.T.S.

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



BACKFILLING REQUIREMENTS

N.T.S.

NOTES:

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

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

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

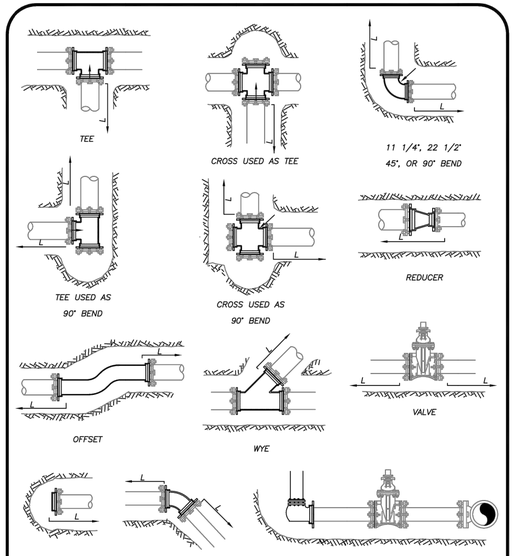
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

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

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

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

BACKFILLING REQUIREMENTS		M-2
03-09 CONCRETE SLAB	SLL JLC	
DATE: REVISION:	BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS

N.T.S.

MECHANICAL JOINT ANCHORING REQUIREMENTS		M-3
03-09 CONCRETE SLAB	SLL JLC	
DATE: REVISION:	BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

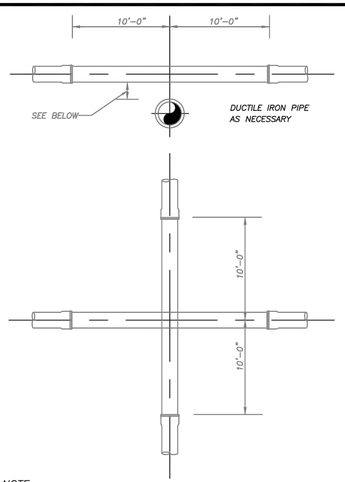
NOTES:

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

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

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

MECHANICAL JOINT RESTRAINT NOTES		M-4
03-09 CONCRETE SLAB	SLL JLC	
DATE: REVISION:	BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1



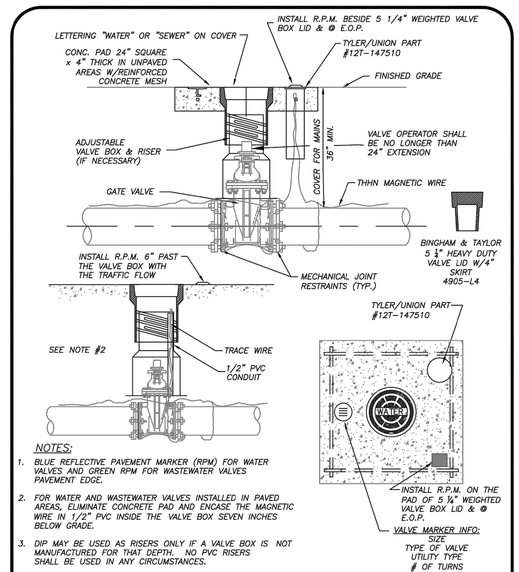
NOTE:

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

UTILITY CROSSING DETAIL

N.T.S.

UTILITY CROSSING DETAIL		M-5
03-09 CONCRETE SLAB	SLL JLC	
DATE: REVISION:	BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1



NOTES:

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

TYPICAL GATE VALVE & VALVE BOX DETAIL

N.T.S.

TYPICAL GATE VALVE & VALVE BOX DETAIL		M-6
03-09 CONCRETE SLAB	SLL JLC	
DATE: REVISION:	BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:	
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1

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

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

811

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	DATE	BY
	REVISIONS	
1	PER CITY COMMENTS 12-06-21	TJE
2	PER FPUA COMMENTS 10-04-21	TJE
3	PER SFWMD COMMENTS 09-02-21	TJE
4	PER CITY COMMENTS 07-29-21	TJE

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT	147811000
DATE	04/12/2021
SCALE	AS SHOWN
DESIGNED BY	BRB
DRAWN BY	TJE
CHECKED BY	BRB

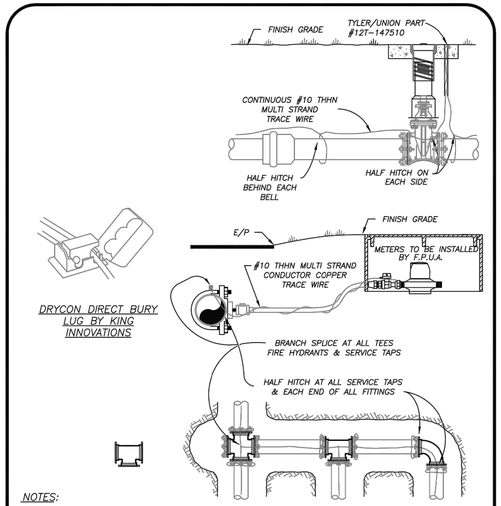
FPUA DETAILS

OLEANDER OAKS
PREPARED FOR
ALVA STONE GROUP

CITY OF FORT PIERCE FL

SHEET NUMBER
C-400

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-400 FPUA DETAILS December 07, 2021 10:03:12am K:\VRB_LDEV\147811000 - oleander oaks\CAD\plansheets\C-400 CITY OF FORT PIERCE DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

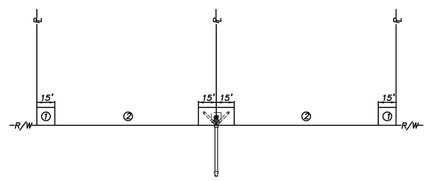
TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL		M-11
03-09 DATE:	CONCRETE SLAB REVISION:	SLL BY: / JLC APPD:
DESIGNED: JLC	COMPUTER FILE # MISC DETAILS 200602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1291 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

GENERAL POLICY

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



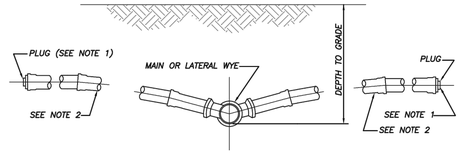
NOTES:

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

WASTEWATER SERVICE PLACEMENT
(N.T.S.)

WASTEWATER SERVICE PLACEMENT POLICY		S-1
02-06 DATE:	02-15 REVISION:	SLL BY: / APPD:
DESIGNED: JJM	COMPUTER FILE # SEWER DETAL 200602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1291 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600



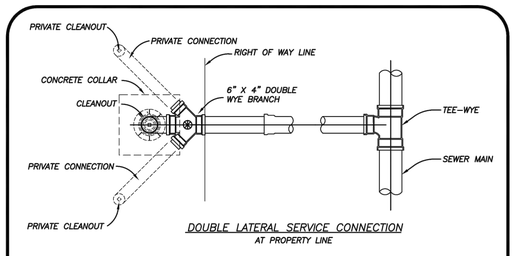
NOTES:

1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

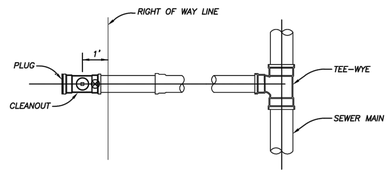
SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION WASTEWATER		S-2
02-06 DATE:	REVISION:	BY: / APPD:
DESIGNED: JLC	COMPUTER FILE # SEWER DETAL 200602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2015	SHEET 1 OF 1

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1291 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE



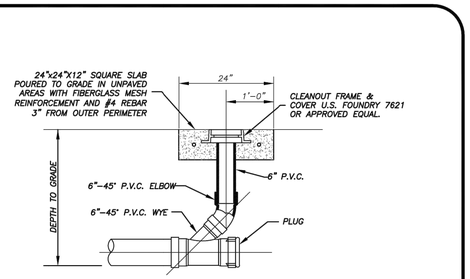
SINGLE SERVICE LATERAL CONNECTION

⊛ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

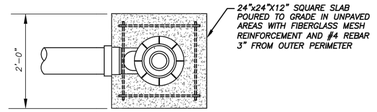
SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION WASTEWATER		S-3
02-06 DATE:	REVISION:	BY: / APPD:
DESIGNED: JLC	COMPUTER FILE # SEWER DETAL 200602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1291 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600



SECTION



PLAN

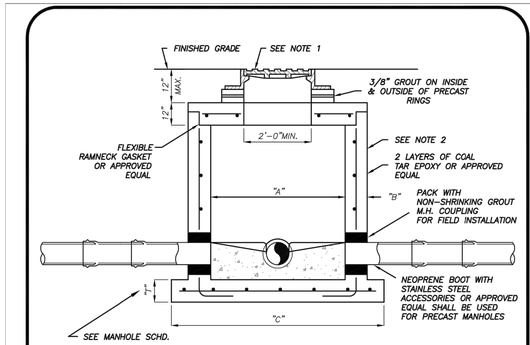
NOTES:

1) SEE DETAIL S-3 FOR DOUBLE SERVICE CONNECTION.

RESIDENTIAL CLEANOUT DETAIL
(N.T.S.)

TERMINAL CLEANOUT DETAIL RESIDENTIAL		S-4A
10-05 DATE:	REVISION:	RBE BY: / APPD:
DESIGNED: JLC	COMPUTER FILE # SEWER DETAL 200602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 3

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1291 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600



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

TYPICAL MANHOLE DIMENSIONS

NOTES:

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

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

PRECAST MANHOLE DEPTH OF LESS THAN 5'- 0"		S-6
02-06 DATE:	REVISION:	BY: / APPD:
DESIGNED: JLC	COMPUTER FILE # SEWER DETAL 200602.DWG	WATER/WASTEWATER ENGINEERING
DRAWN BY: SLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1291 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

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

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	DATE	BY
	REVISIONS	
1	07-29-21 PER CITY COMMENTS	TJE
2	09-02-21 PER SFWMD COMMENTS	TJE
3	10-04-21 PER FPUA COMMENTS	TJE
4	12-06-21 PER CITY COMMENTS	TJE

Kimley»Horn

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER 84598

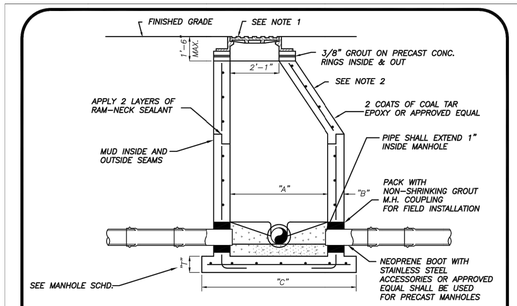
KHA PROJECT 147811000
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

FPUA DETAILS

OLEANDER OAKS
PREPARED FOR
ALVA STONE GROUP
CITY OF FORT PIERCE FL

SHEET NUMBER
C-401

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-401 FPUA DETAILS December 07, 2021 10:03:17am K:\VRB_LDEV\147811000 - oleander oaks\CAD\plansheets\C-400 CITY OF FORT PIERCE DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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

TYPICAL MANHOLE DIMENSIONS

NOTES:

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

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

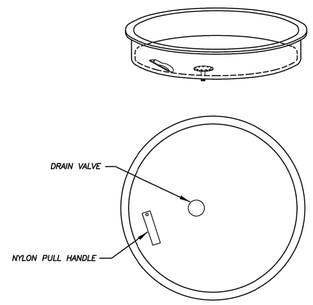
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.

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

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

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING DEPARTMENT, 1701 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

PRECAST MANHOLE DEPTH 5'- 0" & GREATER	S-7
02-08 / 02-15 — REVISION: — BY: — APP'D:	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 1 OF 1



NOTES:

1) SEWER RAIN GUARDS SHALL BE INSTALLED ON ALL MANHOLES WHERE GRAVITY MAINS ARE 12" OR LESS AND IN AREAS DESIGNATED BY ENGINEER TO BE IN A FLOOD AREA.

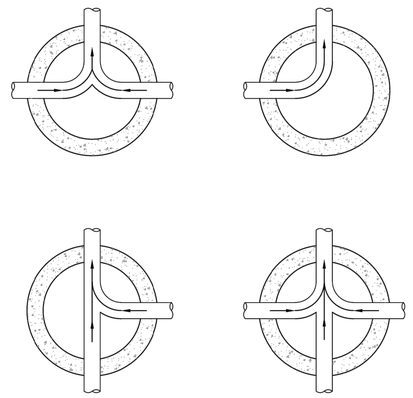
2) SEWER RAIN GUARDS SHALL BE MANUFACTURED BY PARSON ENVIRONMENTAL PRODUCTS, INC., PART # PMI-23S (PARSON MANHOLE INSERTS) WITH DOUBLE VALVING, OR APPROVED EQUAL.

3) RAINGUARDS MUST BE "SNUG" FIT.

RAINGUARD DETAIL
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING DEPARTMENT, 1701 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

RAINGUARD DETAIL	S-11
03-09 — REVISION: — BY: SLL — APP'D: JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: SLL — COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL — SCALE: N.T.S.	
APPROVED: JLC — DATE: 2010	SHEET 1 OF 1



NOTES:

1) INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.

2) SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING DEPARTMENT, 1701 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

FLOW PATTERNS FOR INVERT CHANNELS	S-12
DATE: — REVISION: — BY: — APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM — COMPUTER FILE # SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM — SCALE: N.T.S.	
APPROVED: JLC — DATE: 2010	SHEET 1 OF 1

GENERAL POLICY

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



NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ③, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.

2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ③, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ①.

3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.

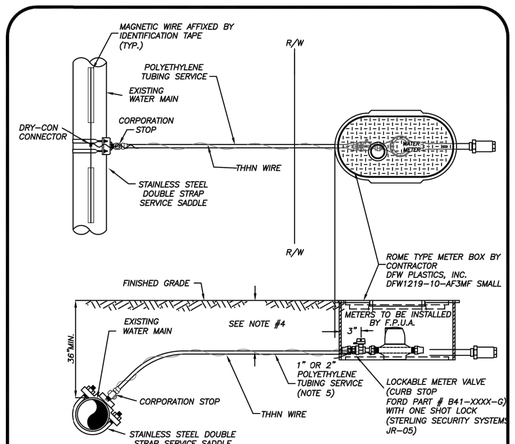
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.

5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING DEPARTMENT, 1701 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

WATER METER PLACEMENT POLICY	W-1
03-09 / 02-15 — REVISION: — BY: SLL — APP'D: JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC — COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL — SCALE: N.T.S.	
APPROVED: JLC — DATE: 2010	SHEET 1 OF 1



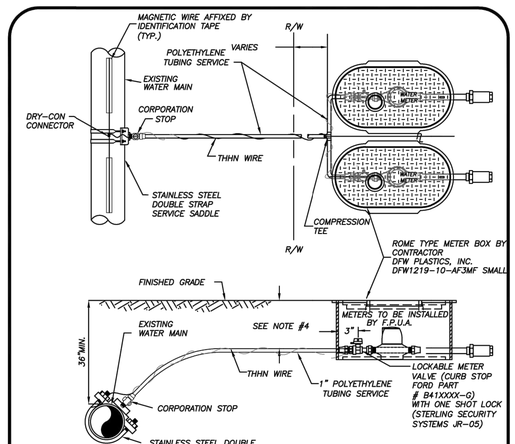
NOTES:

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

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

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING DEPARTMENT, 1701 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
03-09 DESIGN — REVISION: — BY: SLL — APP'D: JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: SLL — COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL — SCALE: N.T.S.	
APPROVED: JLC — DATE: 2020	SHEET 1 OF 1



NOTES:

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

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

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING DEPARTMENT, 1701 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

TYPICAL DOUBLE WATER SERVICE CONNECTION	W-3
03-09 DESIGN — REVISION: — BY: SLL — APP'D: JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: SLL — COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL — SCALE: N.T.S.	
APPROVED: JLC — DATE: 2020	SHEET 1 OF 1

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

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12-06-21	TJE
2	PER FPUA COMMENTS	10-04-21	TJE
3	PER SFWMD COMMENTS	09-02-21	TJE
4	PER CITY COMMENTS	07-29-21	TJE

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

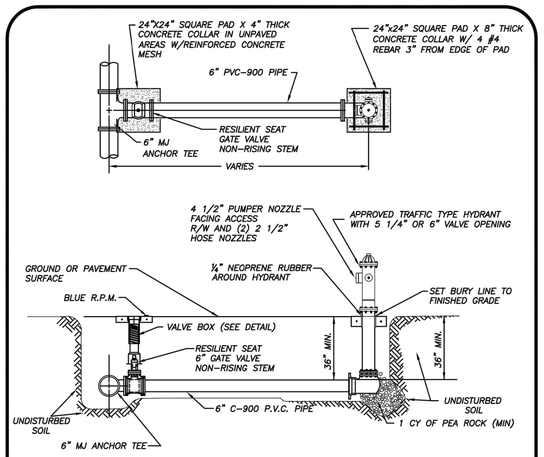
KHA PROJECT 147811000
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

FPUA DETAILS

OLEANDER OAKS
PREPARED FOR
ALVA STONE GROUP
CITY OF FORT PIERCE FL

SHEET NUMBER
C-402

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-402 FPUA DETAILS December 07, 2021 10:03:21am K:\VRB_LDEV\147811000 - oleander oaks\CAD\plansheets\C-400 CITY OF FORT PIERCE DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

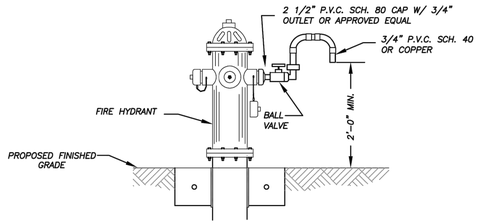


NOTES:

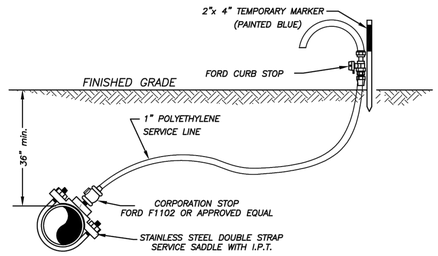
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE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

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

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600	TYPICAL FIRE HYDRANT ASSEMBLY	W-5
03-09 DESIGN: JLC; DRAWN BY: SLL; APPROVED: JLC; DATE: 2010	DATE: REVISION: BY: APPD: / COMPUTER FILE # WATERDETAIL.DWG / SCALE: N.T.S.	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1



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



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

NOTE:

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

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, WATER/WASTEWATER ENGINEERING, 1701 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600	BACTERIOLOGICAL SAMPLING PONIT DETAIL	W-6
03-09 02-15 DESIGN: JLC; DRAWN BY: SLL; APPROVED: JLC; DATE: 2010	DATE: REVISION: BY: APPD: / COMPUTER FILE # WATERDETAIL.DWG / SCALE: N.T.S.	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1

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.

FORT PIERCE UTILITIES AUTHORITY	WATER DISTRIBUTION	G-1 NOTES
02-08 DESIGN: JLM; DRAWN BY: JLM; APPROVED: JLC; DATE: 2010	DATE: REVISION: BY: APPD: / COMPUTER FILE # DETAIL NOTES 200602.DWG / SCALE: N.T.S.	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

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

FORT PIERCE UTILITIES AUTHORITY	WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS	G-2 CONSTRUCTION NOTES
02-08 DESIGN: JLM; DRAWN BY: JLM; APPROVED: JLC; DATE: 2010	DATE: REVISION: BY: APPD: / COMPUTER FILE # DETAIL NOTES 200602.DWG / SCALE: N.T.S.	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

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

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

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

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

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

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

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

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

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

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

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

FORT PIERCE UTILITIES AUTHORITY	STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT	G-3 WATER/SEWER CONFLICT
02-09 DESIGN: JLM; DRAWN BY: JLM; APPROVED: JLC; DATE: 2010	DATE: REVISION: BY: APPD: / COMPUTER FILE # DETAIL NOTES 200602.DWG / SCALE: N.T.S.	WATER/WASTEWATER ENGINEERING / FT. PIERCE UTILITIES AUTHORITY / SHEET 1 OF 1

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

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	DATE	BY
1	12-06-21	TJE
2	10-04-21	TJE
3	09-02-21	TJE
4	07-29-21	TJE

REVISIONS

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

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

BLAINE BERGSTRESSER
FL LICENSE NUMBER
84598

KHA PROJECT 147811000
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY BRB
DRAWN BY TJE
CHECKED BY BRB

FPUA DETAILS

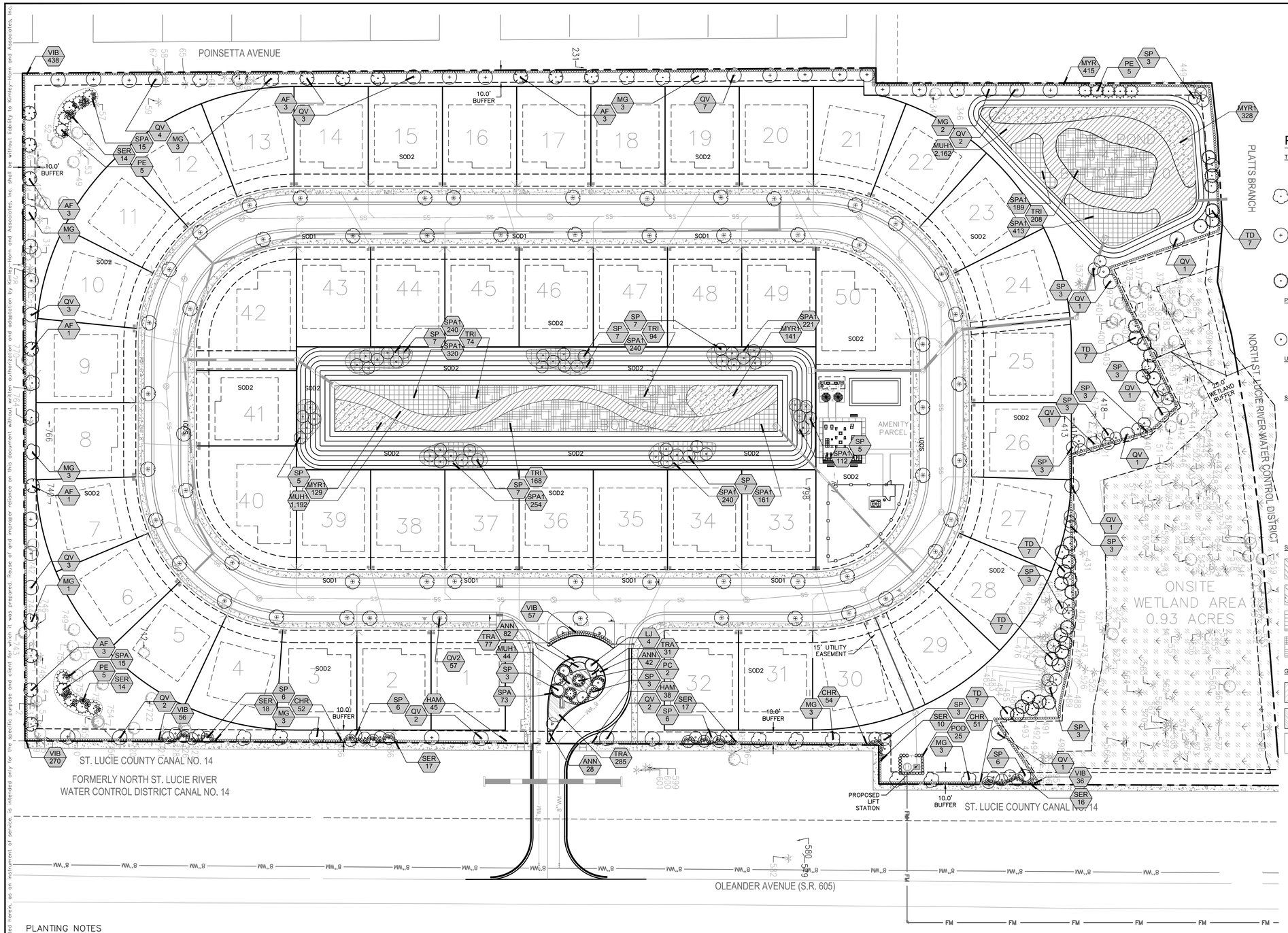
OLEANDER OAKS

PREPARED FOR
ALVA STONE GROUP

CITY OF FORT PIERCE FL

SHEET NUMBER
C-403

Plotted By:Enright, Tyler Sheet Set:OLEANDER OAKS Layout:C-403 FPUA DETAILS December 07, 2021 10:03:26am K:\VRB_LDEV\147811000 - oleander oaks\CAD\plansheets\C-400 CITY OF FORT PIERCE DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AF	14	Acer rubrum `Florida Flame` / Florida Flame Red Maple
	MG	22	Magnolia grandiflora / Southern Magnolia
	PE	15	Pinus elliotti / Slash Pine
	QV	35	Quercus virginiana / Southern Live Oak
	QV2	57	Quercus virginiana `Cathderal` / Cathedral Live Oak
	TD	35	Taxodium distichum / Bald Cypress

PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PC	2	Phoenix canariensis / Canary Island Date Palm
	SP	105	Sabal palmetto / Palmetto

UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	LJ	4	Ligustrum japonicum / Japanese Privet

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHR	157	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum
	HAM	83	Hamelia patens / Fire Bush
	MYR	415	Myrica cerifera / Wax Myrtle
	POD	25	Podocarpus macrophyllus / Podocarpus
	SER	106	Serenoa repens / Saw Palmetto
	SPA	103	Spartina bakeri / Sand Cord Grass
	VIB	857	Viburnum odoratissimum / Walter`s Viburnum

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	MUH1	3,398	Muhlenbergia capillaris / Gulf Muhlygrass
	MYR1	598	Myrica cerifera / Wax Myrtle
	SPA1	2,525	Spartina bakeri / Sand Cord Grass
	TRI	544	Tripsacum dactyloides / Fakahatchee Grass

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	ANN	152	Annuals / Annuals
	TRA	393	Trachelospermum asiaticum / Dwarf Confederate Jasmine
	MULCH	TBD	'FLORIMULCH' Shredded Grade B
	SOD1		Stenotaphrum secundatum 'FLORITAM'/ St. Augustine Grass
	SOD2		Paspalum notatum / Bahia Grass

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
4. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE DESIGNER. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
6. ALL PLANT MATERIAL IN SHOCK HAS TO BE REPLACED PRIOR TO A CO.
7. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
8. ALL LANDSCAPED AREAS SHALL BE FULLY IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
9. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
10. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
11. PROVIDE A METAL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
12. EXISTING SOIL SHALL BE REASONABLY FREE OF STONE, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. ACIDITY TO BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR TO VERIFY SOIL ACIDITY AND AMEND AS NECESSARY TO BRING SOIL WITHIN RANGE.
13. TREE PLANTING PITS SHALL BE BACKFILLED WITH TOP SOIL, AND CLEARED OF ALL ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL. PLACE 1" OF COMPOST AND 3" OF MULCH ON TOP OF ROOT BALL.
14. PROVIDE GRASS SEEDING OR LAY SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
15. THE CONTRACTOR, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING FOR 90 DAYS AFTER FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
16. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF 7 FEET FROM FINISH SURFACE GRADE.
17. TREES PLANTED ON SLOPES SHALL BE PLACED IN PLANTING PITS OF ADEQUATE DEPTH SUCH THAT THE SOIL STAIN AT THE BASE OF THE TRUNK MATCHES THAT OF THE AVERAGE GRADE OR SLOPE.
18. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
19. EXISTING LANDSCAPE THAT IS DAMAGED, NOT SCHEDULED FOR REMOVAL, SHALL BE REPLACED TO EXISTING CONDITION.
20. ALL EXISTING TREES TO BE PRUNED/ CLEANED-UP BY A CERTIFIED ARBORIST.
21. ALL INVASIVE / EXOTIC SPECIES ONSITE TO BE REMOVED.
22. QUANTITIES ARE APPROXIMATE AND ARE PROVIDED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES AND PROVIDING SUFFICIENT QUANTITIES OF MATERIAL FOR COVERAGE BASED ON THE AREAS TO BE COVERED AND PLANT SPACING CALLED FOR.
23. ALL DISTURBED AREAS ON SITE NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH SEED OR HYDROMULCH.
24. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
25. ALL BED AREAS TO BE MULCHED WITH SHREDDED HARDWOOD MULCH AT 3" MIN., DEPTH. (FLORA MULCH OR APPROVED EQUAL.)
26. NOTIFY LANDSCAPE DESIGNER 772-794-4100 SHOULD AVAILABILITY ISSUE(S) ARISE.
27. MINIMUM 5 FOOT TREE SETBACK FROM ALL UTILITIES & 7.5' CLEARANCE AROUND FIRE HYDRANTS & FDC'S FROM LANDSCAPING.
28. IN THOSE INSTANCES WHERE A TREE(S) IS PLANTED CLOSER THAN FIVE (5) FEET FROM A SIDEWALK, STRUCTURE, OR UNDERGROUND UTILITY A ROOT BARRIER(S) SHALL BE INSTALLED. ROOT BARRIERS FOR TREES SHALL BE INSTALLED ALONG THE EDGE OF STRUCTURE, PAVING, OR CURB. THE ROOT BARRIER SHALL BE A MINIMUM OF TWENTY-FOUR (24) INCHES DEEP, BUT DEPENDING ON THE SIZE, LOCATION, AND SPECIES OF TREE TO BE PLANTED, A LARGER BARRIER MAY BE REQUIRED. THE ROOT BARRIER SHALL BE INSTALLED WITH TWENTY (20) LINEAR FEET, CENTERED FROM THE TRUNK, FOR LARGE TREES AND FIFTEEN (15) LINEAR FEET FOR SMALLER TREES. ALL ROOT BARRIERS SHALL BE LINEAR.

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

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	12-06-21	TJE
2	PER FPUA COMMENTS	10-04-21	TJE
3	PER SFWMD COMMENTS	09-02-21	TJE
4	PER CITY COMMENTS	07-29-21	TJE

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

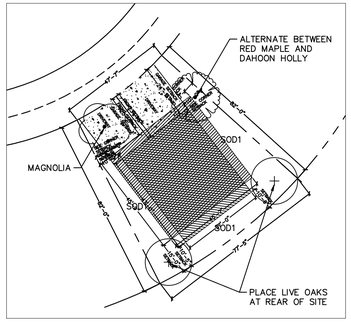
KHA PROJECT 147811000
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY KPB
DRAWN BY KPB
CHECKED BY KPB

LANDSCAPE PLAN

OLEANDER OAKS
PREPARED FOR
ALVA STONE GROUP
CITY OF FORT PIERCE FL

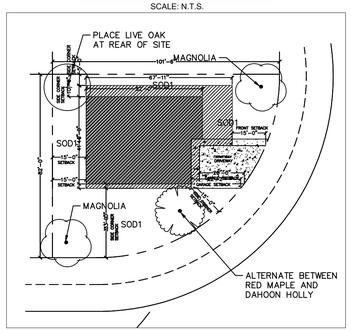
SHEET NUMBER
L-100

Plotted By:Barrett, Kevin Sheet Set:OLEANDER OAKS Layout:L-100 LANDSCAPE PLAN December 07, 2021 02:31:43pm K:\VRB_LDEV\147811000 - Oleander Oaks\CAD\PlanSheets\L-100 LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



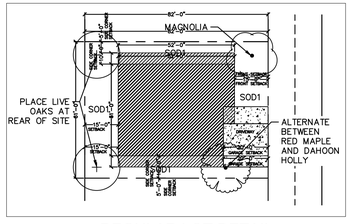
CURVATURE LOT DETAIL

SCALE: N.T.S.



CORNER LOT DETAIL

SCALE: N.T.S.



REGULAR LOT DETAIL

SCALE: N.T.S.

LANDSCAPE CALCULATION FOR SINGLE FAMILY RESIDENTIAL LOTS

REQUIRED
4 TREES PER LOT
GROUND MUST BE FULLY GRASSED

50 LOTS x 4 TREES PER LOT = 200 TREES REQUIRED

LOT TYPES

CURVATURE LOTS = 16 LOTS TOTAL
(LOT #'s 4,5,6,7,10,11,12,13,21,22,23,24,27,28,29,30)

PROVIDED
16 LOTS x 2 LIVE OAKS PER LOT = 32 TREES
16 LOTS x 1 MAGNOLIA PER LOT = 16 TREES
16 LOTS x 0.5 HOLLY PER LOT = 8 TREES
16 LOTS x 0.5 MAPLES PER LOT = 8 TREES

CORNER LOTS = 4 LOTS TOTAL
(LOT #'s 1,33,41,43)

PROVIDED
4 LOTS X 1 LIVE OAK PER LOT = 4 TREES
4 LOTS X 2 MAGNOLIAS PER LOT = 8 TREES
4 LOTS X 0.5 HOLLY PER LOT = 2 TREES
4 LOTS X 0.5 MAPLES PER LOT = 2 TREES

REGULAR LOTS = 30 LOTS TOTAL
(LOT #'S 2,3,8,9,14,15,16,17,18,19,20,25,26,31,32,34,35,36,37,38,39,40,42,44,45,46,47,48,49,50)

PROVIDED
30 LOTS X 2 LIVE OAKS PER LOT = 60 TREES
30 LOTS X 1 MAGNOLIA PER LOT = 30 TREES
30 LOTS X 0.5 HOLLY PER LOT = 15 TREES
30 LOTS X 0.5 MAPLES PER LOT = 15 TREES

TOTAL TREES PROVIDED ALL LOTS
96 LIVE OAKS
54 MAGNOLIAS
25 HOLLIES
25 MAPLES
200 TREES TOTAL

SINGLE FAMILY LANDSCAPE SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	AF	25	Acer rubrum `Florida Flame` / Florida Flame Red Maple	2.5" cal, 12` ht, 4` spr	FG, Straight, Single leader, Full, FL#1
	IC	25	Ilex cassine / Dahoon Holly	2.5" cal, 12` ht, 4` spr	FG, Straight, Single leader, Full, FL#1
	MG	54	Magnolia grandiflora / Southern Magnolia	2.5" cal, 12` ht, 4` spr	FG, Straight, Single leader, Full, FL#1
	QV	35	Quercus virginiana / Southern Live Oak	2.5" cal, 12` ht, 5` spr	FG,Straight, Single Leader, Full, FL#1

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	SOD1		Stenotaphrum secundatum 'FLORITAM'/ St. Augustine Grass	100% Insect/Disease Free, Laid Tight, Rolled	

SINGLE FAMILY LANDSCAPE NOTES

1. A MINIMUM OF FOUR TREES MUST EXIST OR BE PLANTED ON EACH DEVELOPED LOT WHERE EITHER A SINGLE-FAMILY RESIDENCE OR TWO-FAMILY RESIDENCE IS THE PRINCIPAL STRUCTURE.
2. TREES SHOULD BE PLANTED IN LOCATIONS SO AS NOT TO PRESENT A POTENTIALLY DANGEROUS CONDITION OR INTERFERE WITH EXISTING STRUCTURES OR UTILITIES AT MATURITY.
3. RESIDENTIAL LOTS MUST EITHER BE FULLY GRASS-COVERED OR PROVIDED WITH A COMBINATION OF GRASS COVER AND LANDSCAPE FOR THE ENTIRE GROUND AREA, EXCEPT FOR PERMITTED, IMPERVIOUS SURFACES SUCH AS SIDEWALKS, PATIOS, AND DRIVEWAYS.

SINGLE FAMILY LOT LANDSCAPE DETAILS

MASTER DEVELOPMENT
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	AF	14	Acer rubrum `Florida Flame` / Florida Flame Red Maple	2.5" cal, 12` ht, 4` spr	FG, Straight, Single leader, Full, FL#1
	MG	22	Magnolia grandiflora / Southern Magnolia	2.5" cal, 12` ht, 4` spr	FG, Straight, Single leader, Full, FL#1
	PE	15	Pinus elliotti / Slash Pine	2.5" cal, 12` ht, 4` spr	FG,Straight, Single leader, Full, FL#1
	QV	35	Quercus virginiana / Southern Live Oak	2.5" cal, 12` ht, 5` spr	FG,Straight, Single Leader, Full, FL#1
	QV2	57	Quercus virginiana `Cathderal` / Cathedral Live Oak	5" cal. 18` ht, 6` spr	FG, Straight, Single Leader, Full, FL#1 Specimen with branching characteristic
	TD	35	Taxodium distichum / Bald Cypress	2.5" cal, 12` ht, 4` spr	FG, Straight, Single Leader, Full, FL#1

PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	PC	2	Phoenix canariensis / Canary Island Date Palm	16` CT	FG, Straight, Heavy Trunk, Diamond Cut, Full, FL#1
	SP	105	Sabal palmetto / Palmetto	10` ct	FG, Straight, Slick, Full, FL#1

UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	LJ	4	Ligustrum japonicum / Japanese Privet	1.5" cal. total, 8` ht, 3` spr.	45 gal., Multi-Trunk, 3 Trunk Min., Full, FL#1

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	CHR	157	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	24" x 24", 24" o.c.	Full to Ground
	HAM	83	Hamelia patens / Fire Bush	24" ht, 24" spr, 24" oc	Full to Ground
	MYR	415	Myrica cerifera / Wax Myrtle	24" x 24", 24" O.C.	Full to Ground
	POD	25	Podocarpus macrophyllus / Podocarpus	4` x 30", 30" o.c.	Full to Ground, Matching
	SER	106	Serenoa repens / Saw Palmetto	24"x24",36"oc	Full heads, min. 3 per pot
	SPA	103	Spartina bakeri / Sand Cord Grass	18" x 24", 24" O.C.	Full
	VIB	857	Viburnum odoratissimum / Walter`s Viburnum	24" x 24", 24" o.c.	Full to Ground

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	MUH1	3,398	Muhlenbergia capillaris / Gulf Muhlygrass	12" ht, 12" spr, 24" oc	Full
	MYR1	598	Myrica cerifera / Wax Myrtle	24" ht, 24" spr, 36" oc	Full to Ground
	SPA1	2,525	Spartina bakeri / Sand Cord Grass	18" ht, 18" spr, 24" oc	Full
	TRI	544	Tripsacum dactyloides / Fakahatchee Grass	24" ht, 24" spr, 48" oc	Full to ground

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	ANN	152	Annuals / Annuals	#1, 12" o.c.	Variety and Color to be determined
	TRA	393	Trachelospermum asiaticum / Dwarf Confederate Jasmine	#1, 12" o.c.	Full
	MULCH	TBD	'FLORIMULCH' Shredded Grade B		
	SOD1		Stenotaphrum secundatum 'FLORITAM'/ St. Augustine Grass	100% Insect/Disease Free, Laid Tight, Rolled	
	SOD2		Paspalum notatum / Bahia Grass	100% Insect/Disease Free, Laid Tight, Rolled	

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

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	DATE	BY
	REVISIONS	
1	07-29-21 COMMENTS PER CITY	TJE
2	09-02-21 COMMENTS PER SFWMD	TJE
3	10-04-21 COMMENTS PER FPUA	TJE
4	12-06-21 COMMENTS PER CITY	TJE

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

DATE: 12/7/2021

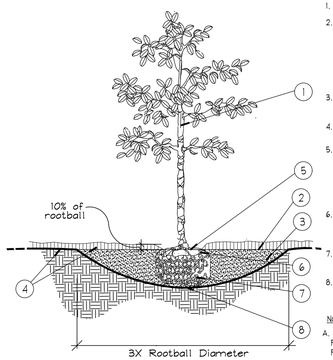
KHA PROJECT 147811000
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY KPB
DRAWN BY KPB
CHECKED BY KPB

TYPICAL LOT LANDSCAPE DETAILS AND SCHEDULE

OLEANDER OAKS
PREPARED FOR
ALVA STONE GROUP
CITY OF FORT PIERCE FL

SHEET NUMBER
L-101

Plotted By:Barrett, Kevin Sheet Set:OLEANDER OAKS Layout:L-101 TYPICAL LOT LANDSCAPE DETAILS AND SCHEDULE December 07, 2021 02:31:16pm K:\VRB_LDE\V\147811000 - Oleander Oaks\CAD\PlanSheets\L-100 LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

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

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

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

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

A Tree Planting
SECTION — NTS

NOTES:

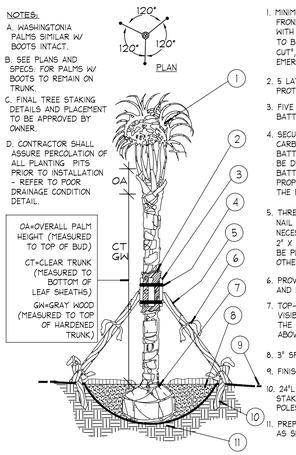
A. WASHINGTONIA PALMS SIMILAR W/ BOOTS INTACT.

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

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

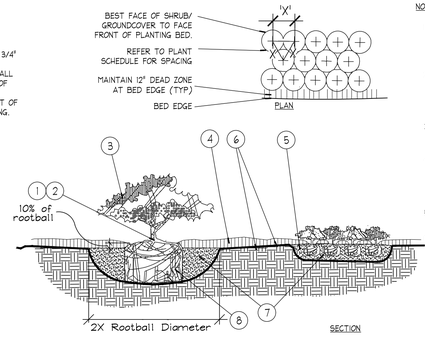
D. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)
GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)



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

B Palm Planting and Staking
SECTION — NTS

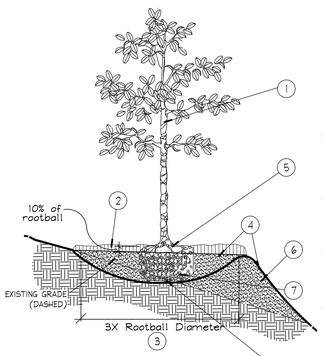


NOTES:

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

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

C Shrub / Groundcover Planting
PLAN/SECTION — NTS



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

NOTES:

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

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

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

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

D Planting on a Slope
SECTION — NTS

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

NOTE:

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

Refer to details B and D for planting

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

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

NOTES:

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

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

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

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

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

Refer to details B and D for planting

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

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

NOTE:

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

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION — NTS

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

INSTALLATION NOTES:

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

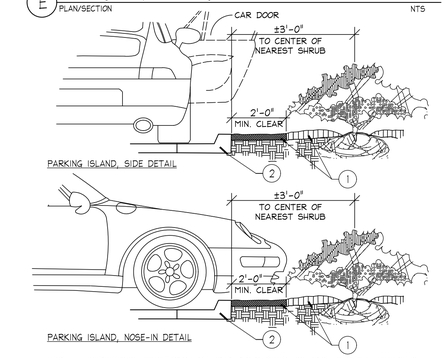
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

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

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

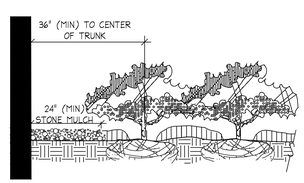
NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

H Tree/Shrub Protector
Barrier Detail — NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

I Parking Space/Curb Planting
SECTION — NTS

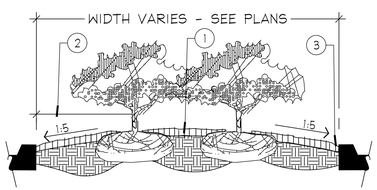


NOTES

* CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

* STONE MULCH: 24" MIN. FROM BUILDING, INSTALL STONE MULCH. MULCH TYPE TO BE RED LAVA ROCK OR OWNER'S REPRESENTATIVE APPROVED EQUAL. STONE MULCH TO BE INSTALLED TO A DEPTH OF 3" (MIN.)

J Plantings Adjacent to Buildings
SECTION — NTS



PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3' CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

K Planted Parking Lot Islands / Medians
SECTION — NTS

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

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	DATE	BY
	REVISIONS	
1	07-29-21 PER CITY COMMENTS	TJE
2	09-02-21 PER SFWMD COMMENTS	TJE
3	10-04-21 PER FPUA COMMENTS	TJE
4	12-06-21 PER CITY COMMENTS	TJE

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

STATE OF FLORIDA — JOSEPH E. TOMASELLI — REGISTERED LANDSCAPE ARCHITECT — DATE: 12/17/2021

KHA PROJECT 147811000
DATE 04/12/2021
SCALE AS SHOWN
DESIGNED BY KPB
DRAWN BY KPB
CHECKED BY KPB

LANDSCAPE DETAILS

OLEANDER OAKS
PREPARED FOR
ALVA STONE GROUP
CITY OF FORT PIERCE FL

SHEET NUMBER
L-102

Plotted By:Barrett, Kevin Sheet Set:OLEANDER OAKS Layout:L-102 LANDSCAPE DETAILS December 07, 2021 02:30:49pm K:\VRB_LDE\147811000 - Oleander Oaks\CAD\PlanSheets\L-100 LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

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

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

B. PROTECTION OF EXISTING STRUCTURES

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

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

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

D. MATERIALS

1. GENERAL

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

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

2. PLANT MATERIALS

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

E. TOPSOIL AND SAND

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

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

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

F. WATER

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

G. COMMERCIAL FERTILIZER

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

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

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

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

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. MULCH SHALL BE PLACED DIRECTLY ON SOIL OR LANDSCAPING FABRIC AND BE PROPERLY EDGED TO RETAIN MULCH. ALL MULCH SHALL BE ORGANIC MATERIAL, WITH HARDWOOD OR PINE BARK RECOMMENDED. CYPRESS SHALL NOT BE USED AS MULCH. NO PLASTIC OR OTHER NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS SHALL BE USED WERE MULCH IS REQUIRED.

I. DIGGING AND HANDLING

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

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

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

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

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

J. CONTAINER GROWN STOCK

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

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

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

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

K. COLLECTED STOCK

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

L. NATIVE STOCK

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

M. MATERIALS LIST

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

N. FINE GRADING

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

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

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

O. PLANTING PROCEDURES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

5. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES.

Q. CLEAN-UP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

T. GUARANTEE

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

U. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

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

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	DATE	BY
1	07-29-21	TJE
2	09-02-21	TJE
3	10-04-21	TJE
4	12-06-21	TJE

REVISIONS

PER CITY COMMENT

Natural Resource Assessment

Oleander Oaks

St. Lucie County, Florida

Prepared for:
Alva Stone Group
591 Evernia Street, #1603
West Palm Beach, FL 33401

147811000
February 2021
© Kimley-Horn & Associates, Inc. 2021
445 24th Street, Suite 200
Vero Beach, FL 32960

Kimley»Horn

TABLE OF CONTENTS

1.0 INTRODUCTION 1
2.0 METHODOLOGY 4
3.0 EXISTING CONDITIONS 5
3.1 SOILS 5
3.2 LAND COVER AND NATURAL COMMUNITIES 7
3.3 WETLANDS, TIDAL WATERS AND OTHER SURFACE WATERS 7
3.4 WILDLIFE UTILIZATION 8
3.5 ENDANGERED, THREATENED, AND SPECIES OF SPECIAL CONCERN 8
3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES 14
3.7 FLOODPLAIN INFORMATION 14
4.0 REGULATORY REQUIREMENTS 16
4.1 LOCAL ENVIRONMENTAL ORDINANCES 17
4.2 STATE REGULATORY REQUIREMENTS 17
4.3 FEDERAL REGULATORY REQUIREMENTS 18
5.0 SUMMARY AND RECOMMENDATIONS 19

FIGURES

FIGURE 1: LOCATION MAP 2
FIGURE 2: USGS QUADRANGLE MAP 3
FIGURE 3: USDA/NRCS SOILS MAP 6
FIGURE 4: FLUCFCS MAP 11
FIGURE 5: WILDLIFE MAP 15
FIGURE 6: FEMA FLOOD ZONE MAP 16

TABLES

TABLE 1: NRCS SOILS IDENTIFIED WITHIN THE STUDY AREA.....5

TABLE 2: POTENTIAL LISTED SPECIES OCCURRENCE 10

APPENDICES

APPENDIX A – FNAI BIODIVERSITY MATRIX REPORT/USFWS IPAC

APPENDIX B – STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

APPENDIX C – SHPO FLORIDA MASTER SITE FILE REPORT

Natural Resource Assessment
Technical Memorandum

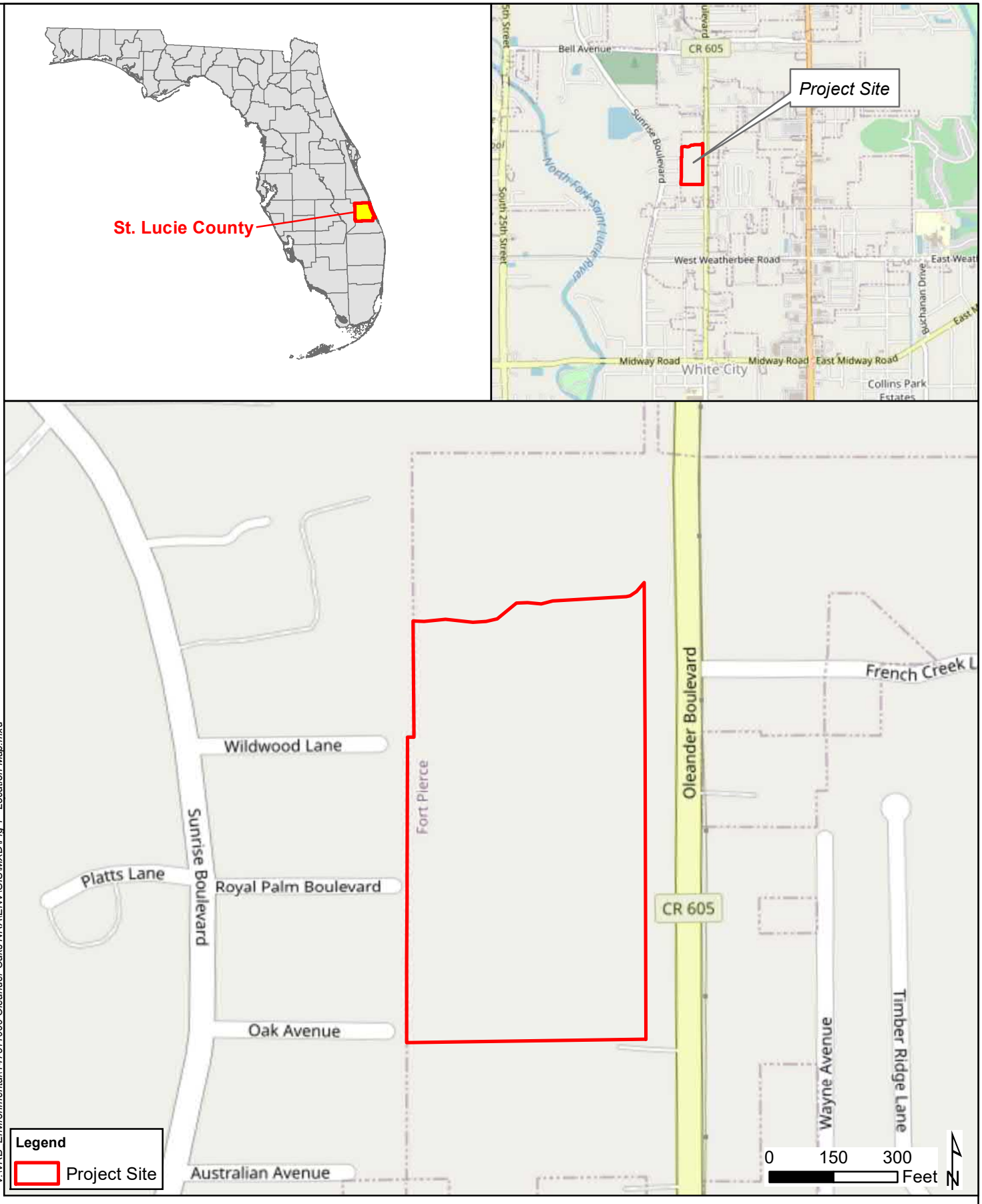
Oleander Oaks
St. Lucie County, Florida

1.0 INTRODUCTION

The following technical memorandum summarizes a review of readily available documentation and the results of field reconnaissance conducted at the project site. The purpose of this Natural Resource Assessment was to characterize the existing conditions of the above-referenced project site relative to threatened and endangered species and their habitat, ecological communities, land cover and vegetation, wetlands, soils, hydrology, archaeological and historical resources, and floodplains.

The scope of this assessment included field reconnaissance to determine habitat present and to determine environmental regulatory constraints for this project site.

The project site is approximately 13 acres and is located in Fort Pierce, near the northwest corner of Tumblin Kling Road and Oleander Avenue in Section 33, Township 35 South, Range 40 East, St. Lucie County, Florida. A location map is attached as ***Figure 1***. A portion of the U.S. Geological Service (USGS) 7.5-Minute Providence, Florida quadrangle map depicting the location of the project site is attached as ***Figure 2***. Based on review of the USGS quadrangle map, elevations on the project site range from approximately 5 to 10 feet.



V:\IVRB Environmental\147811000 Oleander Oaks NRA\ENV\GIS\MXD\Fig 1 - Location Map.mxd

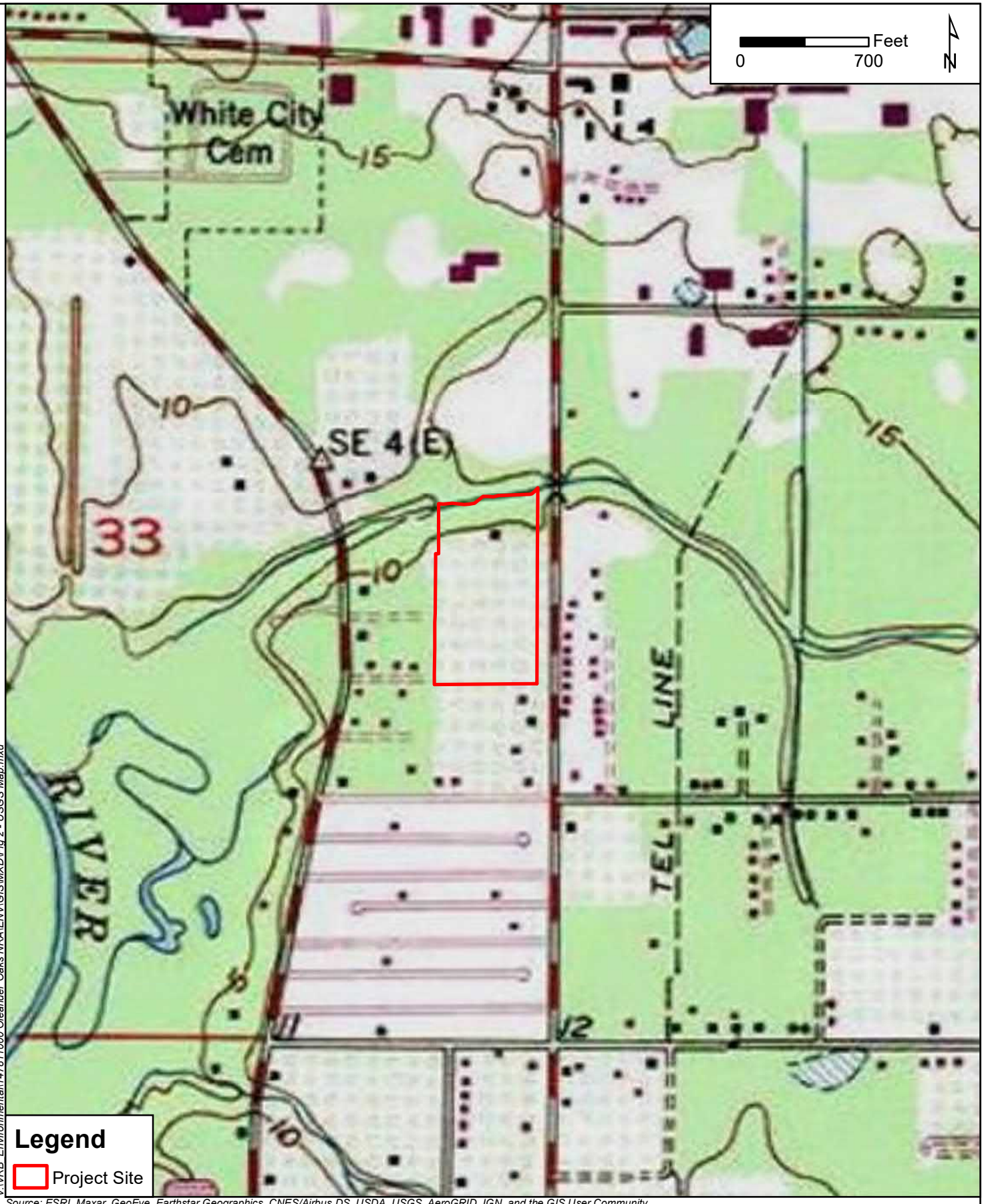
© 2021 Kimley-Horn and Associates, Inc.

Kimley»Horn
1920 Wekiva Way, STE 200, West Palm Beach, FL 33411
Phone (561) 845-0665
www.kimley-horn.com

Project Location Map

Oleander Oaks Natural Resource Assessment
St. Lucie County, Florida

1 inch = 300 feet	PROJECT NUMBER:147811000	FEBRUARY 2021	FIGURE 1



Source: ESRI, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

V:\VRB Environmental\147811000 Oleander Oaks NRA\ENV\GIS\MXD\Fig 2 - USGS Map.mxd

Kimley»Horn

© 2021 Kimley-Horn and Associates, Inc.
1920 Wekiva Way, STE 200, West Palm Beach, FL 33411
Phone (561) 845-0665
www.kimley-horn.com

USGS 7.5 Minute Quadrangle Map

Oleander Oaks Natural Resource Assessment
St. Lucie County, Florida

1 inch = 700 feet	PROJECT NUMBER:147811000	FEBRUARY 2021	FIGURE 2

2.0 METHODOLOGY

The methodology for this assessment included a review of the following resources:

- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (http://www.fnai.org/biointro.cfm)
- Various Geographic Information System (GIS) data layers from the U.S. Fish and Wildlife Service (USFWS), U.S. Geological Survey (USGS), Florida Fish and Wildlife Conservation Commission (FWC) [(https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx)]
- USFWS IPaC data [(https://ecos.fws.gov/ipac/)]
- U.S. Department of Agriculture (USDA)/Natural Resources Conservation Service (NRCS) Soil Survey of St. Lucie County, Florida (http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx)
- State Historic Preservation Officer (SHPO), Florida Master Site File (http://www.flheritage.com/)
- USFWS National Wetlands Inventory (NWI) Maps (Web-based maps available from http://www.fws.gov/wetlands/Data/mapper.html)
- Federal Emergency Management Agency (FEMA) Digital Flood Insurance Rate Maps (FIRM; Web-based maps available from http://msc.fema.gov/)
- United States Geological Survey (USGS) Quadrangle Maps, Land Boundary Information System (LABINS; http://www.labins.org)
- South Florida Water Management District Interactive GIS Map (SFWMD.gov)
- Florida Department of Environmental Protection (FDEP) MapDirect GIS (https://floridadep.gov)
- St. Lucie County Land Development Code

On February 3, 2021 a field review of the project limits was conducted by environmental scientists to document the existing habitat conditions and determine potential wildlife utilization. The field review also included a 15% gopher tortoise survey.

3.0 EXISTING CONDITIONS

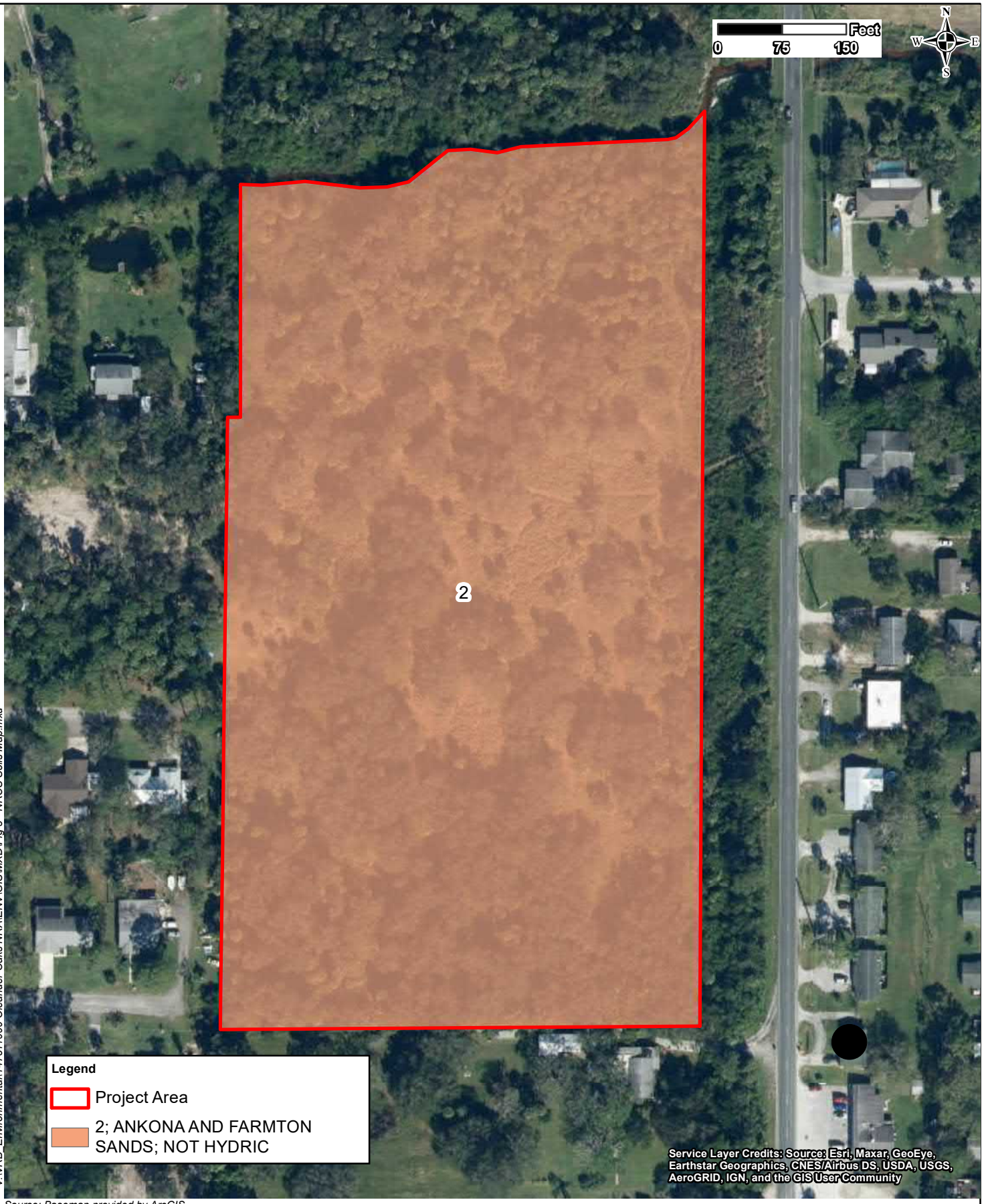
3.1 SOILS

The USDA/NRCS *Soil Survey of St. Lucie County, Florida,* maps the following soil on the property: (2) Ankona and Farmton Sands. A copy of the digital USDA/NRCS soils mapping data is illustrated in ***Figure 3*** and details regarding each soil are provided in ***Table 1***.

Table 1
NRCS Soils Identified Within Study Area

Soil ID Number[1]	Soil Name	Occurrence[2]	Characteristics	Drainage Class	Groundwater Depth	Hydric, Hydric Inclusions, or Non-hydric
2	Ankona and Farmton Sands	Broad flats and depressional areas	Very slow or slow permeability	Very poorly and poorly drained	6-18 inches	Non-hydric

[1] Reference: https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/florida/FL111/0/lucie.pdf
[2] Reference: https://soilseries.sc.egov.usda.gov/OSD_Docs/A/ANKONA.html



V:\IVRB_Environmental\147811000 Oleander Oaks NRA\ENV\GIS\MXD\Fig 3 - NRCS Soils Map.mxd

Source: Basemap provided by ArcGIS

Kimley»Horn

© 2021 Kimley-Horn and Associates, Inc.

1920 Wekiva Way, STE 200, West Palm Beach, FL 33411
Phone (561) 845-0665
www.kimley-horn.com

NRCS Soils Map

Oleander Oaks Natural Resource Assessment
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147811000	FEBRUARY 2021	FIGURE 3

3.2 LAND COVER AND NATURAL COMMUNITIES

Vegetative communities on the project site were identified through pedestrian transects and aerial photograph interpretation. Vegetative communities were classified using the *Florida Land Use, Cover, and Forms Classification System* (FLUCFCS, Florida Department of Transportation, 1999). A FLUCFCS map of the project site is attached as ***Figure 4***. The description of the upland land cover provided below characterizes dominant vegetation observed along random pedestrian transects and does not represent an all-inclusive vegetative inventory.

FLUCFCS 310 – HERBACEOUS (DRY PRAIRIE)

This cover type encompassed approximately 3.5 acres of the project site and was primarily made up of guinea grass (*Megathyrsus maximus*), broomsedge (*Andropogon virginicus*), Caesar's weed (*Urena lobate*), dogfennel (*Eupatorium capillifolium*), and beautyberry (*Callicarpa Americana*). Cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), wild grape (*Vitis spp*.), saw palmetto (*Serenoa repens*), and chapman's oak (*Quercus chapmanii*) were also observed throughout this landcover.

FLUCFCS 420 – UPLAND HARDWOOD FOREST

This cover type encompassed approximately 7.5 acres of the project site. The canopy was primarily made up of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), and cabbage palm. The understory included Caesar's weed, Brazilian pepper, dogfennel, beautyberry, carrotwood (*Cupaniopsis anacardioides*), and chapman's oak.

3.3 WETLANDS, TIDAL WATERS AND OTHER SURFACE WATERS

The presence of wetlands was evaluated based on the Florida unified wetland delineation methodologies in accordance with Chapter 62-340, Florida Administrative Code (FAC) and Chapter 62-331 FAC under the State 404 Program. These methods consider prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology. Surface waters include both natural and manmade bodies of water, such as streams, lakes, ponds, canals, and ditches. Based on initial database review and subsequent assessment of the vegetative communities, hydrologic conditions, and soils observed during on-site reconnaissance, there appears to be approximately 1.8 acres of wetlands and surface waters on-site.

FLUCFCS 510 – STREAMS AND WATERWAYS

This cover type encompassed approximately 0.1 acres of the project site and encompasses a small stream along the northern portion of the project area, which connects to the St. Lucie River just over half a mile to the west.

FLUCFCS 615 – STREAM AND LAKE SWAMPS (BOTTOMLAND)

This cover type encompassed approximately 1.7 acres of the project site and was primarily made up of cabbage palm, Brazilian pepper, Virginia chain fern (*Woodwardia virginica*), lizard's tail (*Saururus cernuus*), and wild coffee (*Psychotria nervosa*).

3.4 WILDLIFE UTILIZATION

Wildlife observed included the American robin (*Turdus migratorius*), downy woodpecker (*Dryobates pubescens*), red-tailed hawk (*Buteo jamaicensis*), and turkey vulture (*Cathartes aura*). Gopher tortoise (*Gopherus polyphemus*) burrows were also observed on-site.

3.5 ENDANGERED, THREATENED, AND SPECIES OF SPECIAL CONCERN

A list of protected species potentially occurring within the project vicinity was generated using the databases described in Section 2.0 Methodology. Information regarding previously documented occurrences, on-site observations conducted as part of this assessment, and likelihood of occurrence is summarized below.

FNAI – The FNAI report includes data from FNAI Matrix Units 66369 and 66370 **(Appendix A**). Based on the FNAI report, there are no documented listed species within the vicinity of the site. FNAI lists wood storks (*Mycteria Americana*) as likely to occur in both matrix units.

FWC – There are no known wading bird colonies on, or within one mile of, the project site. Two species, the black skimmer (*Rynchops niger*) and least tern (*Sternula antillarum*), were documented approximately 1 mile southeast of the project site. Habitat for these species is not found on-site. No further coordination regarding the black skimmer or least tern is anticipated.

USFWS Consultation Areas – The project site is in the below-listed USFWS Consultation Areas. However, habitat for these species does not occur on-site, and thus no further coordination regarding these species is anticipated.

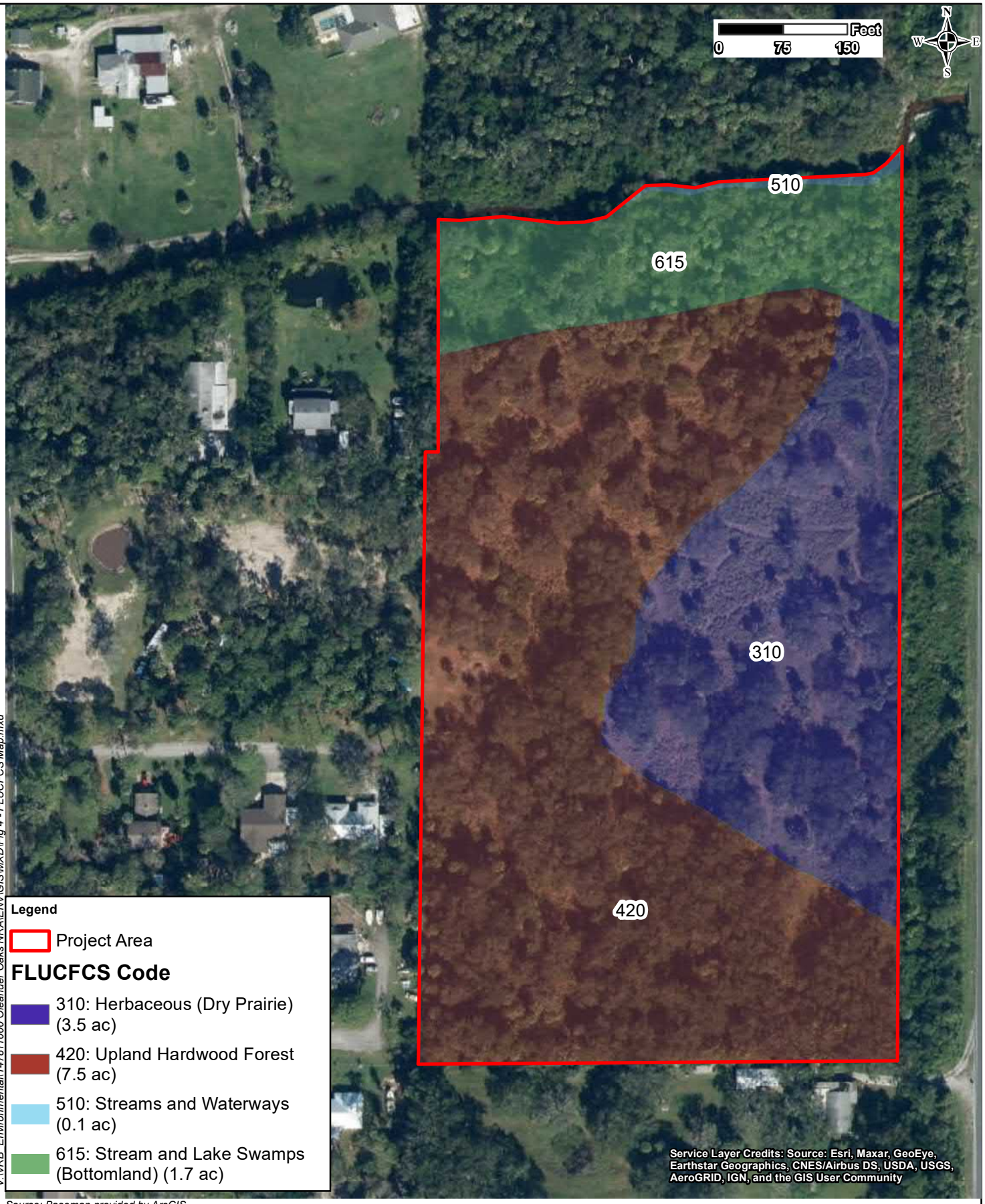
- Florida scrub-jay
- Audubon's crested caracara
- Everglade snail kite
- Grasshopper sparrow

USFWS Wood Stork Colonies – The project site is within the core foraging area (CFA) of two known wood stork colonies, North Fork St. Lucie River and Sewal Point MC2 - Bird Island. The CFA for an active wood stork colony is defined as a circular area within an 18.6-mile radius from the wood stork colony. Potential wood stork foraging habitat exists within the stream on-site. More on this is discussed below.

USFWS IPaC Data – The IPaC Trust Resources includes historical data in their reporting, which results in some species findings that do not reflect current on-site conditions. The following species is listed in the data and has suitable habitat within the project site: wood stork. Species listed in the data that do not have suitable habitat on-site include: Audubon's crested caracara, Everglade snail kite, Florida grasshopper sparrow, whooping crane, Florida scrub-jay, American alligator, Atlantic salt marsh snake, hawksbill sea turtle, leatherback sea turtle, loggerhead sea turtle, Miami blue butterfly, West Indian manatee, Florida panther, and southeastern beach mouse. This dataset confirmed that the project site is not within any USFWS designated Critical Habitat (***Appendix A***).

Based on field reconnaissance and database reviews, a list of state and federally listed species potentially occurring on, or within the immediate vicinity of, the project site has been compiled. ***Table 2*** lists species that may occur and their likelihood of occurrence. Likelihood of occurrence is based on actual observation of the species, signs of the species (burrows, tracks, scat, etc.), observance of suitable habitat, or documented occurrences of the species within various databases.

Table 2						
Potential Listed Species Occurrence						
Common Name		Scientific Name	Federal Status	State Status	Comments	Likelihood of Occurrence
Birds	Wood Stork	*Mycteria americana*	T	FT	Observed On-site: No Observed in Proximity: No Habitat Present: Marginal Habitat Type: Foraging	Low
	Burrowing Owl	*Athene cunicularia*	NL	ST	Observed On-site: No Observed in Proximity: No Habitat Present: None Habitat Type: N/A	None
	American Kestrel	*Falco sparverius paulus*	NL	ST	Observed On-site: No Observed in Proximity: No Habitat Present: None Habitat Type: N/A	None
Reptiles	Eastern Indigo Snake	*Drymarchon corais couperi*	T	FT	Observed On-site: No Observed in Proximity: No Habitat Present: Marginal Habitat Type: Nesting/foraging	Low
	Gopher Tortoise	*Gopherus polyphemus*	C	ST	Observed On-site: No Observed in Proximity: No Habitat Present: Yes Habitat Type: Burrowing/foraging	High
*Species in bold were observed on-site. Federal Status: E = Endangered; T = Threatened; T(S/A) = Threatened due to Similarity of Appearance; C = Candidate Species; NL = Not Listed. State Status: FE-Federally Endangered; FT – Federally Threatened; FT(S/A) – Federally Threatened due to Similarity of Appearance; ST- State Threatened; SSC = Species of Special Concern. Note: Coordination is not required with FWC for Federally listed species.						



V:\VRB Environmental\147811000 Oleander Oaks NRA\ENV\GIS\MXD\Fig 4 - FLUCFCS Map.mxd

Source: Basemap provided by ArcGIS

Kimley»Horn

© 2021 Kimley-Horn and Associates, Inc.

1920 Wekiva Way, STE 200, West Palm Beach, FL 33411
Phone (561) 845-0665
www.kimley-horn.com

FLUCFCS Map

Oleander Oaks Natural Resource Assessment
St. Lucie County, Florida

1 inch = 150 feet	PROJECT NUMBER: 147811000	FEBRUARY 2021	FIGURE 4

Based on the database review and field reconnaissance, the following species could occur on-site or require additional evaluation, survey, or permitting.

Wood Stork

The wood stork inhabits both fresh and saltwater habitats, such as fresh and saltwater marshes, tidal flats, wet prairies, cypress swamps, and drainage features. As part of the Effect Determination Key for the Wood Stork in South Florida, 18.6-mile core foraging area (CFA) buffers were established around known wood stork colonies. These buffers monitor proposed impacts to suitable foraging habitats (SFH) for the wood stork, which include shallow-water areas containing relatively open (<25% aquatic vegetation) water with a permanent or seasonal water depth between 2 and 15 inches. No wood storks were observed during field reconnaissance; however, the stream provides SFH for wood storks. Therefore, if impacts are anticipated for the on-site stream, coordination regarding the wood stork will be required with the SFWMD and a wood stork foraging assessment may be required. Further discussion is provided in Section 4.3 below.

Eastern Indigo Snake

The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. The snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in hydric habitats. No individuals were observed during field reconnaissance; however, marginal habitat for the eastern indigo snake does exist on-site. Thus, per the Eastern Indigo Snake Effect Determination Key (August 13, 2013), if the USFWS *Standard Protection Measures for the Eastern Indigo Snake* (***Appendix B***) are implemented during construction, impacts to the Eastern indigo snake are not anticipated to occur, and no further action is anticipated.

Gopher Tortoise

The gopher tortoise is a burrowing tortoise that inhabits upland habitats such as pine flatwoods, xeric oak hammocks, and open sandy pastures, but can also often occur in disturbed areas. A 15% gopher tortoise burrow survey was conducted, and seven gopher tortoise burrowswere observed (***Figure 5***). A 100% gopher tortoise survey will need to be completed no more than 90 days prior to construction. Impacts to or within 25 feet of gopher

tortoise burrows require a relocation permit from FWC. This permit authorizes gopher tortoises to be relocated by an authorized agent off the development property to a protected certified recipient area.

Listed Plant Species

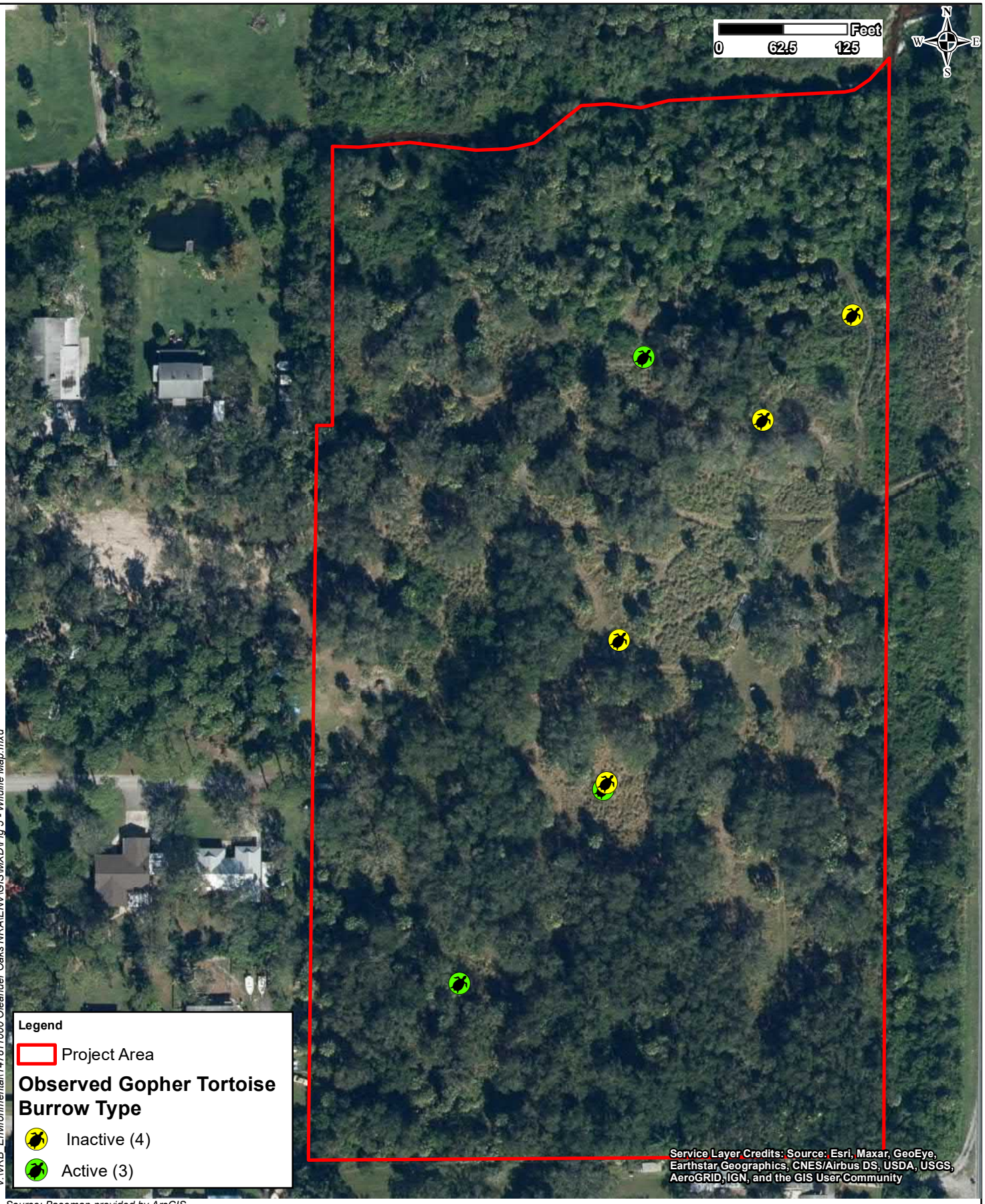
The Florida Department of Agriculture and Consumer Service's *Notes on Florida's Threatened and Endangered Plants*, and Richard Wunderlin's *Guide to Vascular Plants of Florida*, were consulted to assess habitat requirements for listed plant species. Although six state-listed plants were noted by FNAI as possibly occurring in this area, none were observed during field reconnaissance. No further action is required regarding listed plant species.

3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES

Kimley-Horn requested an inquiry from the Department of State, State Historic Preservation Officer (SHPO) Division of Historical Resources Florida Master Site File (FMSF) regarding the presence of known historical or archaeological findings on the project site, or in the immediate vicinity (***Appendix C***). The FMSF lists three standing structures and two resource groups within a 0.25-mile radius of the project area, however, none are within the project site, thus no historic or archaeological resources are anticipated to be impacted by development of the project site.

3.7 FLOODPLAIN INFORMATION

The FEMA FIRM panel [12061C0166E] indicates that approximately 10 acres of the project site are located within Flood Zone X – defined as areas determined to be outside of the special flood hazard area. Approximately 0.5 acres of the project area are located within Flood Zone X – within the 500-year floodplain, and 2 acres are within Flood Zone AE – within the 100-year floodplain. A FEMA flood zone map is attached as ***Figure 6***. Additional engineering analysis will be required to address effects to floodplain, including design and construction of flood compensation areas. This topic will be evaluated during civil engineering design and permitting with the SFWMD.



V:\VRB Environmental\147811000 Oleander Oaks NRA\ENV\GIS\MXD\Fig 5 - Wildlife Map.mxd

Source: Basemap provided by ArcGIS

Kimley»Horn

© 2021 Kimley-Horn and Associates, Inc.

1920 Wekiva Way, STE 200, West Palm Beach, FL 33411
Phone (561) 845-0665
www.kimley-horn.com

Wildlife Map

Oleander Oaks Natural Resource Assessment
St. Lucie County, Florida

1 inch = 125 feet	PROJECT NUMBER: 147811000	FEBRUARY 2021	FIGURE 5



V:\VRB_Environmental\147811000 Oleander Oaks NRA\ENV\GIS\MXD\Fig 6 - FEMA Map.mxd

Source: Basemap provided by ArcGIS

Kimley»Horn

© 2021 Kimley-Horn and Associates, Inc.

1920 Wekiva Way, STE 200, West Palm Beach, FL 33411
Phone (561) 845-0665
www.kimley-horn.com

FEMA Floodplain Map

Oleander Oaks Natural Resource Assessment
St. Lucie County, Florida

1 inch = 200 feet	PROJECT NUMBER: 147811000	FEBRUARY 2021	FIGURE 6

4.0 REGULATORY REQUIREMENTS

4.1 LOCAL ENVIRONMENTAL ORDINANCES

Based on a review of the municipal codes and ordinances for St. Lucie County, existing permitting requirements and regulations of state and federal regulatory agencies must be followed and applied. Additionally, per the Land Development Code of St. Lucie County, vegetation removal activities of native species in unincorporated areas requires a Vegetation Removal Permit from the Public Works Director. A tree survey will be required to determine status of trees on-site.

The St. Lucie County Land Development Code also gives St. Lucie County regulatory authority over all wetlands, however this authority is carried out via coordination with state and federal agencies. Thus, a state or federal permit required for construction, dredging, filling, or alteration within jurisdictional wetlands will supersede the county permitting mechanism. Mitigation must demonstrate no net losses due to impacts of these areas. Additionally, a minimum 10-foot buffer zone of native upland transitional vegetation is required around any isolated wetlands preserved on development sites.

4.2 STATE REGULATORY REQUIREMENTS

Environmental Resource Permit

An Environmental Resource Permit (ERP) will be required for the project if impacts to the on-site wetland or stream is proposed. The ERP evaluates the project impacts to wetlands, surface waters, and stormwater management design including floodplain impacts. An ERP may also be required from the SFWMD if any stormwater improvements are proposed as part of this project. Drainage design and stormwater management is not discussed further in this report as the scope was limited to natural resources. SFWMD will also coordinate with the Florida Department of State Division of Historical Resources regarding potential impacts to historical or archaeological resources, and a site-specific cultural resource assessment survey may be required.

It should be noted that the FDEP has assumed administration of the Clean Water Act (CWA) Section 404 program. FDEP will process Section 404 permits within State-assumed Waters

of the US (WOTUS) rather than the US Army Corps of Engineers (USACE). Based on a preliminary review, there may be WOTUS present on-site, and therefore, authorization under Section 404 may be required.

Listed Species Permitting

The following state-listed species may potentially occur on-site:

- Gopher tortoise

Gopher Tortoise

Gopher tortoise habitat is present on-site, and burrows were observed during field reconnaissance (see ***Figure 5 – Wildlife Map***). Based on the presence of habitat and burrows, a 100% gopher tortoise burrow survey is required to be conducted within 90 days prior to construction commencement, and a gopher tortoise relocation permit will be required from FWC if any relocation is required.

4.3 FEDERAL REGULATORY REQUIREMENTS

Section 404 Dredge and Fill Permitting

Please refer to State Regulatory Requirements above. Based on a preliminary review, WOTUS appear to be present on-site, and therefore, authorization under Section 404 may be required. This project is not within 300 ft. of a USACE retained water, so permitting under Section 404 can be authorized under the DEP State 404 Program.

Federal Listed Species

The following federally listed species were observed or potentially occur on-site:

- Wood Stork
- Eastern indigo snake

Wood Stork

The proposed project occurs within the CFA of two wood stork colonies. Foraging habitat is present in the stream on the northern boundary of the property. In accordance with USFWS's 2010 South Florida Programmatic Concurrence and Key, a wood stork foraging

analysis may be required if impacts to SFH are proposed. Mitigation requirements will be based on this analysis.

Eastern Indigo Snake

Per the Eastern Indigo Snake Effect Determination Key (August 13, 2013), if the USFWS Standard Protection Measures for the Eastern Indigo Snake (***Appendix B***) are implemented during construction, impacts to the Eastern indigo snake are not anticipated to occur, and no further action is anticipated to be required.

5.0 SUMMARY AND RECOMMENDATIONS

- An ERP from SFWMD will be required to authorize stormwater improvements and any wetland or stream impacts as part of site development. Based on the FMSF, there were no historic or archaeological resources within the study area.
- Authorization under Section 404 may be required through a State 404 Program permit if impacts to WOTUS are expected.
- A tree survey and Vegetation Removal Permit from St. Lucie County may be required for tree removal prior to development.
- The following state and federally listed species were observed or potentially occur on-site: wood stork, gopher tortoise, and Eastern indigo snake. Additional surveys and permits may be required for the gopher tortoise and wood stork and implementation of the Standard Protection Measures is recommended for the eastern indigo snake.
- The project site is partially within a FEMA designated floodplain. Additional engineering analysis will be required to address effects to the floodplain, including design and construction of flood compensation areas. This topic will be evaluated during civil engineering design and permitting with the SFWMD.

APPENDIX A

FNAI BIODIVERSITY MATRIX

IPaC Species List

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 2/8/2021

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 66369 , 66370



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 66369

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Blackwater stream	G4	S3	N	N
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	LT	FT

Matrix Unit ID: 66370

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	LT	FT

Matrix Unit IDs: 66369 , 66370

17 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC
Coelorachis tuberculosa Piedmont Jointgrass	G3	S3	N	T
Conradina grandiflora Large-flowered Rosemary	G3	S3	N	T
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S2	N	N
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Glandularia maritima Coastal Vervain	G3	S3	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua Nodding Pinweed	G3	S3	N	T
Linum carteri var. smallii Small's Flax	G2T2	S2	N	E
Nemastylis floridana Celestial Lily	G2	S2	N	E
Pituophis melanoleucus mugitus Florida Pine Snake	G4T3	S3	N	SSC
Polygala smallii Tiny Polygala	G1	S1	LE	E
Pteroglossaspis ecristata Giant Orchid	G2G3	S2	N	T
Rostrhamus sociabilis Snail Kite	G4G5	S2	LE	N
Sceloporus woodi Florida Scrub Lizard	G2G3	S2S3	N	N
Sciurus niger shermani Sherman's Fox Squirrel	G5T3	S3	N	SSC
Trichechus manatus West Indian Manatee	G2	S2	LE	FE

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
South Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
Phone: (772) 562-3909 Fax: (772) 562-4288
http://fws.gov/verobeach

In Reply Refer To: February 02, 2021
Consultation Code: 04EF2000-2021-SLI-0334
Event Code: 04EF2000-2021-E-00867
Project Name: Oleander

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

South Florida Ecological Services Field Office
1339 20th Street
Vero Beach, FL 32960-3559
(772) 562-3909

Project Summary

Consultation Code: 04EF2000-2021-SLI-0334
Event Code: 04EF2000-2021-E-00867
Project Name: Oleander
Project Type: DEVELOPMENT
Project Description: Development
Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@27.38836585,-80.33513419481258,14z



Counties: St. Lucie County, Florida

Endangered Species Act Species

There is a total of 17 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Florida Panther *Puma (=Felis) concolor coryi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) *Puma (=Felis) concolor (all subsp. except coryi)* Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)
Southeastern Beach Mouse *Peromyscus polionotus niveiventris* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3951	Threatened

Birds

NAME	STATUS
Audubon's Crested Caracara *Polyborus plancus audubonii* Population: FL pop. No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8250	Threatened
Everglade Snail Kite *Rostrhamus sociabilis plumbeus* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/7713	Endangered
Florida Grasshopper Sparrow *Ammodramus savannarum floridanus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/32	Endangered
Florida Scrub-jay *Aphelocoma coerulescens* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6174	Threatened
Whooping Crane *Grus americana* Population: U.S.A. (CO, ID, FL, NM, UT, and the western half of Wyoming) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential
Wood Stork *Mycteria americana* Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
American Alligator *Alligator mississippiensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776	Similarity of Appearance (Threatened)
Hawksbill Sea Turtle *Eretmochelys imbricata* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle *Dermochelys coriacea* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle *Caretta caretta* Population: Northwest Atlantic Ocean DPS There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

Insects

NAME	STATUS
Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/3797

Flowering Plants

NAME	STATUS
Fragrant Prickly-apple *Cereus eriophorus var. fragrans*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/982

Lakela's Mint *Dicerandra immaculata*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/6390

Tiny Polygala *Polygala smallii*	Endangered

No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp/species/996

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

APPENDIX B

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE
U.S. Fish and Wildlife Service
August 12, 2013

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or "approval" from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11" x 17" or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands

and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A <u>LIVE</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A <u>DEAD</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.

2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5" x 11" paper and then properly folded, is attached). Photos of eastern indigo snakes may be accessed on USFWS and/or FWC websites.

3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).

2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.

3. Periodically during construction activities, the applicant's designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.



ATTENTION:

THREATENED EASTERN INDIGO SNAKES MAY BE PRESENT ON THIS SITE!!!

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site without interference.
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate U.S. Fish and Wildlife Service (USFWS) office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office – (904) 731-3336
Panama City Field Office – (850) 769-0552
South Florida Field Office – (772) 562-3909

Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A LIVE EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the eastern indigo snake sufficient time to move away from the site without interference.
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor or the applicant's designated agent, **and** the appropriate U.S. Fish and Wildlife Service (USFWS) office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicant's designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida ES Office – (904) 731-3336
Panama City ES Office – (850) 769-0552
South Florida ES Office – (772) 562-3909

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat. These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas. Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

Killing, harming, or harassing indigo snakes is strictly prohibited and punishable under State and Federal Law.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

LEGAL STATUS: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. "Taking" of eastern indigo snakes is prohibited by the Endangered Species Act without a permit. "Take" is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

August 12, 2013

ATTENTION:

THREATENED EASTERN INDIGO SNAKES MAY BE PRESENT ON THIS SITE!!!



Photo: Dirk Stevenson

Please read the following information provided by the U.S. Fish and Wildlife Service to become familiar with standard protection measures for the eastern indigo snake.

APPENDIX C

SHPO FLORIDA MASTER SITE FILE REPORT

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

February 8, 2021

Chloe Gossett
Kimley-Horn | 1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411
Direct: 561 840 0217 | Mobile: 816 916 2233

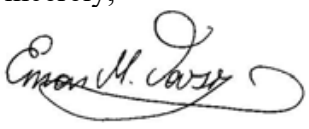
In response to your request on February 8, 2021, the Florida Master Site File lists three standing structures and two resource groups recorded at designated property of South Lucy County, Florida.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at** CompliancePermits@dos.MyFlorida.com

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

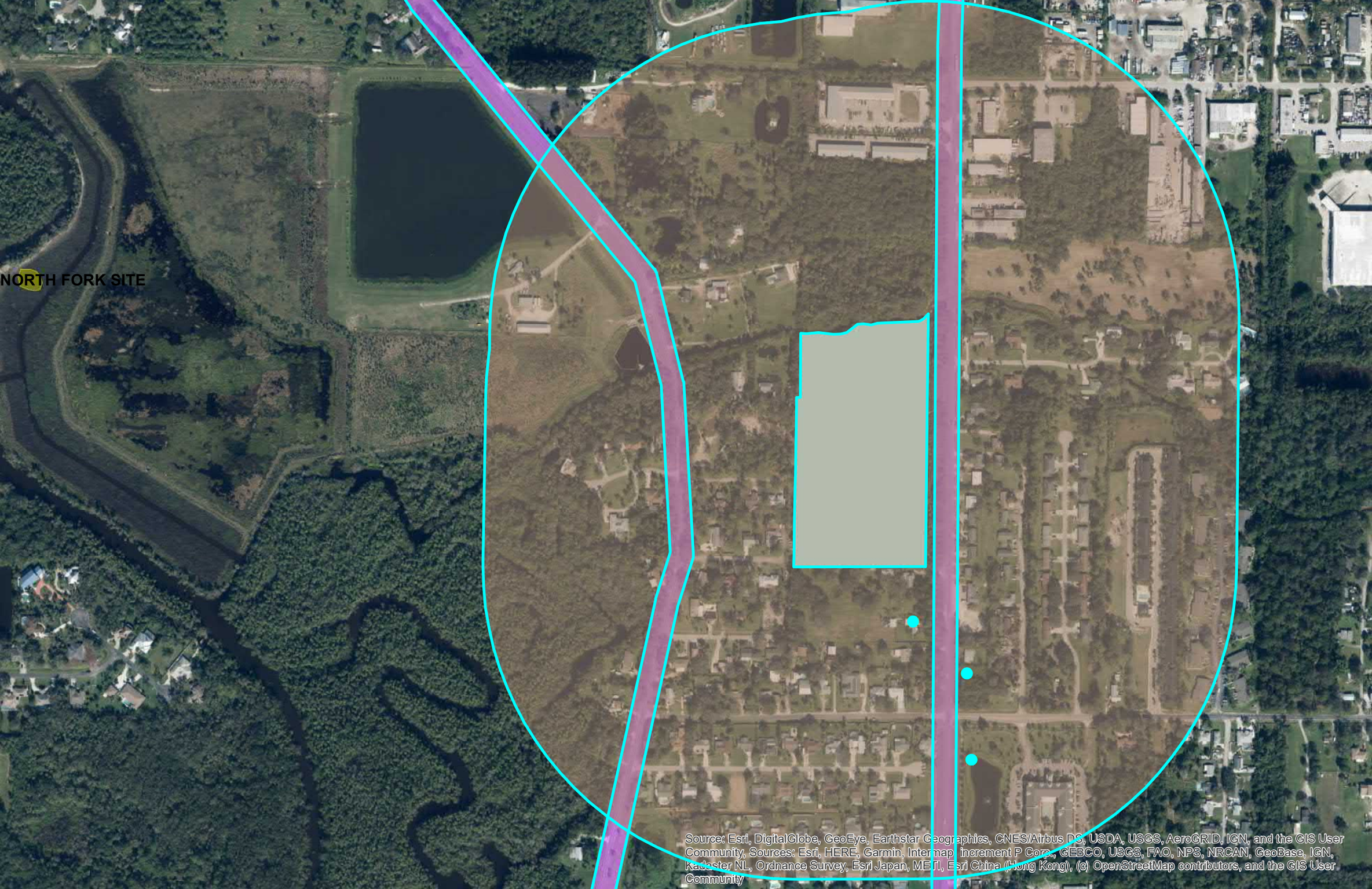


Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

AR=0
SS=3
CM=0
RG=2
BR=0
Total=5

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SL00179	SS	4111 OLEANDER AVENUE	4111 Oleander AVE, Fort Pierce G.V.	1915 Frame Vernacular		
SL00180	SS	4122 OLEANDER AVENUE		-RESOURCE DESTROYED- c1915 Frame Vernacular		
SL00181	SS	4200 OLEANDER AVENUE		-RESOURCE DESTROYED- c1915 Frame Vernacular		
SL01660	RG	Oleander Avenue	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	
SL01662	RG	Sunrise Boulevard	Fort Pierce	Linear Resource - 1 Contrib Resources	Not Eligible	


NORTH FORK SITE
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Kimley»Horn

May 20, 2021
147811000

City of Fort Pierce
5160 N.W. Milner Drive
Port St. Lucie, Florida 34983
772-621-3400

RE: Rezoning, Site Plan, and Subdivision – Oleander Oaks
Technical Review Project # 21-43900001 **&** 21-09000001

Please accept the following responses to your comments concerning the above referenced project.

Planning Comments:

Comment 1) Provide a notarized authorization form allowing Kimley-Horn to act as a representative for the Alva Stone Group. Upon further inspection of the applications Alva Stone Group appears on all the applications, but Kimley Horn is only present on the Rezoning application. You also have the option of updating the Design Review, Development Review, and Subdivision applications to reflect Kimley-Horn as the Applicant/Representative since Alva Stone Group is already present on all applications as the Property Owner.

Response 1) ***Agent of authorization allowing Kimley-Horn to act as representative for Alva Stone Group has been included with this resubmittal.***

Comment 2) For clarification, the SLC Property Record card indicates that Oleander Oaks LLC is the property owner of the parcel, however the Warranty Deed provided shows that Oleander Oaks LLC sold the property to the Alva Stone Group. Is this correct that the Alva Stone Group is now the property owner of the parcel?

Response 2) ***Alva Stone Group is the property owner of parcel. Alva Stone group to open LLC and transfer ownership of parcel. All ownership documentation/applications to be revised.***

Comment 3) On the plat consider dedicating the 1.42 acre wetland area as a conservation easement.

Response 3) ***We will be coordinating with SFMWD on the dedication of the wetland and will discuss with them what the best option is for the wetland.***

Comment 4) Provide sidewalks on both sides of the road in the development as well as on both entrances. Crosswalks in appropriate locations shall also be designated. Coordination will be needed with St. Lucie County to determine if sidewalks will be able to be constructed along their right-of-way outside of the development. New developments are required to construct sidewalks on all rights-of-way.

Response 4) ***Sidewalks have been added on both sides of the road of development and has been added South of the entrance. The road extends far past the edge of pavement, so we have added a bus pickup area near the road and have extended the sidewalk north along our property line.***

Comment 5) Will this be a gated community?

Response 5) ***Yes, this will be a gated community.***

Comment 6) Provide an explanation on what is planned to occupy the amenity area. Staff would suggest a tot lot/active play area, dog park, or central community space with a gazebo, fountain, benches, trees, etc. If the central community space is chosen, consider adding a small walkout platform onto the pond.

Response 6) ***The amenity area is to include an outdoor gym area, dog park as well as some outdoor grills and benches..***

Comment 7) Add a water feature to the pond along with littoral plantings. The littoral plantings can be depicted on the Landscape Plan.

Response 7) ***We recently received an updated geotechnical report and the seasonal high water table is lower than what was originally assumed. The pond has been changed to a dry pond with planting to resemble a large bioswale. The Landscape Plans have been updated to show the plantings***

Comment 8) For the dry pond consider providing some zero scaping elements, bioswale elements, or landscape design elements to complement the adjacent wetland area.

Response 8) ***There are numerous cabbage palms in the proposal dry pond area. We are planning on preserving them or replacing them in that area. This will give a similar aesthetic to the wetland.***

Comment 9) There is an R-4 Zoning Requirement table that has been provided on the Site Plan, is this intended to act as the requirements for the PD for the following: min lot area, min lot width, min lot depth, max lot coverage, min street frontage? If this is the case, the R-4 Zoning Requirements can just be changed to PD Requirements.

Response 9) ***The R-4 Zoning Requirements have been changed to PD Requirements.***

Comment 10) What is the maximum allowed height in the development? Will there be a separate rear setback for accessory structures? Will pools, sheds, or screened enclosures be permitted in the development. Include a note on the site plan addressing this if allowed.

Response 10) ***All units to be one (1) story high at a maximum 20'. No other structures, pool or screens will be allowed.***

Comment 11) Will items like power generators and air conditioning units be allowed within the side setback. If so, what would be the minimum side setback for these items. Include a note on the site plan addressing this if allowed.

Response 11) ***Air conditioning will be installed on side of homes. There will be a five (5) foot side setback for accessory items i.e. air conditioning.***

Comment 12) Provide a calculation summary on the lighting plan that provides the Average, Maximum, Minimum, Average/Minimum, and Maximum/Minimum calculations for the provided lighting.

Response 12) ***Calculation summary providing Average, Maximum, Minimum, Average/Minimum and Maximum/Minimum calculations has been added to the Photometric Plan Sheet E-100.***

Comment 13) Are mailboxes being proposed for each residence?

Response 13) ***Mailboxes are proposed for each residence.***

Comment 14) Start to configure the desired addresses for each residence as this will need to be provided to the Planning Department prior to Building Permit submittal with the Planning Departments Address Request form. There is a $25 fee per residential address.

Response 14) ***Acknowledged. We have included our desired addresses with this submittal***

Comment 15) Will there be a Homeowners Association to take care of community space maintenance within the development like the roads or the amenity area?

Response 15) ***Yes, there will be a Homeowners Associations to take care of community space maintenance within the development.***

Comment 16) Provide a colored site plan (aerial overview) that also includes the landscaping.

Response 16) ***Please see the attached color site plan***

Comment 17) Provide a typical lot landscape plan for each lot type on the overall Landscape Plan.

Response 17) ***Typical lot landscape plan for each type of lot on the overall Landscape Plan has been provided with this resubmittal.***

Comment 18) Provide the monument sign detail, size, and height as this must be approved with the Planned Development approval.

Response 18) ***Please see attached monument sign detail***

Comment 19) Has a wall been considered to buffer this development from the single-family homes to the west? This can also help to secure the property especially for the homes that are on the perimeter of the development. This can help with noise reduction.

Response 19) ***Black picket fence around the perimeter of the project will be provided.***

Comment 20) If not already done so, consider having a community meeting with the nearby residents to notify them of the proposed single-family development

Response 20) ***Acknowledged.***

Comment 21) An area or shelter for school age children shall be provided with coordination with Marty Sanders of the St. Lucie County School District (See SLC School District Comments on page 18 of this document)

Response 21) ***We have coordinated with the School District and have updated our entrance to accommodate their requests.***

Comment 22) The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

Response 22) ***Acknowledged.***

Comment 23) Update the School zones in the Capacity Analysis as this project is within Fort Pierce and the two school noted are in Port St. Lucie. Weatherbee Elementary School, Forest Grove Middle School and Fort Pierce Central High School appear to be closer to this site.

Response 23) ***The Capacity Analysis has been updated to show Forest Grove Middle School and Fort Pierce Central High School as the school zones for the site.***

Comment 24) Are there any additional elevations to be provided besides the one that has already been provided or are additional model styles still being considered for this development?

Response 24) ***The four different elevations for types of homes that the development will consist of have been included with this resubmittal.***

Comment 25) Please note that Impact Fees will be collected from both the City of Fort Pierce and St. Lucie County upon construction of each single family home.

Response 25) ***Acknowledged.***

Comment 26) Provide your Planned Development Guidelines. An example of what needs to be provided can be found within the provide link below. The guidelines in the provided link start on page 60. https://destinyhosted.com/fortpdocs/2020/CCREG/20200921_1434/11996_Application_and_Supporting_Documents.pdf

Response 26) ***Please see attached Planned Development Guidelines***

Comment 27) Within the Planned Development Guidelines provide your permitted uses. For example, a detached single family home will be a permitted use in this development. Will this development allow for vacation rentals as a permitted use?

Response 27) ***Single family home will be the only use permitted. Vacation rentals would follow City of Ft. Pierce laws and guidelines.***

Preliminary Plat Comments:

Comment 1) Provide a copy of the dedication/signature page as this sheet was not included with the submittal.

Response 1) ***Please see updated Plat***

Comment 2) The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.

Response 2) ***Acknowledged.***

Comment 3) The preliminary plat shall include the overall tract boundary information, legal description, name and address of owner, contour lines, drawing scale, easement dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121 for specific requirements.

Response 3) ***Please see updated Plat***

Planned Development Comments:

Comment 1) Please submit the signed and sealed affidavit.

Response 1) ***Signed and sealed affidavit included with this resubmittal.***

Comment 2) In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of the certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Natural Resource Assessment prepared by Kimley Horn & Associates. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that traverses across the property.

Response 2) ***Please see updated survey and plat that show the boundaries of the wetlands and the flood zones***

Comment 3) Update Page 17 of the NRA report to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie County.

Response 3) ***Page 17 of the NRA report has been updated to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie***

County.

Comment 4) The site plan shall indicate sidewalk construction on both sides of the proposed roadway per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.

Response 4) ***Site plan has been updated to include sidewalk construction on both sides of the proposed roadway.***

Comment 5) Update the site plan to identify the entrance roadway lane widths.

Response 5) ***Site plan has been updated to include dimensioning for all roadway lane widths.***

Comment 6) The project information references the purpose of the on-site lake is both for stormwater treatment and for the enjoyment of the residents, yet it appears that insufficient area exists upland from the lake's top of bank to provide safe pedestrian access. Please provide information on what type of activities are expected to occur around the lake.

Response 6) ***The outdoor amenity area of which borders the lake is to include park benches, an outdoor fitness center as well as a grill station.***

Comment 7) The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

Response 7) ***Acknowledged.***

Comment 8) Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.

Response 8) ***Acknowledged.***

Fort Pierce Police Comment:

Comment 1) After reviewing the photometric plan, I observed several areas, generally around the curved roadway areas of the main thoroughfare of the residential development, where the illumination levels are near or at zero foot candles. The areas where the illumination levels reads zero or close to zero contrast the areas where the illumination levels are dramatically higher, which will lead to "dark pockets" of illumination in the roadway. Therefore, please consider revising the illumination to create a more even and uniform distribution of illuminance. Uniform lighting is easier on the eye during dark hours and allows for better perception of the

environment. The areas where illumination is observed to be low, as described are in the vicinity of lots # 6 and 7, #11 and 12, # 21 and 22 and # 28 and 29.

Response 1) ***Photometrics plan has been revised to provide a more uniform distribution of illuminance on site and reduce dark pockets.***

SLC Public Works Comments:

Comment 1) The project accesses onto a County Road, Oleander Avenue. The ROW depicted on the plan does not match the survey.

Response 1) ***The ROW previously depicted matches the survey, additional layers from the survey have been added to the plan and clouded for clarity. Please see this update clouded on Sheet C-100.***

Comment 2) It is anticipated that north bound and south bound turn lanes will be required.

Response 2) ***Based off our Traffic Impact Analysis no dedicated turn lanes were warranted. The TIA is currently being reviewed by the County***

Comment 3) The traffic report will be reviewed by a third party through the County.

Response 3) ***Acknowledged.***

Comment 4) A 6 FT sidewalk will be required along the property's frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.

Response 4) ***A 6-foot sidewalk has been added to the property frontage.***

Comment 5) A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for drainage connection and right-of-way improvements.

Response 5) ***Acknowledged.***

Comment 6) Written response to Pre-application review has not been received.

Response 6) ***Written responses to Pre-application review have been included with this resubmittal.***

Comment 7) For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Response 7) ***Acknowledged.***

SLC Schools Comments:

Comment 1) The City code requires sidewalks on the adjacent street. That area should be properly graded, and a sidewalk be constructed along the project frontage of Oleander Avenue.

Response 1) ***Acknowledged. Site has been updated to include a 6' sidewalk along the frontage of the property.***

Comment 2) The walking conditions for students along Oleander Avenue is considered hazardous. The developer should coordinate with St. Lucie County to work on providing a safe route to school.

Response 2) ***The plans have been updated to dedicate an area along the frontage for school children pickup.***

Comment 3) The school capacity analysis has the wrong school zones. At this time, we do not have any concerns with school capacity.

Response 3) ***School capacity analysis has been updated to include the correct school names.***

Comment 4) We will place any required bus stop on Oleander. Will the developer provide either a shelter or a place for student to wait for the bus out of the dirt/grass?

Response 4) ***The site layout has been updated to include a concrete bad at the frontage of the property for a place that students can wait for the bus out of the dirt/grass.***

Should you have any additional questions please do not hesitate to contact me at (772) 794-4136 or Tyler.Enright@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Tyler Enright, E.I.

OLEANDER OAKS (Fort Pierce, FL)

Traffic Impact Study

April 2021

Kimley»Horn

TRAFFIC IMPACT STUDY

Oleander Oaks

City of Fort Pierce, FL

Prepared for:

Alva Stone Group

Prepared by:

Kimley-Horn and Associates, Inc.

Blaine Bergstresser, P.E.

PE #84598

April 2021

©Kimley-Horn and Associates, Inc. 2021

K:\ORL_TPTO\147811000_Oleander Oaks TIA\02_Documentation\TIA\Oleander Oaks TIA_04.16.2021.docx

Table of Contents

1.0 INTRODUCTION 1

2.0 STUDY AREA DETERMINATION 1

2.1 Trip Generation 1

2.2 Trip Distribution and Trip Assignment 2

2.3 Study Area 5

3.0 EXISTING CONDITIONS ANALYSIS – YEAR 2021 8

3.1 Existing Traffic 8

3.2 Existing Roadway Segment Conditions 8

3.3 Existing Intersection Conditions 10

4.0 BACKGROUND CONDITIONS ANALYSIS – YEAR 2026 12

4.1 Background Traffic 12

4.2 Background Growth Rate 12

4.3 Committed Improvements 13

4.4 Background Roadway Segment Analysis 13

4.5 Background Intersection Analysis 15

5.0 BUILDOUT CONDITIONS ANALYSIS – YEAR 2026 17

5.1 Buildout Traffic 17

5.2 Buildout Roadway Segment Analysis 17

5.3 Buildout Intersection Analysis 19

6.0 SITE ACCESS ANALYSIS 23

7.0 CONCLUSION 24

Tables

Table 1: Trip Generation Summary **2**

Table 2: Roadway Segment Significance Test **6**

Table 3: Existing (2021) AM Peak Hour Roadway Segment Analysis **9**

Table 4: Existing (2021) PM Peak Hour Roadway Segment Analysis **9**

Table 5: Existing (2021) AM Peak Hour Intersection Conditions **11**

Table 6: Existing (2021) PM Peak Hour Intersection Conditions **11**

Table 7: BEBR Growth Rate Calculation **12**

Table 8: Background (2026) AM Peak Hour Roadway Segment Analysis **14**

Table 9: Background (2026) PM Peak Hour Roadway Segment Analysis **14**

Table 10: Background (2026) AM Peak Hour Intersection Conditions **16**

Table 11: Background (2026) PM Peak Hour Intersection Conditions **16**

Table 12: Buildout (2026) AM Peak Hour Roadway Segment Analysis **18**

Table 13: Buildout (2026) PM Peak Hour Roadway Segment Analysis **18**

Table 14: Buildout (2026) AM Peak Hour Intersection Conditions **20**

Table 15: Buildout (2026) PM Peak Hour Intersection Conditions **20**

Figures

Figure 1: Project Trip Distribution **3**

Figure 2: Project Trip Assignment **4**

Figure 3: Project Location and Study Area Roadway Segments/Intersections **7**

Figure 4: Buildout (2026) Traffic Volumes: AM Peak Hour **21**

Figure 5: Buildout (2026) Traffic Volumes: PM Peak Hour **22**

Appendices

Appendix A: Conceptual Site Plan

Appendix B: Excerpts from ITE Trip Generation Manual

Appendix C: Greater Treasure Coast Regional Planning Model (GTCRPM) Model Plots

Appendix D: Excerpts from St. Lucie TPO Traffic Counts and Level of Service Report

Appendix E: Turning Movement Counts

Appendix F: FDOT's Florida Traffic Online 2019 Peak Season Factor Category Report

Appendix G: Turning Movement Volume Worksheets

Appendix H: Signal Timing/Phasing Plans

Appendix I: Synchro Outputs

Appendix J: Midway Road Improvement Design

Appendix K: NCHRP Report 457 Outputs

1.0 INTRODUCTION

Kimley-Horn has been retained by Alva Stone Group to analyze and document the traffic impacts associated with the development of Oleander Oaks in the City of Fort Pierce, Florida. The following is a Traffic Impact Study (TIS) that generally conforms to the policies and guidelines of the St. Lucie Transportation Planning Organization (TPO), St. Lucie County Land Development Code (LDC) Section 11.02.09, and the City of Fort Pierce LDC.

Oleander Oaks is a proposed single-family residential development generally located on the east side of Oleander Avenue, north of Kling Road in City of Fort Pierce, Florida. The project property is currently vacant. The development is proposed to consist of ±63 single-family dwelling units and anticipated to be built by Year 2026.

Access to the site will be provided via one full-access driveway onto Oleander Avenue. This access point is shown on the conceptual site plan provided in **Appendix A**.

2.0 STUDY AREA DETERMINATION

2.1 TRIP GENERATION

Trip generation for the proposed project was calculated per procedures published in the 10th Edition of the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*. The Land Use Code (LUC) used for the proposed site is:

- LUC 210, Single-Family Detached Housing

Table 1 provides the Daily, AM peak hour, and PM peak hour trip generation summary for the project. Excerpts from the ITE Trip Generation Manual is included in **Appendix B**.

Table 1: Trip Generation Summary

	Land Use	ITE LUC	Size	Units	Trip Rate[1]	Daily Trip Generation				
						Total	In[1]		Out[1]	
DAILY	Single-Family Detached Housing	210	**63**	DU	10.79	680	*50%*	340	*50%*	340
	Total Generated Trips					**680**	**340**		**340**	

	Land Use	ITE LUC	Size	Units	Trip Rate[1]	AM Peak Hour Trip Generation				
						Total	In[1]		Out[1]	
AM PEAK HOUR	Single-Family Detached Housing	210	**63**	DU	0.79	50	*25%*	13	*75%*	37
	Total Generated Trips					**50**	**13**		**37**	

	Land Use	ITE LUC	Size	Units	Trip Rate[1]	PM Peak Hour Trip Generation				
						Total	In[1]		Out[1]	
PM PEAK HOUR	Single-Family Detached Housing	210	**63**	DU	1.03	65	*63%*	41	*37%*	24
	Total Generated Trips					**65**	**41**		**24**	

[1] Vehicle trip rates and directional splits per data and procedures outlined in ITE Trip Generation, 10th Edition

2.2 TRIP DISTRIBUTION AND TRIP ASSIGNMENT

Projected traffic demand of project trips on study roadways was derived with use of the adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the Greater Treasure Coast Regional Planning Model (GTCRPM) set and situated within the existing roadway network to appropriately represent project access. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic. The resulting model plots showing percent of daily project distribution are provided in **Appendix C**.

Daily model project distribution was referenced to manually assign project distribution at the study area intersections and driveways in general accordance with model output. **Figure 1** shows the intersection movement project distribution surrounding Oleander Oaks used in this TIS.

Project trip distribution percentages were used to assign anticipated project trips to the study area roadways and intersections. **Figure 2** shows the anticipated AM and PM peak hour project volumes at the study area intersections.

Figure 1: Project Trip Distribution

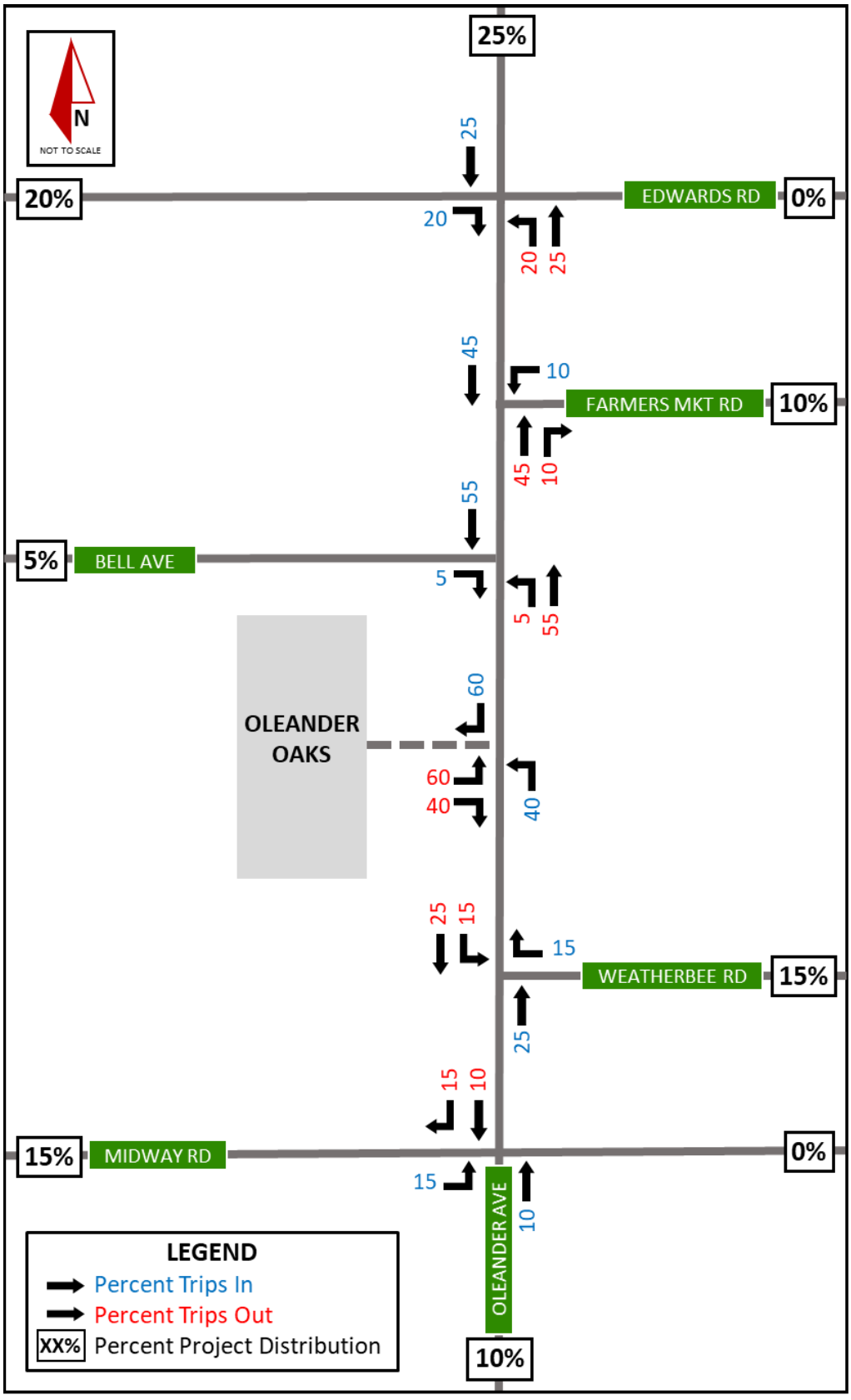
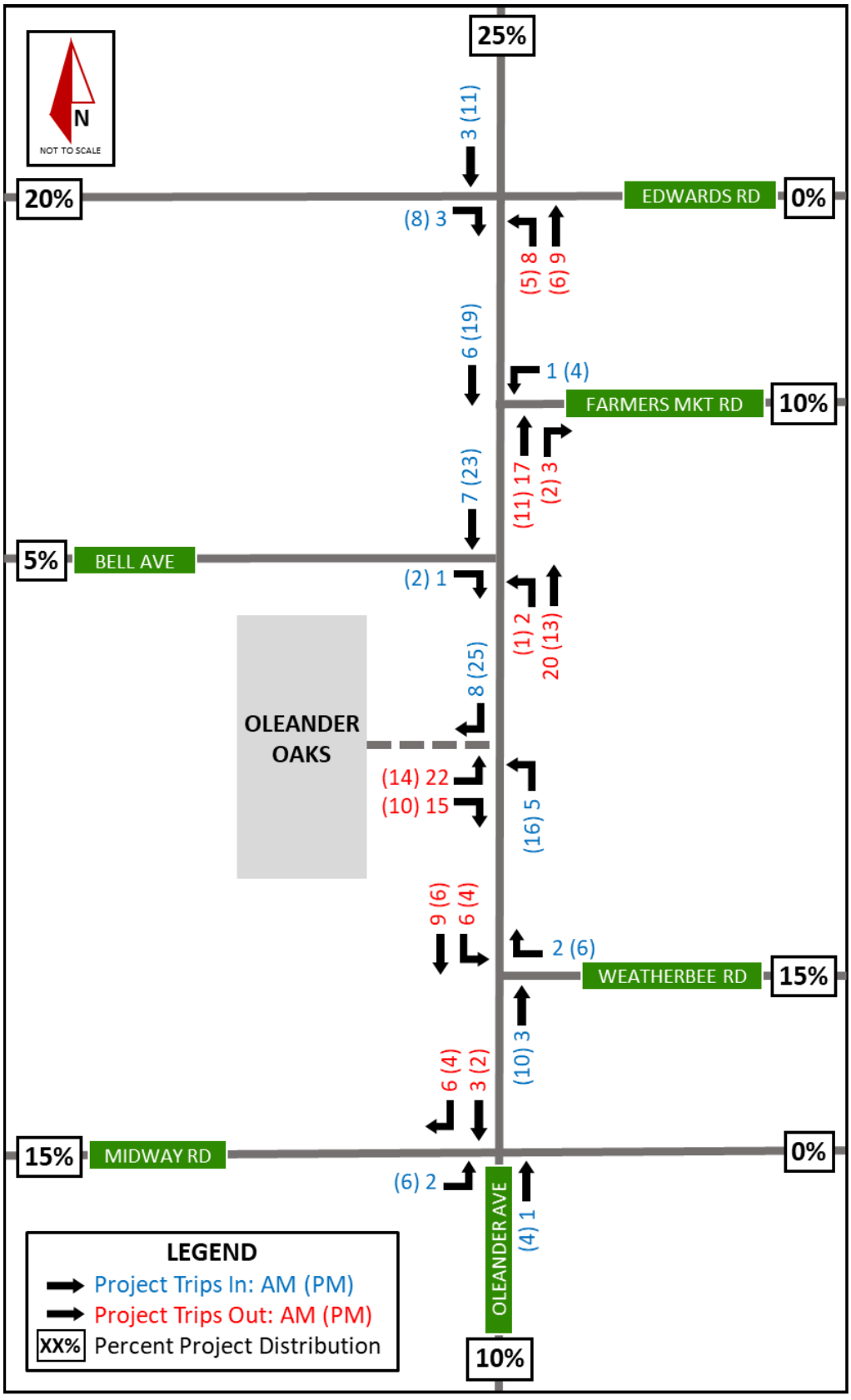


Figure 2: Project Trip Assignment



2.3 STUDY AREA

To determine roadway segments to be included in this TIA, a 1.0% significance test was performed for all major roadway segments within a 2-mile radius of the project site. The results of the 1.0% significance test are shown in **Table 2**. The percent significance for project trips was determined by comparing the maximum directional peak hour project trips to the directional peak hour service capacity as provided in the latest St. Lucie TPO Traffic Counts and Level of Service Report. Excerpts from the St. Lucie TPO traffic count report are included in **Appendix D**.

The resulting study area roadway segments are listed below and displayed on **Figure 3**:

- Oleander Avenue, from Midway Road to Weatherbee Road
- Oleander Avenue, from Weatherbee Road to Bell Avenue
- Oleander Avenue, from Bell Avenue to Farmers Market Road
- Oleander Avenue, from Farmers Market Road to Edwards Road
- Oleander Avenue, from Edwards Road to Wisteria Avenue

The project driveway and intersections along study area roadway segments will be included in this TIA. The resulting study area intersections are listed below and displayed on **Figure 3**.

- Oleander Avenue & Midway Road
- Oleander Avenue & Weatherbee Road
- Oleander Avenue & Project Driveway
- Oleander Avenue & Bell Avenue
- Oleander Avenue & Farmers Market Road
- Oleander Avenue & Edwards Road

Table 2: Roadway Segment Significance Test

Roadway		Directional Peak Hour Service Capacity	% Project Distribution	% Project Significance
From	To			
Bell Avenue				
25th Street	Sunrise Boulevard	790	1%	0.1%
Sunrise Boulevard	Oleander Avenue	600	2%	0.1%
Edwards Road				
Selvitz Road	25th Street	880	6%	0.3%
25th Street	Sunrise Boulevard	1,630	19%	0.5%
Sunrise Boulevard	Oleander Avenue	1,630	19%	0.5%
Oleander Avenue	US 1	1,630	0%	0.0%
Farmers Market Road				
Oleander Avenue	US 1	750	6%	0.3%
Midway Road				
Selvitz Road	Christensen Road	920	7%	0.3%
Christensen Road	25th Street	790	7%	0.4%
25th Street	Sunrise Boulevard	790	14%	0.7%
Sunrise Boulevard	Oleander Avenue	790	15%	0.8%
Oleander Avenue	US 1	790	0%	0.0%
US 1	Wallace Street	790	3%	0.2%
Wallace Street	Weatherbee Road	920	3%	0.1%
Weatherbee Road	Indian River Drive	630	1%	0.1%
Oleander Avenue				
Kitterman Road	Midway Road	750	9%	0.5%
Midway Road	Weatherbee Road	750	26%	**1.4%**
Weatherbee Road	Bell Avenue	540	59%	**4.5%**
Bell Avenue	Farmers Market Road	540	55%	**4.2%**
Farmers Market Road	Edwards Road	750	49%	**2.7%**
Edwards Road	Wisteria Avenue	750	25%	**1.4%**
Sunrise Boulevard				
Midway Road	Bell Avenue	540	0%	0.0%
Bell Avenue	Edwards Road	750	1%	0.1%
Edwards Road	Cortez Boulevard	600	0%	0.0%
US 1				
Easy Street	Midway Road	3,170	8%	0.1%
Midway Road	Weatherbee Road	2,100	11%	0.2%
Weatherbee Road	Farmers Market Road	2,000	2%	0.0%
Farmers Market Road	Edwards Road	2,000	4%	0.1%
Edwards Road	Savannah Road	2,000	3%	0.1%
Weatherbee Road				
Oleander Avenue	US 1	750	15%	0.8%
US 1	Midway Road	750	3%	0.2%
25th Street				
Midway Road	Bell Avenue	2,100	1%	0.0%
Bell Avenue	Edwards Road	2,100	0%	0.0%
Edwards Road	Cortez Boulevard	2,000	13%	0.3%

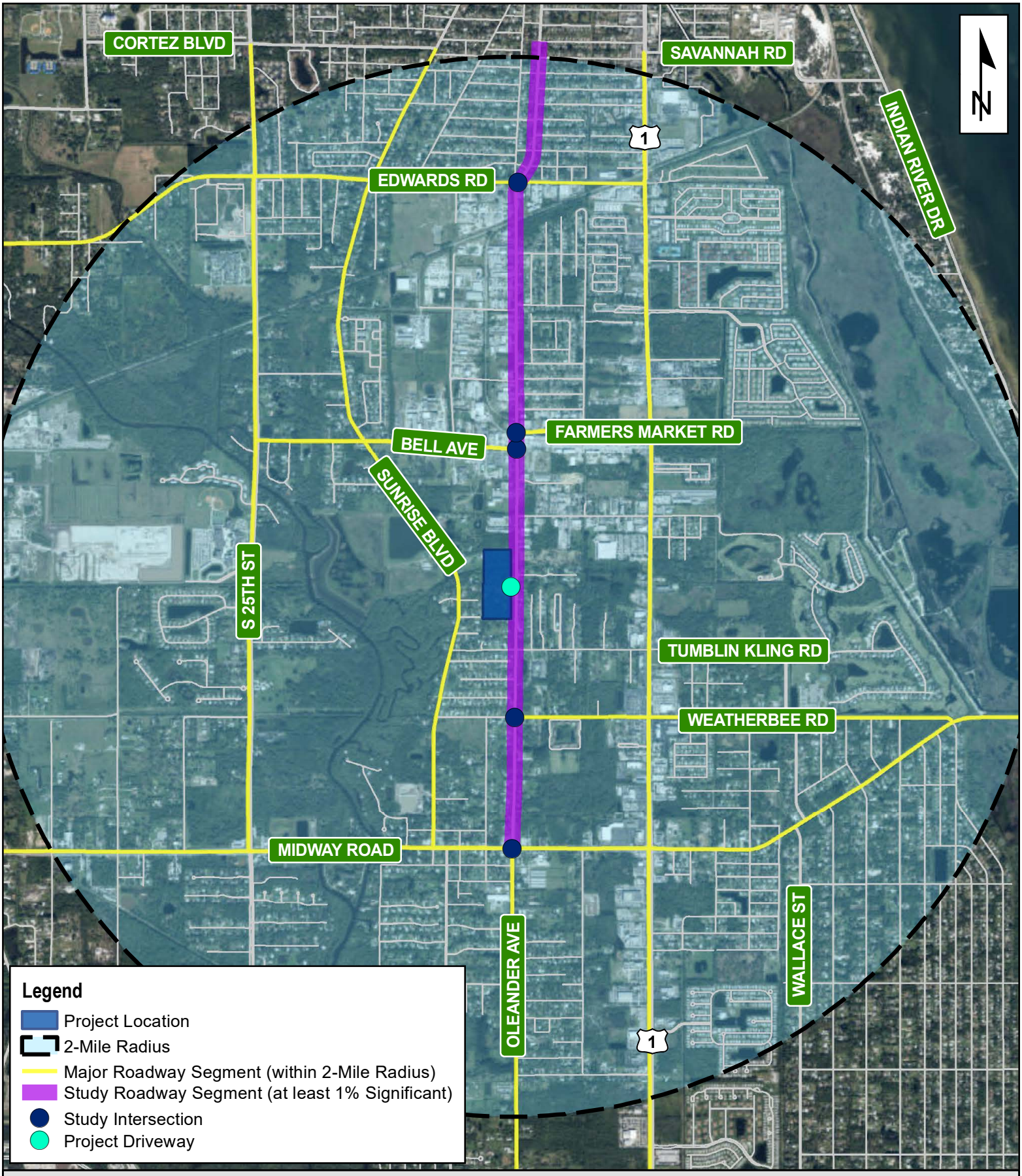


Figure 3 - Project Location and Study Area Roadway Segments/Intersections

Oleander Oaks - Traffic Impact Study

Kimley»Horn
© 2021 Kimley-Horn and Associates, Inc.
189 S Orange Ave, Suite 1000, Orlando FL 32801
Phone: (407) 898-1511

Project Number: 147811000
Date: April 2021

0 2,500 5,000 Ft

3.0 EXISTING CONDITIONS ANALYSIS – YEAR 2021

3.1 EXISTING TRAFFIC

Turning movement counts (TMCs) were collected at the study intersections on Tuesday, April 6, 2021 and are provided in **Appendix E**. Data was collected during the AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods.

The existing turning movement volumes were adjusted to peak season using a 1.01 adjustment factor published by the Florida Department of Transportation (FDOT). The data referenced from FDOT's Florida Traffic Online 2019 Peak Season Factor Category Report is included in **Appendix F**. Adjusted turning movement volume worksheets for all intersections are included in **Appendix G**. The AM and PM peak hour intersection turning movement volumes at the study area intersections are illustrated on **Figures 4 and 5**, respectively.

3.2 EXISTING ROADWAY SEGMENT CONDITIONS

A roadway segment analysis was performed within the study area to determine existing AM and PM peak hour conditions. The analysis was conducted by comparing Year 2021 peak hour peak direction (PHPD) traffic volumes to the PHPD service capacities per the latest St. Lucie TPO Traffic Counts and Level of Service Report (excerpts included in **Appendix D**).

The existing roadway segment data is included in **Tables 3 and 4** for AM and PM peak hour roadway segment conditions, respectively. As shown in the tables, the analysis identifies an existing capacity deficiency for both scenarios at the following roadway segment:

- Oleander Avenue, from Bell Avenue to Farmers Market Road

Table 3: Existing (2021) AM Peak Hour Roadway Segment Analysis

Roadway Segment	Roadway Attributes [1]				PHPD Service Capacity [2]	2020 AM PHPD [2]	Annual Growth Rate	2021 Existing AM PHPD [3]	V/C Ratio	LOS
	Functional Classification	Area Type	Adopted LOS	Number of Lanes						
Oleander Avenue										
Midway Road to Weatherbee Road	Urban Minor Arterial	Urban	D	2U	750	388	1.55%	394	0.53	D
Weatherbee Road to Bell Avenue	Urban Minor Arterial	Urban	D	2U	540	388	1.55%	394	0.73	D
Bell Avenue to Farmers Market Road	Urban Minor Arterial	Urban	D	2U	540	671	1.55%	681	**1.26**	**F**
Farmers Market Road to Edwards Road	Urban Minor Arterial	Urban	D	2U	750	671	1.55%	681	0.91	D
Edwards Road to Wisteria Avenue	Urban Minor Arterial	Urban	D	2U	750	611	1.55%	620	0.83	D

1. Roadway attributes were obtained from the 2010 FDOT St. Lucie County Federal Functional Classification Map, St. Lucie County Transportation Element, and supplemented with the 2020 FDOT Quality/LOS Tables.
2. Obtained from the latest St. Lucie TPO Traffic Counts and Level of Service Report
3. 2020 PHPD values were grown annually by 1.55% to reach 2021 PM PHPD values.

Table 4: Existing (2021) PM Peak Hour Roadway Segment Analysis

Roadway Segment	Roadway Attributes [1]				PHPD Service Capacity [2]	2020 PM PHPD [2]	Annual Growth Rate	2021 Existing PM PHPD [3]	V/C Ratio	LOS
	Functional Classification	Area Type	Adopted LOS	Number of Lanes						
Oleander Avenue										
Midway Road to Weatherbee Road	Urban Minor Arterial	Urban	D	2U	750	421	1.55%	428	0.57	D
Weatherbee Road to Bell Avenue	Urban Minor Arterial	Urban	D	2U	540	421	1.55%	428	0.79	D
Bell Avenue to Farmers Market Road	Urban Minor Arterial	Urban	D	2U	540	647	1.55%	657	**1.22**	**F**
Farmers Market Road to Edwards Road	Urban Minor Arterial	Urban	D	2U	750	647	1.55%	657	0.88	D
Edwards Road to Wisteria Avenue	Urban Minor Arterial	Urban	D	2U	750	554	1.55%	563	0.75	D

1. Roadway attributes were obtained from the 2010 FDOT St. Lucie County Federal Functional Classification Map, St. Lucie County Transportation Element, and supplemented with the 2020 FDOT Quality/LOS Tables.
2. Obtained from the latest St. Lucie TPO Traffic Counts and Level of Service Report
3. 2020 PHPD values were grown annually by 1.55% to reach 2021 PM PHPD values.

3.3 EXISTING INTERSECTION CONDITIONS

Intersection operational analyses were performed for 2021 existing conditions in the AM and PM peak hour using procedures outlined in the *Highway Capacity Manual (2010)* with Synchro (v10) software. Signal timing and phasing plans were provided by St. Lucie County staff and are included in **Appendix H**. A summary of intersection level of service (LOS), delay, and maximum volume/capacity (v/c) ratios for AM and PM peak hour existing conditions are provided in **Tables 5 and 6**, respectively. Synchro outputs are provided in **Appendix I**.

As shown in the tables, the study area intersections operate at an acceptable LOS with turning movements demonstrating maximum v/c ratios of less than one (1.0) in both scenarios.

Table 5: Existing (2021) AM Peak Hour Intersection Conditions

Intersection	AM Peak Hour Existing Conditions		
	LOS	Delay (Sec)	Max V/C Ratio
Oleander Avenue & Midway Road	C	25.8	0.72
Oleander Avenue & Weatherbee Road	C	6.5	0.41
Oleander Avenue & Bell Avenue	C	4.3	0.40
Oleander Avenue & Farmers Market Road	C	1.9	0.20
Oleander Avenue & Edwards Road	C	22.4	0.76

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.

Table 6: Existing (2021) PM Peak Hour Intersection Conditions

Intersection	**PM Peak Hour Existing Conditions**		
	LOS	**Delay (Sec)**	**Max V/C Ratio**
Oleander Avenue & Midway Road	C	27.0	0.71
Oleander Avenue & Weatherbee Road	C	5.7	0.36
Oleander Avenue & Bell Avenue	C	4.4	0.45
Oleander Avenue & Farmers Market Road	C	2.5	0.32
Oleander Avenue & Edwards Road	C	24.5	0.80

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.

4.0 BACKGROUND CONDITIONS ANALYSIS – YEAR 2026

4.1 BACKGROUND TRAFFIC

Background traffic conditions, without the impact of project trips on the roadway network, were evaluated for Year 2026. Background volumes on study area intersections and roadway segments were derived by applying an annual growth rate to existing traffic counts. Turning movement volume worksheets for all intersections are provided in **Appendix E**. The AM and PM peak hour intersection turning movement volumes at the study area intersections are illustrated on **Figures 4 and 5**, respectively.

4.2 BACKGROUND GROWTH RATE

The University of Florida's Bureau of Economic and Business Research (BEBR) analyzes population growth trends in counties throughout the state, along with other statistical metrics. To determine a reasonable background growth rate for the study area, the medium BEBR growth rate for St. Lucie County was calculated.

As shown in **Table 7**, the medium BEBR growth rate for Year 2025 is approximately 1.55%. Therefore, a 1.55% annual background growth rate was used in this analysis to provide conservative results.

Table 7: BEBR Growth Rate Calculation

County	BEBR Pop Estimate April 1, 2019	BEBR Population Projections (April 1)		2025
		Range	2025	
St. Lucie	309,359	Low	319,300	0.46%
		Medium	342,900	**1.55%**
		High	364,600	2.55%

4.3 COMMITTED IMPROVEMENTS

Based on the St. Lucie TPO 2045 Long Range Transportation Plan (LRTP), the TPO's Transportation Improvement Program (TIP), and FDOT's 5-year work program, the following roadway improvement was located within the study area of the development:

- Midway Road, from 25th Street to US 1 – Add Lanes & Reconstruct
  (the improvement design is included in **Appendix J**)

This improvement was included in all intersection operational analyses (existing, background, and buildout scenarios).

4.4 BACKGROUND ROADWAY SEGMENT ANALYSIS

A roadway segment analysis was performed within the study area to determine background AM and PM peak hour conditions. The analysis was conducted by comparing Year 2026 peak hour peak direction (PHPD) traffic volumes to the PHPD service capacities per the latest St. Lucie TPO Traffic Counts and Level of Service Report (excerpts included in **Appendix D**). Year 2026 PHPD volumes were derived by applying a 1.55% annual growth rate to Year 2021 PHPD volumes.

The background roadway segment data is included in **Tables 8 and 9** for AM and PM peak hour roadway segment conditions, respectively. As shown in the tables, the analysis identifies a background capacity deficiency (that is also identified in the existing Year 2021 scenario) for both scenarios at the following roadway segment:

- Oleander Avenue, from Bell Avenue to Farmers Market Road (existing Year 2021 deficiency)

Table 8: Background (2026) AM Peak Hour Roadway Segment Analysis

Roadway Segment	Adopted LOS	PHPD Service Capacity [1]	2021 Existing AM PHPD	Annual Growth Rate	2026 Bkgrd AM PHPD [2]	V/C Ratio	LOS
Oleander Avenue							
Midway Road to Weatherbee Road	D	750	394	1.55%	425	0.57	D
Weatherbee Road to Bell Avenue	D	540	394	1.55%	425	0.79	D
Bell Avenue to Farmers Market Road	D	540	681	1.55%	734	**1.36**	**F**
Farmers Market Road to Edwards Road	D	750	681	1.55%	734	0.98	D
Edwards Road to Wisteria Avenue	D	750	620	1.55%	668	0.89	D

1. Obtained from the latest St. Lucie TPO Traffic Counts and Level of Service Report
2. 2021 PHPD values were grown annually by 1.55% to reach 2026 PM PHPD values.

Table 9: Background (2026) PM Peak Hour Roadway Segment Analysis

Roadway Segment	Adopted LOS	PHPD Service Capacity [1]	2021 Existing PM PHPD	Annual Growth Rate	2026 Bkgrd PM PHPD [2]	V/C Ratio	LOS
Oleander Avenue							
Midway Road to Weatherbee Road	D	750	428	1.55%	461	0.61	D
Weatherbee Road to Bell Avenue	D	540	428	1.55%	461	0.85	D
Bell Avenue to Farmers Market Road	D	540	657	1.55%	708	**1.31**	**F**
Farmers Market Road to Edwards Road	D	750	657	1.55%	708	0.94	D
Edwards Road to Wisteria Avenue	D	750	563	1.55%	607	0.81	D

1. Obtained from the latest St. Lucie TPO Traffic Counts and Level of Service Report
2. 2021 PHPD values were grown annually by 1.55% to reach 2026 PM PHPD values.

4.5 BACKGROUND INTERSECTION ANALYSIS

Intersection operational analyses were performed for 2026 background conditions in the AM and PM peak hour using procedures outlined in the *Highway Capacity Manual (2010)* with Synchro (v10) software. Signal timing and phasing plans were provided by St. Lucie County staff and are included in **Appendix H**. A summary of intersection level of service (LOS), delay, and maximum volume/capacity (v/c) ratios for AM and PM peak hour existing conditions are provided in **Tables 10 and 11**, respectively. Synchro outputs are provided in **Appendix I**.

As shown in the tables, the study area intersections operate at an acceptable LOS with turning movements demonstrating maximum v/c ratios of less than one (1.0) in both scenarios.

Table 10: Background (2026) AM Peak Hour Intersection Conditions

Intersection	AM Peak Hour Background Conditions		
	LOS	Delay (Sec)	Max V/C Ratio
Oleander Avenue & Midway Road	C	26.9	0.74
Oleander Avenue & Weatherbee Road	C	7.3	0.48
Oleander Avenue & Bell Avenue	C	4.7	0.45
Oleander Avenue & Farmers Market Road	C	2.0	0.23
Oleander Avenue & Edwards Road	C	23.1	0.78

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.

Table 11: Background (2026) PM Peak Hour Intersection Conditions

Intersection	PM Peak Hour Background Conditions		
	LOS	Delay (Sec)	Max V/C Ratio
Oleander Avenue & Midway Road	C	28.1	0.73
Oleander Avenue & Weatherbee Road	C	6.5	0.43
Oleander Avenue & Bell Avenue	D	5.4	0.55
Oleander Avenue & Farmers Market Road	C	2.9	0.38
Oleander Avenue & Edwards Road	C	25.8	0.81

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.

5.0 BUILDOUT CONDITIONS ANALYSIS – YEAR 2026

5.1 BUILDOUT TRAFFIC

Buildout traffic conditions were evaluated for Year 2026. Buildout volumes were developed by adding anticipated project trips to background volumes. Turning movement volume worksheets for all intersections can be found in **Appendix G**.

5.2 BUILDOUT ROADWAY SEGMENT ANALYSIS

A roadway segment analysis was performed within the study area to determine buildout AM and PM peak hour conditions. The analysis was conducted by comparing Year 2026 peak hour peak direction (PHPD) traffic volumes to the PHPD service capacities per the latest St. Lucie TPO Traffic Counts and Level of Service Report (excerpts included in **Appendix D**). Year 2026 PHPD volumes were derived by adding anticipated project trips to background volumes.

For the AM and PM peak hour buildout analyses, the LOS standard and corresponding peak hour service capacity for the segment of Oleander Avenue, from Farmers Market Road to Edwards Road was increased from LOS D to E as the St. Lucie County Comprehensive Plan Transportation Element (October 26, 2010) states the following:

> *"The County wishes to maintain a LOS D or better for all roadways but recognizes that allowing a LOS E allows development to proceed while a minimum of LOS D might cause severe constraints on private development. However, a LOS D will be utilized for these roadways when establishing transportation impact fees."*

The buildout roadway segment data is included in **Tables 12 and 13** for AM and PM peak hour roadway segment conditions, respectively. As shown in the tables, the analysis identifies a buildout capacity deficiency (that is also identified in the existing Year 2021 scenario) for both scenarios at the following roadway segment:

- Oleander Avenue, from Bell Avenue to Farmers Market Road (existing Year 2021 deficiency)

The roadway segment capacity deficiency for both the buildout scenario AM and PM peak hours are not due to the addition of project trips.

Table 12: Buildout (2026) AM Peak Hour Roadway Segment Analysis

Roadway Segment	Adopted LOS	PHPD Service Capacity [1, 2]	2026 Bkgrd AM PHPD	Project Dist.	Project Trips AM PHPD	2026 Buildout AM PHPD	V/C Ratio	LOS
Oleander Avenue								
Midway Road to Weatherbee Road	D	750	425	26%	10	435	0.58	D
Weatherbee Road to Bell Avenue	D	540	425	59%	22	447	0.83	D
Bell Avenue to Farmers Market Road	D	540	734	55%	20	754	**1.40**	**F**
Farmers Market Road to Edwards Road	E[2]	800	734	49%	18	752	0.94	D
Edwards Road to Wisteria Avenue	D	750	668	25%	9	677	0.90	D

1. Obtained from the latest St. Lucie TPO Traffic Counts and Level of Service Report
2. LOS standard and correspoding service capacity were increased per the St. Lucie County Comprehensive Plan (October 26, 2010)

Table 13: Buildout (2026) PM Peak Hour Roadway Segment Analysis

Roadway Segment	Adopted LOS	PHPD Service Capacity [1, 2]	2026 Bkgrd PM PHPD	Project Dist.	Project Trips PM PHPD	2026 Buildout PM PHPD	V/C Ratio	LOS
Oleander Avenue								
Midway Road to Weatherbee Road	D	750	461	26%	11	472	0.63	D
Weatherbee Road to Bell Avenue	D	540	461	59%	24	485	0.90	D
Bell Avenue to Farmers Market Road	D	540	708	55%	23	731	**1.35**	**F**
Farmers Market Road to Edwards Road	E[2]	800	708	49%	20	728	0.91	D
Edwards Road to Wisteria Avenue	D	750	607	25%	10	617	0.82	D

1. Obtained from the latest St. Lucie TPO Traffic Counts and Level of Service Report
2. LOS standard and correspoding service capacity were increased per the St. Lucie County Comprehensive Plan (October 26, 2010)

5.3 BUILDOUT INTERSECTION ANALYSIS

Intersection operational analyses were performed for 2026 buildout conditions in the AM and PM peak hour using procedures outlined in the *Highway Capacity Manual (2010)* with Synchro (v10) software. Signal timing and phasing plans were provided by St. Lucie County staff and are included in **Appendix H**. A summary of intersection level of service (LOS), delay, and maximum volume/capacity (v/c) ratios for AM and PM peak hour existing conditions are provided in **Tables 14 and 15**, respectively. Synchro outputs are provided in **Appendix I**.

As shown in the tables, the study area intersections operate at an acceptable LOS with turning movements demonstrating maximum v/c ratios of less than one (1.0) in both scenarios.

The AM and PM peak hour intersection turning movement volumes at buildout for the study area intersections are illustrated on **Figures 4 and 5**, respectively.

Table 14: Buildout (2026) AM Peak Hour Intersection Conditions

Intersection	AM Peak Hour Buildout Conditions		
	LOS	Delay (Sec)	Max V/C Ratio
Oleander Avenue & Midway Road	C	27.0	0.74
Oleander Avenue & Weatherbee Road	C	7.6	0.50
Oleander Avenue & Bell Avenue	C	4.8	0.47
Oleander Avenue & Farmers Market Road	C	2.1	0.25
Oleander Avenue & Edwards Road	C	23.2	0.78
Oleander Avenue & Project Driveway	B	0.7	0.09

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.

Table 15: Buildout (2026) PM Peak Hour Intersection Conditions

Intersection	PM Peak Hour Buildout Conditions		
	LOS	Delay (Sec)	Max V/C Ratio
Oleander Avenue & Midway Road	C	28.4	0.74
Oleander Avenue & Weatherbee Road	D	6.8	0.46
Oleander Avenue & Bell Avenue	D	5.8	0.59
Oleander Avenue & Farmers Market Road	C	3.1	0.41
Oleander Avenue & Edwards Road	C	26.1	0.82
Oleander Avenue & Project Driveway	B	0.6	0.07

Notes:
1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.

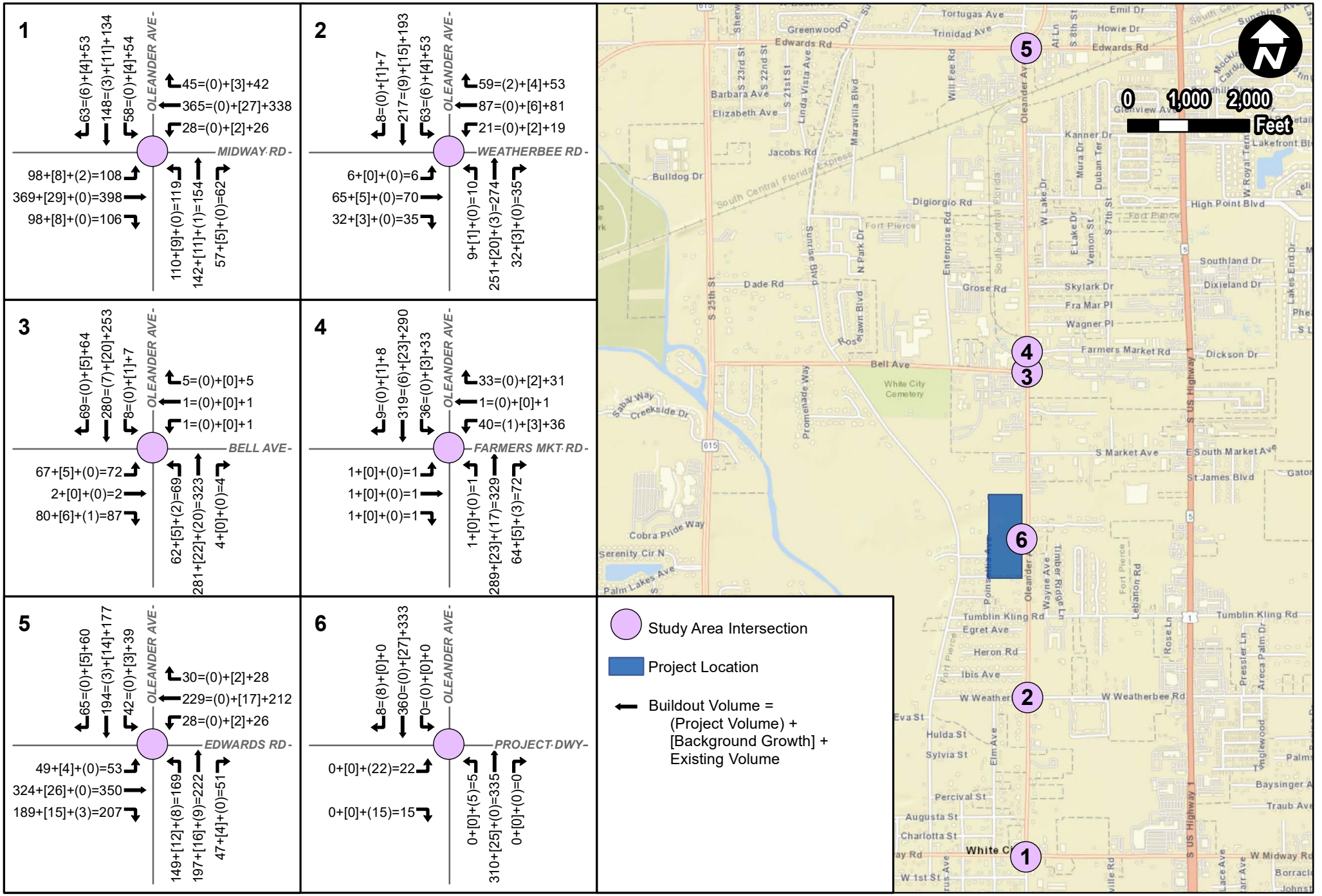


Figure 4: Buildout (2026) Traffic Volumes: AM Peak Hour

Oleander Oaks - Traffic Impact Study | City of Fort Pierce, FL

Project Number: 147811000
Date: April 2021

Kimley»Horn
© 2021 Kimley-Horn and Associates, Inc.
189 S Orange Ave, Suite 1000, Orlando FL 32801
Phone: (407) 898-1511

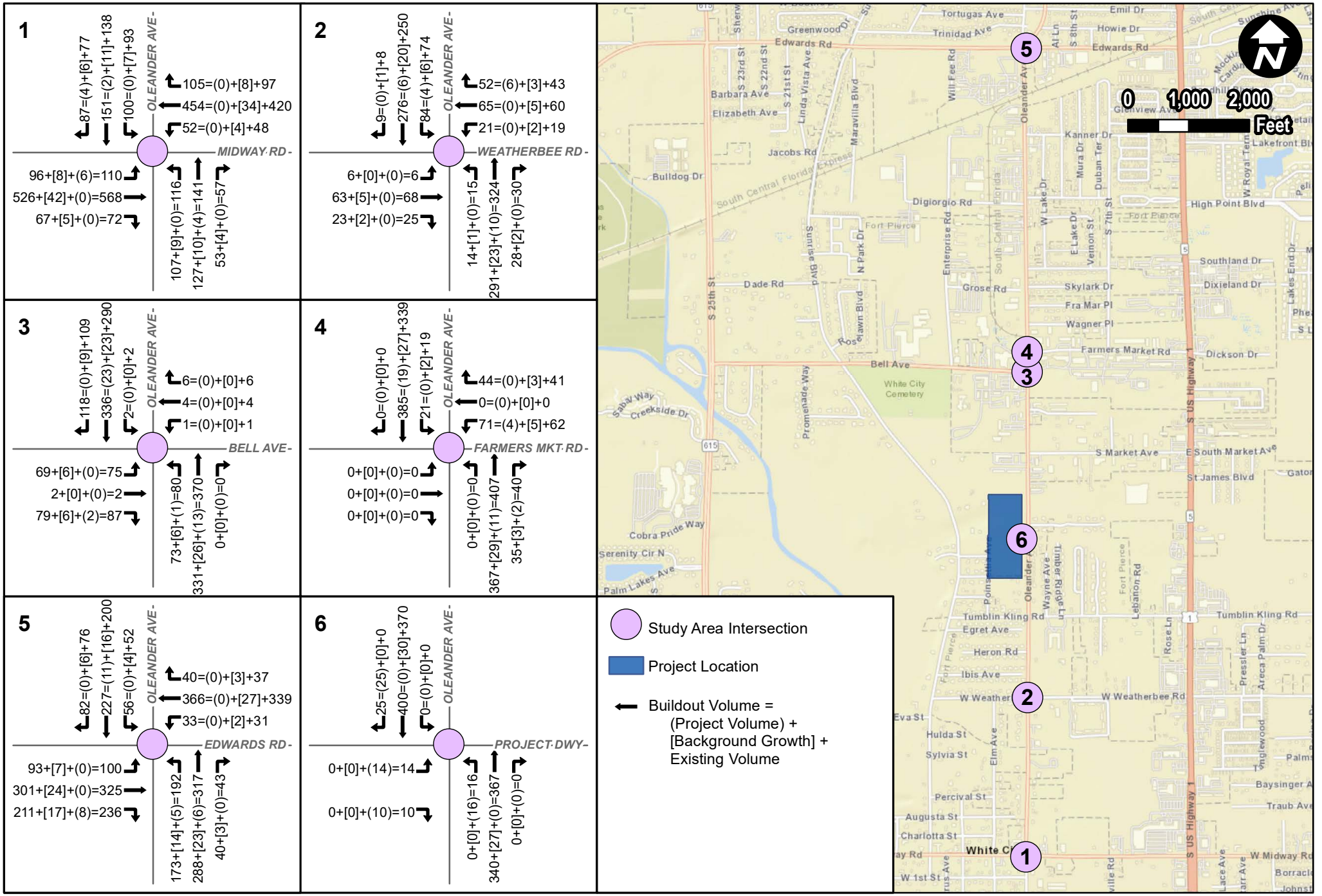


Figure 5: Buildout (2026) Traffic Volumes: PM Peak Hour

Oleander Oaks - Traffic Impact Study | City of Fort Pierce, FL

Project Number: 147811000
Date: April 2021

Kimley»Horn
© 2021 Kimley-Horn and Associates, Inc.
189 S Orange Ave, Suite 1000, Orlando FL 32801
Phone: (407) 898-1511

6.0 SITE ACCESS ANALYSIS

Access to the site will be provided via one full-access driveway onto Oleander Avenue. The need for exclusive ingress turn lanes was evaluated at the proposed project driveway using National Cooperative of Highway Research Programs (NCHRP) Report 457 criteria.

The projected buildout year 2026 traffic volumes on Oleander Avenue, as well as the projected northbound ingress turning movement volumes at the proposed project driveway, were compared to the thresholds of the NCHRP Report 457 for determination of whether a major road left-turn lane is required at a stop-controlled minor street intersection. Report NCHRP 457 compares the major street speed, approach volume, opposing volume, and left-turning volume to determine whether a dedicated left-turn lane is warranted on the major street approach. Based on the low ingress left-turn volumes projected at the project driveway, and the low existing traffic volumes on Oleander Avenue during the AM and PM peak hours, an exclusive northbound left-turn lane at the project driveway is not warranted based on the criteria within the NCHRP 457 analysis.

The observed traffic volumes on Oleander Avenue, as well as the projected southbound ingress turning volumes at the proposed project driveway, were compared to the thresholds of the NCHRP Report 457 for determination of whether a major road right-turn lane is required at a stop-controlled minor street intersection. Report NCHRP 457 compares the major street speed, approach volume, and right-turning volume to determine whether a dedicated right-turn lane is warranted on the major street approach. Based on the low ingress right-turn volumes projected at the project driveway, and the low existing traffic volumes on Oleander Avenue during the AM and PM peak hours, an exclusive southbound right-turn lane at the project driveway is not warranted based on the criteria within the NCHRP 457 analysis.

The NCRHP Report 457 outputs for the northbound left-turn lane and southbound right-turn lane for the projected buildout AM and PM peak hour scenarios are provided in **Appendix K**.

7.0 CONCLUSION

This traffic impact study was performed to assess the transportation impacts of associated with the development of Oleander Oaks in the City of Fort Pierce, Florida. Oleander Oaks is a proposed single-family residential development generally located on the east side of Oleander Avenue, north of Kling Road in City of Fort Pierce, Florida. The development is proposed to consist of ±63 single-family dwelling units and anticipated to be built by Year 2026. Access to the site will be provided via one full-access driveway onto Oleander Avenue.

The project is expected to generate 50 (13 in, 37 out) new external vehicular trips in the AM peak hour and 65 (41 in, 24 out) new external vehicular trips in the PM peak hour based on ITE trip generation data and procedures. Project trips were distributed onto the surrounding roadway network using the latest adopted regional travel demand model and manual assignment at the study area intersections.

AM and PM peak hour roadway segment capacity analyses were performed for study area roadway segments for existing (2021), background (2026), and buildout (2026) conditions. The analyses identified one (1) deficient roadway segment in the existing condition AM and PM peak hours. All capacity deficiencies are present in the existing conditions and are not due to the addition of project trips. The deficient roadway segment was identified as:

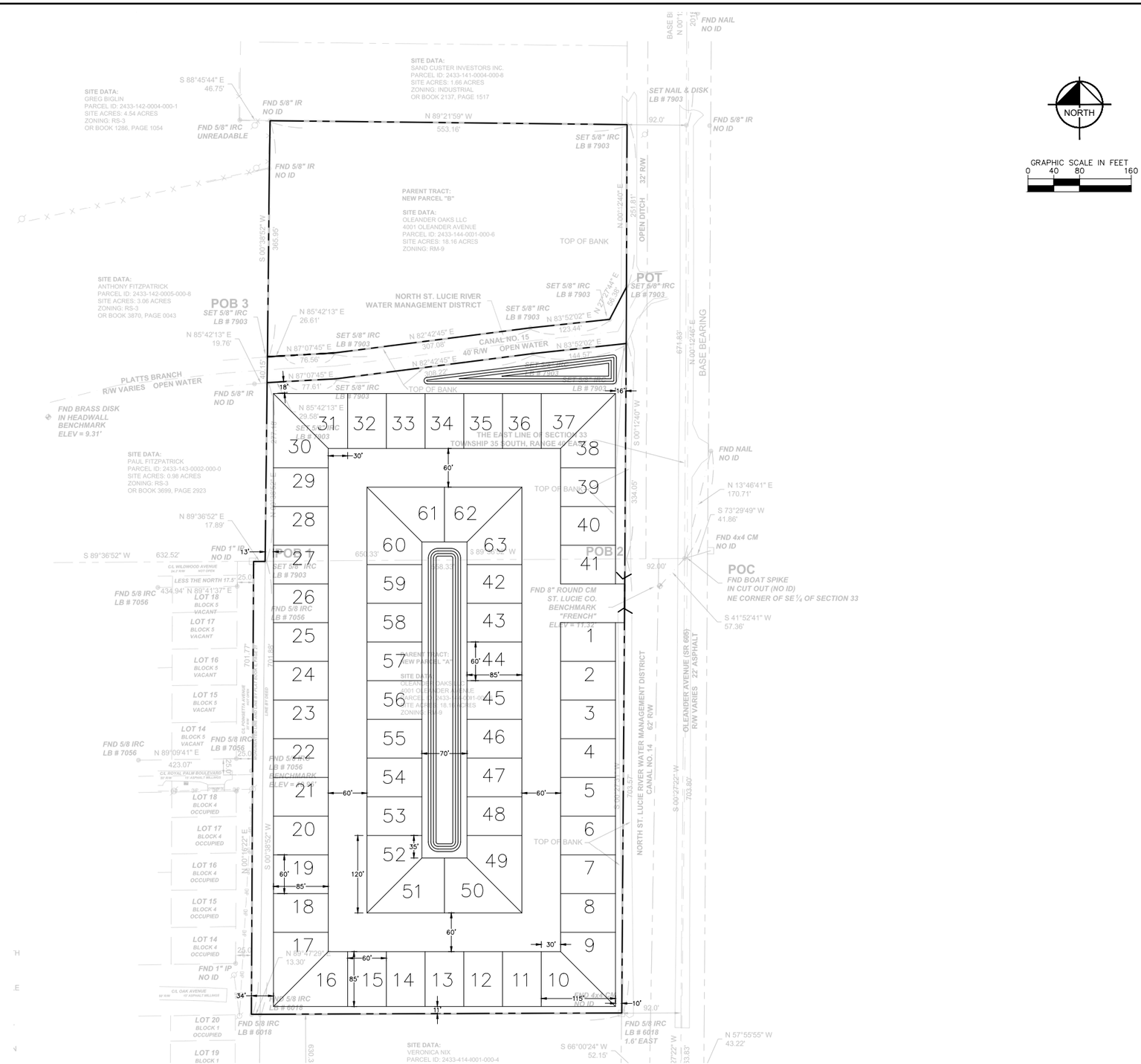
- Oleander Avenue, from Bell Avenue to Farmers Market Road (existing Year 2021 deficiency)

AM and PM peak hour operational analyses for existing (2021), background (2026), and buildout (2026) conditions were performed at study area intersections. All study area intersections are projected operate at an acceptable LOS with overall v/c ratios of less than one (1.0) in the AM and PM peak hours for all analysis scenarios.

Based on the criteria within the NCHRP 457 analysis, neither an exclusive northbound left-turn lane or southbound right-turn lane are warranted at the project access driveway on Oleander Avenue.

The results within this report satisfy the requirements set forth by St. Lucie County for evaluating proposed development impacts.

APPENDIX A
Conceptual Site Plan



Plotted By:Dougherty, Alex Sheet Set:Kho Layout:Layout1 February 15, 2021 04:30:28pm K:\VRB_LDEV\142811000 – Oleander Oaks\CAD\Concepts\Concept 1 – 60Wx85D.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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

OLEANDER OAKS

CONCEPT SITE PLAN

SHEET NUMBER
CSP-1

APPENDIX B
Excerpts from ITE Trip Generation Manual

Single-Family Detached Housing
(210)

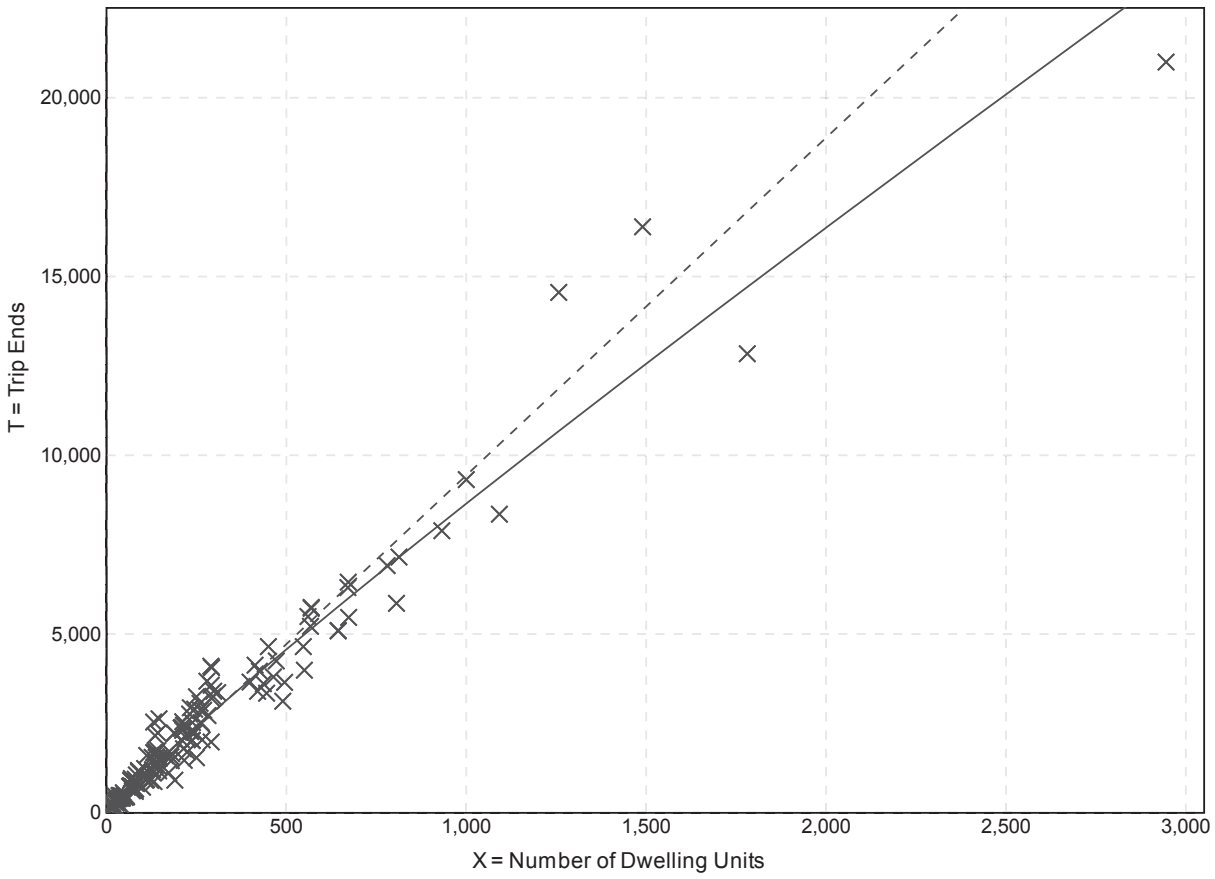
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.71

R^2= 0.95

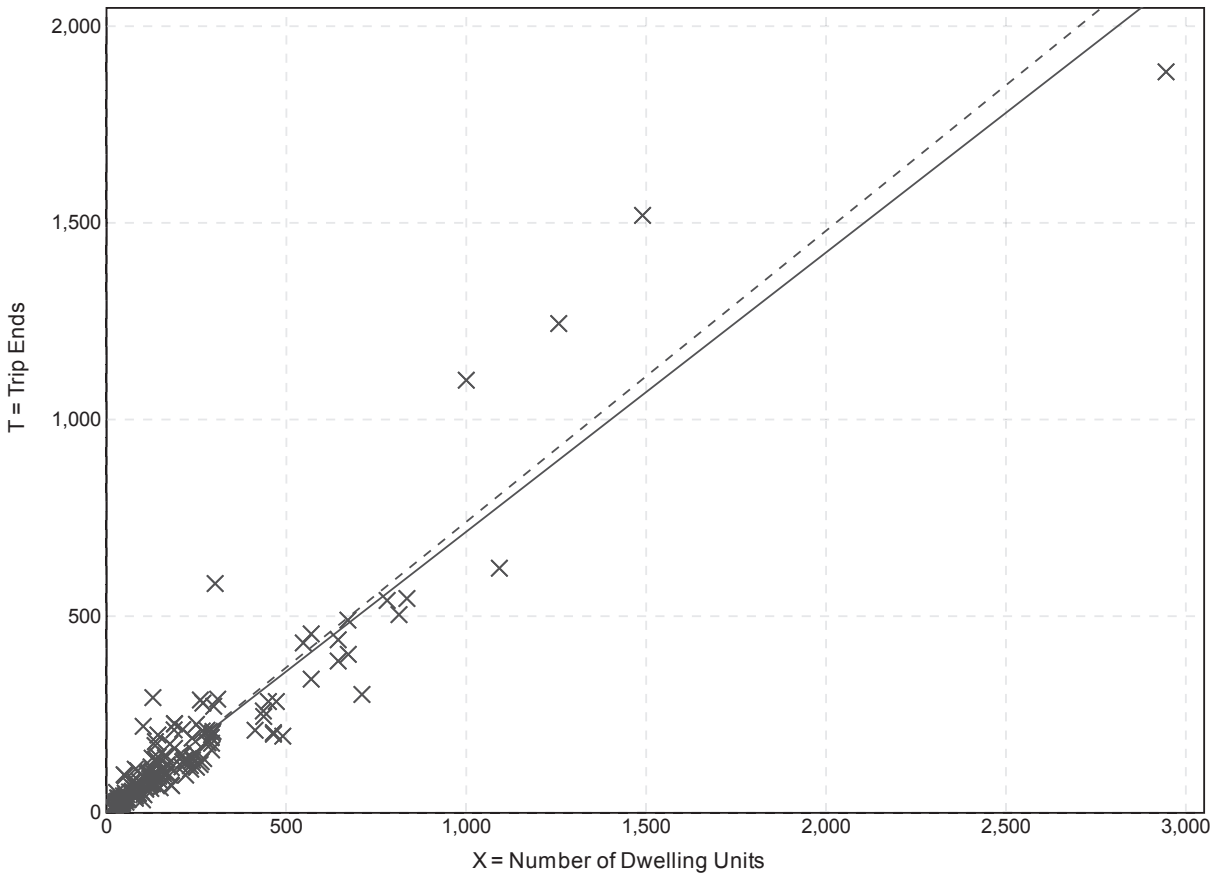
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	173
Avg. Num. of Dwelling Units:	219
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Fitted Curve Equation: T = 0.71(X) + 4.80

R^2= 0.89

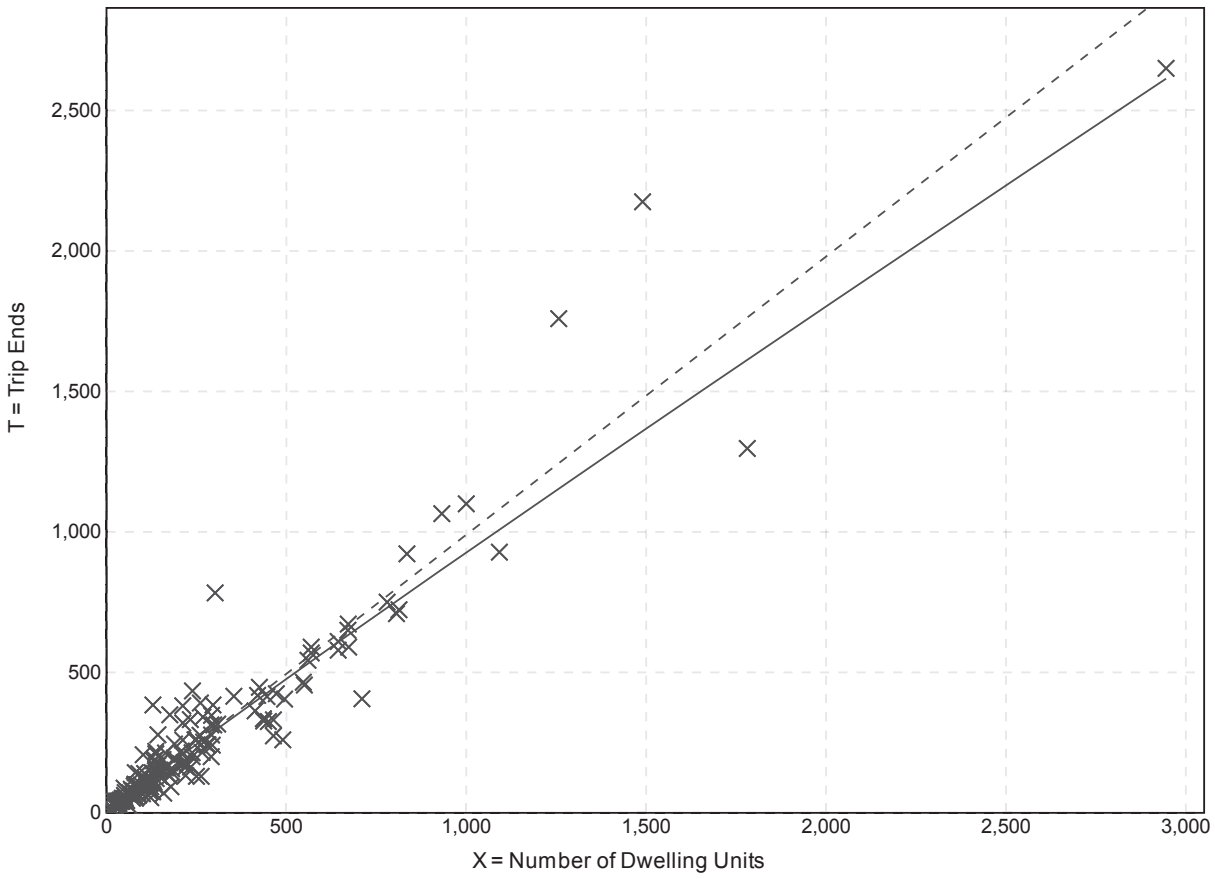
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	190
Avg. Num. of Dwelling Units:	242
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

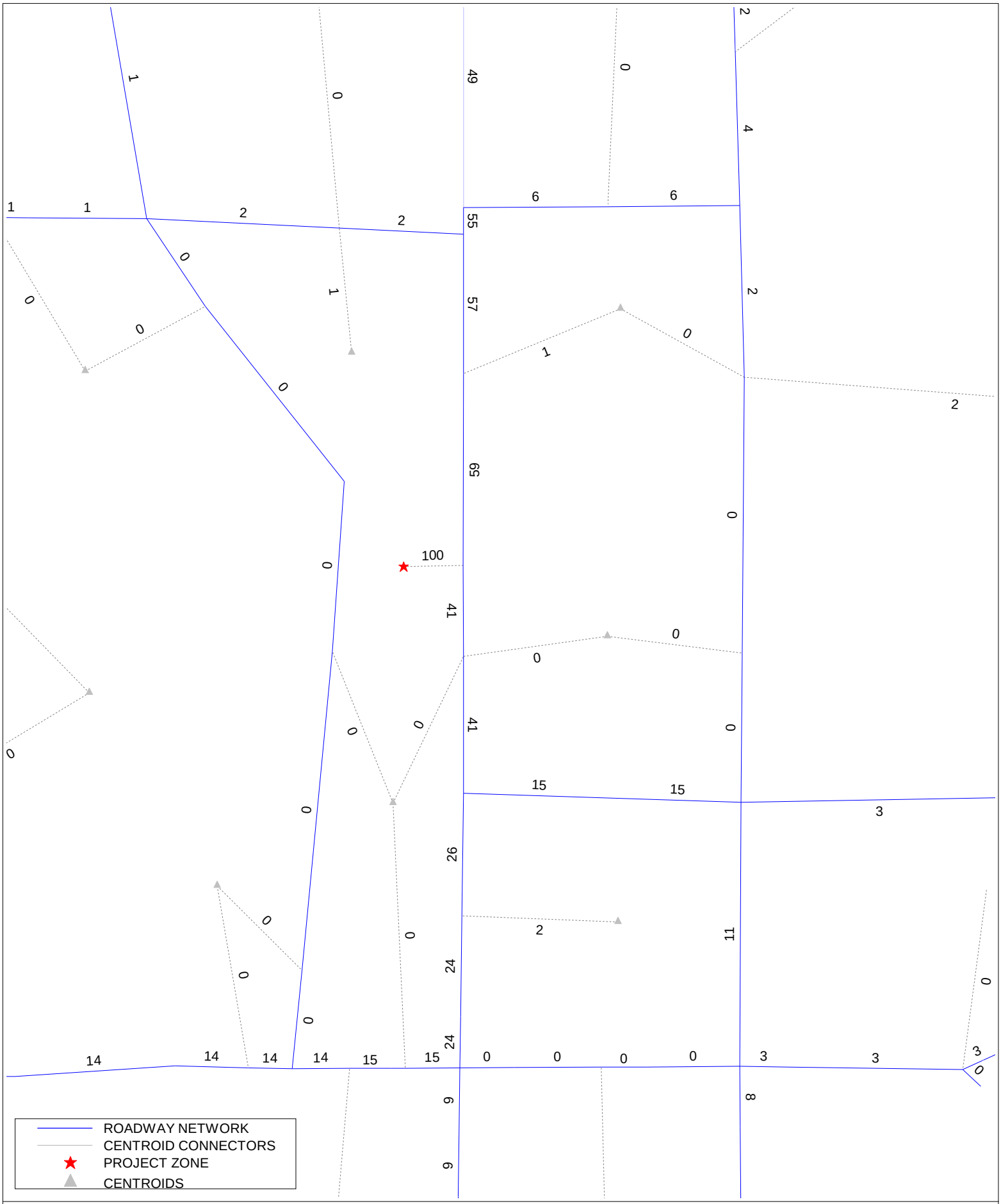
Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.96 Ln(X) + 0.20

R^2= 0.92

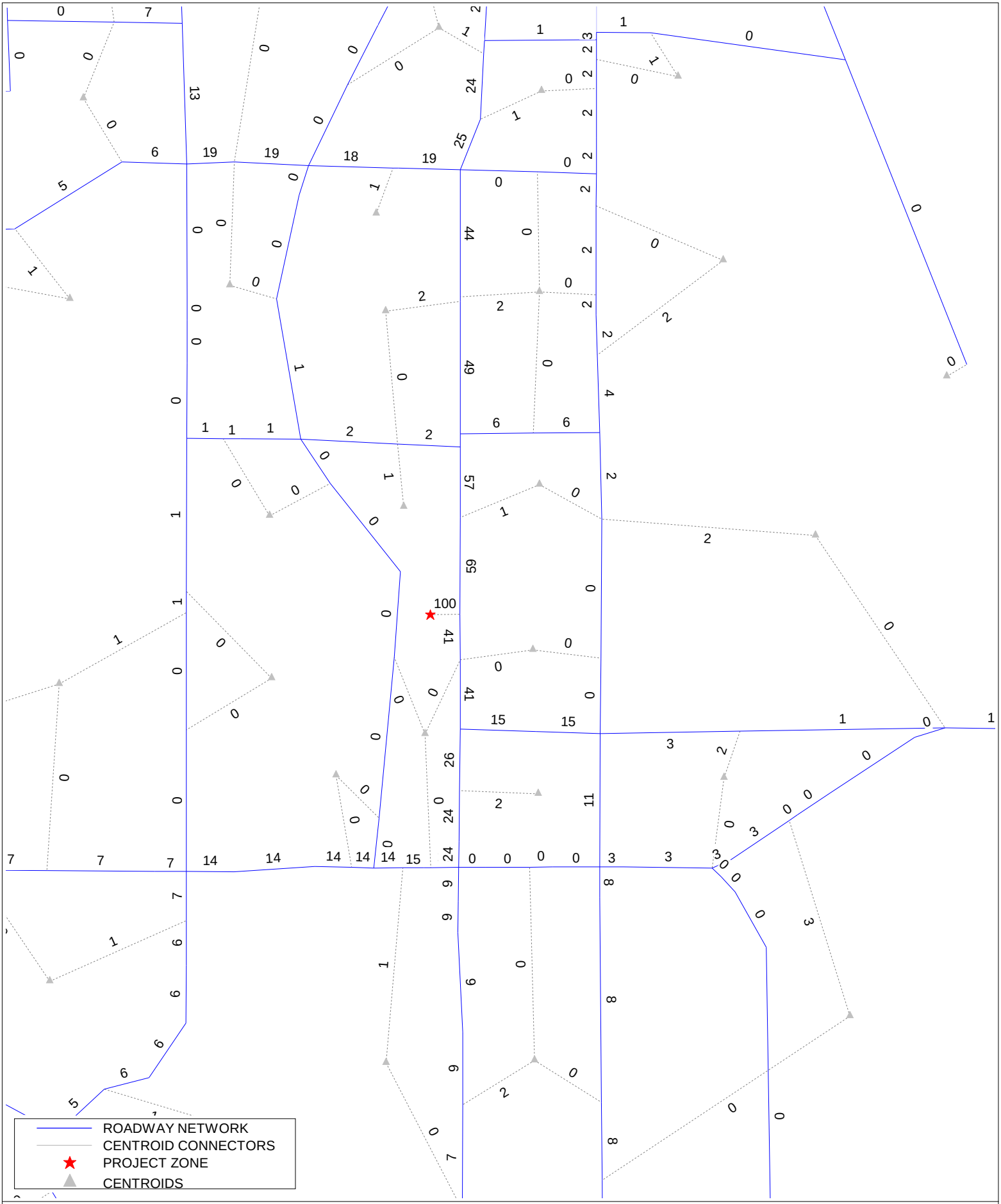
APPENDIX C
Greater Treasure Coast Regional Planning Model (GTCRPM) Model Plots



MODEL RUN - OLEANDER OAKS
TRAFFIC DISTRIBUTION (PERCENTAGES)
2/16/2021
C:\FSUTMS\D4\GTCRPM\NGTC33\Base\minor mods\OUTPUT\FINAL_LOADED_A05.NET

cube (Licensed to Kimley-Horn and Associates, Inc.)

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)



MODEL RUN - OLEANDER OAKS
TRAFFIC DISTRIBUTION (PERCENTAGES)
2/22/2021
C:\FSUTMS\D4\GTCRPM\NGTC33\Base\minor mods\OUTPUT\FINAL_LOADED_A05.NET

cube (Licensed to Kimley-Horn and Associates, Inc.)

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

APPENDIX D

St. Lucie TPO
Traffic Counts and Level of Service Report
Fall/Winter 2019/2020 (Excerpts)

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	4,033	2016	750	236	C	0.638	225	C	0.608
17TH ST	AVENUE D to AVENUE Q	608	4,033	2016	750	236	C	0.638	225	C	0.608
25TH ST	MIDWAY RD to BELL AVE	940016	19,000	2019	2,100	1,362	C	0.678	1,270	C	0.632
25TH ST	BELL AVE to EDWARDS RD	159	19,040	2019	2,100	1,056	C	0.525	1,053	C	0.524
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	21,500	2019	2,000	1,370	C	0.717	1,366	C	0.715
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	21,000	2020	2,000	1,182	C	0.619	1,261	C	0.660
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	23,000	2019	2,000	1,319	C	0.691	1,182	C	0.619
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	23,000	2019	2,000	1,319	C	0.691	1,182	C	0.619
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	GEORGIA AVE to DELAWARE AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	DELAWARE AVE to ORANGE AVE	940014	22,000	2019	1,630	1,145	D	0.702	1,139	D	0.699
25TH ST	ORANGE AVE to AVENUE D	610	19,000	2020	1,630	877	D	0.538	904	D	0.555
25TH ST	AVENUE D to AVENUE Q	940050	19,700	2019	1,630	1,037	D	0.636	1,008	D	0.618
25TH ST	AVENUE Q to JUANITA AVE	945152	18,000	2019	2,000	1,017	C	0.532	932	C	0.488
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	14,647	2013	2,100	794	C	0.395	745	C	0.371
25TH ST	ST LUCIE BLVD to US 1	945165	9,800	2019	2,100	563	C	0.280	628	C	0.312
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	7,000	2020	750	419	D	0.559	368	C	0.995
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,200	2019	790	286	C	0.773	286	C	0.773
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,300	2020	540	497	D	0.920	406	D	0.752
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,300	2020	790	497	D	0.629	406	D	0.514
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,600	2016	750	279	C	0.754	280	C	0.757
53RD ST	ANGLE RD to JUANITA AVE	614	2,767	2016	540	148	C	0.548	163	C	0.604
AE BACKUS AVE	7TH ST to US 1	632	1,033	2017	750	70	C	0.189	81	C	0.219
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
AVENUE Q	17TH ST to 13TH ST	701	3,937	2016	540	281	D	0.520	314	D	0.581
AVENUE O	13TH ST to US 1	685	1,867	2017	540	105	C	0.389	108	C	0.400
AVENUE C	10TH ST to 7TH ST	631	350	2017	540	20	C	0.074	21	C	0.078
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	621	6,000	2019	830	373	C	0.478	324	C	0.415
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	309	28,260	2018	2,100	1,335	C	0.664	1,297	C	0.645
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	948508	20,100	2019	2,100	928	C	0.486	928	C	0.486
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	307	27,000	2019	2,100	1,394	C	0.694	1,356	C	0.675
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	305	17,500	2019	920	829	C	0.953	858	C	0.986
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	622	13,000	2019	790	707	C	0.943	623	C	0.831
BAYSHORE BLVD	SELVITZ RD to 25TH ST	622	13,000	2019	750	707	D	0.943	623	D	0.831
BEACH AVE	OLEANDER AVE to RIO MAR DR	623	3,500	2017	540	247	C	0.915	211	C	0.781
BECKER RD	VILLAGE PKWY to I-95	624	2,500	2017	3,170	196	C	0.063	178	C	0.058
BECKER RD	I-95 to SAVONA BLVD	625	21,000	2019	2,000	1,809	C	0.947	1,616	C	0.846
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	626	18,000	2019	2,100	1,142	C	0.568	1,083	C	0.539
BECKER RD	ALBACORE ST to DARWIN BLVD	302	13,500	2019	1,500	863	C	0.603	842	C	0.589
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	302	13,500	2019	2,100	863	C	0.429	842	C	0.419
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	627	15,000	2019	1,500	1,320	C	0.923	1,244	C	0.870
BECKER RD	DARWIN BLVD to ATHENA DR	627	15,000	2019	2,000	1,320	C	0.691	1,244	C	0.651
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	628	20,000	2019	2,100	1,333	C	0.663	1,657	C	0.824
BECKER RD	SOUTHBEND BLVD to GILSON RD	629	15,000	2019	920	956	F	1.039	1,182	F	1.285
BELL AVE	25TH ST to SUNRISE BLVD	104	4,758	2019	790	313	C	0.803	326	C	0.836
BELL AVE	SUNRISE BLVD to OLEANDER AVE	102	3,854	2019	600	217	C	0.723	223	C	0.743
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	676	10,159	2018	630	714	F	1.133	589	C	0.982
CALIFORNIA BLVD	CAMEO BLVD to DEL RIO BLVD	633	7,813	2018	750	503	D	0.671	429	D	0.572
CALIFORNIA BLVD	DEL RIO BLVD to SAVONA BLVD	634	14,000	2019	920	774	C	0.890	771	C	0.886

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,500	2020	880	1,030	F	1.170	978	F	1.111
EASY ST	US 1 to BUCHANAN DR	106	8,029	2018	750	601	D	0.801	483	D	0.644
EASY ST	BUCHANAN DR to YUCCA DR	106	8,029	2018	540	601	F	1.036	483	D	0.894
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,500	2020	630	573	C	0.955	594	C	0.990
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,500	2020	700	573	C	0.868	594	C	0.900
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,000	2020	880	755	C	0.910	771	C	0.929
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,697	2019	1,630	877	D	0.538	867	D	0.532
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,207	2019	1,630	754	D	0.463	735	D	0.451
EDWARDS RD	OLEANDER AVE to US 1	173	9,581	2019	1,630	527	C	0.722	460	C	0.630
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,876	2019	750	130	C	0.351	127	C	0.343
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	13,000	2019	920	900	D	0.978	687	C	0.790
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	11,000	2019	920	671	C	0.771	576	C	0.662
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,600	2019	920	559	C	0.643	601	C	0.691
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,467	2018	630	349	C	0.582	365	C	0.608
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,467	2018	880	349	C	0.420	365	C	0.440
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,555	2019	540	267	C	0.989	273	D	0.506
GARDENIA AVE	OLEANDER AVE to US 1	666	2,817	2017	750	188	C	0.508	200	C	0.541
GATLIN BLVD	W OF I-95 to E OF I-95	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,700	2020	600	290	C	0.967	262	C	0.873

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	4,600	2020	790	281	C	0.721	280	C	0.718
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	4,600	2020	540	281	D	0.520	280	D	0.519
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	375	2017	540	33	C	0.122	35	C	0.130
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	400	2020	540	34	C	0.126	35	C	0.130
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	9,804	2018	920	648	C	0.745	584	C	0.671
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	22,500	2020	880	1,216	F	1.382	1,304	F	1.482
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	22,500	2020	790	1,216	F	1.539	1,304	F	1.651
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	8,400	2019	760	485	C	0.724	617	C	0.921
MIDWAY RD	SHINN RD to MCCARTY RD	940732	8,400	2019	630	485	C	0.808	617	D	0.979
MIDWAY RD	MCCARTY RD to I-95	940732	8,400	2019	700	485	C	0.735	617	C	0.935
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	21,000	2019	2,100	1,168	C	0.581	1,295	C	0.644
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	21,500	2020	2,100	1,226	C	0.610	1,281	C	0.637
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	22,500	2020	920	1,216	F	1.322	1,304	F	1.417
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	18,500	2020	920	973	F	1.058	940	F	1.022
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	18,500	2020	790	973	F	1.158	940	F	1.119
MIDWAY RD	25TH ST to SUNRISE BLVD	130	18,791	2016	790	1,025	F	1.220	942	F	1.121
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	18,791	2016	790	1,025	F	1.220	942	F	1.121
MIDWAY RD	OLEANDER AVE to US 1	242	15,309	2016	790	808	E	0.962	800	E	0.952
MIDWAY RD	US 1 to WALLACE ST	940023	3,800	2019	790	294	C	0.754	325	C	0.833
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,800	2019	920	294	C	0.338	325	C	0.374
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,800	2019	630	294	C	0.490	325	C	0.542
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,654	2017	920	159	C	0.183	152	C	0.175
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	2,900	2020	880	230	C	0.277	244	C	0.294
NEBRASKA AVE	25TH ST to 13TH ST	684	3,767	2017	1,710	234	C	0.304	197	C	0.256
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,000	2019	700	373	C	0.565	324	C	0.491

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,350	2019	870	63	C	0.076	63	C	0.076
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2017	540	175	C	0.648	193	C	0.715
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,498	2017	750	406	D	0.541	426	D	0.568
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,100	2020	750	388	D	0.517	421	D	0.561
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,100	2020	540	388	D	0.719	421	D	0.780
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,500	2020	540	671	F	1.157	647	F	1.116
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,500	2020	750	671	D	0.895	647	D	0.863
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	10,000	2020	750	611	D	0.815	554	D	0.739
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	10,000	2020	540	611	F	1.053	554	E	0.955
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	10,000	2020	790	611	D	0.773	554	D	0.701
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,561	2019	600	259	C	0.863	270	C	0.900
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,689	2019	380	147	B	0.35	147	B	0.35
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,689	2019	1,070	147	B	0.35	147	B	0.35
ORANGE AVE	KINGS HWY to I-95	940041	19,800	2019	2,000	853	C	0.424	859	C	0.427
ORANGE AVE	I-95 to JENKINS RD	940035	15,300	2019	2,000	1,051	C	0.523	988	C	0.492
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	15,000	2019	2,000	807	C	0.401	751	C	0.374
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	15,000	2019	2,000	807	C	0.401	751	C	0.374
ORANGE AVE	ANGLE RD to 25TH ST	940151	10,749	2013	1,710	847	D	0.495	985	D	0.576
ORANGE AVE	25TH ST to 17TH ST	945040	12,300	2019	1,630	643	C	0.881	705	C	0.966
ORANGE AVE	17TH ST to 13TH ST	945040	12,300	2019	1,710	643	C	0.835	705	C	0.916
ORANGE AVE	13TH ST to 10TH ST	945040	12,300	2019	370	643	D	0.857	705	D	0.940
ORANGE AVE	10TH ST to 7TH ST	940155	9,600	2019	300	485	D	0.808	558	D	0.930

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	316	46,000	2019	3,170	2,446	C	0.792	2,308	C	0.747
SUNRISE BLVD	MIDWAY RD to BELL AVE	155	3,590	2016	540	249	C	0.922	233	C	0.863
SUNRISE BLVD	BELL AVE to EDWARDS RD	153	3,814	2016	750	253	C	0.684	286	C	0.773
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	7,300	2020	600	647	F	1.011	515	D	0.858
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	7,300	2020	750	647	D	0.863	515	D	0.687
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,300	2020	750	417	D	0.556	411	D	0.548
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	3,900	2017	1,540	243	C	0.352	282	C	0.409
SUNRISE BLVD	7TH ST to US 1	708	3,900	2017	1,710	243	C	0.316	282	C	0.366
TIFFANY AVE	US 1 to HILLMOOR DR	322	15,000	2019	2,100	855	C	0.425	862	C	0.429
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	15,000	2019	2,100	855	C	0.425	862	C	0.429
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,666	2017	2,100	242	C	0.120	261	C	0.130
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	7,800	2018	630	404	C	0.673	443	C	0.738
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	4,314	2018	630	255	C	0.425	223	C	0.372
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	8,367	2018	1,710	996	D	0.582	1,144	D	0.669
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	36,500	2019	3,170	2,021	C	0.654	1,924	C	0.623
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	8,200	2019	790	524	D	0.663	456	D	0.577
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	9,133	2018	790	639	D	0.809	493	D	0.624
TULIP BLVD	PAAR DR to DARWIN BLVD	714	9,133	2018	790	639	D	0.809	493	D	0.624
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,989	2015	660	653	C	0.989	653	C	0.989
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	11,200	2019	870	739	C	0.849	677	C	0.778
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	13,200	2019	870	714	C	0.821	751	C	0.863
US 1	MARTIN C.L. to LENNARD RD	945071	59,500	2019	4,240	2,709	C	0.650	3,186	C	0.764
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	59,500	2019	4,040	2,709	C	0.682	3,186	C	0.803
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	31,000	2019	3,020	1,488	C	0.506	1,580	C	0.537
US 1	JENNINGS RD to TIFFANY AVE	945070	31,000	2019	3,020	1,488	C	0.506	1,580	C	0.537

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	TIFFANY AVE to WALTON RD	945070	31,000	2019	3,020	1,488	C	0.506	1,580	C	0.537
US 1	WALTON RD to VILLAGE GREEN DR	945150	46,500	2019	3,020	2,519	C	0.857	2,258	C	0.768
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	52,500	2019	3,170	2,789	C	0.903	2,611	C	0.845
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	52,500	2019	3,170	2,789	C	0.903	2,611	C	0.845
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	36,000	2019	3,170	1,665	C	0.539	1,639	C	0.530
US 1	RIO MAR DR to KITTERMAN RD	940266	35,000	2019	3,170	1,711	C	0.554	1,549	C	0.501
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	35,000	2019	3,020	1,711	C	0.582	1,549	C	0.527
US 1	S OF SAEGER AVE to EASY ST	940266	35,000	2019	3,170	1,711	C	0.554	1,549	C	0.501
US 1	EASY ST to MIDWAY RD	945156	31,000	2019	3,170	1,445	C	0.468	1,405	C	0.455
US 1	MIDWAY RD to WEATHERBEE RD	940012	33,000	2019	2,100	1,551	C	0.772	1,569	C	0.781
US 1	WEATHERBEE RD to FARMER'S MARKET RD	940012	33,000	2019	2,000	1,551	C	0.812	1,569	C	0.821
US 1	FARMER'S MARKET RD to EDWARDS RD	940012	33,000	2019	2,000	1,551	C	0.812	1,569	C	0.821
US 1	EDWARDS RD to SAVANNAH RD	945002	30,000	2019	2,000	1,375	C	0.720	1,348	C	0.706
US 1	GARDENIA AVE to VIRGINIA AVE	945002	30,000	2019	2,000	1,375	C	0.720	1,348	C	0.706
US 1	SAVANNAH RD to GARDENIA AVE	945002	30,000	2019	2,000	1,375	C	0.720	1,348	C	0.706
US 1	VIRGINIA AVE to OHIO AVE	945003	28,500	2019	2,000	1,372	C	0.718	1,383	C	0.724
US 1	OHIO AVE to GEORGIA AVE	945003	28,500	2019	1,630	1,372	D	0.842	1,383	D	0.848
US 1	GEORGIA AVE to DELAWARE AVE	945008	36,500	2019	1,630	1,882	F	1.107	1,799	F	1.058
US 1	DELAWARE AVE to CITRUS AVE	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	CITRUS AVE to ORANGE AVE	940118	25,000	2019	1,630	1,244	D	0.763	1,122	D	0.688
US 1	ORANGE AVE to AVENUE A	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	AVENUE A to AE BACKUS AVE	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	AE BACKUS AVE to AVENUE D	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	AVENUE D to SR A1A SOUTH	945014	33,500	2019	1,630	1,697	E	0.998	1,654	E	0.973
US 1	SR A1A SOUTH to AVENUE H	715	33,500	2020	2,100	1,766	C	0.879	1,742	C	0.867

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
VILLAGE PKWY	WESTCLIFFE LN to CROSSROADS PKWY	720	12,000	2019	1,540	640	C	0.928	634	C	0.919
WALTON RD	US 1 to VILLAGE GREEN DR	330	15,156	2019	1,710	915	D	0.535	841	D	0.492
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	13,000	2019	1,710	690	C	0.896	684	C	0.888
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	9,382	2018	880	569	C	0.686	627	C	0.755
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	5,402	2018	630	416	C	0.693	430	C	0.717
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	6,267	2018	1,470	439	C	0.665	338	C	0.512
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,574	2019	750	265	C	0.716	242	C	0.654
WEATHERBEE RD	US 1 to MIDWAY RD	158	6,300	2020	750	431	D	0.575	461	D	0.615
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	13,000	2019	920	685	C	0.787	729	C	0.838
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	9,700	2019	920	540	C	0.621	598	C	0.687

Countywide Performance

Weighted V/C = **0.72**

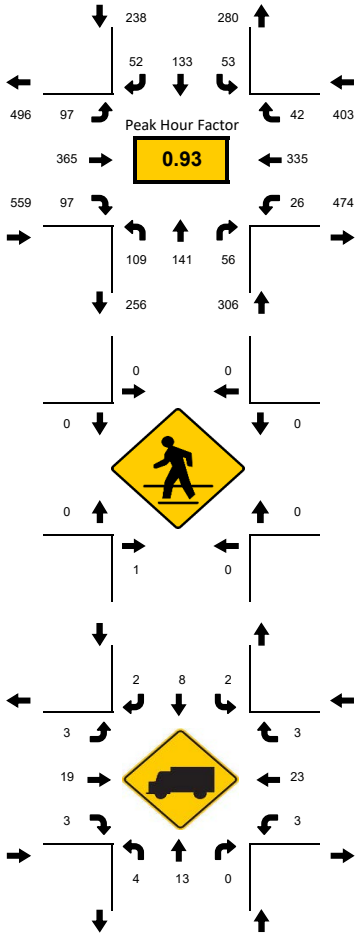
% VMT below Standard = **6.66%**

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

APPENDIX E
Turning Movement Counts

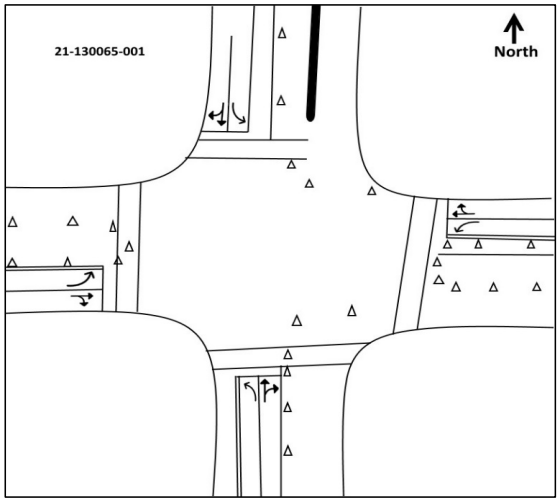
LOCATION: Oleander Ave & Midway Rd
CITY/STATE: Fort Pierce, FL

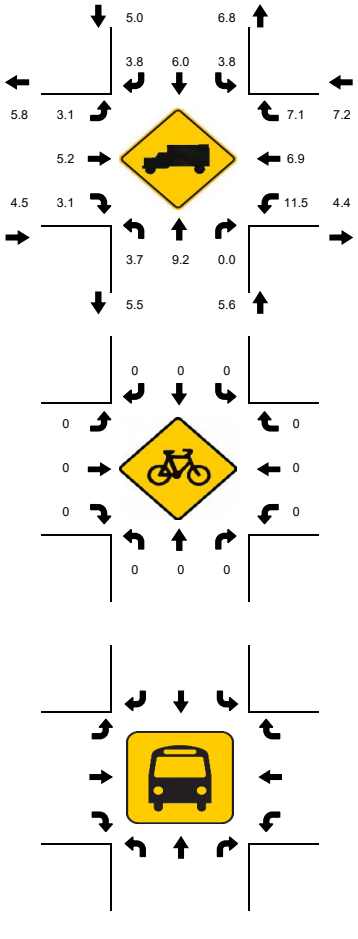
PROJECT ID: 21-130065-001
DATE: Tue, Apr 06, 2021



Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM

National Data & Surveying Services

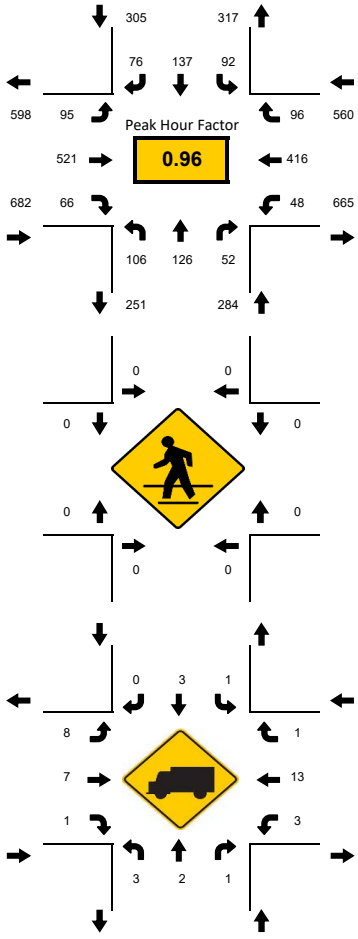




15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Midway Rd Eastbound					Midway Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	12	17	8	0		7	17	20	0		13	66	11	1		1	69	4	0		246	1247
07:15 AM	17	20	3	0		6	22	18	0		17	78	15	0		3	63	15	0		277	1354
07:30 AM	25	21	11	0		21	30	11	0		25	85	10	0		6	101	7	0		353	1432
07:45 AM	24	28	8	0		10	36	15	0		22	102	17	0		4	92	13	0		371	1471
08:00 AM	24	27	11	0		17	24	12	0		21	96	23	1		4	87	6	0		353	1506
08:15 AM	31	22	17	0		13	28	16	0		21	82	23	0		6	86	10	0		355	1153
08:30 AM	29	43	15	0		10	38	10	0		34	83	22	0		7	90	11	0		392	798
08:45 AM	25	49	13	0		13	43	14	0		20	104	29	0		9	72	15	0		406	406
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	124	196	68	0		68	172	64	0		136	416	116	4		36	360	60	0		**1820**	
Heavy Trucks	8	32	0	0		4	12	4	0		4	28	8	0		8	44	8	0		**160**	
Pedestrians		4					0					0					0				**4**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

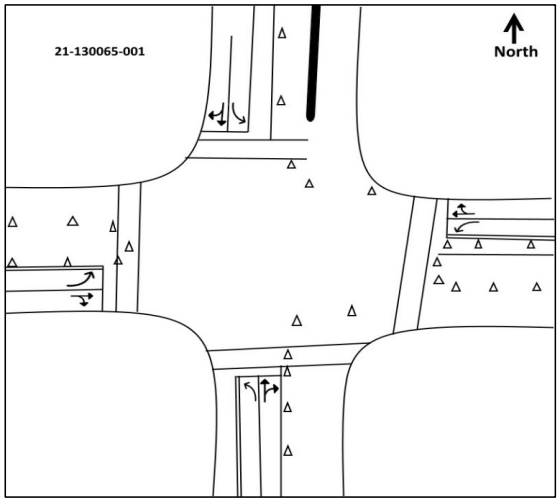
LOCATION: Oleander Ave & Midway Rd
CITY/STATE: Fort Pierce, FL

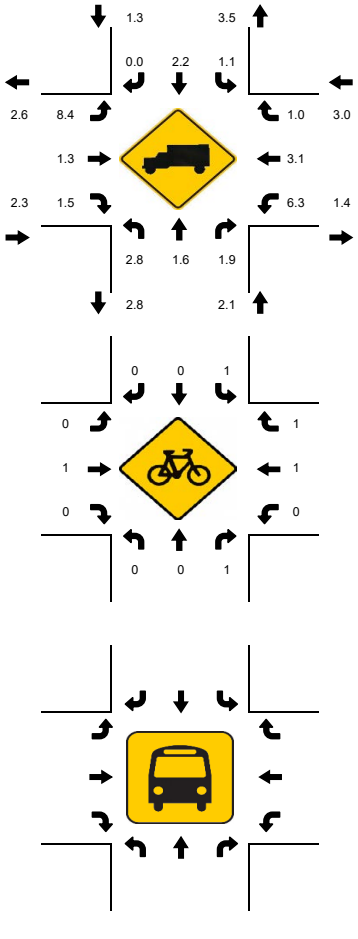
PROJECT ID: 21-130065-001
DATE: Tue, Apr 06, 2021



Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:15 PM - 05:30 PM

National Data & Surveying Services



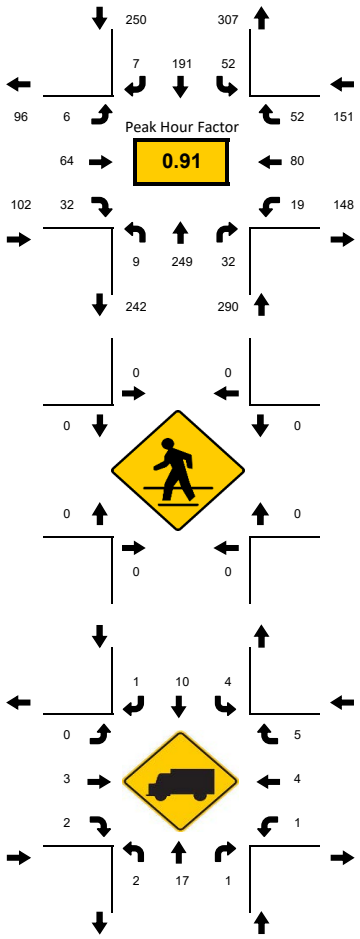


15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Midway Rd Eastbound					Midway Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	20	26	5	0		12	41	19	0		23	110	13	1		11	109	16	3		409	1783
04:15 PM	35	64	15	0		19	43	16	0		15	108	18	3		8	93	17	2		456	1812
04:30 PM	36	39	12	0		22	28	19	0		19	134	19	1		10	92	29	0		460	1831
04:45 PM	25	28	15	0		20	30	15	0		23	138	14	3		12	114	21	0		458	1820
05:00 PM	27	24	14	0		22	35	23	0		22	111	14	0		16	105	25	0		438	1721
05:15 PM	18	35	11	0		28	44	19	0		25	138	19	2		10	105	21	0		475	1283
05:30 PM	17	30	8	0		13	43	17	0		28	129	15	1		16	112	20	0		449	808
05:45 PM	13	23	14	0		22	25	16	0		22	83	13	0		9	99	19	1		359	359
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	144	156	60	0		112	176	92	0		100	552	76	12		64	456	116	0		**2116**	
Heavy Trucks	8	8	4	0		4	8	0	0		16	16	4	0		4	20	4	0		**96**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	4	0		4	0	0	0		0	4	0	0		0	4	4	0		**20**	
Buses																						
Stopped Buses																						

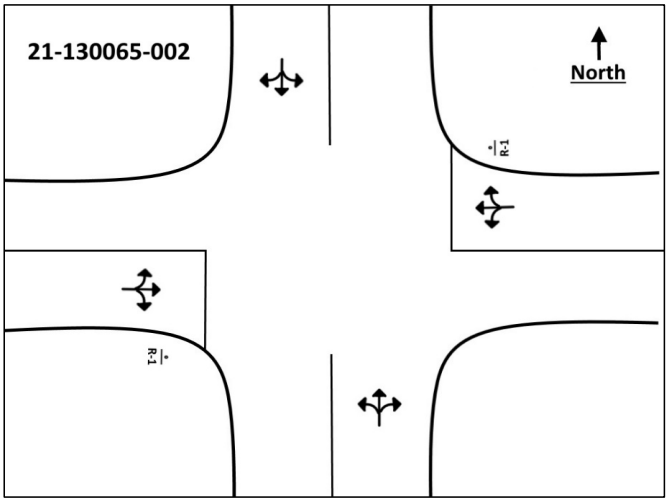
LOCATION: Oleander Ave & Weatherbee Rd
CITY/STATE: Fort Pierce, FL

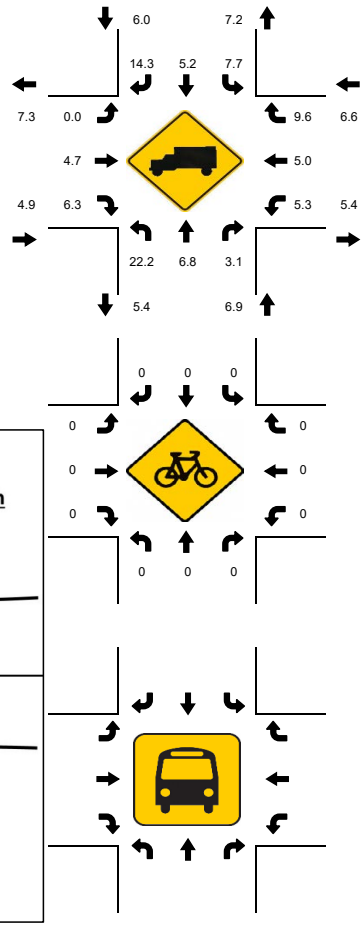
PROJECT ID: 21-130065-002
DATE: Tue, Apr 06, 2021

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM



National Data & Surveying Services



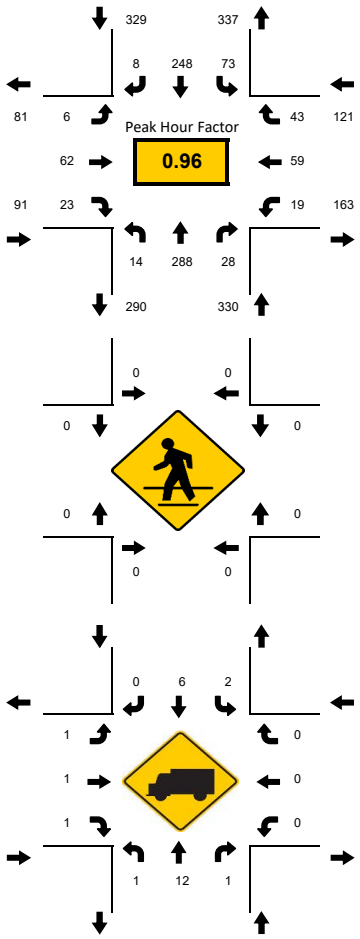


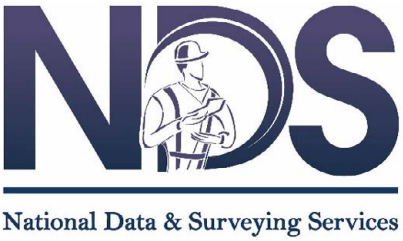
15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Weatherbee Rd Eastbound					Weatherbee Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	4	27	4	0		10	33	4	0		3	15	2	0		3	18	13	0		136	652
07:15 AM	7	42	7	0		16	47	1	0		1	15	3	0		4	19	12	0		174	696
07:30 AM	0	46	6	0		11	45	0	0		0	5	8	0		2	17	9	0		149	717
07:45 AM	2	54	5	0		14	55	1	0		1	18	9	0		5	13	16	0		193	768
08:00 AM	1	55	10	0		13	40	1	0		2	23	8	0		1	19	7	0		180	793
08:15 AM	1	43	5	0		21	55	2	0		1	11	5	0		7	27	17	0		195	613
08:30 AM	3	63	10	0		10	48	3	0		2	18	7	0		1	16	19	0		200	418
08:45 AM	4	88	7	0		8	48	1	0		1	12	12	0		10	18	9	0		218	218
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	16	352	40	0		84	220	12	0		8	92	48	0		40	108	76	0		**1096**	
Heavy Trucks	8	40	4	0		8	20	4	0		0	12	4	0		4	8	16	0		**128**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

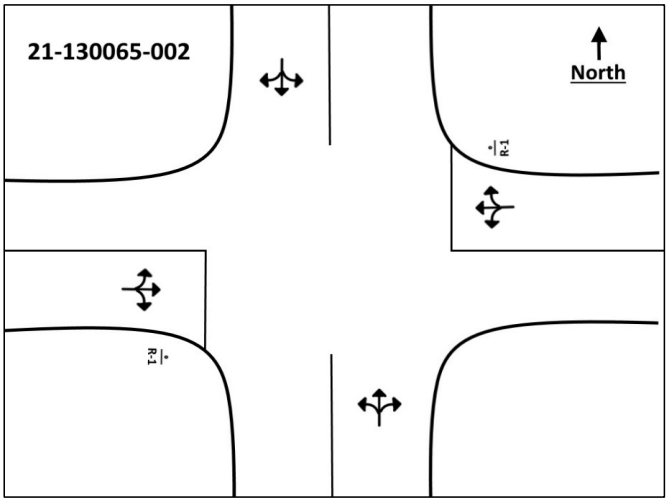
LOCATION: Oleander Ave & Weatherbee Rd
CITY/STATE: Fort Pierce, FL

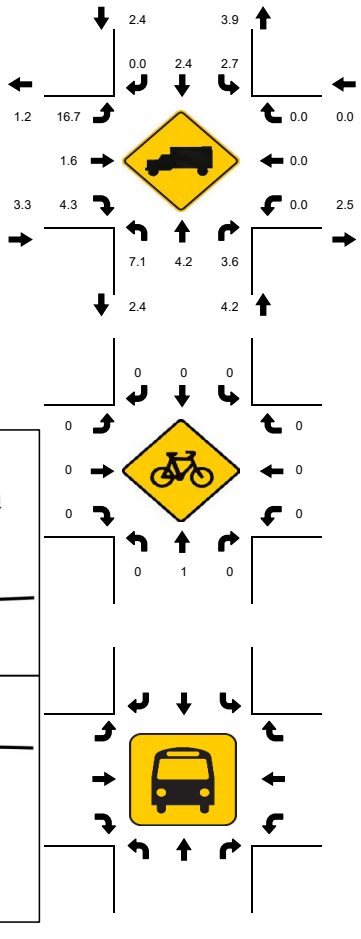
PROJECT ID: 21-130065-002
DATE: Tue, Apr 06, 2021

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 04:15 PM - 04:30 PM







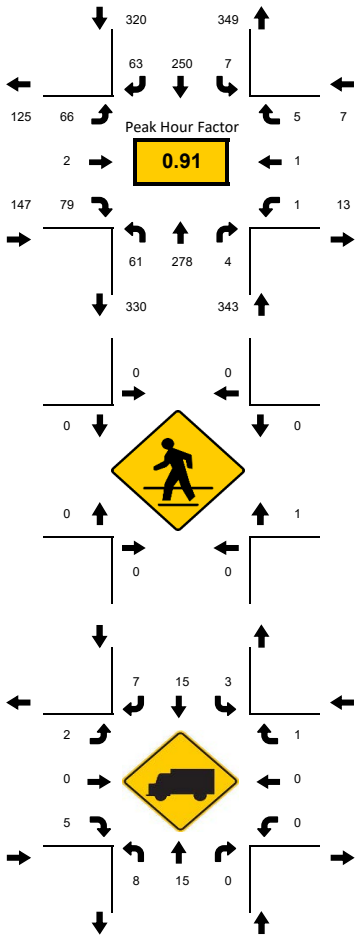


15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Weatherbee Rd Eastbound					Weatherbee Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	5	60	9	0		14	74	0	0		2	14	4	0		5	24	14	0		225	870
04:15 PM	7	79	8	0		22	60	0	0		1	13	6	0		3	12	17	0		228	871
04:30 PM	2	79	7	0		12	68	1	0		2	19	5	0		5	14	4	0		218	869
04:45 PM	4	60	6	0		17	56	3	0		3	13	6	0		4	16	11	0		199	848
05:00 PM	1	70	7	0		22	64	4	0		0	17	6	0		7	17	11	0		226	843
05:15 PM	4	67	9	0		13	81	1	0		1	14	4	0		4	14	14	0		226	617
05:30 PM	5	61	11	0		17	58	1	0		1	13	6	0		5	13	6	0		197	391
05:45 PM	1	48	13	0		16	55	2	0		1	12	4	0		9	22	11	0		194	194
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Total**	
All Vehicles	28	316	32	0		88	272	16	0		12	76	24	0		28	68	68	0		**1028**	
Heavy Trucks	4	24	4	0		4	8	0	0		4	4	4	0		0	0	0	0		**56**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	4	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**4**	
Buses																						
Stopped Buses																						

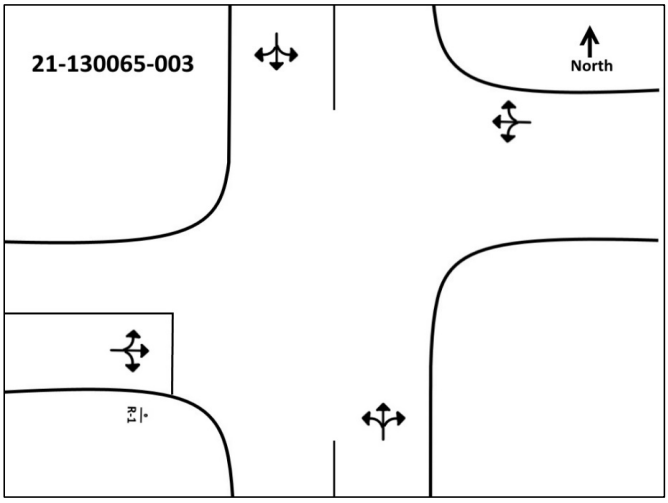
LOCATION: Oleander Ave & Bell Ave
CITY/STATE: Fort Pierce, FL

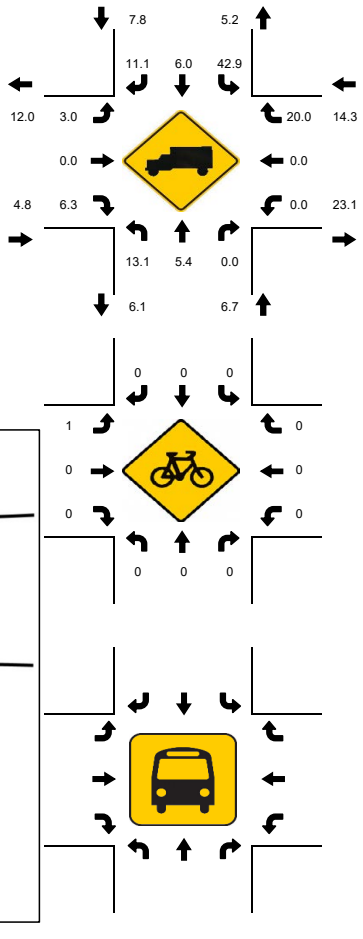
PROJECT ID: 21-130065-003
DATE: Tue, Apr 06, 2021

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM



National Data & Surveying Services



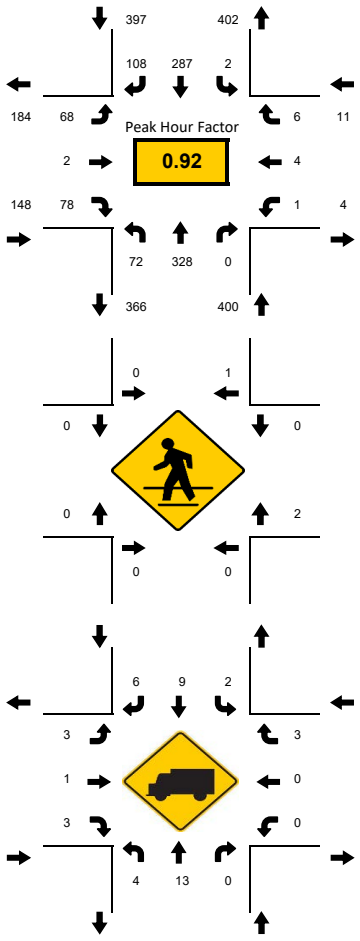


15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Bell Ave Eastbound					Bell Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	18	39	2	1		2	37	20	0		14	3	12	0		1	2	7	0		158	722
07:15 AM	18	46	2	0		3	48	20	1		23	0	18	0		0	1	3	0		183	768
07:30 AM	10	46	1	0		4	63	17	0		19	0	23	0		0	0	0	0		183	772
07:45 AM	21	62	2	0		1	56	13	0		17	0	26	0		0	0	0	0		198	791
08:00 AM	12	64	3	0		2	59	15	0		21	1	24	0		1	1	1	0		204	817
08:15 AM	19	54	0	0		1	61	10	0		19	0	23	0		0	0	0	0		187	613
08:30 AM	13	69	0	0		2	63	20	0		16	0	19	0		0	0	0	0		202	426
08:45 AM	17	91	1	0		2	67	18	0		10	1	13	0		0	0	4	0		224	224
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Total**	
All Vehicles	76	364	12	0		8	268	80	0		84	4	96	0		4	4	16	0		**1016**	
Heavy Trucks	24	32	0	0		8	28	16	0		4	0	8	0		0	0	4	0		**124**	
Pedestrians		0					0					0					4				**4**	
Bicycles	0	0	0	0		0	0	0	0		4	0	0	0		0	0	0	0		**4**	
Buses																						
Stopped Buses																						

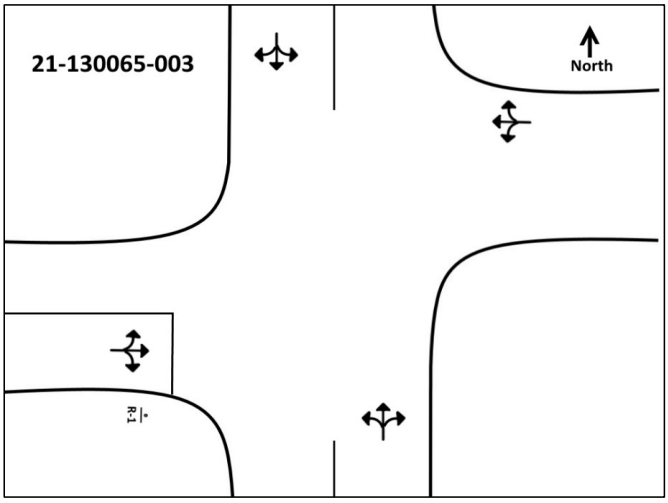
LOCATION: Oleander Ave & Bell Ave
CITY/STATE: Fort Pierce, FL

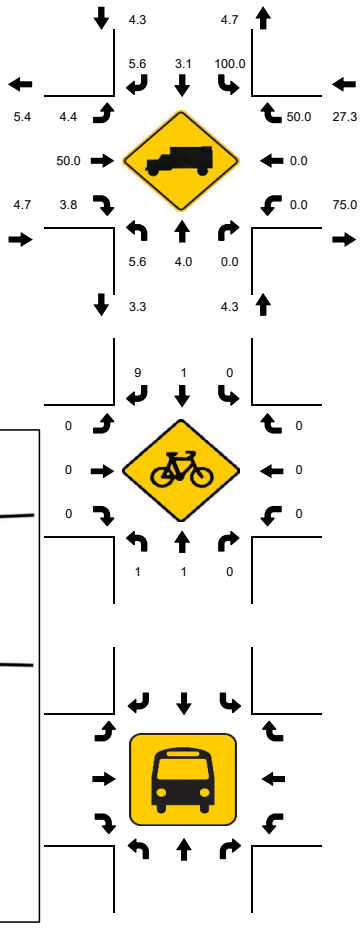
PROJECT ID: 21-130065-003
DATE: Tue, Apr 06, 2021

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 04:15 PM - 04:30 PM



National Data & Surveying Services



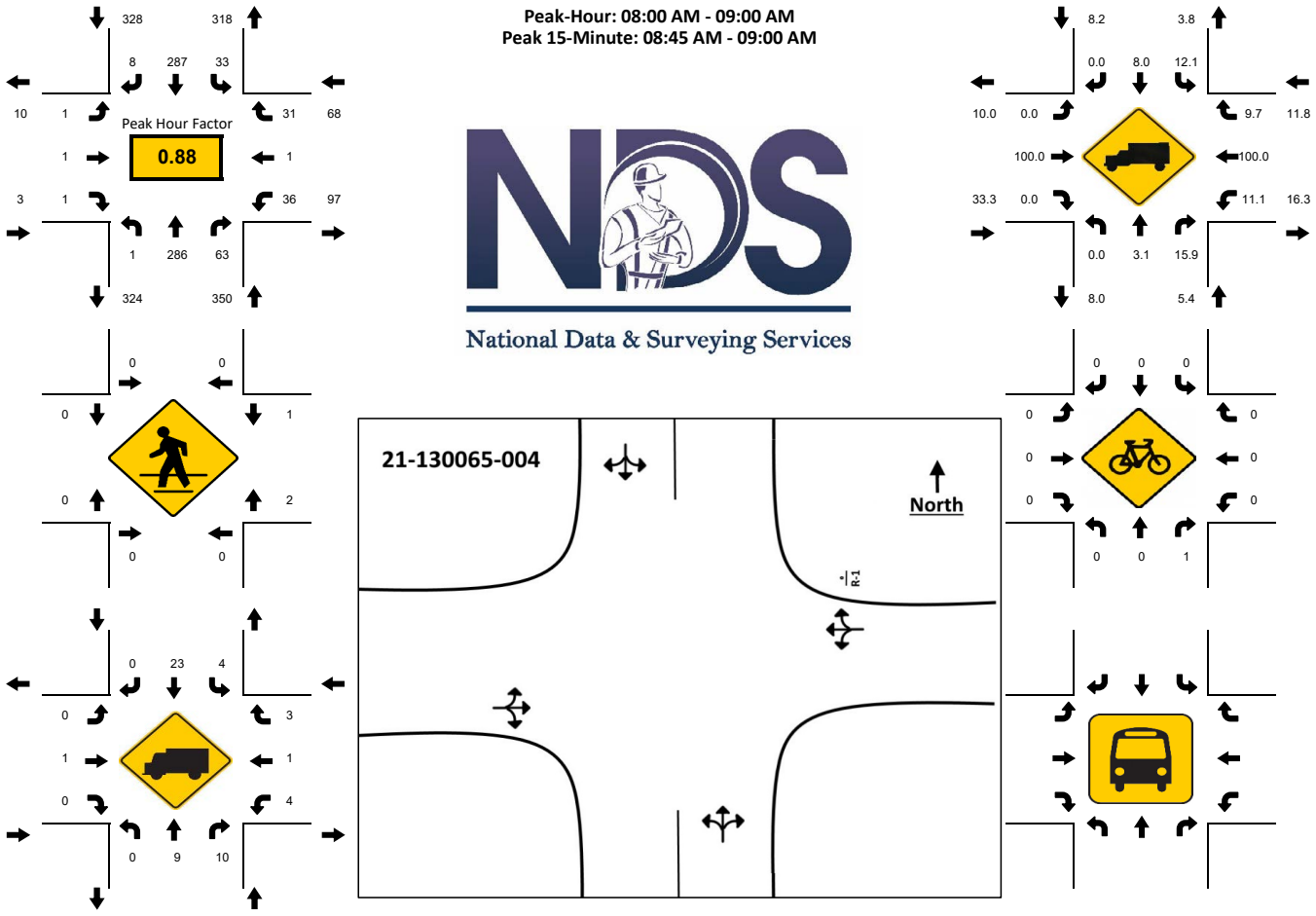


15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Bell Ave Eastbound					Bell Ave Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	14	69	0	0		0	80	32	0		11	1	13	0		1	3	3	0		227	940
04:15 PM	23	99	0	0		1	75	24	0		17	0	17	0		0	1	2	0		259	956
04:30 PM	15	79	0	0		1	80	21	0		16	0	18	0		0	0	1	0		231	938
04:45 PM	15	76	0	0		0	57	31	0		15	2	23	0		0	2	2	0		223	900
05:00 PM	19	74	0	0		0	75	32	0		20	0	20	0		1	1	1	0		243	846
05:15 PM	21	77	0	0		1	85	24	0		14	0	16	0		1	2	0	0		241	603
05:30 PM	11	74	1	0		0	60	15	0		17	0	13	0		0	0	2	0		193	362
05:45 PM	12	48	0	0		2	65	8	0		21	1	10	0		1	0	1	0		169	169
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**						
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Total**	
All Vehicles	92	396	0	0		4	320	128	0		80	8	92	0		4	8	8	0		**1140**	
Heavy Trucks	8	28	0	0		4	16	12	0		8	4	8	0		0	0	4	0		**92**	
Pedestrians		0					4					0					4				**8**	
Bicycles	4	4	0	0		0	4	16	0		0	0	0	0		0	0	0	0		**28**	
Buses																						
Stopped Buses																						

LOCATION: Oleander Ave & Farmers Market Rd
CITY/STATE: Fort Pierce, FL

PROJECT ID: 21-130065-004
DATE: Tue, Apr 06, 2021

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM

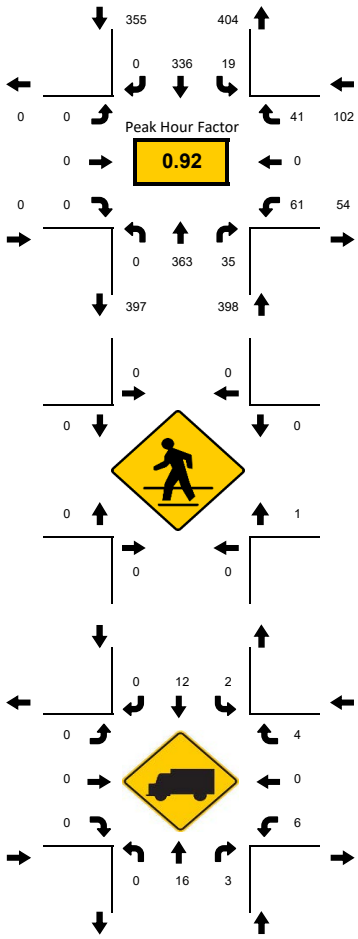


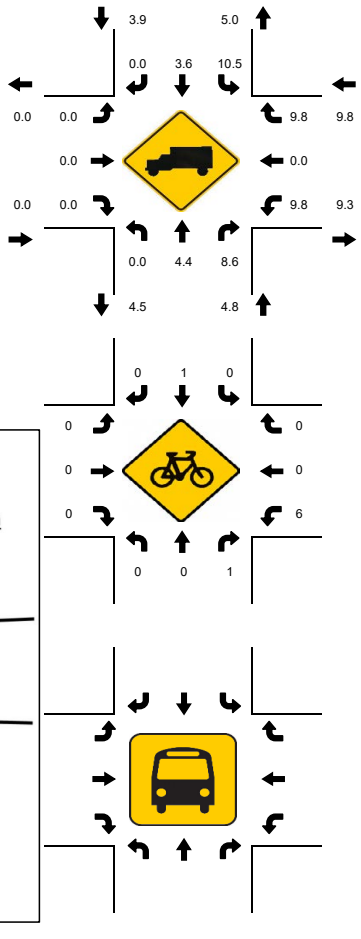
15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Farmers Market Rd Eastbound					Farmers Market Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	0	49	9	0		3	54	2	0		1	0	0	0		4	0	7	0		129	609
07:15 AM	0	59	17	0		5	67	1	0		0	0	1	0		7	0	7	0		164	665
07:30 AM	0	43	19	0		11	71	0	0		0	0	0	0		9	0	5	0		158	665
07:45 AM	0	68	12	0		7	61	1	0		1	0	0	0		6	0	2	0		158	694
08:00 AM	0	71	14	0		10	76	0	0		0	0	0	0		9	0	5	0		185	749
08:15 AM	0	62	13	0		8	63	0	0		0	0	0	0		7	0	10	1		164	564
08:30 AM	1	64	20	0		9	71	1	0		0	1	0	0		9	1	10	0		187	400
08:45 AM	0	89	16	0		6	77	7	0		1	0	1	0		10	0	6	0		213	213
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	4	356	80	0		40	308	28	0		4	4	4	0		40	4	40	4		**916**	
Heavy Trucks	0	12	32	0		8	28	0	0		0	4	0	0		4	4	4	4		**96**	
Pedestrians		0					0					0					8				**8**	
Bicycles	0	0	4	0		0	0	0	0		0	0	0	0		0	0	0	0		**4**	
Buses																						
Stopped Buses																						

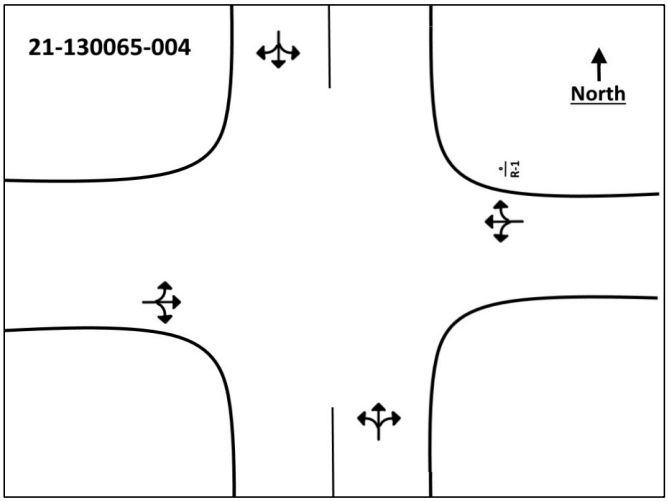
LOCATION: Oleander Ave & Farmers Market Rd
CITY/STATE: Fort Pierce, FL

PROJECT ID: 21-130065-004
DATE: Tue, Apr 06, 2021

Peak-Hour: 04:15 PM - 05:15 PM
Peak 15-Minute: 04:15 PM - 04:30 PM





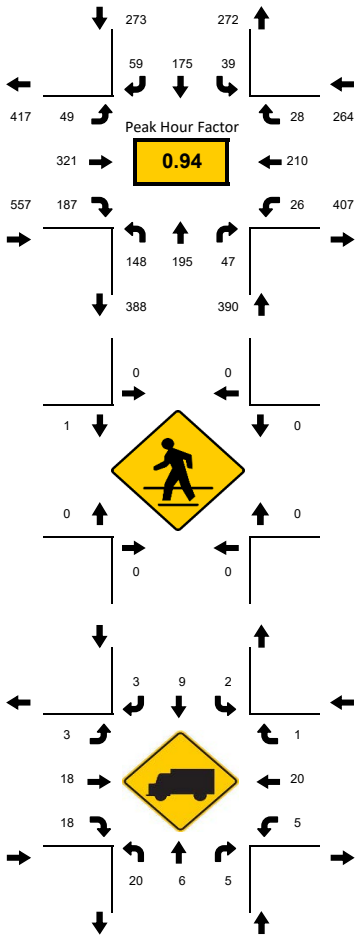


15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Farmers Market Rd Eastbound					Farmers Market Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	1	75	5	0		6	100	0	0		1	0	0	0		15	0	8	0		211	850
04:15 PM	0	107	8	0		6	87	0	0		0	0	0	0		14	0	10	0		232	855
04:30 PM	0	87	13	0		6	82	0	0		0	0	0	0		15	0	10	0		213	849
04:45 PM	0	84	6	0		5	74	0	0		0	0	0	0		15	0	10	0		194	824
05:00 PM	0	85	8	0		2	93	0	0		0	0	0	0		17	0	11	0		216	788
05:15 PM	0	93	6	0		8	94	0	0		0	0	0	0		13	0	12	0		226	572
05:30 PM	0	88	5	0		6	66	0	0		0	0	0	0		9	0	14	0		188	346
05:45 PM	0	63	7	0		6	70	0	0		0	0	0	0		7	0	5	0		158	158
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	0	428	52	0		24	372	0	0		0	0	0	0		68	0	44	0		**988**	
Heavy Trucks	0	28	8	0		4	28	0	0		0	0	0	0		12	0	8	0		**88**	
Pedestrians		0					0					0					4				**4**	
Bicycles	0	0	4	0		0	4	0	0		0	0	0	0		12	0	0	0		**20**	
Buses																						
Stopped Buses																						

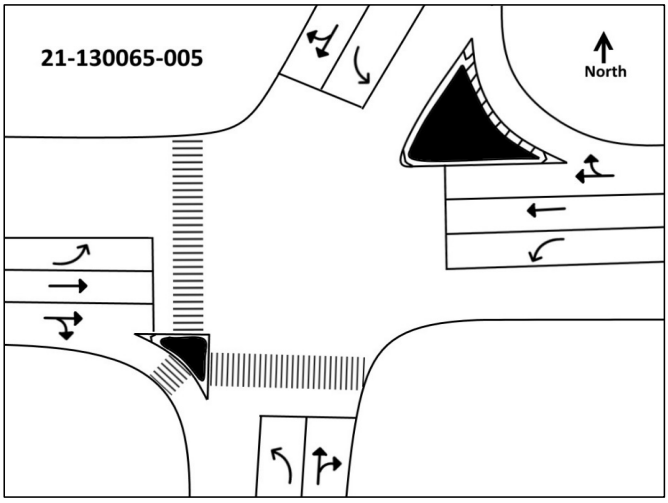
LOCATION: Oleander Ave & Edwards Rd
CITY/STATE: Fort Pierce, FL

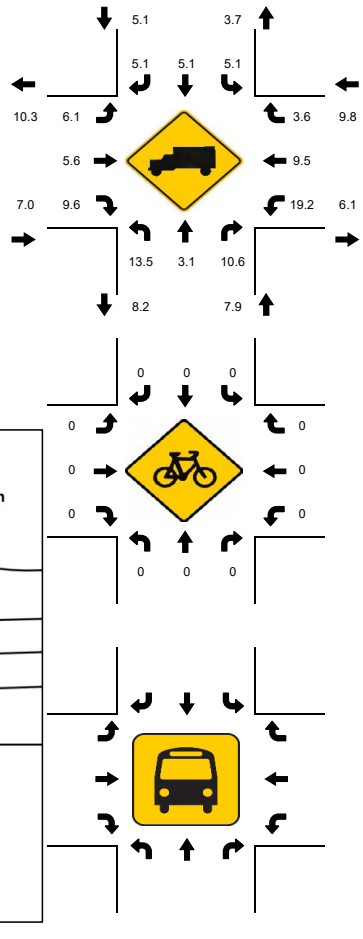
PROJECT ID: 21-130065-005
DATE: Tue, Apr 06, 2021

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM



National Data & Surveying Services



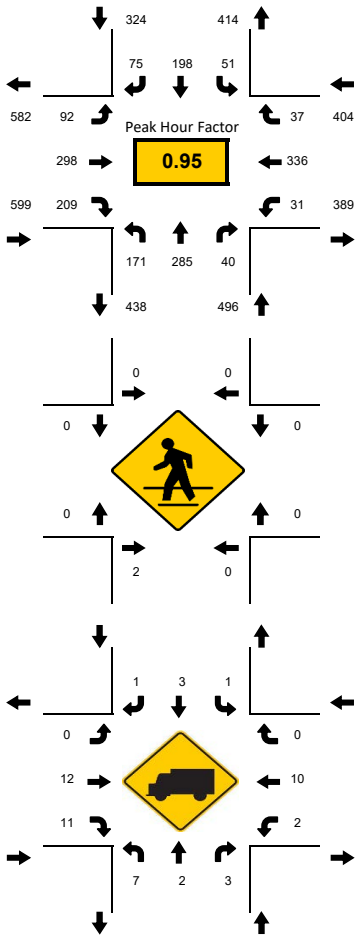


15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Edwards Rd Eastbound					Edwards Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
07:00 AM	34	30	4	0		5	28	16	0		11	72	30	0		5	41	3	0		279	1349
07:15 AM	41	36	14	0		10	29	21	0		12	75	43	0		8	45	4	0		338	1430
07:30 AM	35	29	7	0		8	29	22	0		17	74	49	0		11	64	2	0		347	1431
07:45 AM	34	55	12	0		8	45	13	0		11	81	57	0		5	60	4	0		385	1475
08:00 AM	32	44	14	0		13	40	18	0		11	79	46	0		7	51	5	0		360	1484
08:15 AM	35	38	7	0		14	38	8	0		9	80	47	0		3	53	7	0		339	1124
08:30 AM	38	52	11	0		4	50	17	0		18	85	44	0		7	57	8	0		391	785
08:45 AM	43	61	15	0		8	47	16	0		11	77	50	0		9	49	8	0		394	394
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	172	244	60	0		56	200	72	0		72	340	200	0		36	228	32	0		**1712**	
Heavy Trucks	24	8	8	0		4	12	4	0		4	28	20	0		16	24	4	0		**156**	
Pedestrians		0					0					4					0				**4**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

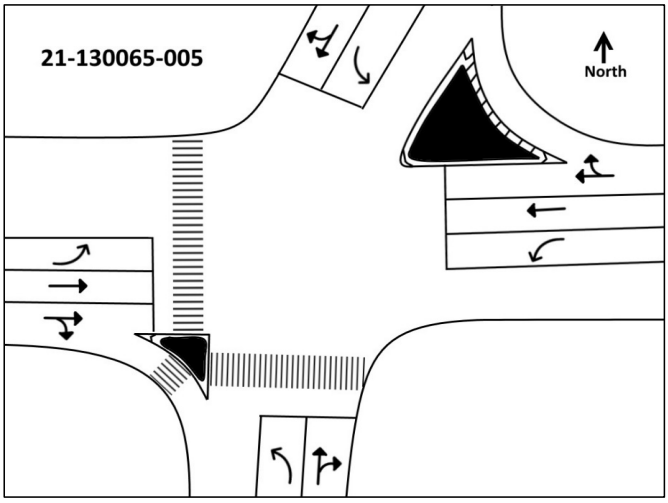
LOCATION: Oleander Ave & Edwards Rd
CITY/STATE: Fort Pierce, FL

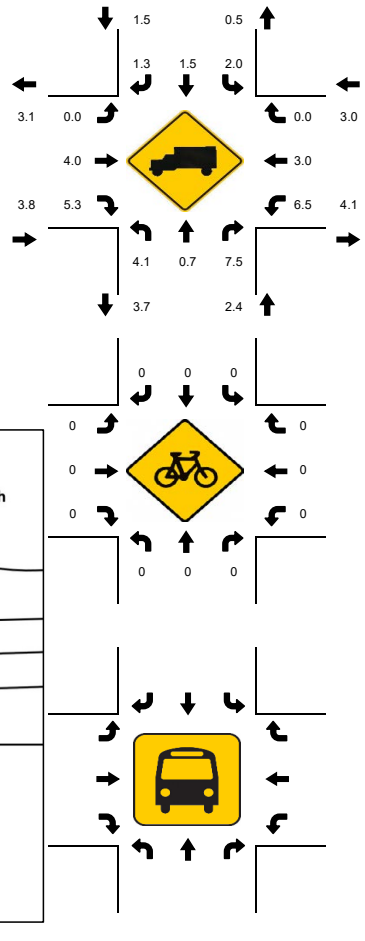
PROJECT ID: 21-130065-005
DATE: Tue, Apr 06, 2021

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:30 PM - 05:45 PM



National Data & Surveying Services





15-Min Count Period Beginning At	Oleander Ave Northbound					Oleander Ave Southbound					Edwards Rd Eastbound					Edwards Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	45	66	9	0		10	67	15	0		23	56	39	0		12	69	8	0		419	1714
04:15 PM	46	73	11	0		10	42	19	0		43	64	50	0		12	71	8	0		449	1751
04:30 PM	43	74	4	0		8	45	19	0		20	79	57	0		11	61	6	0		427	1770
04:45 PM	42	70	8	0		15	33	13	0		16	77	49	0		8	78	10	0		419	1823
05:00 PM	30	72	18	0		10	58	16	0		28	78	46	0		9	81	10	0		456	1763
05:15 PM	44	69	9	0		11	46	18	0		26	89	55	0		8	87	6	0		468	1307
05:30 PM	55	74	5	0		15	61	28	0		22	54	59	0		6	90	11	0		480	839
05:45 PM	42	42	11	0		4	52	22	0		26	43	53	0		7	51	6	0		359	359
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***	**Left**	**Thru**	**Rgt**	**U**	**R***		
All Vehicles	220	296	72	0		60	244	112	0		112	356	236	0		36	360	44	0		**2148**	
Heavy Trucks	12	4	8	0		4	8	4	0		0	16	16	0		4	12	0	0		**88**	
Pedestrians		8					0					0					0				**8**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

APPENDIX F

FDOT's Florida Traffic Online
2019 Peak Season Factor Category Report

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9400 EAST-A1A TO US1

MOCF: 0.88

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.02	1.16
2	01/06/2019 - 01/12/2019	0.98	1.11
3	01/13/2019 - 01/19/2019	0.93	1.06
* 4	01/20/2019 - 01/26/2019	0.91	1.03
* 5	01/27/2019 - 02/02/2019	0.89	1.01
* 6	02/03/2019 - 02/09/2019	0.87	0.99
* 7	02/10/2019 - 02/16/2019	0.85	0.97
* 8	02/17/2019 - 02/23/2019	0.85	0.97
* 9	02/24/2019 - 03/02/2019	0.85	0.97
*10	03/03/2019 - 03/09/2019	0.85	0.97
*11	03/10/2019 - 03/16/2019	0.85	0.97
*12	03/17/2019 - 03/23/2019	0.87	0.99
*13	03/24/2019 - 03/30/2019	0.88	1.00
*14	03/31/2019 - 04/06/2019	0.89	1.01
*15	04/07/2019 - 04/13/2019	0.90	1.02
*16	04/14/2019 - 04/20/2019	0.92	1.05
17	04/21/2019 - 04/27/2019	0.94	1.07
18	04/28/2019 - 05/04/2019	0.96	1.09
19	05/05/2019 - 05/11/2019	0.99	1.13
20	05/12/2019 - 05/18/2019	1.01	1.15
21	05/19/2019 - 05/25/2019	1.03	1.17
22	05/26/2019 - 06/01/2019	1.04	1.18
23	06/02/2019 - 06/08/2019	1.06	1.20
24	06/09/2019 - 06/15/2019	1.08	1.23
25	06/16/2019 - 06/22/2019	1.08	1.23
26	06/23/2019 - 06/29/2019	1.08	1.23
27	06/30/2019 - 07/06/2019	1.08	1.23
28	07/07/2019 - 07/13/2019	1.08	1.23
29	07/14/2019 - 07/20/2019	1.08	1.23
30	07/21/2019 - 07/27/2019	1.09	1.24
31	07/28/2019 - 08/03/2019	1.11	1.26
32	08/04/2019 - 08/10/2019	1.12	1.27
33	08/11/2019 - 08/17/2019	1.14	1.30
34	08/18/2019 - 08/24/2019	1.15	1.31
35	08/25/2019 - 08/31/2019	1.17	1.33
36	09/01/2019 - 09/07/2019	1.19	1.35
37	09/08/2019 - 09/14/2019	1.20	1.36
38	09/15/2019 - 09/21/2019	1.22	1.39
39	09/22/2019 - 09/28/2019	1.18	1.34
40	09/29/2019 - 10/05/2019	1.15	1.31
41	10/06/2019 - 10/12/2019	1.11	1.26
42	10/13/2019 - 10/19/2019	1.08	1.23
43	10/20/2019 - 10/26/2019	1.07	1.22
44	10/27/2019 - 11/02/2019	1.05	1.19
45	11/03/2019 - 11/09/2019	1.04	1.18
46	11/10/2019 - 11/16/2019	1.03	1.17
47	11/17/2019 - 11/23/2019	1.03	1.17
48	11/24/2019 - 11/30/2019	1.03	1.17
49	12/01/2019 - 12/07/2019	1.02	1.16
50	12/08/2019 - 12/14/2019	1.02	1.16
51	12/15/2019 - 12/21/2019	1.02	1.16
52	12/22/2019 - 12/28/2019	0.98	1.11
53	12/29/2019 - 12/31/2019	0.93	1.06

* PEAK SEASON

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.94

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.01	1.07
2	01/06/2019 - 01/12/2019	0.99	1.05
3	01/13/2019 - 01/19/2019	0.96	1.02
* 4	01/20/2019 - 01/26/2019	0.95	1.01
* 5	01/27/2019 - 02/02/2019	0.94	1.00
* 6	02/03/2019 - 02/09/2019	0.93	0.99
* 7	02/10/2019 - 02/16/2019	0.92	0.98
* 8	02/17/2019 - 02/23/2019	0.92	0.98
* 9	02/24/2019 - 03/02/2019	0.93	0.99
*10	03/03/2019 - 03/09/2019	0.93	0.99
*11	03/10/2019 - 03/16/2019	0.93	0.99
*12	03/17/2019 - 03/23/2019	0.94	1.00
*13	03/24/2019 - 03/30/2019	0.94	1.00
*14	03/31/2019 - 04/06/2019	0.95	1.01
*15	04/07/2019 - 04/13/2019	0.95	1.01
*16	04/14/2019 - 04/20/2019	0.96	1.02
17	04/21/2019 - 04/27/2019	0.97	1.03
18	04/28/2019 - 05/04/2019	0.98	1.04
19	05/05/2019 - 05/11/2019	0.99	1.05
20	05/12/2019 - 05/18/2019	1.00	1.06
21	05/19/2019 - 05/25/2019	1.01	1.07
22	05/26/2019 - 06/01/2019	1.02	1.09
23	06/02/2019 - 06/08/2019	1.02	1.09
24	06/09/2019 - 06/15/2019	1.03	1.10
25	06/16/2019 - 06/22/2019	1.04	1.11
26	06/23/2019 - 06/29/2019	1.05	1.12
27	06/30/2019 - 07/06/2019	1.05	1.12
28	07/07/2019 - 07/13/2019	1.06	1.13
29	07/14/2019 - 07/20/2019	1.07	1.14
30	07/21/2019 - 07/27/2019	1.06	1.13
31	07/28/2019 - 08/03/2019	1.06	1.13
32	08/04/2019 - 08/10/2019	1.05	1.12
33	08/11/2019 - 08/17/2019	1.04	1.11
34	08/18/2019 - 08/24/2019	1.05	1.12
35	08/25/2019 - 08/31/2019	1.07	1.14
36	09/01/2019 - 09/07/2019	1.08	1.15
37	09/08/2019 - 09/14/2019	1.10	1.17
38	09/15/2019 - 09/21/2019	1.11	1.18
39	09/22/2019 - 09/28/2019	1.09	1.16
40	09/29/2019 - 10/05/2019	1.07	1.14
41	10/06/2019 - 10/12/2019	1.04	1.11
42	10/13/2019 - 10/19/2019	1.02	1.09
43	10/20/2019 - 10/26/2019	1.02	1.09
44	10/27/2019 - 11/02/2019	1.02	1.09
45	11/03/2019 - 11/09/2019	1.01	1.07
46	11/10/2019 - 11/16/2019	1.01	1.07
47	11/17/2019 - 11/23/2019	1.01	1.07
48	11/24/2019 - 11/30/2019	1.01	1.07
49	12/01/2019 - 12/07/2019	1.01	1.07
50	12/08/2019 - 12/14/2019	1.01	1.07
51	12/15/2019 - 12/21/2019	1.01	1.07
52	12/22/2019 - 12/28/2019	0.99	1.05
53	12/29/2019 - 12/31/2019	0.96	1.02

* PEAK SEASON

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9402 WEST-W OF I95

MOCF: 0.92

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.05	1.14
2	01/06/2019 - 01/12/2019	1.03	1.12
3	01/13/2019 - 01/19/2019	1.00	1.09
* 4	01/20/2019 - 01/26/2019	0.97	1.05
* 5	01/27/2019 - 02/02/2019	0.93	1.01
* 6	02/03/2019 - 02/09/2019	0.90	0.98
* 7	02/10/2019 - 02/16/2019	0.86	0.93
* 8	02/17/2019 - 02/23/2019	0.87	0.95
* 9	02/24/2019 - 03/02/2019	0.88	0.96
*10	03/03/2019 - 03/09/2019	0.89	0.97
*11	03/10/2019 - 03/16/2019	0.90	0.98
*12	03/17/2019 - 03/23/2019	0.91	0.99
*13	03/24/2019 - 03/30/2019	0.93	1.01
*14	03/31/2019 - 04/06/2019	0.94	1.02
*15	04/07/2019 - 04/13/2019	0.95	1.03
*16	04/14/2019 - 04/20/2019	0.97	1.05
17	04/21/2019 - 04/27/2019	0.99	1.08
18	04/28/2019 - 05/04/2019	1.00	1.09
19	05/05/2019 - 05/11/2019	1.02	1.11
20	05/12/2019 - 05/18/2019	1.04	1.13
21	05/19/2019 - 05/25/2019	1.06	1.15
22	05/26/2019 - 06/01/2019	1.07	1.16
23	06/02/2019 - 06/08/2019	1.09	1.18
24	06/09/2019 - 06/15/2019	1.10	1.20
25	06/16/2019 - 06/22/2019	1.11	1.21
26	06/23/2019 - 06/29/2019	1.12	1.22
27	06/30/2019 - 07/06/2019	1.12	1.22
28	07/07/2019 - 07/13/2019	1.13	1.23
29	07/14/2019 - 07/20/2019	1.14	1.24
30	07/21/2019 - 07/27/2019	1.13	1.23
31	07/28/2019 - 08/03/2019	1.13	1.23
32	08/04/2019 - 08/10/2019	1.12	1.22
33	08/11/2019 - 08/17/2019	1.12	1.22
34	08/18/2019 - 08/24/2019	1.11	1.21
35	08/25/2019 - 08/31/2019	1.10	1.20
36	09/01/2019 - 09/07/2019	1.09	1.18
37	09/08/2019 - 09/14/2019	1.08	1.17
38	09/15/2019 - 09/21/2019	1.08	1.17
39	09/22/2019 - 09/28/2019	1.05	1.14
40	09/29/2019 - 10/05/2019	1.03	1.12
41	10/06/2019 - 10/12/2019	1.00	1.09
42	10/13/2019 - 10/19/2019	0.98	1.07
43	10/20/2019 - 10/26/2019	0.97	1.05
44	10/27/2019 - 11/02/2019	0.96	1.04
45	11/03/2019 - 11/09/2019	0.94	1.02
46	11/10/2019 - 11/16/2019	0.93	1.01
47	11/17/2019 - 11/23/2019	0.95	1.03
48	11/24/2019 - 11/30/2019	0.98	1.07
49	12/01/2019 - 12/07/2019	1.00	1.09
50	12/08/2019 - 12/14/2019	1.02	1.11
51	12/15/2019 - 12/21/2019	1.05	1.14
52	12/22/2019 - 12/28/2019	1.03	1.12
53	12/29/2019 - 12/31/2019	1.00	1.09

* PEAK SEASON

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9495 ST LUCIE I95

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	0.92	0.95
2	01/06/2019 - 01/12/2019	0.98	1.01
3	01/13/2019 - 01/19/2019	1.03	1.06
4	01/20/2019 - 01/26/2019	1.02	1.05
5	01/27/2019 - 02/02/2019	1.01	1.04
6	02/03/2019 - 02/09/2019	1.00	1.03
7	02/10/2019 - 02/16/2019	0.99	1.02
8	02/17/2019 - 02/23/2019	0.98	1.01
9	02/24/2019 - 03/02/2019	0.97	1.00
10	03/03/2019 - 03/09/2019	0.96	0.99
11	03/10/2019 - 03/16/2019	0.95	0.98
12	03/17/2019 - 03/23/2019	0.96	0.99
13	03/24/2019 - 03/30/2019	0.96	0.99
14	03/31/2019 - 04/06/2019	0.97	1.00
15	04/07/2019 - 04/13/2019	0.97	1.00
16	04/14/2019 - 04/20/2019	0.98	1.01
17	04/21/2019 - 04/27/2019	0.99	1.02
18	04/28/2019 - 05/04/2019	1.00	1.03
19	05/05/2019 - 05/11/2019	1.00	1.03
20	05/12/2019 - 05/18/2019	1.01	1.04
21	05/19/2019 - 05/25/2019	1.01	1.04
22	05/26/2019 - 06/01/2019	1.02	1.05
23	06/02/2019 - 06/08/2019	1.02	1.05
24	06/09/2019 - 06/15/2019	1.02	1.05
25	06/16/2019 - 06/22/2019	1.02	1.05
26	06/23/2019 - 06/29/2019	1.02	1.05
27	06/30/2019 - 07/06/2019	1.02	1.05
28	07/07/2019 - 07/13/2019	1.02	1.05
29	07/14/2019 - 07/20/2019	1.02	1.05
30	07/21/2019 - 07/27/2019	1.03	1.06
31	07/28/2019 - 08/03/2019	1.03	1.06
32	08/04/2019 - 08/10/2019	1.04	1.07
33	08/11/2019 - 08/17/2019	1.04	1.07
34	08/18/2019 - 08/24/2019	1.06	1.09
35	08/25/2019 - 08/31/2019	1.08	1.11
36	09/01/2019 - 09/07/2019	1.10	1.13
37	09/08/2019 - 09/14/2019	1.12	1.15
38	09/15/2019 - 09/21/2019	1.14	1.18
39	09/22/2019 - 09/28/2019	1.11	1.14
40	09/29/2019 - 10/05/2019	1.08	1.11
*41	10/06/2019 - 10/12/2019	1.04	1.07
*42	10/13/2019 - 10/19/2019	1.01	1.04
*43	10/20/2019 - 10/26/2019	1.00	1.03
*44	10/27/2019 - 11/02/2019	0.98	1.01
*45	11/03/2019 - 11/09/2019	0.97	1.00
*46	11/10/2019 - 11/16/2019	0.95	0.98
*47	11/17/2019 - 11/23/2019	0.94	0.97
*48	11/24/2019 - 11/30/2019	0.94	0.97
*49	12/01/2019 - 12/07/2019	0.93	0.96
*50	12/08/2019 - 12/14/2019	0.93	0.96
*51	12/15/2019 - 12/21/2019	0.92	0.95
*52	12/22/2019 - 12/28/2019	0.98	1.01
*53	12/29/2019 - 12/31/2019	1.03	1.06

* PEAK SEASON

APPENDIX G
Turning Movement Volume Worksheets

INTERSECTION VOLUME DEVELOPMENT

Oleander Avenue & Midway Road

WEEKDAY AM PEAK HOUR (8:00 AM to 9:00 AM)	Oleander Avenue			Oleander Avenue			Midway Road			Midway Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	109	141	56	53	133	52	97	365	97	26	335	42
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	110	142	57	54	134	53	98	369	98	26	338	42
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	9	11	5	4	11	4	8	29	8	2	27	3
Project Traffic % Assignment		10%			10%	15%	15%					
Project Traffic Direction		IN			OUT	OUT	IN					
Project Traffic		1			3	6	2					
2026 Background Traffic	119	153	62	58	145	57	106	398	106	28	365	45
2026 Total Traffic	119	154	62	58	148	63	108	398	106	28	365	45

WEEKDAY PM PEAK HOUR (4:30 PM to 5:30 PM)	Oleander Avenue			Oleander Avenue			Midway Road			Midway Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	106	126	52	92	137	76	95	521	66	48	416	96
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	107	127	53	93	138	77	96	526	67	48	420	97
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	9	10	4	7	11	6	8	42	5	4	34	8
Project Traffic % Assignment		10%			10%	15%	15%					
Project Traffic Direction		IN			OUT	OUT	IN					
Project Traffic		4			2	4	6					
2026 Background Traffic	116	137	57	100	149	83	104	568	72	52	454	105
2026 Total Traffic	116	141	57	100	151	87	110	568	72	52	454	105

INTERSECTION VOLUME DEVELOPMENT

Oleander Avenue & Weatherbee Road

WEEKDAY AM PEAK HOUR (8:00 AM to 9:00 AM)	Oleander Avenue			Oleander Avenue			Weatherbee Road			Weatherbee Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	9	249	32	52	191	7	6	64	32	19	80	52
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	9	251	32	53	193	7	6	65	32	19	81	53
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	1	20	3	4	15	1	0	5	3	2	6	4
Project Traffic % Assignment		25%		15%	25%							15%
Project Traffic Direction		IN		OUT	OUT							IN
Project Traffic		3		6	9							2
2026 Background Traffic	10	271	35	57	208	8	6	70	35	21	87	57
2026 Total Traffic	10	274	35	63	217	8	6	70	35	21	87	59

WEEKDAY PM PEAK HOUR (4:15 PM to 5:15 PM)	Oleander Avenue			Oleander Avenue			Weatherbee Road			Weatherbee Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	14	288	28	73	248	8	6	62	23	19	59	43
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	14	291	28	74	250	8	6	63	23	19	60	43
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	1	23	2	6	20	1	0	5	2	2	5	3
Project Traffic % Assignment		25%		15%	25%							15%
Project Traffic Direction		IN		OUT	OUT							IN
Project Traffic		10		4	6							6
2026 Background Traffic	15	314	30	80	270	9	6	68	25	21	65	46
2026 Total Traffic	15	324	30	84	276	9	6	68	25	21	65	52

INTERSECTION VOLUME DEVELOPMENT

Oleander Avenue & Bell Avenue

WEEKDAY AM PEAK HOUR (8:00 AM to 9:00 AM)	Oleander Avenue			Oleander Avenue			Bell Avenue			Driveway		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	61	278	4	7	250	63	66	2	79	1	1	5
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	62	281	4	7	253	64	67	2	80	1	1	5
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	5	22	0	1	20	5	5	0	6	0	0	0
Project Traffic % Assignment	5%	55%			55%				5%			
Project Traffic Direction	OUT	OUT			IN				IN			
Project Traffic	2	20			7				1			
2026 Background Traffic	67	303	4	8	273	69	72	2	86	1	1	5
2026 Total Traffic	69	323	4	8	280	69	72	2	87	1	1	5

WEEKDAY PM PEAK HOUR (4:15 PM to 5:15 PM)	Oleander Avenue			Oleander Avenue			Bell Avenue			Driveway		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	72	328	0	2	287	108	68	2	78	1	4	6
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	73	331	0	2	290	109	69	2	79	1	4	6
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	6	26	0	0	23	9	6	0	6	0	0	0
Project Traffic % Assignment	5%	55%			55%				5%			
Project Traffic Direction	OUT	OUT			IN				IN			
Project Traffic	1	13			23				2			
2026 Background Traffic	79	357	0	2	313	118	75	2	85	1	4	6
2026 Total Traffic	80	370	0	2	336	118	75	2	87	1	4	6

INTERSECTION VOLUME DEVELOPMENT

Oleander Avenue & Farmers Market Road

WEEKDAY AM PEAK HOUR (8:00 AM to 9:00 AM)	Oleander Avenue			Oleander Avenue			Driveway			Farmers Market Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	1	286	63	33	287	8	1	1	1	36	1	31
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	1	289	64	33	290	8	1	1	1	36	1	31
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	0	23	5	3	23	1	0	0	0	3	0	2
Project Traffic % Assignment		45%	10%		45%					10%		
Project Traffic Direction		OUT	OUT		IN					IN		
Project Traffic		17	3		6					1		
2026 Background Traffic	1	312	69	36	313	9	1	1	1	39	1	33
2026 Total Traffic	1	329	72	36	319	9	1	1	1	40	1	33

WEEKDAY PM PEAK HOUR (4:15 PM to 5:15 PM)	Oleander Avenue			Oleander Avenue			Driveway			Farmers Market Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	0	363	35	19	336	0	0	0	0	61	0	41
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	0	367	35	19	339	0	0	0	0	62	0	41
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	0	29	3	2	27	0	0	0	0	5	0	3
Project Traffic % Assignment		45%	10%		45%					10%		
Project Traffic Direction		OUT	OUT		IN					IN		
Project Traffic		11	2		19					4		
2026 Background Traffic	0	396	38	21	366	0	0	0	0	67	0	44
2026 Total Traffic	0	407	40	21	385	0	0	0	0	71	0	44

INTERSECTION VOLUME DEVELOPMENT

Oleander Avenue & Edwards Road

WEEKDAY AM PEAK HOUR (8:00 AM to 9:00 AM)	Oleander Avenue			Oleander Avenue			Edwards Road			Edwards Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	148	195	47	39	175	59	49	321	187	26	210	28
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	149	197	47	39	177	60	49	324	189	26	212	28
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	12	16	4	3	14	5	4	26	15	2	17	2
Project Traffic % Assignment	20%	25%			25%				20%			
Project Traffic Direction	OUT	OUT			IN				IN			
Project Traffic	8	9			3				3			
2026 Background Traffic	161	213	51	42	191	65	53	350	204	28	229	30
2026 Total Traffic	169	222	51	42	194	65	53	350	207	28	229	30

WEEKDAY PM PEAK HOUR (4:45 PM to 5:45 PM)	Oleander Avenue			Oleander Avenue			Edwards Road			Edwards Road		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Counted on 4/6/2021	171	285	40	51	198	75	92	298	209	31	336	37
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	173	288	40	52	200	76	93	301	211	31	339	37
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	14	23	3	4	16	6	7	24	17	2	27	3
Project Traffic % Assignment	20%	25%			25%				20%			
Project Traffic Direction	OUT	OUT			IN				IN			
Project Traffic	5	6			11				8			
2026 Background Traffic	187	311	43	56	216	82	100	325	228	33	366	40
2026 Total Traffic	192	317	43	56	227	82	100	325	236	33	366	40

INTERSECTION VOLUME DEVELOPMENT

Oleander Avenue & Project Driveway

WEEKDAY AM PEAK HOUR (8:00 AM to 9:00 AM)	Oleander Avenue			Oleander Avenue			Project Driveway			-		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	N/A	N/A	N/A
Counted on 4/6/2021	0	307	0	0	330	0	0	0	0	0	0	0
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	0	310	0	0	333	0	0	0	0	0	0	0
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	0	25	0	0	27	0	0	0	0	0	0	0
Project Traffic % Assignment	40%					60%	60%		40%			
Project Traffic Direction	IN					IN	OUT		OUT			
Project Traffic	5					8	22		15			
2026 Background Traffic	0	335	0	0	360	0	0	0	0	0	0	0
2026 Total Traffic	5	335	0	0	360	8	22	0	15	0	0	0

WEEKDAY PM PEAK HOUR (4:15 PM to 5:15 PM)	Oleander Avenue			Oleander Avenue			Project Driveway			-		
	Northbound			Southbound			Eastbound			Westbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	N/A	N/A	N/A
Counted on 4/6/2021	0	337	0	0	366	0	0	0	0	0	0	0
Peak Season Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
2021 Existing Traffic	0	340	0	0	370	0	0	0	0	0	0	0
Annual Growth Rate	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%	1.55%
2026 Background Growth	0	27	0	0	30	0	0	0	0	0	0	0
Project Traffic % Assignment	40%					60%	60%		40%			
Project Traffic Direction	IN					IN	OUT		OUT			
Project Traffic	16					25	14		10			
2026 Background Traffic	0	367	0	0	400	0	0	0	0	0	0	0
2026 Total Traffic	16	367	0	0	400	25	14	0	10	0	0	0

APPENDIX H
Signal Timing/Phasing Plans

St. Lucie County

ECONOLITE

MOVING TRAFFIC FORWARD

00011 - EDWARDS RD @ OLEANDER AVE - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Q in use

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N-L	S-T	E-L	W-T	S-L	N-T	W-L	E-T	N	N	N	N	N	N	N	N
Min Green	8	10	6	10	8	10	6	10	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	0	0	0	0	7	0	7	0	10	0	10	0	10	0	10
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	0	0	0	0	15	0	19	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	3.0	3.0	4.0	3.0	3.0	3.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	10	30	10	30	10	30	10	30	35	35	35	35	35	35	35	35
Max2	0	0	0	0	0	0	0	0	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	0.0	2.0	0.0	2.0	0.0	0.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Timing 10/18/16

Ø in Use 1-8

Ø to LS 1-8 to 1-8, 9-12 to 2-8P

Ø	1	2	3	4	5	6	7	8
Min	8	10	8	8	8	10	8	8
Walk		7		7		7		7
Pedcl		25		30		25		30
Ext	3	4.5	3	3.5	3	4.5	3	3.5
Max	10	45	15	25	15	45	15	25
Yell	4	4	4	4	4	4	4	4
Red	3	3	3	3	3	3	3	3

Start / Flash

Pwr Start 2,6 Green

Ext start 2,6 Green

Entry 4,8

Exit 2,6

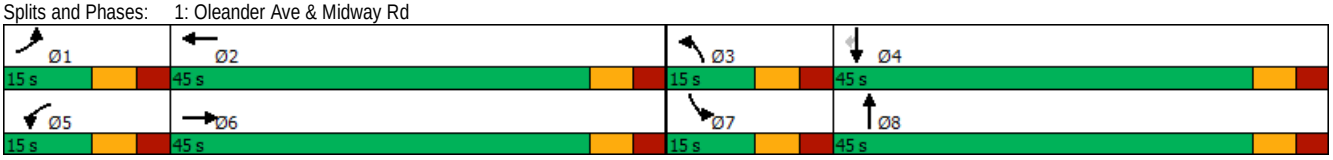
APPENDIX I
Synchro Outputs

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	98	369	98	26	338	42	110	142	57	54	134	53
Future Volume (vph)	98	369	98	26	338	42	110	142	57	54	134	53
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	5%	5%	5%	7%	7%	7%	6%	6%	6%	5%	5%	5%
Adj. Flow (vph)	105	397	105	28	363	45	118	153	61	58	144	57
Shared Lane Traffic (%)												
Lane Group Flow (vph)	105	502	0	28	408	0	118	214	0	58	144	57
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases												4
Detector Phase	1	6		5	2		3	8		7	4	4
Switch Phase												
Minimum Initial (s)	8.0	10.0		8.0	10.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	15.0	17.5		15.0	17.5		15.0	15.0		15.0	15.0	15.0
Total Split (s)	15.0	45.0		15.0	45.0		15.0	45.0		15.0	45.0	45.0
Total Split (%)	12.5%	37.5%		12.5%	37.5%		12.5%	37.5%		12.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	Min		None	None		None	None	None
v/c Ratio	0.58	0.41		0.16	0.53		0.34	0.44		0.16	0.43	0.14
Control Delay	50.6	21.0		38.2	27.9		38.0	27.8		36.4	32.5	0.7
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	50.6	21.0		38.2	27.9		38.0	27.8		36.4	32.5	0.7
Queue Length 50th (ft)	48	76		12	87		26	84		12	59	0
Queue Length 95th (ft)	#142	172		42	143		61	171		35	124	0
Internal Link Dist (ft)		1626			1766			1811			2560	
Turn Bay Length (ft)	400			300			275			200		200
Base Capacity (vph)	182	1696		179	1679		351	874		354	913	857
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.58	0.30		0.16	0.24		0.34	0.24		0.16	0.16	0.07

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 76.7
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Oleander Ave & Midway Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	98	369	98	26	338	42	110	142	57	54	134	53
Future Volume (veh/h)	98	369	98	26	338	42	110	142	57	54	134	53
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1796	1796	1796	1811	1811	1811	1826	1826	1826
Adj Flow Rate, veh/h	105	397	105	28	363	45	118	153	61	58	144	57
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	5	5	5	7	7	7	6	6	6	5	5	5
Cap, veh/h	183	714	187	84	630	78	366	212	84	271	261	221
Arrive On Green	0.11	0.26	0.26	0.05	0.21	0.21	0.11	0.17	0.17	0.08	0.14	0.14
Sat Flow, veh/h	1739	2720	712	1711	3058	376	3346	1232	491	3374	1826	1547
Grp Volume(v), veh/h	105	252	250	28	201	207	118	0	214	58	144	57
Grp Sat Flow(s),veh/h/ln	1739	1735	1698	1711	1706	1728	1673	0	1723	1687	1826	1547
Q Serve(g_s), s	3.7	8.0	8.2	1.0	6.8	6.9	2.1	0.0	7.5	1.0	4.7	2.1
Cycle Q Clear(g_c), s	3.7	8.0	8.2	1.0	6.8	6.9	2.1	0.0	7.5	1.0	4.7	2.1
Prop In Lane	1.00		0.42	1.00		0.22	1.00		0.29	1.00		1.00
Lane Grp Cap(c), veh/h	183	455	446	84	352	356	366	0	296	271	261	221
V/C Ratio(X)	0.57	0.55	0.56	0.33	0.57	0.58	0.32	0.00	0.72	0.21	0.55	0.26
Avail Cap(c_a), veh/h	217	1027	1005	213	1010	1023	417	0	1020	420	1081	916
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	27.3	20.4	20.5	29.5	22.9	23.0	26.4	0.0	25.1	27.6	25.6	24.5
Incr Delay (d2), s/veh	2.8	1.8	1.9	2.3	2.5	2.6	0.5	0.0	4.0	0.4	2.2	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	3.2	3.3	0.5	2.8	2.9	0.8	0.0	3.2	0.4	2.1	0.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	30.1	22.2	22.4	31.8	25.5	25.5	26.9	0.0	29.1	28.0	27.8	25.2
LnGrp LOS	C	C	C	C	C	C	C	A	C	C	C	C
Approach Vol, veh/h		607			436			332			259	
Approach Delay, s/veh		23.6			25.9			28.3			27.3	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.8	20.2	14.0	16.2	10.1	23.8	12.2	18.0
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	38.0	8.0	38.0	8.0	38.0	8.0	38.0
Max Q Clear Time (g_c+I1), s	5.7	8.9	4.1	6.7	3.0	10.2	3.0	9.5
Green Ext Time (p_c), s	0.0	4.3	0.1	1.2	0.0	5.4	0.0	1.5

Intersection Summary	
HCM 6th Ctrl Delay	25.8
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	65	32	19	81	53	9	251	32	53	193	7
Future Volume (vph)	6	65	32	19	81	53	9	251	32	53	193	7
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	5%	5%	7%	7%	7%	7%	7%	7%	6%	6%	6%
Adj. Flow (vph)	7	71	35	21	89	58	10	276	35	58	212	8
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	113	0	0	168	0	0	321	0	0	278	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	6.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	65	32	19	81	53	9	251	32	53	193	7
Future Vol, veh/h	6	65	32	19	81	53	9	251	32	53	193	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	5	5	5	7	7	7	7	7	7	6	6	6
Mvmt Flow	7	71	35	21	89	58	10	276	35	58	212	8

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	719	663	216	699	650	294	220	0	0	311	0	0
Stage 1	332	332	-	314	314	-	-	-	-	-	-	-
Stage 2	387	331	-	385	336	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.17	6.57	6.27	4.17	-	-	4.16	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.17	5.57	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.17	5.57	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.563	4.063	3.363	2.263	-	-	2.254	-	-
Pot Cap-1 Maneuver	340	378	816	348	382	734	1320	-	-	1227	-	-
Stage 1	675	639	-	686	647	-	-	-	-	-	-	-
Stage 2	631	640	-	628	633	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	241	354	816	268	358	734	1320	-	-	1227	-	-
Mov Cap-2 Maneuver	241	354	-	268	358	-	-	-	-	-	-	-
Stage 1	669	604	-	680	641	-	-	-	-	-	-	-
Stage 2	496	634	-	501	599	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.9	19.5	0.2	1.7
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1320	-	-	416	414	1227	-	-
HCM Lane V/C Ratio	0.007	-	-	0.272	0.406	0.047	-	-
HCM Control Delay (s)	7.7	0	-	16.9	19.5	8.1	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.1	1.9	0.1	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	67	5	80	1	1	5	62	281	4	7	253	64
Future Volume (vph)	67	5	80	1	1	5	62	281	4	7	253	64
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	5%	5%	14%	14%	14%	7%	7%	7%	8%	8%	8%
Adj. Flow (vph)	74	5	88	1	1	5	68	309	4	8	278	70
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	167	0	0	7	0	0	381	0	0	356	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	4.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	67	5	80	1	1	5	62	281	4	7	253	64
Future Vol, veh/h	67	5	80	1	1	5	62	281	4	7	253	64
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	5	5	5	14	14	14	7	7	7	8	8	8
Mvmt Flow	74	5	88	1	1	5	68	309	4	8	278	70

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	779	778	313	823	811	311	348	0	0	313	0	0
Stage 1	329	329	-	447	447	-	-	-	-	-	-	-
Stage 2	450	449	-	376	364	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.24	6.64	6.34	4.17	-	-	4.18	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.24	5.64	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.24	5.64	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.626	4.126	3.426	2.263	-	-	2.272	-	-
Pot Cap-1 Maneuver	310	324	720	279	300	702	1184	-	-	1214	-	-
Stage 1	678	641	-	568	554	-	-	-	-	-	-	-
Stage 2	583	567	-	622	603	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	289	299	720	227	277	702	1184	-	-	1214	-	-
Mov Cap-2 Maneuver	289	299	-	227	277	-	-	-	-	-	-	-
Stage 1	631	636	-	528	515	-	-	-	-	-	-	-
Stage 2	537	527	-	537	598	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19	12.9	1.5	0.2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1184	-	-	423	462	1214	-	-
HCM Lane V/C Ratio	0.058	-	-	0.395	0.017	0.006	-	-
HCM Control Delay (s)	8.2	0	-	19	12.9	8	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	1.9	0.1	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	1	1	36	1	31	1	289	64	33	290	8
Future Volume (vph)	1	1	1	36	1	31	1	289	64	33	290	8
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	33%	33%	33%	12%	12%	12%	5%	5%	5%	8%	8%	8%
Adj. Flow (vph)	1	1	1	41	1	35	1	328	73	38	330	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	3	0	0	77	0	0	402	0	0	377	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	1	36	1	31	1	289	64	33	290	8
Future Vol, veh/h	1	1	1	36	1	31	1	289	64	33	290	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	33	33	33	12	12	12	5	5	5	8	8	8
Mvmt Flow	1	1	1	41	1	35	1	328	73	38	330	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	796	814	335	779	782	365	339	0	0	401	0	0
Stage 1	411	411	-	367	367	-	-	-	-	-	-	-
Stage 2	385	403	-	412	415	-	-	-	-	-	-	-
Critical Hdwy	7.43	6.83	6.53	7.22	6.62	6.32	4.15	-	-	4.18	-	-
Critical Hdwy Stg 1	6.43	5.83	-	6.22	5.62	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.43	5.83	-	6.22	5.62	-	-	-	-	-	-	-
Follow-up Hdwy	3.797	4.297	3.597	3.608	4.108	3.408	2.245	-	-	2.272	-	-
Pot Cap-1 Maneuver	271	280	641	301	314	658	1204	-	-	1126	-	-
Stage 1	561	545	-	633	605	-	-	-	-	-	-	-
Stage 2	580	550	-	598	576	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	247	268	641	290	300	658	1204	-	-	1126	-	-
Mov Cap-2 Maneuver	247	268	-	290	300	-	-	-	-	-	-	-
Stage 1	560	522	-	632	604	-	-	-	-	-	-	-
Stage 2	547	549	-	571	552	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.3	16.5	0	0.8
HCM LOS	C	C		

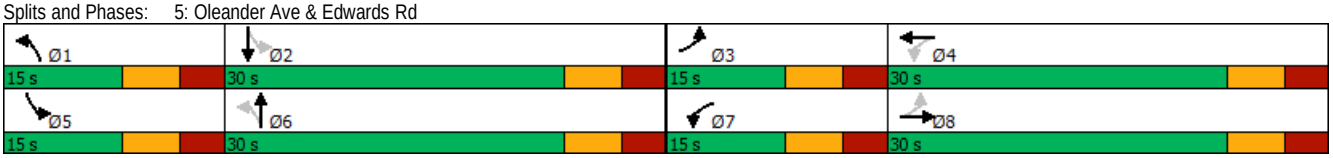
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1204	-	-	321	389	1126	-	-
HCM Lane V/C Ratio	0.001	-	-	0.011	0.199	0.033	-	-
HCM Control Delay (s)	8	0	-	16.3	16.5	8.3	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.7	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	49	321	187	26	210	28	148	195	47	39	175	59
Future Volume (vph)	49	321	187	26	210	28	148	195	47	39	175	59
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	7%	7%	7%	10%	10%	10%	8%	8%	8%	5%	5%	5%
Adj. Flow (vph)	52	341	199	28	223	30	157	207	50	41	186	63
Shared Lane Traffic (%)												
Lane Group Flow (vph)	52	540	0	28	253	0	157	257	0	41	249	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	3	8		7	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		8.0	10.0		8.0	10.0	
Minimum Split (s)	13.0	17.0		13.0	17.0		15.0	17.0		15.0	17.0	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	16.7%	33.3%		16.7%	33.3%		16.7%	33.3%		16.7%	33.3%	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
v/c Ratio	0.13	0.55		0.09	0.32		0.37	0.50		0.09	0.57	
Control Delay	16.2	19.8		16.0	24.0		17.9	27.1		14.9	30.0	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	16.2	19.8		16.0	24.0		17.9	27.1		14.9	30.0	
Queue Length 50th (ft)	14	66		8	48		40	96		10	90	
Queue Length 95th (ft)	39	161		25	90		98	201		33	190	
Internal Link Dist (ft)		2737			3439			4912			1451	
Turn Bay Length (ft)	295			350			150					
Base Capacity (vph)	408	1353		339	1280		419	700		447	697	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.13	0.40		0.08	0.20		0.37	0.37		0.09	0.36	

Intersection Summary

Cycle Length: 90
Actuated Cycle Length: 66
Natural Cycle: 65
Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Oleander Ave & Edwards Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	49	321	187	26	210	28	148	195	47	39	175	59
Future Volume (veh/h)	49	321	187	26	210	28	148	195	47	39	175	59
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1796	1796	1752	1752	1752	1781	1781	1781	1826	1826	1826
Adj Flow Rate, veh/h	52	341	0	28	223	0	157	207	50	41	186	63
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	7	7	7	10	10	10	8	8	8	5	5	5
Cap, veh/h	337	638		276	554		384	338	82	356	243	82
Arrive On Green	0.06	0.19	0.00	0.04	0.17	0.00	0.12	0.24	0.24	0.07	0.19	0.19
Sat Flow, veh/h	1711	3503	0	1668	3416	0	1697	1386	335	1739	1305	442
Grp Volume(v), veh/h	52	341	0	28	223	0	157	0	257	41	0	249
Grp Sat Flow(s),veh/h/ln	1711	1706	0	1668	1664	0	1697	0	1721	1739	0	1746
Q Serve(g_s), s	1.5	5.4	0.0	0.8	3.6	0.0	4.2	0.0	8.0	1.1	0.0	8.1
Cycle Q Clear(g_c), s	1.5	5.4	0.0	0.8	3.6	0.0	4.2	0.0	8.0	1.1	0.0	8.1
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.19	1.00		0.25
Lane Grp Cap(c), veh/h	337	638		276	554		384	0	420	356	0	326
V/C Ratio(X)	0.15	0.53		0.10	0.40		0.41	0.00	0.61	0.12	0.00	0.76
Avail Cap(c_a), veh/h	466	1306		436	1273		401	0	659	473	0	668
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.8	22.1	0.0	19.5	22.4	0.0	16.4	0.0	20.2	17.4	0.0	23.2
Incr Delay (d2), s/veh	0.2	1.0	0.0	0.2	0.7	0.0	0.7	0.0	1.4	0.1	0.0	3.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	2.1	0.0	0.3	1.3	0.0	1.5	0.0	3.0	0.4	0.0	3.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.0	23.1	0.0	19.7	23.1	0.0	17.1	0.0	21.6	17.5	0.0	26.9
LnGrp LOS	B	C		B	C		B	A	C	B	A	C
Approach Vol, veh/h		393	A		251	A		414			290	
Approach Delay, s/veh		22.5			22.7			19.9			25.6	
Approach LOS		C			C			B			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.4	18.2	10.5	17.0	11.0	21.7	9.2	18.2
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	23.0	8.0	23.0	8.0	23.0	8.0	23.0
Max Q Clear Time (g_c+I1), s	6.2	10.1	3.5	5.6	3.1	10.0	2.8	7.4
Green Ext Time (p_c), s	0.1	1.1	0.0	1.6	0.0	1.1	0.0	2.5

Intersection Summary		
HCM 6th Ctrl Delay		22.4
HCM 6th LOS		C

Notes

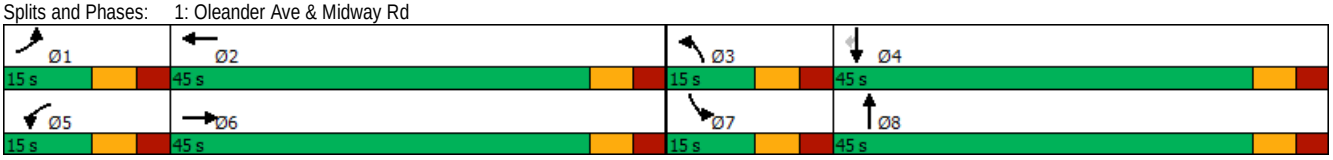
Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

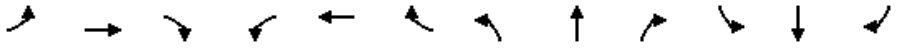
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	96	526	67	48	420	97	107	127	53	93	138	77
Future Volume (vph)	96	526	67	48	420	97	107	127	53	93	138	77
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	2%	2%	3%	3%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	100	548	70	50	438	101	111	132	55	97	144	80
Shared Lane Traffic (%)												
Lane Group Flow (vph)	100	618	0	50	539	0	111	187	0	97	144	80
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases												4
Detector Phase	1	6		5	2		3	8		7	4	4
Switch Phase												
Minimum Initial (s)	8.0	10.0		8.0	10.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	15.0	17.5		15.0	17.5		15.0	15.0		15.0	15.0	15.0
Total Split (s)	15.0	45.0		15.0	45.0		15.0	45.0		15.0	45.0	45.0
Total Split (%)	12.5%	37.5%		12.5%	37.5%		12.5%	37.5%		12.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	Min		None	None		None	None	None
v/c Ratio	0.53	0.46		0.27	0.54		0.30	0.56		0.26	0.43	0.19
Control Delay	49.7	22.6		41.6	25.5		39.6	35.2		39.2	35.1	1.0
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	49.7	22.6		41.6	25.5		39.6	35.2		39.2	35.1	1.0
Queue Length 50th (ft)	49	138		24	115		27	79		23	66	0
Queue Length 95th (ft)	#137	212		66	180		60	158		54	132	0
Internal Link Dist (ft)		1626			1766			1811			2560	
Turn Bay Length (ft)	400			300			275			200		200
Base Capacity (vph)	190	1783		188	1752		369	918		369	952	889
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.53	0.35		0.27	0.31		0.30	0.20		0.26	0.15	0.09

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 77.7
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Oleander Ave & Midway Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	96	526	67	48	420	97	107	127	53	93	138	77
Future Volume (veh/h)	96	526	67	48	420	97	107	127	53	93	138	77
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	100	548	70	50	438	101	111	132	55	97	144	80
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	3	3	3	2	2	2	2	2	2
Cap, veh/h	176	880	112	126	713	163	353	185	77	338	268	227
Arrive On Green	0.10	0.28	0.28	0.07	0.25	0.25	0.10	0.15	0.15	0.10	0.14	0.14
Sat Flow, veh/h	1781	3171	404	1767	2849	652	3456	1254	522	3456	1870	1585
Grp Volume(v), veh/h	100	306	312	50	270	269	111	0	187	97	144	80
Grp Sat Flow(s),veh/h/ln	1781	1777	1798	1767	1763	1738	1728	0	1776	1728	1870	1585
Q Serve(g_s), s	3.7	10.4	10.5	1.9	9.4	9.5	2.1	0.0	6.9	1.8	4.9	3.1
Cycle Q Clear(g_c), s	3.7	10.4	10.5	1.9	9.4	9.5	2.1	0.0	6.9	1.8	4.9	3.1
Prop In Lane	1.00		0.22	1.00		0.38	1.00		0.29	1.00		1.00
Lane Grp Cap(c), veh/h	176	493	499	126	441	435	353	0	262	338	268	227
V/C Ratio(X)	0.57	0.62	0.62	0.40	0.61	0.62	0.31	0.00	0.71	0.29	0.54	0.35
Avail Cap(c_a), veh/h	206	978	989	205	970	956	400	0	977	400	1029	872
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	29.7	21.8	21.8	30.6	22.9	23.0	28.8	0.0	28.0	28.9	27.4	26.7
Incr Delay (d2), s/veh	2.9	2.2	2.2	2.0	2.3	2.5	0.5	0.0	4.3	0.5	2.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	4.4	4.4	0.8	3.9	4.0	0.8	0.0	3.1	0.7	2.2	1.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	32.6	24.0	24.0	32.6	25.3	25.4	29.3	0.0	32.3	29.4	29.4	27.8
LnGrp LOS	C	C	C	C	C	C	C	A	C	C	C	C
Approach Vol, veh/h		718			589			298			321	
Approach Delay, s/veh		25.2			26.0			31.2			29.0	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.8	24.3	14.0	16.9	11.9	26.2	13.8	17.2
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	38.0	8.0	38.0	8.0	38.0	8.0	38.0
Max Q Clear Time (g_c+I1), s	5.7	11.5	4.1	6.9	3.9	12.5	3.8	8.9
Green Ext Time (p_c), s	0.0	5.8	0.1	1.3	0.0	6.6	0.1	1.3

Intersection Summary	
HCM 6th Ctrl Delay	27.0
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	63	23	19	60	43	14	291	28	74	250	8
Future Volume (vph)	6	63	23	19	60	43	14	291	28	74	250	8
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	4%	4%	4%	2%	2%	2%
Adj. Flow (vph)	6	66	24	20	63	45	15	303	29	77	260	8
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	96	0	0	128	0	0	347	0	0	345	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

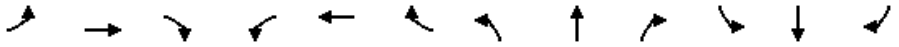
Intersection	
Int Delay, s/veh	5.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	63	23	19	60	43	14	291	28	74	250	8
Future Vol, veh/h	6	63	23	19	60	43	14	291	28	74	250	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	2	2	2	4	4	4	2	2	2
Mvmt Flow	6	66	24	20	63	45	15	303	29	77	260	8

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	820	780	264	811	770	318	268	0	0	332	0	0
Stage 1	418	418	-	348	348	-	-	-	-	-	-	-
Stage 2	402	362	-	463	422	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.12	6.52	6.22	4.14	-	-	4.12	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.518	4.018	3.318	2.236	-	-	2.218	-	-
Pot Cap-1 Maneuver	293	326	772	298	331	723	1284	-	-	1227	-	-
Stage 1	610	589	-	668	634	-	-	-	-	-	-	-
Stage 2	623	623	-	579	588	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	216	298	772	224	302	723	1284	-	-	1227	-	-
Mov Cap-2 Maneuver	216	298	-	224	302	-	-	-	-	-	-	-
Stage 1	601	545	-	659	625	-	-	-	-	-	-	-
Stage 2	519	614	-	457	544	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.6	20.6	0.3	1.8
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1284	-	-	342	356	1227	-	-
HCM Lane V/C Ratio	0.011	-	-	0.28	0.357	0.063	-	-
HCM Control Delay (s)	7.8	0	-	19.6	20.6	8.1	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.1	1.6	0.2	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	68	2	78	1	4	6	72	328	0	2	287	108
Future Volume (vph)	68	2	78	1	4	6	72	328	0	2	287	108
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	5%	5%	5%	27%	27%	27%	4%	4%	4%	4%	4%	4%
Adj. Flow (vph)	74	2	85	1	4	7	78	357	0	2	312	117
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	161	0	0	12	0	0	435	0	0	431	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	68	2	78	1	4	6	72	328	0	2	287	108
Future Vol, veh/h	68	2	78	1	4	6	72	328	0	2	287	108
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	27	27	27	4	4	4	4	4	4
Mvmt Flow	74	2	85	1	4	7	78	357	0	2	312	117

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	894	888	371	931	946	357	429	0	0	357	0	0
Stage 1	375	375	-	513	513	-	-	-	-	-	-	-
Stage 2	519	513	-	418	433	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.37	6.77	6.47	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.37	5.77	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.37	5.77	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.743	4.243	3.543	2.236	-	-	2.236	-	-
Pot Cap-1 Maneuver	259	280	668	223	238	634	1120	-	-	1191	-	-
Stage 1	640	612	-	501	497	-	-	-	-	-	-	-
Stage 2	534	531	-	566	541	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	235	255	668	180	217	634	1120	-	-	1191	-	-
Mov Cap-2 Maneuver	235	255	-	180	217	-	-	-	-	-	-	-
Stage 1	584	611	-	457	454	-	-	-	-	-	-	-
Stage 2	478	485	-	491	540	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23	16.4	1.5	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1120	-	-	358	329	1191	-	-
HCM Lane V/C Ratio	0.07	-	-	0.449	0.036	0.002	-	-
HCM Control Delay (s)	8.5	0	-	23	16.4	8	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	2.2	0.1	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	62	0	41	0	367	35	19	339	0
Future Volume (vph)	0	0	0	62	0	41	0	367	35	19	339	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	10%	10%	10%	5%	5%	5%	4%	4%	4%
Adj. Flow (vph)	0	0	0	67	0	45	0	399	38	21	368	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	112	0	0	437	0	0	389	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	62	0	41	0	367	35	19	339	0
Future Vol, veh/h	0	0	0	62	0	41	0	367	35	19	339	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	10	10	10	5	5	5	4	4	4
Mvmt Flow	0	0	0	67	0	45	0	399	38	21	368	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	851	847	368	828	828	418	368	0	0	437	0	0
Stage 1	410	410	-	418	418	-	-	-	-	-	-	-
Stage 2	441	437	-	410	410	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.2	6.6	6.3	4.15	-	-	4.14	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.2	5.6	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.2	5.6	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.59	4.09	3.39	2.245	-	-	2.236	-	-
Pot Cap-1 Maneuver	280	299	677	281	298	618	1174	-	-	1112	-	-
Stage 1	619	595	-	597	577	-	-	-	-	-	-	-
Stage 2	595	579	-	603	582	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	255	292	677	276	291	618	1174	-	-	1112	-	-
Mov Cap-2 Maneuver	255	292	-	276	291	-	-	-	-	-	-	-
Stage 1	619	581	-	597	577	-	-	-	-	-	-	-
Stage 2	552	579	-	589	568	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	19.8	0	0.4
HCM LOS	A	C		

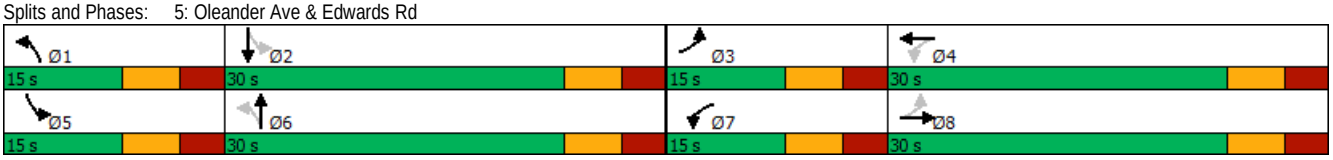
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1174	-	-	-	354	1112	-	-
HCM Lane V/C Ratio	-	-	-	-	0.316	0.019	-	-
HCM Control Delay (s)	0	-	-	0	19.8	8.3	0	-
HCM Lane LOS	A	-	-	A	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	1.3	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	93	301	211	31	339	37	173	288	40	52	200	76
Future Volume (vph)	93	301	211	31	339	37	173	288	40	52	200	76
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	4%	4%	4%	3%	3%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	98	317	222	33	357	39	182	303	42	55	211	80
Shared Lane Traffic (%)												
Lane Group Flow (vph)	98	539	0	33	396	0	182	345	0	55	291	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	3	8		7	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		8.0	10.0		8.0	10.0	
Minimum Split (s)	13.0	17.0		13.0	17.0		15.0	17.0		15.0	17.0	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	16.7%	33.3%		16.7%	33.3%		16.7%	33.3%		16.7%	33.3%	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
v/c Ratio	0.28	0.50		0.11	0.54		0.46	0.55		0.13	0.67	
Control Delay	18.5	17.0		16.7	29.7		19.8	29.0		15.3	33.8	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	18.5	17.0		16.7	29.7		19.8	29.0		15.3	33.8	
Queue Length 50th (ft)	31	61		10	91		54	153		15	118	
Queue Length 95th (ft)	65	141		28	140		111	#293		41	221	
Internal Link Dist (ft)		2737			3439			4912			1451	
Turn Bay Length (ft)	295			350			150					
Base Capacity (vph)	356	1268		336	1124		398	640		416	591	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.28	0.43		0.10	0.35		0.46	0.54		0.13	0.49	

Intersection Summary

Cycle Length: 90
Actuated Cycle Length: 74.6
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: Oleander Ave & Edwards Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	93	301	211	31	339	37	173	288	40	52	200	76
Future Volume (veh/h)	93	301	211	31	339	37	173	288	40	52	200	76
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	98	317	0	33	357	0	182	303	42	55	211	80
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	4	4	4	3	3	3	2	2	2	2	2	2
Cap, veh/h	318	701		312	581		378	396	55	324	265	100
Arrive On Green	0.08	0.20	0.00	0.04	0.16	0.00	0.12	0.25	0.25	0.08	0.20	0.20
Sat Flow, veh/h	1753	3589	0	1767	3618	0	1781	1607	223	1781	1292	490
Grp Volume(v), veh/h	98	317	0	33	357	0	182	0	345	55	0	291
Grp Sat Flow(s),veh/h/ln	1753	1749	0	1767	1763	0	1781	0	1830	1781	0	1782
Q Serve(g_s), s	2.9	5.1	0.0	1.0	6.1	0.0	5.0	0.0	11.3	1.5	0.0	10.0
Cycle Q Clear(g_c), s	2.9	5.1	0.0	1.0	6.1	0.0	5.0	0.0	11.3	1.5	0.0	10.0
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.12	1.00		0.27
Lane Grp Cap(c), veh/h	318	701		312	581		378	0	451	324	0	365
V/C Ratio(X)	0.31	0.45		0.11	0.61		0.48	0.00	0.76	0.17	0.00	0.80
Avail Cap(c_a), veh/h	400	1247		458	1257		387	0	653	406	0	635
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.0	22.7	0.0	20.8	25.0	0.0	17.3	0.0	22.6	17.7	0.0	24.4
Incr Delay (d2), s/veh	0.5	0.7	0.0	0.1	1.5	0.0	1.0	0.0	3.3	0.2	0.0	4.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	2.0	0.0	0.4	2.5	0.0	1.9	0.0	4.8	0.6	0.0	4.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.5	23.3	0.0	20.9	26.5	0.0	18.3	0.0	25.9	18.0	0.0	28.4
LnGrp LOS	C	C		C	C		B	A	C	B	A	C
Approach Vol, veh/h		415	A		390	A		527			346	
Approach Delay, s/veh		22.7			26.1			23.2			26.7	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.7	20.2	12.0	17.6	12.0	22.9	9.7	19.9
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	23.0	8.0	23.0	8.0	23.0	8.0	23.0
Max Q Clear Time (g_c+I1), s	7.0	12.0	4.9	8.1	3.5	13.3	3.0	7.1
Green Ext Time (p_c), s	0.1	1.2	0.1	2.6	0.0	1.4	0.0	2.3

Intersection Summary	
HCM 6th Ctrl Delay	24.5
HCM 6th LOS	C

Notes

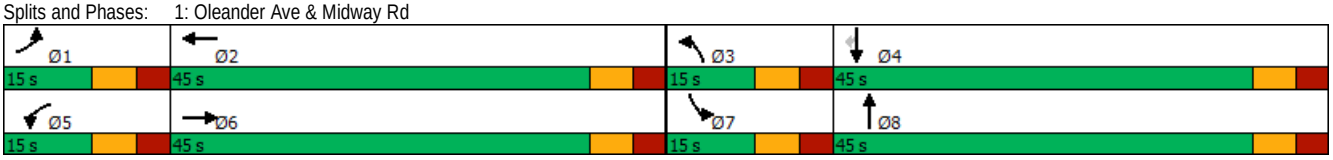
Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

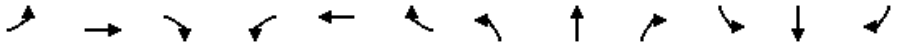
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	106	398	106	28	365	45	119	153	62	58	145	57
Future Volume (vph)	106	398	106	28	365	45	119	153	62	58	145	57
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	5%	5%	5%	7%	7%	7%	6%	6%	6%	5%	5%	5%
Adj. Flow (vph)	114	428	114	30	392	48	128	165	67	62	156	61
Shared Lane Traffic (%)												
Lane Group Flow (vph)	114	542	0	30	440	0	128	232	0	62	156	61
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases												4
Detector Phase	1	6		5	2		3	8		7	4	4
Switch Phase												
Minimum Initial (s)	8.0	10.0		8.0	10.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	15.0	17.5		15.0	17.5		15.0	15.0		15.0	15.0	15.0
Total Split (s)	15.0	45.0		15.0	45.0		15.0	45.0		15.0	45.0	45.0
Total Split (%)	12.5%	37.5%		12.5%	37.5%		12.5%	37.5%		12.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	Min		None	None		None	None	None
v/c Ratio	0.65	0.44		0.18	0.54		0.38	0.54		0.18	0.44	0.14
Control Delay	57.7	21.7		40.6	28.6		40.7	32.2		38.7	33.0	0.7
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	57.7	21.7		40.6	28.6		40.7	32.2		38.7	33.0	0.7
Queue Length 50th (ft)	54	86		14	97		30	95		14	66	0
Queue Length 95th (ft)	#167	192		47	158		70	192		39	138	0
Internal Link Dist (ft)		1626			1766			1811			2560	
Turn Bay Length (ft)	400			300			275			200		200
Base Capacity (vph)	175	1626		171	1613		336	839		339	876	829
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.65	0.33		0.18	0.27		0.38	0.28		0.18	0.18	0.07

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 80.2
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Oleander Ave & Midway Rd





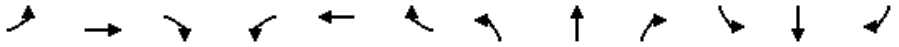
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	106	398	106	28	365	45	119	153	62	58	145	57
Future Volume (veh/h)	106	398	106	28	365	45	119	153	62	58	145	57
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1796	1796	1796	1811	1811	1811	1826	1826	1826
Adj Flow Rate, veh/h	114	428	114	30	392	48	128	165	67	62	156	61
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	5	5	5	7	7	7	6	6	6	5	5	5
Cap, veh/h	182	730	193	87	659	80	362	222	90	275	283	240
Arrive On Green	0.10	0.27	0.27	0.05	0.22	0.22	0.11	0.18	0.18	0.08	0.16	0.16
Sat Flow, veh/h	1739	2715	717	1711	3063	373	3346	1224	497	3374	1826	1547
Grp Volume(v), veh/h	114	272	270	30	217	223	128	0	232	62	156	61
Grp Sat Flow(s),veh/h/ln	1739	1735	1697	1711	1706	1729	1673	0	1722	1687	1826	1547
Q Serve(g_s), s	4.2	9.1	9.3	1.1	7.7	7.8	2.4	0.0	8.6	1.2	5.3	2.3
Cycle Q Clear(g_c), s	4.2	9.1	9.3	1.1	7.7	7.8	2.4	0.0	8.6	1.2	5.3	2.3
Prop In Lane	1.00		0.42	1.00		0.22	1.00		0.29	1.00		1.00
Lane Grp Cap(c), veh/h	182	466	456	87	367	372	362	0	313	275	283	240
V/C Ratio(X)	0.62	0.58	0.59	0.34	0.59	0.60	0.35	0.00	0.74	0.23	0.55	0.25
Avail Cap(c_a), veh/h	207	981	960	204	965	978	399	0	974	402	1033	875
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	28.8	21.3	21.3	30.8	23.7	23.8	27.8	0.0	26.0	28.9	26.2	25.0
Incr Delay (d2), s/veh	4.7	2.0	2.1	2.3	2.6	2.6	0.6	0.0	4.2	0.4	2.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.9	3.7	3.7	0.5	3.2	3.3	0.9	0.0	3.6	0.5	2.3	0.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.5	23.3	23.4	33.1	26.3	26.4	28.4	0.0	30.2	29.3	28.2	25.6
LnGrp LOS	C	C	C	C	C	C	C	A	C	C	C	C
Approach Vol, veh/h		656			470			360			279	
Approach Delay, s/veh		25.1			26.8			29.5			27.9	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.0	21.4	14.3	17.4	10.4	25.1	12.5	19.2
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	38.0	8.0	38.0	8.0	38.0	8.0	38.0
Max Q Clear Time (g_c+I1), s	6.2	9.8	4.4	7.3	3.1	11.3	3.2	10.6
Green Ext Time (p_c), s	0.0	4.7	0.1	1.3	0.0	5.9	0.0	1.6

Intersection Summary	
HCM 6th Ctrl Delay	26.9
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	70	35	21	87	57	10	271	35	57	208	8
Future Volume (vph)	6	70	35	21	87	57	10	271	35	57	208	8
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	5%	5%	7%	7%	7%	7%	7%	7%	6%	6%	6%
Adj. Flow (vph)	7	77	38	23	96	63	11	298	38	63	229	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	122	0	0	182	0	0	347	0	0	301	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

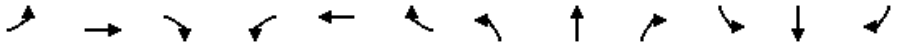
Intersection	
Int Delay, s/veh	7.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	70	35	21	87	57	10	271	35	57	208	8
Future Vol, veh/h	6	70	35	21	87	57	10	271	35	57	208	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	5	5	5	7	7	7	7	7	7	6	6	6
Mvmt Flow	7	77	38	23	96	63	11	298	38	63	229	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	779	718	234	756	703	317	238	0	0	336	0	0
Stage 1	360	360	-	339	339	-	-	-	-	-	-	-
Stage 2	419	358	-	417	364	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.17	6.57	6.27	4.17	-	-	4.16	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.17	5.57	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.17	5.57	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.563	4.063	3.363	2.263	-	-	2.254	-	-
Pot Cap-1 Maneuver	310	351	798	318	356	712	1300	-	-	1201	-	-
Stage 1	652	621	-	665	631	-	-	-	-	-	-	-
Stage 2	606	622	-	603	615	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	209	327	798	235	331	712	1300	-	-	1201	-	-
Mov Cap-2 Maneuver	209	327	-	235	331	-	-	-	-	-	-	-
Stage 1	645	584	-	658	625	-	-	-	-	-	-	-
Stage 2	463	616	-	468	578	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.5	22.7	0.2	1.7
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1300	-	-	387	382	1201	-	-
HCM Lane V/C Ratio	0.008	-	-	0.315	0.475	0.052	-	-
HCM Control Delay (s)	7.8	0	-	18.5	22.7	8.2	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.3	2.5	0.2	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	72	2	86	1	1	5	67	303	4	8	273	69
Future Volume (vph)	72	2	86	1	1	5	67	303	4	8	273	69
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	5%	5%	14%	14%	14%	7%	7%	7%	8%	8%	8%
Adj. Flow (vph)	79	2	95	1	1	5	74	333	4	9	300	76
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	176	0	0	7	0	0	411	0	0	385	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	72	2	86	1	1	5	67	303	4	8	273	69
Future Vol, veh/h	72	2	86	1	1	5	67	303	4	8	273	69
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	5	5	5	14	14	14	7	7	7	8	8	8
Mvmt Flow	79	2	95	1	1	5	74	333	4	9	300	76

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	842	841	338	888	877	335	376	0	0	337	0	0
Stage 1	356	356	-	483	483	-	-	-	-	-	-	-
Stage 2	486	485	-	405	394	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.24	6.64	6.34	4.17	-	-	4.18	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.24	5.64	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.24	5.64	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.626	4.126	3.426	2.263	-	-	2.272	-	-
Pot Cap-1 Maneuver	281	298	697	252	274	680	1156	-	-	1189	-	-
Stage 1	655	624	-	543	533	-	-	-	-	-	-	-
Stage 2	557	547	-	599	585	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	259	272	697	202	250	680	1156	-	-	1189	-	-
Mov Cap-2 Maneuver	259	272	-	202	250	-	-	-	-	-	-	-
Stage 1	603	618	-	500	491	-	-	-	-	-	-	-
Stage 2	508	504	-	511	579	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	21.5	13.5	1.5	0.2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1156	-	-	391	429	1189	-	-
HCM Lane V/C Ratio	0.064	-	-	0.45	0.018	0.007	-	-
HCM Control Delay (s)	8.3	0	-	21.5	13.5	8.1	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	2.3	0.1	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	1	1	39	1	33	1	312	69	36	313	9
Future Volume (vph)	1	1	1	39	1	33	1	312	69	36	313	9
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	33%	33%	33%	12%	12%	12%	5%	5%	5%	8%	8%	8%
Adj. Flow (vph)	1	1	1	44	1	38	1	355	78	41	356	10
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	3	0	0	83	0	0	434	0	0	407	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	1	39	1	33	1	312	69	36	313	9
Future Vol, veh/h	1	1	1	39	1	33	1	312	69	36	313	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	33	33	33	12	12	12	5	5	5	8	8	8
Mvmt Flow	1	1	1	44	1	38	1	355	78	41	356	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	859	878	361	840	844	394	366	0	0	433	0	0
Stage 1	443	443	-	396	396	-	-	-	-	-	-	-
Stage 2	416	435	-	444	448	-	-	-	-	-	-	-
Critical Hdwy	7.43	6.83	6.53	7.22	6.62	6.32	4.15	-	-	4.18	-	-
Critical Hdwy Stg 1	6.43	5.83	-	6.22	5.62	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.43	5.83	-	6.22	5.62	-	-	-	-	-	-	-
Follow-up Hdwy	3.797	4.297	3.597	3.608	4.108	3.408	2.245	-	-	2.272	-	-
Pot Cap-1 Maneuver	245	256	619	274	289	634	1176	-	-	1095	-	-
Stage 1	538	526	-	610	587	-	-	-	-	-	-	-
Stage 2	557	531	-	574	556	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	221	244	619	262	275	634	1176	-	-	1095	-	-
Mov Cap-2 Maneuver	221	244	-	262	275	-	-	-	-	-	-	-
Stage 1	537	501	-	609	586	-	-	-	-	-	-	-
Stage 2	523	530	-	545	530	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17.4	18.1	0	0.8
HCM LOS	C	C		

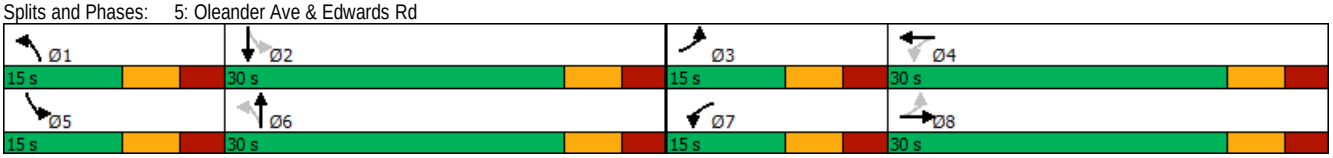
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1176	-	-	293	357	1095	-	-
HCM Lane V/C Ratio	0.001	-	-	0.012	0.232	0.037	-	-
HCM Control Delay (s)	8.1	0	-	17.4	18.1	8.4	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0.9	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	53	350	204	28	229	30	161	213	51	42	191	65
Future Volume (vph)	53	350	204	28	229	30	161	213	51	42	191	65
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	7%	7%	7%	10%	10%	10%	8%	8%	8%	5%	5%	5%
Adj. Flow (vph)	56	372	217	30	244	32	171	227	54	45	203	69
Shared Lane Traffic (%)												
Lane Group Flow (vph)	56	589	0	30	276	0	171	281	0	45	272	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	3	8		7	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		8.0	10.0		8.0	10.0	
Minimum Split (s)	13.0	17.0		13.0	17.0		15.0	17.0		15.0	17.0	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	16.7%	33.3%		16.7%	33.3%		16.7%	33.3%		16.7%	33.3%	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
v/c Ratio	0.15	0.62		0.11	0.37		0.42	0.47		0.10	0.65	
Control Delay	16.7	22.1		16.5	25.1		18.9	26.5		15.0	32.9	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	16.7	22.1		16.5	25.1		18.9	26.5		15.0	32.9	
Queue Length 50th (ft)	16	78		8	55		45	109		11	102	
Queue Length 95th (ft)	42	181		26	98		106	221		35	209	
Internal Link Dist (ft)		2737			3439			4912			1451	
Turn Bay Length (ft)	295			350			150					
Base Capacity (vph)	378	1202		293	1116		403	637		452	609	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.15	0.49		0.10	0.25		0.42	0.44		0.10	0.45	

Intersection Summary

Cycle Length: 90
Actuated Cycle Length: 70.9
Natural Cycle: 65
Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Oleander Ave & Edwards Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	53	350	204	28	229	30	161	213	51	42	191	65
Future Volume (veh/h)	53	350	204	28	229	30	161	213	51	42	191	65
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1796	1796	1752	1752	1752	1781	1781	1781	1826	1826	1826
Adj Flow Rate, veh/h	56	372	0	30	244	0	171	227	54	45	203	69
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	7	7	7	10	10	10	8	8	8	5	5	5
Cap, veh/h	325	626		261	541		380	351	84	353	260	88
Arrive On Green	0.06	0.18	0.00	0.04	0.16	0.00	0.12	0.25	0.25	0.07	0.20	0.20
Sat Flow, veh/h	1711	3503	0	1668	3416	0	1697	1391	331	1739	1303	443
Grp Volume(v), veh/h	56	372	0	30	244	0	171	0	281	45	0	272
Grp Sat Flow(s),veh/h/ln	1711	1706	0	1668	1664	0	1697	0	1722	1739	0	1746
Q Serve(g_s), s	1.6	6.1	0.0	0.9	4.1	0.0	4.7	0.0	9.0	1.2	0.0	9.1
Cycle Q Clear(g_c), s	1.6	6.1	0.0	0.9	4.1	0.0	4.7	0.0	9.0	1.2	0.0	9.1
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.19	1.00		0.25
Lane Grp Cap(c), veh/h	325	626		261	541		380	0	435	353	0	348
V/C Ratio(X)	0.17	0.59		0.11	0.45		0.45	0.00	0.65	0.13	0.00	0.78
Avail Cap(c_a), veh/h	445	1276		413	1244		392	0	644	458	0	653
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	19.4	23.0	0.0	20.2	23.3	0.0	16.5	0.0	20.5	17.2	0.0	23.4
Incr Delay (d2), s/veh	0.2	1.3	0.0	0.2	0.8	0.0	0.8	0.0	1.6	0.2	0.0	3.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	2.4	0.0	0.3	1.5	0.0	1.7	0.0	3.4	0.4	0.0	3.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.6	24.3	0.0	20.4	24.1	0.0	17.4	0.0	22.2	17.3	0.0	27.2
LnGrp LOS	B	C		C	C		B	A	C	B	A	C
Approach Vol, veh/h		428	A		274	A		452			317	
Approach Delay, s/veh		23.7			23.7			20.3			25.8	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.6	19.3	10.7	17.0	11.3	22.5	9.4	18.3
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	23.0	8.0	23.0	8.0	23.0	8.0	23.0
Max Q Clear Time (g_c+I1), s	6.7	11.1	3.6	6.1	3.2	11.0	2.9	8.1
Green Ext Time (p_c), s	0.1	1.2	0.0	1.8	0.0	1.2	0.0	2.7

Intersection Summary	
HCM 6th Ctrl Delay	23.1
HCM 6th LOS	C

Notes

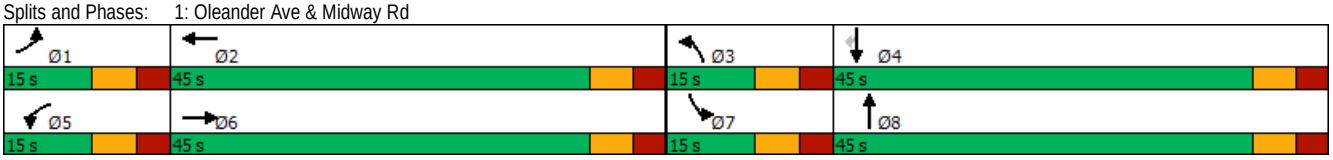
Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

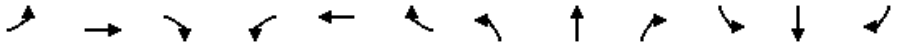
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	104	568	72	52	454	105	116	137	57	100	149	83
Future Volume (vph)	104	568	72	52	454	105	116	137	57	100	149	83
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	2%	2%	3%	3%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	108	592	75	54	473	109	121	143	59	104	155	86
Shared Lane Traffic (%)												
Lane Group Flow (vph)	108	667	0	54	582	0	121	202	0	104	155	86
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases												4
Detector Phase	1	6		5	2		3	8		7	4	4
Switch Phase												
Minimum Initial (s)	8.0	10.0		8.0	10.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	15.0	17.5		15.0	17.5		15.0	15.0		15.0	15.0	15.0
Total Split (s)	15.0	45.0		15.0	45.0		15.0	45.0		15.0	45.0	45.0
Total Split (%)	12.5%	37.5%		12.5%	37.5%		12.5%	37.5%		12.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	Min		None	None		None	None	None
v/c Ratio	0.63	0.57		0.32	0.58		0.36	0.50		0.31	0.48	0.21
Control Delay	57.8	26.3		45.0	26.8		42.2	33.9		41.6	37.2	1.1
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	57.8	26.3		45.0	26.8		42.2	33.9		41.6	37.2	1.1
Queue Length 50th (ft)	55	155		27	129		30	89		26	74	0
Queue Length 95th (ft)	#160	235		73	199		68	177		60	145	0
Internal Link Dist (ft)		1626			1766			1811			2560	
Turn Bay Length (ft)	400			300			275			200		200
Base Capacity (vph)	172	1612		170	1585		333	832		333	859	819
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.63	0.41		0.32	0.37		0.36	0.24		0.31	0.18	0.11

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 83.8
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Oleander Ave & Midway Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	104	568	72	52	454	105	116	137	57	100	149	83
Future Volume (veh/h)	104	568	72	52	454	105	116	137	57	100	149	83
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	108	592	75	54	473	109	121	143	59	104	155	86
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	3	3	3	2	2	2	2	2	2
Cap, veh/h	174	917	116	129	753	172	348	195	80	334	283	240
Arrive On Green	0.10	0.29	0.29	0.07	0.26	0.26	0.10	0.16	0.16	0.10	0.15	0.15
Sat Flow, veh/h	1781	3174	401	1767	2849	652	3456	1258	519	3456	1870	1585
Grp Volume(v), veh/h	108	331	336	54	292	290	121	0	202	104	155	86
Grp Sat Flow(s),veh/h/ln	1781	1777	1798	1767	1763	1738	1728	0	1777	1728	1870	1585
Q Serve(g_s), s	4.2	11.8	11.9	2.1	10.6	10.7	2.4	0.0	7.9	2.0	5.6	3.5
Cycle Q Clear(g_c), s	4.2	11.8	11.9	2.1	10.6	10.7	2.4	0.0	7.9	2.0	5.6	3.5
Prop In Lane	1.00		0.22	1.00		0.38	1.00		0.29	1.00		1.00
Lane Grp Cap(c), veh/h	174	513	520	129	466	459	348	0	276	334	283	240
V/C Ratio(X)	0.62	0.64	0.65	0.42	0.63	0.63	0.35	0.00	0.73	0.31	0.55	0.36
Avail Cap(c_a), veh/h	196	931	942	195	924	911	381	0	931	381	980	830
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.4	22.5	22.5	32.1	23.5	23.6	30.4	0.0	29.2	30.5	28.5	27.6
Incr Delay (d2), s/veh	4.8	2.3	2.3	2.1	2.4	2.5	0.6	0.0	4.5	0.5	2.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	5.0	5.1	1.0	4.5	4.5	1.0	0.0	3.5	0.8	2.5	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	36.2	24.9	24.9	34.3	25.9	26.0	31.0	0.0	33.7	31.0	30.5	28.7
LnGrp LOS	D	C	C	C	C	C	C	A	C	C	C	C
Approach Vol, veh/h		775			636			323			345	
Approach Delay, s/veh		26.4			26.7			32.7			30.2	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.1	26.2	14.3	18.0	12.3	28.0	14.0	18.2
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	38.0	8.0	38.0	8.0	38.0	8.0	38.0
Max Q Clear Time (g_c+I1), s	6.2	12.7	4.4	7.6	4.1	13.9	4.0	9.9
Green Ext Time (p_c), s	0.0	6.2	0.1	1.4	0.0	7.1	0.1	1.4

Intersection Summary	
HCM 6th Ctrl Delay	28.1
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	68	25	21	65	46	15	314	30	80	270	9
Future Volume (vph)	6	68	25	21	65	46	15	314	30	80	270	9
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	4%	4%	4%	2%	2%	2%
Adj. Flow (vph)	6	71	26	22	68	48	16	327	31	83	281	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	103	0	0	138	0	0	374	0	0	373	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	6.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	68	25	21	65	46	15	314	30	80	270	9
Future Vol, veh/h	6	68	25	21	65	46	15	314	30	80	270	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	2	2	2	4	4	4	2	2	2
Mvmt Flow	6	71	26	22	68	48	16	327	31	83	281	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	885	842	286	875	831	343	290	0	0	358	0	0
Stage 1	452	452	-	375	375	-	-	-	-	-	-	-
Stage 2	433	390	-	500	456	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.12	6.52	6.22	4.14	-	-	4.12	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.518	4.018	3.318	2.236	-	-	2.218	-	-
Pot Cap-1 Maneuver	265	300	751	270	305	700	1260	-	-	1201	-	-
Stage 1	585	569	-	646	617	-	-	-	-	-	-	-
Stage 2	599	606	-	553	568	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	186	271	751	193	275	700	1260	-	-	1201	-	-
Mov Cap-2 Maneuver	186	271	-	193	275	-	-	-	-	-	-	-
Stage 1	576	522	-	636	607	-	-	-	-	-	-	-
Stage 2	488	596	-	423	521	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.1	24.4	0.3	1.8
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1260	-	-	313	321	1201	-	-
HCM Lane V/C Ratio	0.012	-	-	0.329	0.428	0.069	-	-
HCM Control Delay (s)	7.9	0	-	22.1	24.4	8.2	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.4	2.1	0.2	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	75	2	85	1	4	6	79	357	0	2	313	118
Future Volume (vph)	75	2	85	1	4	6	79	357	0	2	313	118
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	5%	5%	5%	27%	27%	27%	4%	4%	4%	4%	4%	4%
Adj. Flow (vph)	82	2	92	1	4	7	86	388	0	2	340	128
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	176	0	0	12	0	0	474	0	0	470	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	5.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	75	2	85	1	4	6	79	357	0	2	313	118
Future Vol, veh/h	75	2	85	1	4	6	79	357	0	2	313	118
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	27	27	27	4	4	4	4	4	4
Mvmt Flow	82	2	92	1	4	7	86	388	0	2	340	128

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	974	968	404	1015	1032	388	468	0	0	388	0	0
Stage 1	408	408	-	560	560	-	-	-	-	-	-	-
Stage 2	566	560	-	455	472	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.37	6.77	6.47	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.37	5.77	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.37	5.77	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.743	4.243	3.543	2.236	-	-	2.236	-	-
Pot Cap-1 Maneuver	228	251	640	195	211	609	1083	-	-	1160	-	-
Stage 1	614	592	-	471	472	-	-	-	-	-	-	-
Stage 2	504	506	-	540	519	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	204	225	640	153	189	609	1083	-	-	1160	-	-
Mov Cap-2 Maneuver	204	225	-	153	189	-	-	-	-	-	-	-
Stage 1	552	591	-	423	424	-	-	-	-	-	-	-
Stage 2	444	455	-	459	518	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	29.5	17.8	1.6	0
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1083	-	-	318	293	1160	-	-
HCM Lane V/C Ratio	0.079	-	-	0.554	0.041	0.002	-	-
HCM Control Delay (s)	8.6	0	-	29.5	17.8	8.1	0	-
HCM Lane LOS	A	A	-	D	C	A	A	-
HCM 95th %tile Q(veh)	0.3	-	-	3.2	0.1	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	67	0	44	0	396	38	21	366	0
Future Volume (vph)	0	0	0	67	0	44	0	396	38	21	366	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	10%	10%	10%	5%	5%	5%	4%	4%	4%
Adj. Flow (vph)	0	0	0	73	0	48	0	430	41	23	398	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	121	0	0	471	0	0	421	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	67	0	44	0	396	38	21	366	0
Future Vol, veh/h	0	0	0	67	0	44	0	396	38	21	366	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	10	10	10	5	5	5	4	4	4
Mvmt Flow	0	0	0	73	0	48	0	430	41	23	398	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	919	915	398	895	895	451	398	0	0	471	0	0
Stage 1	444	444	-	451	451	-	-	-	-	-	-	-
Stage 2	475	471	-	444	444	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.2	6.6	6.3	4.15	-	-	4.14	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.2	5.6	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.2	5.6	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.59	4.09	3.39	2.245	-	-	2.236	-	-
Pot Cap-1 Maneuver	252	273	652	253	272	592	1144	-	-	1080	-	-
Stage 1	593	575	-	573	558	-	-	-	-	-	-	-
Stage 2	570	560	-	578	562	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	227	266	652	248	265	592	1144	-	-	1080	-	-
Mov Cap-2 Maneuver	227	266	-	248	265	-	-	-	-	-	-	-
Stage 1	593	559	-	573	558	-	-	-	-	-	-	-
Stage 2	524	560	-	562	547	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	22.7	0	0.5
HCM LOS	A	C		

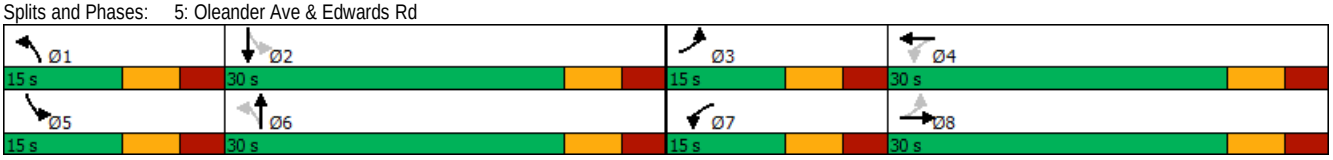
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1144	-	-	-	322	1080	-	-
HCM Lane V/C Ratio	-	-	-	-	0.375	0.021	-	-
HCM Control Delay (s)	0	-	-	0	22.7	8.4	0	-
HCM Lane LOS	A	-	-	A	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	1.7	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	100	325	228	33	366	40	187	311	43	56	216	82
Future Volume (vph)	100	325	228	33	366	40	187	311	43	56	216	82
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	4%	4%	4%	3%	3%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	105	342	240	35	385	42	197	327	45	59	227	86
Shared Lane Traffic (%)												
Lane Group Flow (vph)	105	582	0	35	427	0	197	372	0	59	313	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	3	8		7	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		8.0	10.0		8.0	10.0	
Minimum Split (s)	13.0	17.0		13.0	17.0		15.0	17.0		15.0	17.0	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	16.7%	33.3%		16.7%	33.3%		16.7%	33.3%		16.7%	33.3%	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
v/c Ratio	0.32	0.58		0.12	0.56		0.51	0.59		0.15	0.71	
Control Delay	19.1	20.2		17.0	30.2		21.7	30.6		15.8	36.0	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	19.1	20.2		17.0	30.2		21.7	30.6		15.8	36.0	
Queue Length 50th (ft)	35	97		11	103		62	175		17	135	
Queue Length 95th (ft)	69	156		29	151		120	#332		43	240	
Internal Link Dist (ft)		2737			3439			4912			1451	
Turn Bay Length (ft)	295			350			150					
Base Capacity (vph)	343	1206		310	1103		385	633		398	580	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.31	0.48		0.11	0.39		0.51	0.59		0.15	0.54	

Intersection Summary

Cycle Length: 90
Actuated Cycle Length: 76.2
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: Oleander Ave & Edwards Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	100	325	228	33	366	40	187	311	43	56	216	82
Future Volume (veh/h)	100	325	228	33	366	40	187	311	43	56	216	82
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	105	342	0	35	385	0	197	327	45	59	227	86
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	4	4	4	3	3	3	2	2	2	2	2	2
Cap, veh/h	312	721		307	607		367	406	56	312	279	106
Arrive On Green	0.08	0.21	0.00	0.04	0.17	0.00	0.12	0.25	0.25	0.08	0.22	0.22
Sat Flow, veh/h	1753	3589	0	1767	3618	0	1781	1609	221	1781	1293	490
Grp Volume(v), veh/h	105	342	0	35	385	0	197	0	372	59	0	313
Grp Sat Flow(s),veh/h/ln	1753	1749	0	1767	1763	0	1781	0	1831	1781	0	1782
Q Serve(g_s), s	3.2	5.8	0.0	1.1	6.8	0.0	5.6	0.0	12.7	1.6	0.0	11.2
Cycle Q Clear(g_c), s	3.2	5.8	0.0	1.1	6.8	0.0	5.6	0.0	12.7	1.6	0.0	11.2
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.12	1.00		0.27
Lane Grp Cap(c), veh/h	312	721		307	607		367	0	462	312	0	384
V/C Ratio(X)	0.34	0.47		0.11	0.63		0.54	0.00	0.80	0.19	0.00	0.81
Avail Cap(c_a), veh/h	387	1203		443	1213		372	0	630	383	0	613
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.4	23.3	0.0	21.1	25.7	0.0	17.9	0.0	23.4	18.0	0.0	25.0
Incr Delay (d2), s/veh	0.6	0.7	0.0	0.2	1.6	0.0	1.5	0.0	5.4	0.3	0.0	4.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	2.3	0.0	0.4	2.8	0.0	2.2	0.0	5.7	0.6	0.0	4.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.1	24.0	0.0	21.3	27.3	0.0	19.4	0.0	28.9	18.3	0.0	29.5
LnGrp LOS	C	C		C	C		B	A	C	B	A	C
Approach Vol, veh/h		447	A		420	A		569			372	
Approach Delay, s/veh		23.3			26.8			25.6			27.7	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.8	21.4	12.1	18.5	12.3	23.9	9.9	20.8
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	23.0	8.0	23.0	8.0	23.0	8.0	23.0
Max Q Clear Time (g_c+I1), s	7.6	13.2	5.2	8.8	3.6	14.7	3.1	7.8
Green Ext Time (p_c), s	0.0	1.2	0.1	2.7	0.0	1.4	0.0	2.5

Intersection Summary	
HCM 6th Ctrl Delay	25.8
HCM 6th LOS	C

Notes

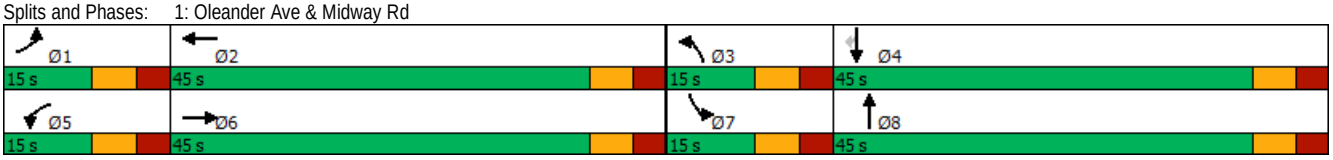
Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	108	398	106	28	365	45	119	154	62	58	148	63
Future Volume (vph)	108	398	106	28	365	45	119	154	62	58	148	63
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	5%	5%	5%	7%	7%	7%	6%	6%	6%	5%	5%	5%
Adj. Flow (vph)	116	428	114	30	392	48	128	166	67	62	159	68
Shared Lane Traffic (%)												
Lane Group Flow (vph)	116	542	0	30	440	0	128	233	0	62	159	68
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases												4
Detector Phase	1	6		5	2		3	8		7	4	4
Switch Phase												
Minimum Initial (s)	8.0	10.0		8.0	10.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	15.0	17.5		15.0	17.5		15.0	15.0		15.0	15.0	15.0
Total Split (s)	15.0	45.0		15.0	45.0		15.0	45.0		15.0	45.0	45.0
Total Split (%)	12.5%	37.5%		12.5%	37.5%		12.5%	37.5%		12.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	Min		None	None		None	None	None
v/c Ratio	0.66	0.44		0.18	0.54		0.38	0.54		0.18	0.44	0.16
Control Delay	58.5	21.8		40.7	28.7		40.8	32.2		38.8	33.1	0.8
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	58.5	21.8		40.7	28.7		40.8	32.2		38.8	33.1	0.8
Queue Length 50th (ft)	55	87		14	97		30	95		14	67	0
Queue Length 95th (ft)	#171	192		47	158		70	193		39	141	0
Internal Link Dist (ft)		1626			1766			1811			2560	
Turn Bay Length (ft)	400			300			275			200		200
Base Capacity (vph)	175	1624		171	1611		336	838		339	875	828
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.66	0.33		0.18	0.27		0.38	0.28		0.18	0.18	0.08

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 80.2
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Oleander Ave & Midway Rd





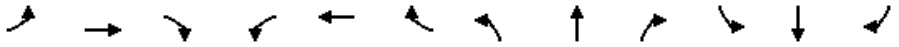
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	108	398	106	28	365	45	119	154	62	58	148	63
Future Volume (veh/h)	108	398	106	28	365	45	119	154	62	58	148	63
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1796	1796	1796	1811	1811	1811	1826	1826	1826
Adj Flow Rate, veh/h	116	428	114	30	392	48	128	166	67	62	159	68
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	5	5	5	7	7	7	6	6	6	5	5	5
Cap, veh/h	183	731	193	87	658	80	361	223	90	275	284	241
Arrive On Green	0.11	0.27	0.27	0.05	0.21	0.21	0.11	0.18	0.18	0.08	0.16	0.16
Sat Flow, veh/h	1739	2715	717	1711	3063	373	3346	1227	495	3374	1826	1547
Grp Volume(v), veh/h	116	272	270	30	217	223	128	0	233	62	159	68
Grp Sat Flow(s),veh/h/ln	1739	1735	1697	1711	1706	1729	1673	0	1722	1687	1826	1547
Q Serve(g_s), s	4.3	9.1	9.3	1.1	7.7	7.8	2.4	0.0	8.6	1.2	5.4	2.6
Cycle Q Clear(g_c), s	4.3	9.1	9.3	1.1	7.7	7.8	2.4	0.0	8.6	1.2	5.4	2.6
Prop In Lane	1.00		0.42	1.00		0.22	1.00		0.29	1.00		1.00
Lane Grp Cap(c), veh/h	183	467	457	87	367	372	361	0	314	275	284	241
V/C Ratio(X)	0.63	0.58	0.59	0.34	0.59	0.60	0.35	0.00	0.74	0.23	0.56	0.28
Avail Cap(c_a), veh/h	207	980	958	203	964	977	398	0	972	401	1031	874
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	28.9	21.3	21.4	30.8	23.8	23.8	27.8	0.0	26.0	28.9	26.3	25.1
Incr Delay (d2), s/veh	5.1	2.0	2.1	2.3	2.6	2.6	0.6	0.0	4.2	0.4	2.1	0.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	3.7	3.7	0.5	3.2	3.3	0.9	0.0	3.6	0.5	2.4	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	34.0	23.3	23.5	33.2	26.4	26.4	28.4	0.0	30.2	29.3	28.3	25.9
LnGrp LOS	C	C	C	C	C	C	C	A	C	C	C	C
Approach Vol, veh/h		658			470			361			289	
Approach Delay, s/veh		25.2			26.8			29.6			28.0	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.1	21.5	14.3	17.5	10.4	25.1	12.5	19.3
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	38.0	8.0	38.0	8.0	38.0	8.0	38.0
Max Q Clear Time (g_c+I1), s	6.3	9.8	4.4	7.4	3.1	11.3	3.2	10.6
Green Ext Time (p_c), s	0.0	4.7	0.1	1.3	0.0	5.9	0.0	1.6

Intersection Summary	
HCM 6th Ctrl Delay	27.0
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	70	35	21	87	59	10	274	35	63	217	8
Future Volume (vph)	6	70	35	21	87	59	10	274	35	63	217	8
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	5%	5%	7%	7%	7%	7%	7%	7%	6%	6%	6%
Adj. Flow (vph)	7	77	38	23	96	65	11	301	38	69	238	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	122	0	0	184	0	0	350	0	0	316	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	7.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	70	35	21	87	59	10	274	35	63	217	8
Future Vol, veh/h	6	70	35	21	87	59	10	274	35	63	217	8
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	5	5	5	7	7	7	7	7	7	6	6	6
Mvmt Flow	7	77	38	23	96	65	11	301	38	69	238	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	804	742	243	780	727	320	247	0	0	339	0	0
Stage 1	381	381	-	342	342	-	-	-	-	-	-	-
Stage 2	423	361	-	438	385	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.17	6.57	6.27	4.17	-	-	4.16	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.17	5.57	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.17	5.57	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.563	4.063	3.363	2.263	-	-	2.254	-	-
Pot Cap-1 Maneuver	298	340	788	307	345	709	1290	-	-	1198	-	-
Stage 1	635	608	-	663	629	-	-	-	-	-	-	-
Stage 2	603	621	-	588	602	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	196	314	788	223	318	709	1290	-	-	1198	-	-
Mov Cap-2 Maneuver	196	314	-	223	318	-	-	-	-	-	-	-
Stage 1	628	567	-	656	622	-	-	-	-	-	-	-
Stage 2	459	614	-	451	562	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	19.3	23.9	0.2	1.8
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1290	-	-	373	370	1198	-	-
HCM Lane V/C Ratio	0.009	-	-	0.327	0.496	0.058	-	-
HCM Control Delay (s)	7.8	0	-	19.3	23.9	8.2	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.4	2.7	0.2	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	72	2	87	1	1	5	69	323	4	8	280	69
Future Volume (vph)	72	2	87	1	1	5	69	323	4	8	280	69
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	5%	5%	14%	14%	14%	7%	7%	7%	8%	8%	8%
Adj. Flow (vph)	79	2	96	1	1	5	76	355	4	9	308	76
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	177	0	0	7	0	0	435	0	0	393	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

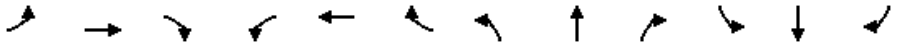
Intersection	
Int Delay, s/veh	4.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	72	2	87	1	1	5	69	323	4	8	280	69
Future Vol, veh/h	72	2	87	1	1	5	69	323	4	8	280	69
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	5	5	5	14	14	14	7	7	7	8	8	8
Mvmt Flow	79	2	96	1	1	5	76	355	4	9	308	76

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	876	875	346	922	911	357	384	0	0	359	0	0
Stage 1	364	364	-	509	509	-	-	-	-	-	-	-
Stage 2	512	511	-	413	402	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.24	6.64	6.34	4.17	-	-	4.18	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.24	5.64	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.24	5.64	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.626	4.126	3.426	2.263	-	-	2.272	-	-
Pot Cap-1 Maneuver	266	285	690	239	262	661	1148	-	-	1167	-	-
Stage 1	649	619	-	525	519	-	-	-	-	-	-	-
Stage 2	539	532	-	593	580	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	244	259	690	190	238	661	1148	-	-	1167	-	-
Mov Cap-2 Maneuver	244	259	-	190	238	-	-	-	-	-	-	-
Stage 1	595	613	-	481	476	-	-	-	-	-	-	-
Stage 2	489	488	-	504	574	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.9	13.9	1.5	0.2
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1148	-	-	375	411	1167	-	-
HCM Lane V/C Ratio	0.066	-	-	0.472	0.019	0.008	-	-
HCM Control Delay (s)	8.4	0	-	22.9	13.9	8.1	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	2.4	0.1	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	1	1	1	40	1	33	1	329	72	36	319	9
Future Volume (vph)	1	1	1	40	1	33	1	329	72	36	319	9
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	33%	33%	33%	12%	12%	12%	5%	5%	5%	8%	8%	8%
Adj. Flow (vph)	1	1	1	45	1	38	1	374	82	41	363	10
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	3	0	0	84	0	0	457	0	0	414	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	1	1	40	1	33	1	329	72	36	319	9
Future Vol, veh/h	1	1	1	40	1	33	1	329	72	36	319	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	33	33	33	12	12	12	5	5	5	8	8	8
Mvmt Flow	1	1	1	45	1	38	1	374	82	41	363	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	887	908	368	868	872	415	373	0	0	456	0	0
Stage 1	450	450	-	417	417	-	-	-	-	-	-	-
Stage 2	437	458	-	451	455	-	-	-	-	-	-	-
Critical Hdwy	7.43	6.83	6.53	7.22	6.62	6.32	4.15	-	-	4.18	-	-
Critical Hdwy Stg 1	6.43	5.83	-	6.22	5.62	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.43	5.83	-	6.22	5.62	-	-	-	-	-	-	-
Follow-up Hdwy	3.797	4.297	3.597	3.608	4.108	3.408	2.245	-	-	2.272	-	-
Pot Cap-1 Maneuver	234	245	614	262	278	616	1169	-	-	1074	-	-
Stage 1	533	522	-	594	574	-	-	-	-	-	-	-
Stage 2	542	518	-	569	552	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	211	233	614	251	264	616	1169	-	-	1074	-	-
Mov Cap-2 Maneuver	211	233	-	251	264	-	-	-	-	-	-	-
Stage 1	532	497	-	593	573	-	-	-	-	-	-	-
Stage 2	507	517	-	539	526	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18	19	0	0.8
HCM LOS	C	C		

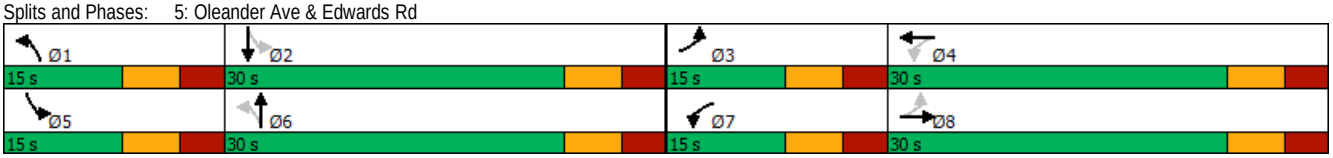
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1169	-	-	281	341	1074	-	-
HCM Lane V/C Ratio	0.001	-	-	0.012	0.247	0.038	-	-
HCM Control Delay (s)	8.1	0	-	18	19	8.5	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	1	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	53	350	207	28	229	30	169	222	51	42	194	65
Future Volume (vph)	53	350	207	28	229	30	169	222	51	42	194	65
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	7%	7%	7%	10%	10%	10%	8%	8%	8%	5%	5%	5%
Adj. Flow (vph)	56	372	220	30	244	32	180	236	54	45	206	69
Shared Lane Traffic (%)												
Lane Group Flow (vph)	56	592	0	30	276	0	180	290	0	45	275	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	3	8		7	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		8.0	10.0		8.0	10.0	
Minimum Split (s)	13.0	17.0		13.0	17.0		15.0	17.0		15.0	17.0	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	16.7%	33.3%		16.7%	33.3%		16.7%	33.3%		16.7%	33.3%	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
v/c Ratio	0.15	0.62		0.11	0.37		0.45	0.48		0.10	0.65	
Control Delay	16.8	22.2		16.6	25.3		19.4	26.8		15.0	32.9	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	16.8	22.2		16.6	25.3		19.4	26.8		15.0	32.9	
Queue Length 50th (ft)	16	79		8	55		48	114		11	103	
Queue Length 95th (ft)	42	182		26	98		111	229		35	211	
Internal Link Dist (ft)		2737			3439			4912			1451	
Turn Bay Length (ft)	295			350			150					
Base Capacity (vph)	377	1200		291	1113		402	636		451	607	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.15	0.49		0.10	0.25		0.45	0.46		0.10	0.45	

Intersection Summary

Cycle Length: 90
Actuated Cycle Length: 71.2
Natural Cycle: 65
Control Type: Actuated-Uncoordinated

Splits and Phases: 5: Oleander Ave & Edwards Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	53	350	207	28	229	30	169	222	51	42	194	65
Future Volume (veh/h)	53	350	207	28	229	30	169	222	51	42	194	65
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1796	1796	1796	1752	1752	1752	1781	1781	1781	1826	1826	1826
Adj Flow Rate, veh/h	56	372	0	30	244	0	180	236	54	45	206	69
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	7	7	7	10	10	10	8	8	8	5	5	5
Cap, veh/h	324	624		260	539		381	357	82	348	263	88
Arrive On Green	0.06	0.18	0.00	0.04	0.16	0.00	0.12	0.25	0.25	0.07	0.20	0.20
Sat Flow, veh/h	1711	3503	0	1668	3416	0	1697	1403	321	1739	1309	438
Grp Volume(v), veh/h	56	372	0	30	244	0	180	0	290	45	0	275
Grp Sat Flow(s),veh/h/ln	1711	1706	0	1668	1664	0	1697	0	1724	1739	0	1747
Q Serve(g_s), s	1.6	6.2	0.0	0.9	4.1	0.0	4.9	0.0	9.3	1.2	0.0	9.2
Cycle Q Clear(g_c), s	1.6	6.2	0.0	0.9	4.1	0.0	4.9	0.0	9.3	1.2	0.0	9.2
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.19	1.00		0.25
Lane Grp Cap(c), veh/h	324	624		260	539		381	0	439	348	0	351
V/C Ratio(X)	0.17	0.60		0.12	0.45		0.47	0.00	0.66	0.13	0.00	0.78
Avail Cap(c_a), veh/h	443	1272		411	1240		391	0	642	453	0	651
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	19.5	23.1	0.0	20.3	23.4	0.0	16.6	0.0	20.6	17.2	0.0	23.4
Incr Delay (d2), s/veh	0.3	1.3	0.0	0.2	0.8	0.0	0.9	0.0	1.7	0.2	0.0	3.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	2.4	0.0	0.3	1.5	0.0	1.8	0.0	3.6	0.4	0.0	3.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.7	24.4	0.0	20.5	24.2	0.0	17.5	0.0	22.3	17.3	0.0	27.3
LnGrp LOS	B	C		C	C		B	A	C	B	A	C
Approach Vol, veh/h		428	A		274	A		470			320	
Approach Delay, s/veh		23.8			23.8			20.5			25.9	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.6	19.4	10.7	17.0	11.3	22.7	9.4	18.3
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	23.0	8.0	23.0	8.0	23.0	8.0	23.0
Max Q Clear Time (g_c+I1), s	6.9	11.2	3.6	6.1	3.2	11.3	2.9	8.2
Green Ext Time (p_c), s	0.1	1.2	0.0	1.8	0.0	1.2	0.0	2.7

Intersection Summary	
HCM 6th Ctrl Delay	23.2
HCM 6th LOS	C

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	22	15	5	335	360	8
Future Volume (vph)	22	15	5	335	360	8
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	24	16	5	364	391	9
Shared Lane Traffic (%)						
Lane Group Flow (vph)	40	0	0	369	400	0
Sign Control	Stop			Free	Free	

Intersection Summary
Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	22	15	5	335	360	8
Future Vol, veh/h	22	15	5	335	360	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	16	5	364	391	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	770	396	400	0	-	0
Stage 1	396	-	-	-	-	-
Stage 2	374	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	369	653	1159	-	-	-
Stage 1	680	-	-	-	-	-
Stage 2	696	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	367	653	1159	-	-	-
Mov Cap-2 Maneuver	367	-	-	-	-	-
Stage 1	677	-	-	-	-	-
Stage 2	696	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.9	0.1	0
HCM LOS	B		

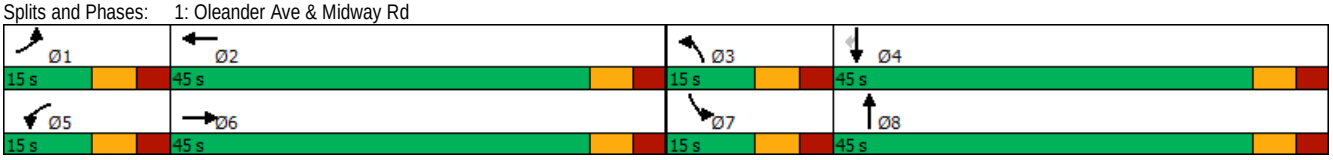
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1159	-	446	-	-
HCM Lane V/C Ratio	0.005	-	0.09	-	-
HCM Control Delay (s)	8.1	0	13.9	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

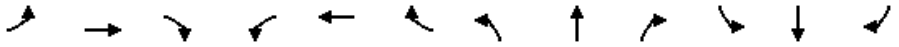
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	110	568	72	52	454	105	116	141	57	100	151	87
Future Volume (vph)	110	568	72	52	454	105	116	141	57	100	151	87
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	2%	2%	2%	3%	3%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	115	592	75	54	473	109	121	147	59	104	157	91
Shared Lane Traffic (%)												
Lane Group Flow (vph)	115	667	0	54	582	0	121	206	0	104	157	91
Turn Type	Prot	NA		Prot	NA		Prot	NA		Prot	NA	Perm
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases												4
Detector Phase	1	6		5	2		3	8		7	4	4
Switch Phase												
Minimum Initial (s)	8.0	10.0		8.0	10.0		8.0	8.0		8.0	8.0	8.0
Minimum Split (s)	15.0	17.5		15.0	17.5		15.0	15.0		15.0	15.0	15.0
Total Split (s)	15.0	45.0		15.0	45.0		15.0	45.0		15.0	45.0	45.0
Total Split (%)	12.5%	37.5%		12.5%	37.5%		12.5%	37.5%		12.5%	37.5%	37.5%
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	7.0
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	Min		None	Min		None	None		None	None	None
v/c Ratio	0.67	0.57		0.32	0.58		0.36	0.50		0.31	0.48	0.22
Control Delay	61.1	26.4		45.2	26.9		42.4	33.9		41.8	37.1	1.2
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	61.1	26.4		45.2	26.9		42.4	33.9		41.8	37.1	1.2
Queue Length 50th (ft)	59	156		27	130		31	91		26	75	0
Queue Length 95th (ft)	#174	236		73	200		68	179		60	148	2
Internal Link Dist (ft)		1626			1766			1811			2560	
Turn Bay Length (ft)	400			300			275			200		200
Base Capacity (vph)	171	1608		169	1581		332	830		332	857	817
Starvation Cap Reductn	0	0		0	0		0	0		0	0	0
Spillback Cap Reductn	0	0		0	0		0	0		0	0	0
Storage Cap Reductn	0	0		0	0		0	0		0	0	0
Reduced v/c Ratio	0.67	0.41		0.32	0.37		0.36	0.25		0.31	0.18	0.11

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 84.1
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Oleander Ave & Midway Rd





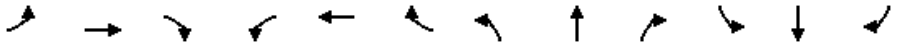
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	110	568	72	52	454	105	116	141	57	100	151	87
Future Volume (veh/h)	110	568	72	52	454	105	116	141	57	100	151	87
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	115	592	75	54	473	109	121	147	59	104	157	91
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	2	2	2	3	3	3	2	2	2	2	2	2
Cap, veh/h	177	916	116	129	747	171	347	200	80	333	287	243
Arrive On Green	0.10	0.29	0.29	0.07	0.26	0.26	0.10	0.16	0.16	0.10	0.15	0.15
Sat Flow, veh/h	1781	3174	401	1767	2849	652	3456	1269	509	3456	1870	1585
Grp Volume(v), veh/h	115	331	336	54	292	290	121	0	206	104	157	91
Grp Sat Flow(s),veh/h/ln	1781	1777	1798	1767	1763	1738	1728	0	1779	1728	1870	1585
Q Serve(g_s), s	4.5	11.9	11.9	2.1	10.6	10.8	2.4	0.0	8.0	2.0	5.6	3.8
Cycle Q Clear(g_c), s	4.5	11.9	11.9	2.1	10.6	10.8	2.4	0.0	8.0	2.0	5.6	3.8
Prop In Lane	1.00		0.22	1.00		0.38	1.00		0.29	1.00		1.00
Lane Grp Cap(c), veh/h	177	513	519	129	463	456	347	0	280	333	287	243
V/C Ratio(X)	0.65	0.65	0.65	0.42	0.63	0.64	0.35	0.00	0.74	0.31	0.55	0.37
Avail Cap(c_a), veh/h	196	928	939	194	920	907	380	0	928	380	976	827
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	31.6	22.6	22.7	32.3	23.7	23.8	30.5	0.0	29.2	30.6	28.5	27.7
Incr Delay (d2), s/veh	6.5	2.3	2.3	2.2	2.4	2.5	0.6	0.0	4.5	0.5	2.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	5.0	5.1	1.0	4.5	4.5	1.0	0.0	3.6	0.8	2.6	1.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	38.0	25.0	25.0	34.4	26.2	26.3	31.1	0.0	33.7	31.2	30.4	28.8
LnGrp LOS	D	C	C	C	C	C	C	A	C	C	C	C
Approach Vol, veh/h		782			636			327			352	
Approach Delay, s/veh		26.9			26.9			32.8			30.2	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.2	26.1	14.3	18.2	12.3	28.0	14.0	18.5
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	38.0	8.0	38.0	8.0	38.0	8.0	38.0
Max Q Clear Time (g_c+I1), s	6.5	12.8	4.4	7.6	4.1	13.9	4.0	10.0
Green Ext Time (p_c), s	0.0	6.2	0.1	1.4	0.0	7.1	0.1	1.4

Intersection Summary	
HCM 6th Ctrl Delay	28.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	68	25	21	65	52	15	324	30	84	276	9
Future Volume (vph)	6	68	25	21	65	52	15	324	30	84	276	9
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	3%	3%	3%	2%	2%	2%	4%	4%	4%	2%	2%	2%
Adj. Flow (vph)	6	71	26	22	68	54	16	338	31	88	288	9
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	103	0	0	144	0	0	385	0	0	385	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	68	25	21	65	52	15	324	30	84	276	9
Future Vol, veh/h	6	68	25	21	65	52	15	324	30	84	276	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	3	3	3	2	2	2	4	4	4	2	2	2
Mvmt Flow	6	71	26	22	68	54	16	338	31	88	288	9

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	916	870	293	903	859	354	297	0	0	369	0	0
Stage 1	469	469	-	386	386	-	-	-	-	-	-	-
Stage 2	447	401	-	517	473	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.12	6.52	6.22	4.14	-	-	4.12	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.518	4.018	3.318	2.236	-	-	2.218	-	-
Pot Cap-1 Maneuver	252	289	744	258	294	690	1253	-	-	1190	-	-
Stage 1	573	559	-	637	610	-	-	-	-	-	-	-
Stage 2	589	599	-	541	558	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	172	259	744	182	263	690	1253	-	-	1190	-	-
Mov Cap-2 Maneuver	172	259	-	182	263	-	-	-	-	-	-	-
Stage 1	564	509	-	627	600	-	-	-	-	-	-	-
Stage 2	474	589	-	409	508	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.2	25.7	0.3	1.9
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1253	-	-	299	315	1190	-	-
HCM Lane V/C Ratio	0.012	-	-	0.345	0.456	0.074	-	-
HCM Control Delay (s)	7.9	0	-	23.2	25.7	8.3	0	-
HCM Lane LOS	A	A	-	C	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.5	2.3	0.2	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	75	2	87	1	4	6	80	370	0	2	336	118
Future Volume (vph)	75	2	87	1	4	6	80	370	0	2	336	118
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	5%	5%	5%	27%	27%	27%	4%	4%	4%	4%	4%	4%
Adj. Flow (vph)	82	2	95	1	4	7	87	402	0	2	365	128
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	179	0	0	12	0	0	489	0	0	495	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	5.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	75	2	87	1	4	6	80	370	0	2	336	118
Future Vol, veh/h	75	2	87	1	4	6	80	370	0	2	336	118
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	27	27	27	4	4	4	4	4	4
Mvmt Flow	82	2	95	1	4	7	87	402	0	2	365	128

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1015	1009	429	1058	1073	402	493	0	0	402	0	0
Stage 1	433	433	-	576	576	-	-	-	-	-	-	-
Stage 2	582	576	-	482	497	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	6.25	7.37	6.77	6.47	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.37	5.77	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.37	5.77	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	3.345	3.743	4.243	3.543	2.236	-	-	2.236	-	-
Pot Cap-1 Maneuver	214	237	620	182	199	597	1060	-	-	1146	-	-
Stage 1	595	577	-	461	464	-	-	-	-	-	-	-
Stage 2	494	497	-	521	505	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	191	211	620	141	178	597	1060	-	-	1146	-	-
Mov Cap-2 Maneuver	191	211	-	141	178	-	-	-	-	-	-	-
Stage 1	532	576	-	412	415	-	-	-	-	-	-	-
Stage 2	432	444	-	439	504	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	32.7	18.5	1.5	0
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1060	-	-	302	278	1146	-	-
HCM Lane V/C Ratio	0.082	-	-	0.59	0.043	0.002	-	-
HCM Control Delay (s)	8.7	0	-	32.7	18.5	8.1	0	-
HCM Lane LOS	A	A	-	D	C	A	A	-
HCM 95th %tile Q(veh)	0.3	-	-	3.5	0.1	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	71	0	44	0	407	40	21	385	0
Future Volume (vph)	0	0	0	71	0	44	0	407	40	21	385	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	10%	10%	10%	5%	5%	5%	4%	4%	4%
Adj. Flow (vph)	0	0	0	77	0	48	0	442	43	23	418	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	125	0	0	485	0	0	441	0
Sign Control		Stop			Stop			Free			Free	

Intersection Summary

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	3.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	71	0	44	0	407	40	21	385	0
Future Vol, veh/h	0	0	0	71	0	44	0	407	40	21	385	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	10	10	10	5	5	5	4	4	4
Mvmt Flow	0	0	0	77	0	48	0	442	43	23	418	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	952	949	418	928	928	464	418	0	0	485	0	0
Stage 1	464	464	-	464	464	-	-	-	-	-	-	-
Stage 2	488	485	-	464	464	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.2	6.6	6.3	4.15	-	-	4.14	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.2	5.6	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.2	5.6	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.59	4.09	3.39	2.245	-	-	2.236	-	-
Pot Cap-1 Maneuver	239	260	635	240	260	582	1125	-	-	1068	-	-
Stage 1	578	564	-	563	550	-	-	-	-	-	-	-
Stage 2	561	552	-	563	550	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	215	253	635	235	253	582	1125	-	-	1068	-	-
Mov Cap-2 Maneuver	215	253	-	235	253	-	-	-	-	-	-	-
Stage 1	578	548	-	563	550	-	-	-	-	-	-	-
Stage 2	515	552	-	547	535	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	24.9	0	0.4
HCM LOS	A	C		

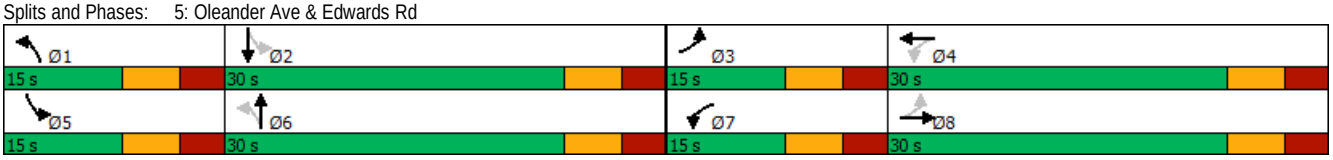
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1125	-	-	-	304	1068	-	-
HCM Lane V/C Ratio	-	-	-	-	0.411	0.021	-	-
HCM Control Delay (s)	0	-	-	0	24.9	8.4	0	-
HCM Lane LOS	A	-	-	A	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	1.9	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	100	325	236	33	366	40	192	317	43	56	227	82
Future Volume (vph)	100	325	236	33	366	40	192	317	43	56	227	82
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	4%	4%	4%	3%	3%	3%	2%	2%	2%	2%	2%	2%
Adj. Flow (vph)	105	342	248	35	385	42	202	334	45	59	239	86
Shared Lane Traffic (%)												
Lane Group Flow (vph)	105	590	0	35	427	0	202	379	0	59	325	0
Turn Type	pm+pt	NA		pm+pt	NA		pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	3	8		7	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	6.0	10.0		6.0	10.0		8.0	10.0		8.0	10.0	
Minimum Split (s)	13.0	17.0		13.0	17.0		15.0	17.0		15.0	17.0	
Total Split (s)	15.0	30.0		15.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	16.7%	33.3%		16.7%	33.3%		16.7%	33.3%		16.7%	33.3%	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Lead/Lag	Lead	Lag		Lead	Lag		Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes		Yes	Yes		Yes	Yes	
Recall Mode	None	None		None	None		None	Min		None	Min	
v/c Ratio	0.32	0.59		0.13	0.56		0.54	0.60		0.15	0.73	
Control Delay	19.2	20.2		17.1	30.3		22.5	30.8		15.8	37.1	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	19.2	20.2		17.1	30.3		22.5	30.8		15.8	37.1	
Queue Length 50th (ft)	36	98		11	104		63	179		17	142	
Queue Length 95th (ft)	69	158		29	151		122	#342		43	252	
Internal Link Dist (ft)		2737			3439			4912			1451	
Turn Bay Length (ft)	295			350			150					
Base Capacity (vph)	342	1205		306	1099		376	634		394	578	
Starvation Cap Reductn	0	0		0	0		0	0		0	0	
Spillback Cap Reductn	0	0		0	0		0	0		0	0	
Storage Cap Reductn	0	0		0	0		0	0		0	0	
Reduced v/c Ratio	0.31	0.49		0.11	0.39		0.54	0.60		0.15	0.56	

Intersection Summary

Cycle Length: 90
Actuated Cycle Length: 76.5
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 5: Oleander Ave & Edwards Rd





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	100	325	236	33	366	40	192	317	43	56	227	82
Future Volume (veh/h)	100	325	236	33	366	40	192	317	43	56	227	82
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1841	1856	1856	1856	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	105	342	0	35	385	0	202	334	45	59	239	86
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	4	4	4	3	3	3	2	2	2	2	2	2
Cap, veh/h	309	718		305	604		364	416	56	313	291	105
Arrive On Green	0.08	0.21	0.00	0.04	0.17	0.00	0.12	0.26	0.26	0.08	0.22	0.22
Sat Flow, veh/h	1753	3589	0	1767	3618	0	1781	1614	217	1781	1313	472
Grp Volume(v), veh/h	105	342	0	35	385	0	202	0	379	59	0	325
Grp Sat Flow(s),veh/h/ln	1753	1749	0	1767	1763	0	1781	0	1831	1781	0	1785
Q Serve(g_s), s	3.2	5.8	0.0	1.1	6.9	0.0	5.7	0.0	13.1	1.6	0.0	11.7
Cycle Q Clear(g_c), s	3.2	5.8	0.0	1.1	6.9	0.0	5.7	0.0	13.1	1.6	0.0	11.7
Prop In Lane	1.00		0.00	1.00		0.00	1.00		0.12	1.00		0.26
Lane Grp Cap(c), veh/h	309	718		305	604		364	0	472	313	0	395
V/C Ratio(X)	0.34	0.48		0.11	0.64		0.56	0.00	0.80	0.19	0.00	0.82
Avail Cap(c_a), veh/h	383	1192		439	1201		369	0	624	382	0	608
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.7	23.6	0.0	21.4	26.0	0.0	18.0	0.0	23.4	18.0	0.0	25.0
Incr Delay (d2), s/veh	0.6	0.7	0.0	0.2	1.6	0.0	1.8	0.0	5.6	0.3	0.0	5.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	2.3	0.0	0.4	2.8	0.0	2.3	0.0	5.9	0.6	0.0	5.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.3	24.3	0.0	21.5	27.6	0.0	19.8	0.0	29.0	18.2	0.0	30.3
LnGrp LOS	C	C		C	C		B	A	C	B	A	C
Approach Vol, veh/h		447	A		420	A		581			384	
Approach Delay, s/veh		23.6			27.1			25.8			28.5	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.8	22.0	12.2	18.6	12.4	24.4	9.9	20.9
Change Period (Y+Rc), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Green Setting (Gmax), s	8.0	23.0	8.0	23.0	8.0	23.0	8.0	23.0
Max Q Clear Time (g_c+I1), s	7.7	13.7	5.2	8.9	3.6	15.1	3.1	7.8
Green Ext Time (p_c), s	0.0	1.3	0.1	2.7	0.0	1.4	0.0	2.5

Intersection Summary	
HCM 6th Ctrl Delay	26.1
HCM 6th LOS	C

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	14	10	16	367	400	25
Future Volume (vph)	14	10	16	367	400	25
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	15	11	17	399	435	27
Shared Lane Traffic (%)						
Lane Group Flow (vph)	26	0	0	416	462	0
Sign Control	Stop			Free	Free	

Intersection Summary
Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.6

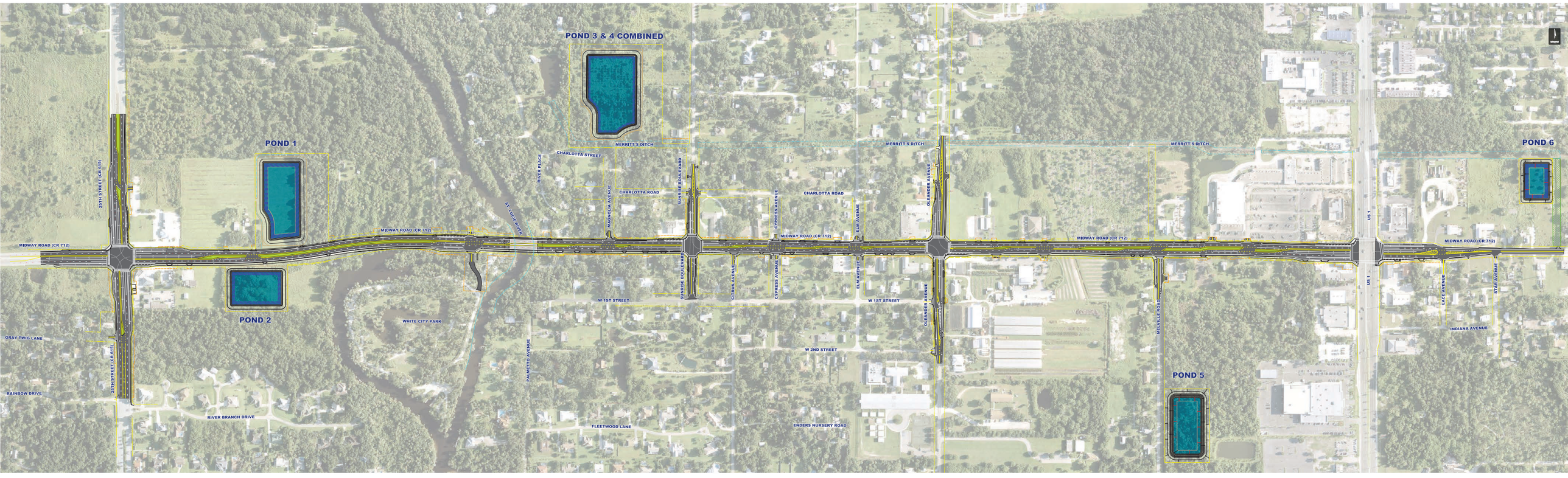
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	14	10	16	367	400	25
Future Vol, veh/h	14	10	16	367	400	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	11	17	399	435	27

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	882	449	462	0	-	0
Stage 1	449	-	-	-	-	-
Stage 2	433	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	317	610	1099	-	-	-
Stage 1	643	-	-	-	-	-
Stage 2	654	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	311	610	1099	-	-	-
Mov Cap-2 Maneuver	311	-	-	-	-	-
Stage 1	630	-	-	-	-	-
Stage 2	654	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.9	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1099	-	391	-	-
HCM Lane V/C Ratio	0.016	-	0.067	-	-
HCM Control Delay (s)	8.3	0	14.9	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

APPENDIX J
Midway Road Improvement Design


POND 3 & 4 COMBINED
POND 1
POND 2
POND 5
POND 6
MERRITT'S DITCH
CHARLOTTA STREET
CHARLOTTA ROAD
MIDWAY ROAD (CR 712)
25TH STREET (CR 635)
RIVER PLACE
ST LUCIE RIVER
MAGNOLIA AVENUE
SUNRISE BOULEVARD
CYPRESS AVENUE
ELM AVENUE
OLEANDER AVENUE
US 1
W 1ST STREET
W 2ND STREET
CITRUS AVENUE
PALMETTO AVENUE
MELVILLE ROAD
LACE AVENUE
STAR AVENUE
INDIANA AVENUE
WHITE CITY PARK
GRAY TWIG LANE
RAINBOW DRIVE
RIVER BRANCH DRIVE
FLEETWOOD LANE
ENDERS NURSERY ROAD

APPENDIX K
NCHRP Report 457 Outputs

Northbound Left-Turn Lane
AM Peak Hour

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

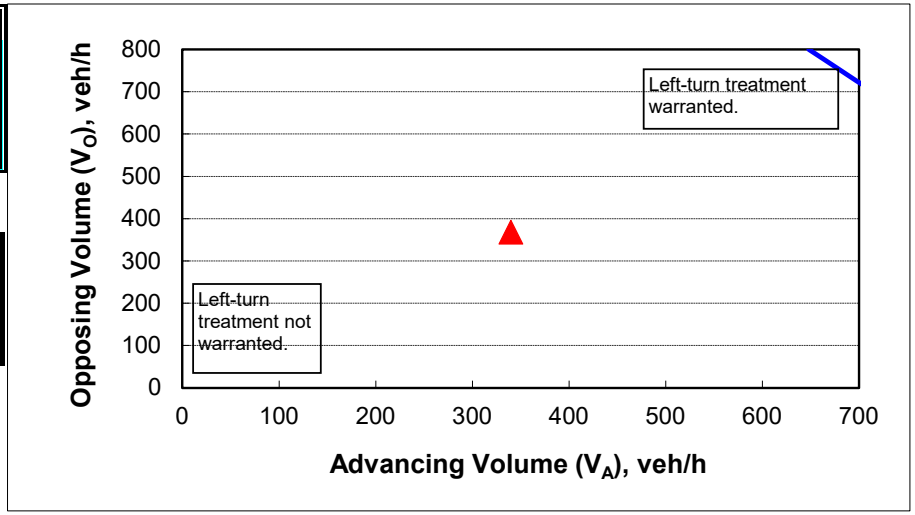
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	340
Opposing volume (V_O), veh/h:	368

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1006
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane , s:	1.9

Northbound Left-Turn Lane
PM Peak Hour

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

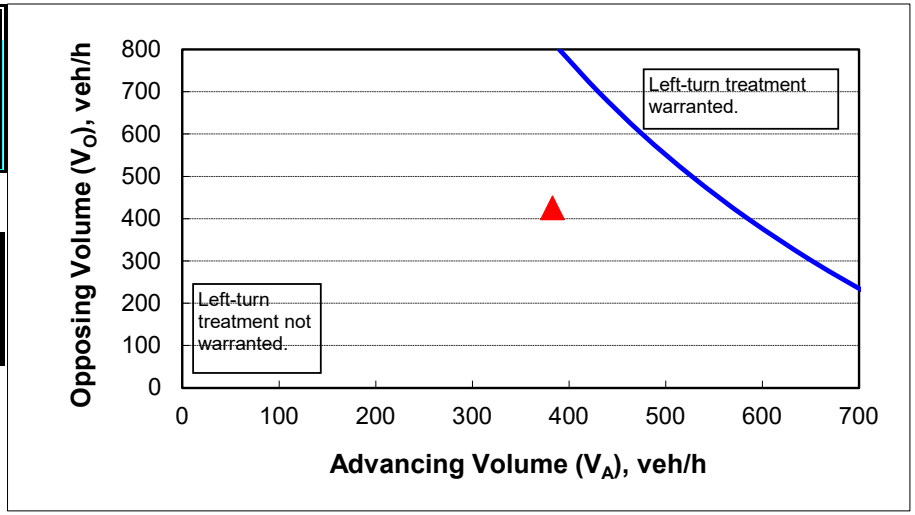
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	4%
Advancing volume (V_A), veh/h:	383
Opposing volume (V_O), veh/h:	425

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	570
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane , s:	1.9

Southbound Right-Turn Lane
AM Peak Hour

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

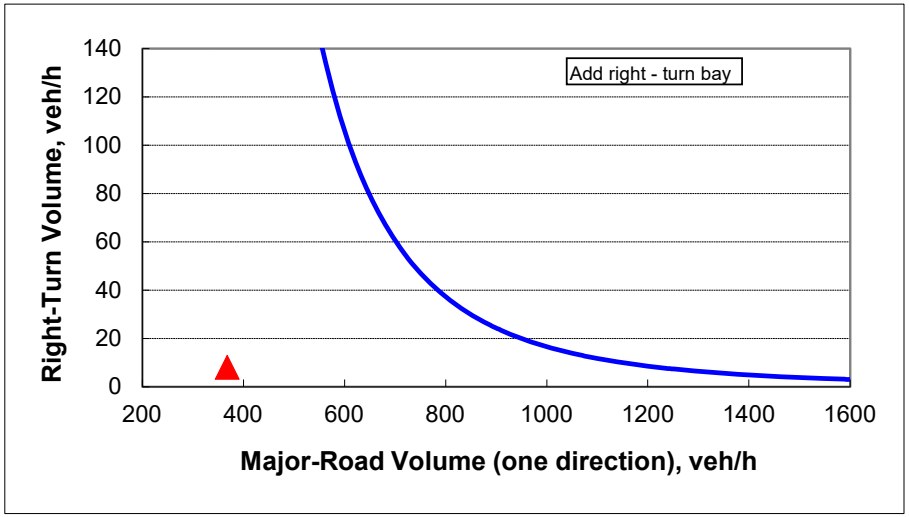
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	368
Right-turn volume, veh/h:	8

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	626
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Southbound Right-Turn Lane
PM Peak Hour

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

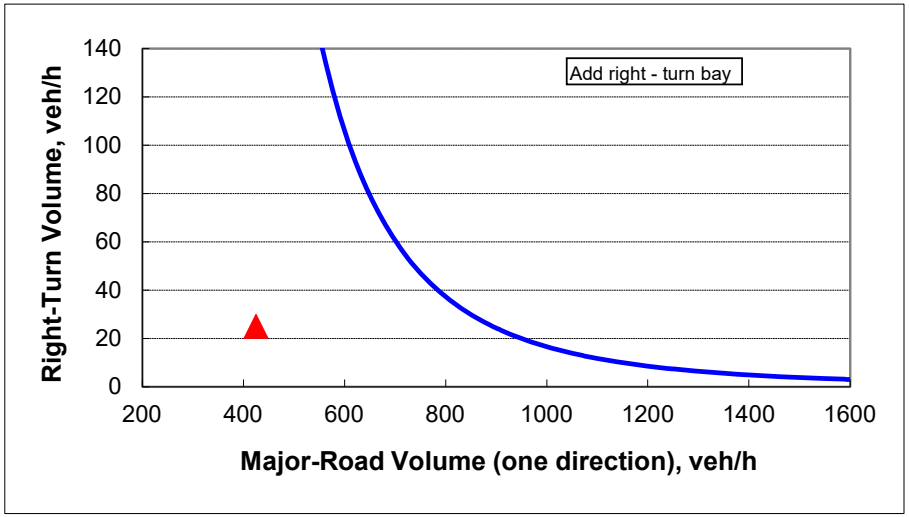
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	425
Right-turn volume, veh/h:	25

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	371
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Planning Board **6. e.**

Meeting Date: 12/13/2021

Information

REQUESTED ACTION

Preliminary Plat - Oleander Oaks - 2433-144-0002-0003

LOCATION

West Side of Oleander Road, approximately 664 feet north of Tumbin Kling
PCN: 2433-144-0002-0003

RESPONSIBLE STAFF

Jennifer Hofmeister-Drew, AICP, LCAM
Planning Director

RECOMMENDATION

Staff recommends APPROVAL of the plat with the following Condition:

1. Final Plat approval in accordance with Chapter 121 (Subdivisions) of the City Code shall be obtained prior to the issuance of the building final certification for development of the site.

Attachments

staff report and supporting documentation

application and supporting documentation

Form Review

Form Started By: Jennifer Hofmeister Started On: 12/07/2021 10:01 AM

Final Approval Date: 12/07/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
FROM:	Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director
RE:	**Revised Application for a Preliminary Plat** **Parcel ID: 2433-144-0002-000-3**
BOARD DATE:	December 13, 2021

STAFF REPORT

Owner:	Alva Stone Group LLC
Representatives:	Diego Quijada, Alva Stone Group LLC Blaine Bergstresser, P.E., Kimley-Horn
Applicant's Request:	Approval of a Preliminary Plat for a 12.92 parcel of land located along Oleander Avenue north of Tumblin Kling Road
Location(s):	West side of Oleander Road, approximately 664 feet north of Tumblin Kling Road
Parcel ID:	2433-144-0002-000-3
Future Land Use:	Medium Density Residential (RM) 6.5-12 dwelling units per acre
Current Zoning:	Medium Density Residential Zone (R-4) not to exceed 10 units to the acre for conventional developments and 12 units per acre for Innovative Residential Developments. Application for a Zoning Map amendment to Planned Development (PD) with an underlying zoning of R-4 is in process

Surrounding FLU:

North	East	South	West
GC	I	RM	RU

Surrounding Zoning:

North	East	South	West
C-3	I-1	R-4	RS-3 (SLC)

Utilities:	FPUA

Staff Analysis:

Request

In accordance with Sections 121-9 and 125-195 of the City Code, the applicant is requesting the review and approval of a Preliminary Plat to subdivide approximately 12.92 acres of land on Oleander Avenue north of Tumblin Kling Road to construct a 50-unit single family home development. Currently the site is a vacant wooded lot that has single family zoning to the west and south with commercial zoning to the north. A proposed wet pond has been designed in the center of the looped road that transverses the site, which will function as a stormwater retention area in addition to serving as an amenity for the neighborhood. A recreational parcel is also proposed north of the wet pond that will provide the future residents an open space area with views of the wet pond, a community pool, outdoor gym, tot lot and grilling station.

At the October 11, 2021, Planning Board meeting, the Planning Board recommended approval of the associated PD application and preliminary plat. However, the Planning Board had concerns over the location of the school bus stop and requested that the applicant, and School District and Planning staff work together to develop an alternative to address the safety concerns. Following the Planning Board meeting, subsequent meetings were held with City Planning, County Engineering, the School Board staff and the applicant. After reviewing the potential safety concerns with the current location of the bus stop, a new entrance was designed that now allows for a full bus turn before the private gate, without interfering with the right-of-way. Additionally, the site was adjusted to provide additional recreational amenities which resulted in relocating one of the proposed units. Due to the entrance modification, the subject preliminary plat was revised which requires additional review by the Planning Board.

Staff has reviewed the application in accordance with Chapter 121 - Subdivisions of the City Code. Should the subject preliminary plat be approved by the City Commission, a Final Plat Approval will be required for review by the City's third-party surveyor.

Standards for Review

The City shall consider whether the following standards have been met in its review of the application:

1. Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.

2. That adopted levels of service (LOS) standards in the Comprehensive Plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.

3. That other applicable comprehensive plan policies are addressed by the proposed plat.

As part of the Final Plat review prior to the City Commission meeting, the City of Fort Pierce Engineering Department along with Northstar Geomatics will review and determine that the three (3) standards as outlined above have been met and satisfied. Based on the staff level review of the Preliminary Plat, the above standards have been met and there appears to be no conflict or negative impacts with vehicular access, traffic circulation, or the adopted level of service standards.

Technical Review Committee

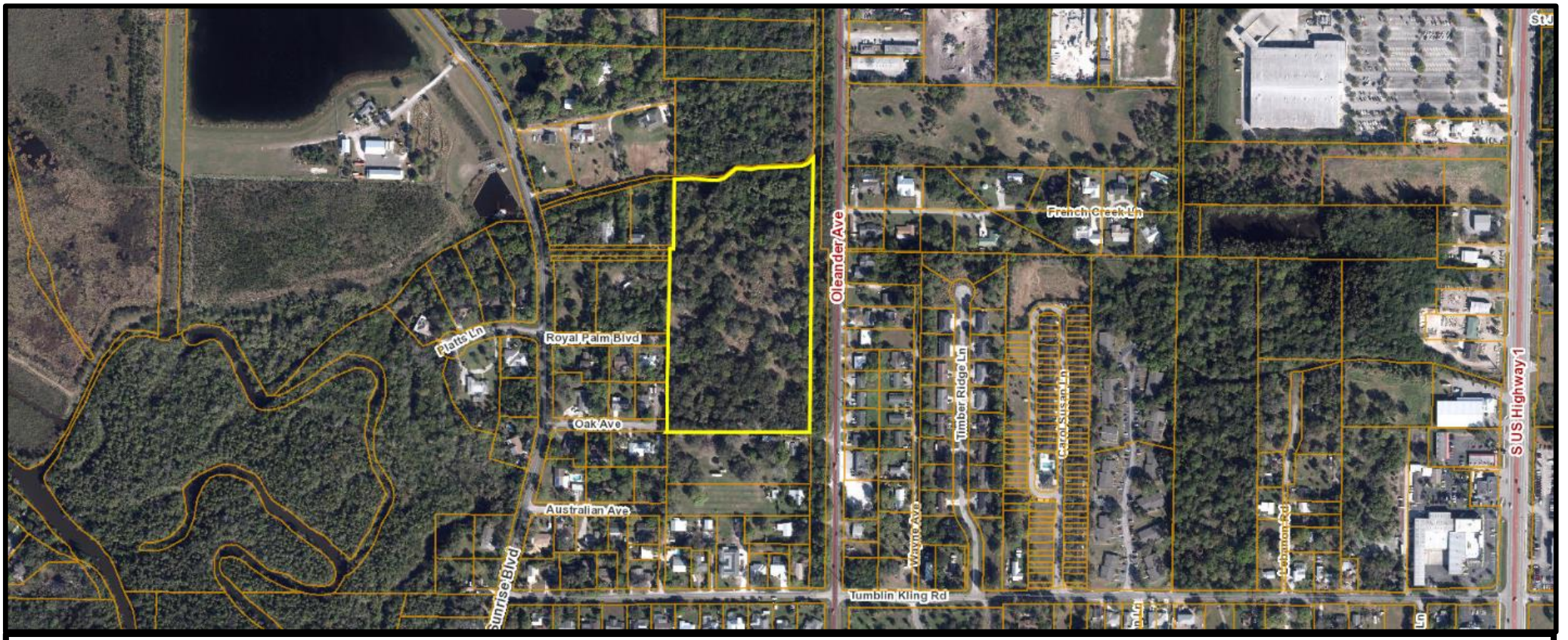
All affected City and County Departments have reviewed the proposed application and have provided approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

Staff Recommendation

The requested revised Application for Preliminary Plat meets the criteria specified in Sections 121-9, and 125-195 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 project with the following Condition:

1. Final Plat approval in accordance with Chapter 121 (Subdivisions) of the City Code shall be obtained prior to the issuance of the building final certification for development of the site.

LOCATION MAP

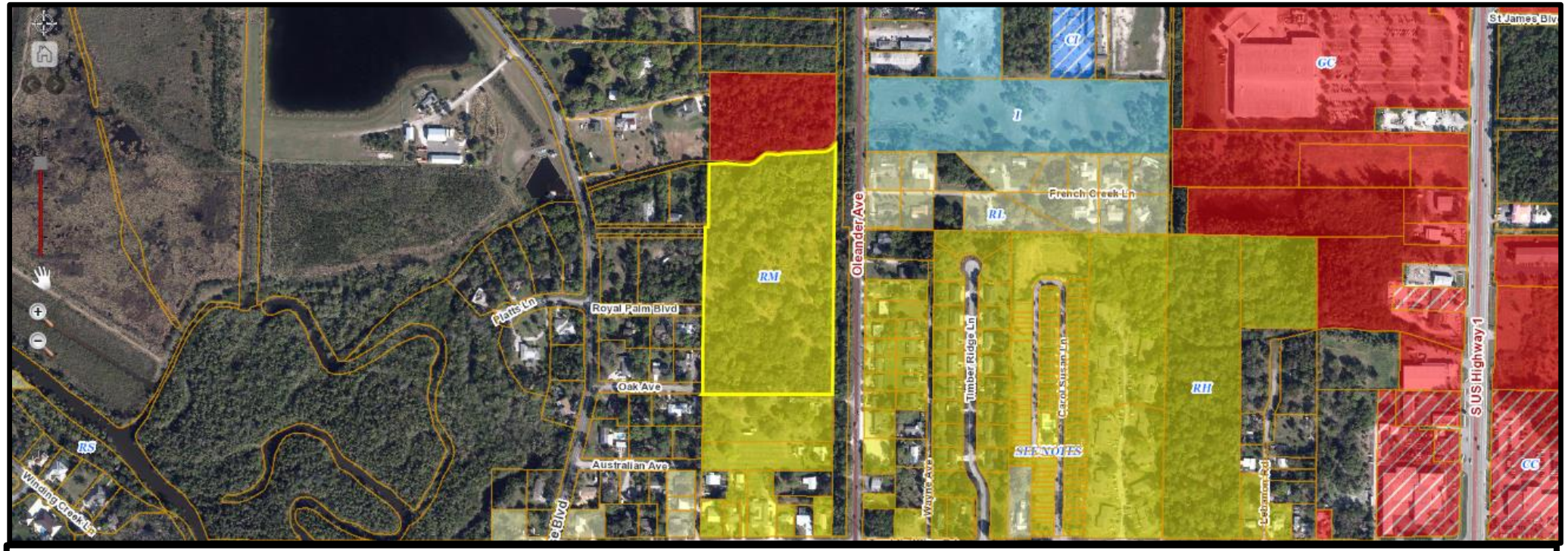


THE SUNRISE CITY
FORT PIERCE
Florida

Preliminary Plat
Oleander Oaks

N
W E
S

FUTURE LAND USE MAP

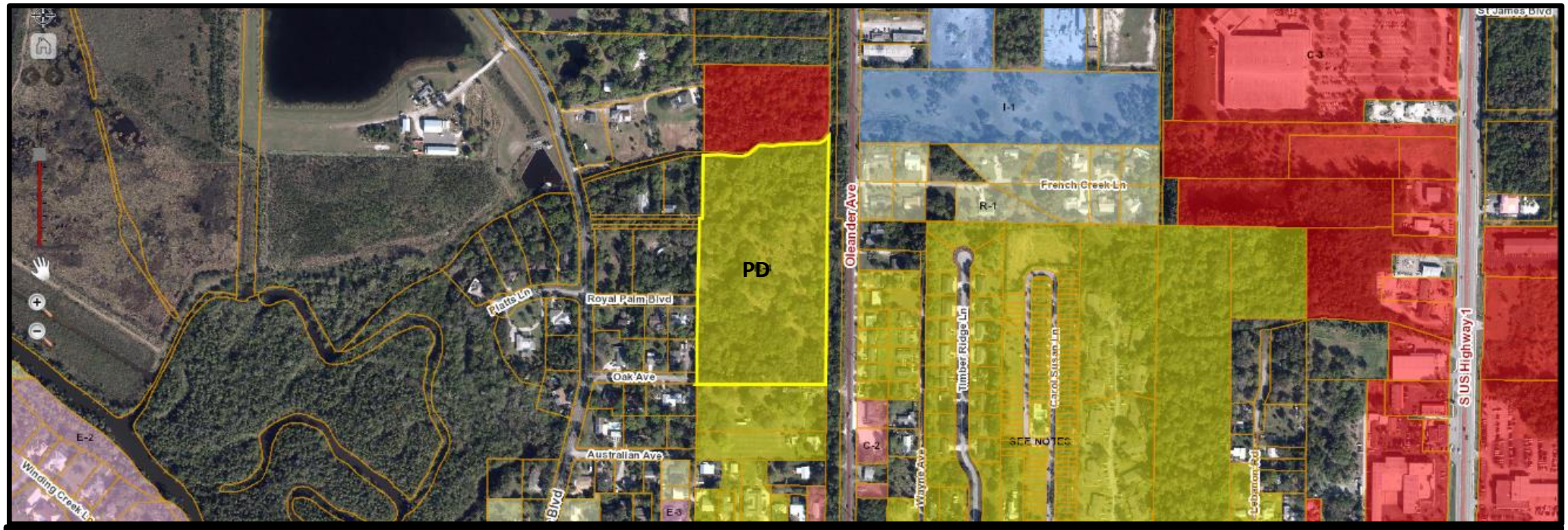


THE SUNRISE CITY
FORT PIERCE
Florida

Preliminary Plat
Oleander Oaks

N
W E
S

ZONING MAP



THE SUNRISE CITY
FORT PIERCE
Florida

Preliminary Plat
Oleander Oaks

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

May 20, 2021

Blaine Bergstresser
445 24th Street, Suite 200
Vero Beach, FL 32960

Subject: **Rezoning, Site Plan, and Subdivision – Oleander Oaks**
Technical Review Project # 21-43900001 & 21-09000001

Fort Pierce Planning:

1. Provide a notarized authorization form allowing Kimley-Horn to act as a representative for the Alva Stone Group. Upon further inspection of the applications Alva Stone Group appears on all the applications, but Kimley Horn is only present on the Rezoning application. You also have the option of updating the Design Review, Development Review, and Subdivision applications to reflect Kimley-Horn as the Applicant/Representative since Alva Stone Group is already present on all applications as the Property Owner.
2. For clarification, the SLC Property Record card indicates that Oleander Oaks LLC is the property owner of the parcel, however the Warranty Deed provided shows that Oleander Oaks LLC sold the property to the Alva Stone Group. Is this correct that the Alva Stone Group is now the property owner of the parcel?
3. On the plat consider dedicating the 1.42 acre wetland area as a conservation easement.
4. Provide sidewalks on both sides of the road in the development as well as on both entrances. Crosswalks in appropriate locations shall also be designated. Coordination will be needed with St. Lucie County to determine if sidewalks will be able to be constructed along their right-of-way outside of the development. New developments are required to construct sidewalks on all rights-of-way.
5. Will this be a gated community?
6. Provide an explanation on what is planned to occupy the amenity area. Staff would suggest a tot lot/active play area, dog park, or central community space with a gazebo, fountain, benches, trees, etc. If the central community space is chosen, consider adding a small walkout platform onto the pond.
7. Add a water feature to the pond along with littoral plantings. The littoral plantings can be depicted on the Landscape Plan.
8. For the dry pond consider providing some zero scaping elements, bioswale elements, or landscape design elements to complement the adjacent wetland area.

9. There is an R-4 Zoning Requirement table that has been provided on the Site Plan, is this intended to act as the requirements for the PD for the following: min lot area, min lot width, min lot depth, max lot coverage, min street frontage? If this is the case, the R-4 Zoning Requirements can just be changed to PD Requirements.
10. What is the maximum allowed height in the development? Will there be a separate rear setback for accessory structures? Will pools, sheds, or screened enclosures be permitted in the development. Include a note on the site plan addressing this if allowed.
11. Will items like power generators and air conditioning units be allowed within the side setback. If so, what would be the minimum side setback for these items. Include a note on the site plan addressing this if allowed.
12. Provide a calculation summary on the lighting plan that provides the Average, Maximum, Minimum, Average/Minimum, and Maximum/Minimum calculations for the provided lighting.
13. Are mailboxes being proposed for each residence?
14. Start to configure the desired addresses for each residence as this will need to be provided to the Planning Department prior to Building Permit submittal with the Planning Departments Address Request form. There is a $25 fee per residential address.
15. Will there be a Homeowners Association to take care of community space maintenance within the development like the roads or the amenity area?
16. Provide a colored site plan (aerial overview) that also includes the landscaping.
17. Provide a typical lot landscape plan for each lot type on the overall Landscape Plan.
18. Provide the monument sign detail, size, and height as this must be approved with the Planned Development approval.
19. Has a wall been considered to buffer this development from the single-family homes to the west? This can also help to secure the property especially for the homes that are on the perimeter of the development. This can help with noise reduction.
20. If not already done so, consider having a community meeting with the nearby residents to notify them of the proposed single-family development.
21. An area or shelter for school age children shall be provided with coordination with Marty Sanders of the St. Lucie County School District (See SLC School District Comments on page 18 of this document)
22. The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

23. Update the School zones in the Capacity Analysis as this project is within Fort Pierce and the two school noted are in Port St. Lucie. Weatherbee Elementary School, Forest Grove Middle School and Fort Pierce Central High School appear to be closer to this site.

24. Are there any additional elevations to be provided besides the one that has already been provided or are additional model styles still being considered for this development?

25. Please note that Impact Fees will be collected from both the City of Fort Pierce and St. Lucie County upon construction of each single family home.

26. Provide your Planned Development Guidelines. An example of what needs to be provided can be found within the provide link below. The guidelines in the provided link start on page 60.
https://destinyhosted.com/fortpdocs/2020/CCREG/20200921_1434/11996_Application_and_Supporting_Documents.pdf

27. Within the Planned Development Guidelines provide your permitted uses. For example, a detached single family home will be a permitted use in this development. Will this development allow for vacation rentals as a permitted use?

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). All comments must be satisfied and addressed to move onto the Planning Board review stage. 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, MCRP, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Brandon Creagan, Planner

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

RE : Oleander Oaks Planned Development and Preliminary Plat
TRC No. 21-43900001 & TRC No. 21-09000001

DATE : May 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on May 13, 2021:

- [x] PD & Preliminary Plat 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] PD/Preliminary Plat 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 attached for comments

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

PRELIMINARY PLAT COMMENTS:

1. Provide a copy of the dedication/signature page as this sheet was not included with the submittal.
2. The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.
3. The preliminary plat shall include the overall tract boundary information, legal description, name and address of the owner, contour lines, drawing scale, easement dedication information, tract dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121 for specific requirements.

PLANNED DEVELOPMENT COMMENTS:

1. In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of a certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Natural Resource Assessment prepared by Kimley Horn & Associates. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that traverses across the property.
2. Update page 17 of the Natural Resource Assessment report to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie County.
3. The site plan shall indicate sidewalk construction on both sides of the proposed roadway per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.
4. Update the site plan to identify the entrance roadway lane widths.
5. The project information references the purpose of the on-site lake is both for stormwater treatment and for the enjoyment of the residents, yet it appears that insufficient area exists upland from the lake's top of bank to provide safe pedestrian access. Please provide information on what type of activities are expected to occur around the lake.
6. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.
7. Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.
8. **ADVISORY COMMENT:** The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

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: 5.20.21
Property Address: Rezoning (Planned Development) and Preliminary Plat - Oleander Oaks - Parcel ID: 2433-144-0002-000-3

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: 5/24/21

THE SUNRISE CITY
FORT PIERCE
Florida
POLICE DEPARTMENT
"In Honor We Serve"

Technical Review Committee meeting

May 20, 2021

Case # 21-43900001 / 21-0900001

Planner: Brandon Creagan

Planned Development

Oleander Oaks Residential Community, Ft. Pierce.

Comments:

After reviewing the photometric plan, I observed several areas, generally around the curved roadway areas of the main thoroughfare of the residential development, where the illumination levels are near or at zero foot candles. The areas where the illumination levels reads zero or close to zero contrast the areas where the illumination levels are dramatically higher, which will lead to "dark pockets" of illumination in the roadway. Therefore, please consider revising the illumination to create a more even and uniform distribution of illuminance. Uniform lighting is easier on the eye during dark hours and allows for better perception of the environment.

The areas where illumination is observed to be low, as described are in the vicinity of lots # 6 and 7, #11 and 12, # 21 and 22 and # 28 and 29.

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 # 21-43900001 & 21-09000001

Rezoning- Oleander Oaks

Comments

FPUA W/WW Engineering: Concept approved. Water and wastewater services are available to the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below).

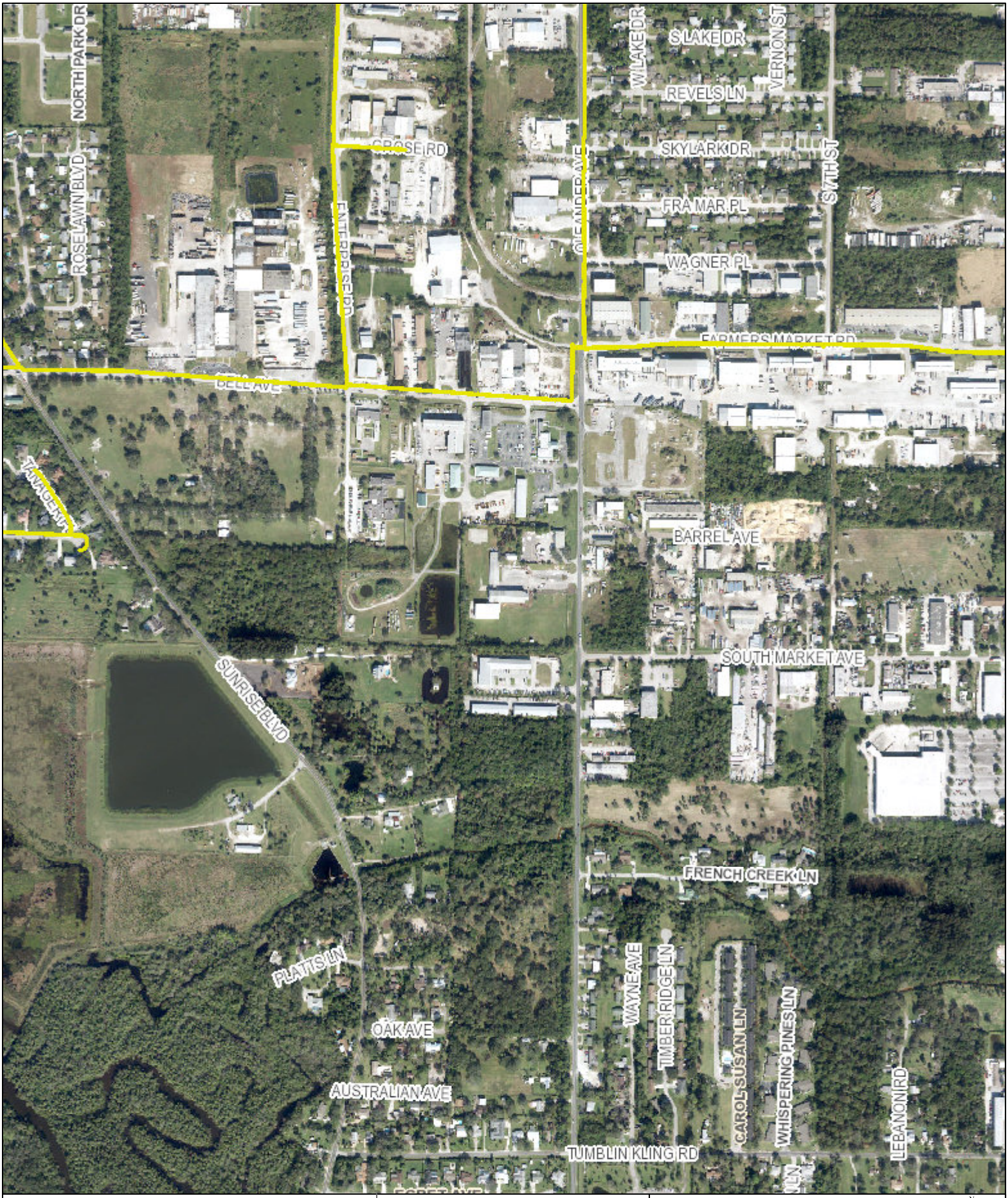
https://fpua.com/water-and-wastewater-engineering-downloads/

FPUA Electric & Gas Engineering: Electric - The property is not in the FPUA electric service area. Located in FPL service area. Gas – Service is available to the site (From the NW corner of Oleander Avenue and Bell Avenue). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose site). For more information and incentive available, please contact Ana Johnson.

Ana María Johnson
Business Development Officer
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, FL 34950
772.466.1600 Ext. 3012
772.467.3115 Fax
anjohnson@fpua.com

FPUA will require a utility easement for all propose FPUA facilities. Please find attached a copy of the FPUA GIS map (Gas).

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



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: 5/10/2021

FPUA COMMUNITY PROUD

N

1 inch = 751 feet

FPUA Web Map

Created By:
Name

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

FORT PIERCE UTILITIES AUTHORITY
"Community Proud"

Developer's Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

   (http://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesWWWDownloads.aspx)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.

3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

   $500 Flat charge per development
   plus $20 per water equivalent residential connection (WERC) at 300 gallons per day
   plus $20 per sewer equivalent residential connection (SERC) at 240 gallons per day

   Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

   Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.

6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

   Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from $50 - $400.

   Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:

    a. Bill of Sale/Cost and Quantities (utilize form on website)
    b. FDEP Water/Wastewater Certification
    c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
    d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
    e. Gravity Sewer Inspection DVD
    f. Lift Station Start Up
    g. Lift Station O & M Manuals (FPUA Owned Only)
    h. Private Lift Station/Collection System Application (if applicable)

13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

    Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are $250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

    a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
    b. Final Inspection/Walk-Through
    c. Punch List Complete
    d. Contractor's Affidavit and Release of Lien (utilize form on website)
    e. Executed Easement
    f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
    g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- KA sets up account and creates service order which charges $40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of $200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

_____

_____

_____

_____

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

_____

_____

_____

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

_____

_____

4. SITE ADDRESS AND PARCEL ID

_____

_____

_____

_____

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

_____

_____

_____

_____

_____

_____

_____

_____

6. EASEMENT TO BE PREPARED AT THE COST OF

_____ PROPERTY/BUSINESS OWNER

_____ FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.

2. Forward completed Request form to FPUA Attorney.

3. FPUA Attorney will order title search.

4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.

5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.

6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.

7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.

8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.

9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.

10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.

11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.

May 18, 2021

PROJECT: Oleander Oaks

REF: TRC App. #21-43900001 & 21-09000001

TO: Brandon Creagan

FROM: David Hays

The following comments are offered by SLC Public Works Department:

1. The project accesses onto a County Road, Oleander Avenue. The ROW depicted on the plan does not match the survey.
2. It is anticipated that north bound and south bound turn lanes will be required.
3. The traffic report will be reviewed by a third party through the County.
4. A 6 FT sidewalk will be required along the property's frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.
5. A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for drainage connection and right-of-way improvements.
6. Written response to Pre-application review has not been received.
7. For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal

St. Lucie County Schools

Oleander Oaks

1. The City code requires sidewalks on the adjacent street. That area should be properly graded, and a sidewalk be constructed along the project frontage of Oleander Avenue.
2. The walking conditions for students along Oleander Avenue is considered hazardous. The developer should coordinate with St. Lucie County to work on providing a safe route to school.
3. The school capacity analysis has the wrong school zones. At this time, we do not have any concerns with school capacity.
4. We will place any required bus stop on Oleander. Will the developer provide either a shelter or a place for student to wait for the bus out of the dirt/grass?

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

May 19, 2021 **VIA EMAIL**

Mr. Brandon Creagan, LEED Green Associate, Planner
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

RE: Proposed Transportation Impact Review
Oleander Oaks
Fort Pierce, Florida

Dear Mr. Creagan:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a transportation impact review with regard to the above-referenced proposed development. The proposed development consists of a subdivision of 50 single-family homes on approximately 13 acres. Based on the review, the following comments are provided:

- **Historical Growth Rate:** The Traffic Impact Study for the proposed development utilizes the medium growth rate of 1.55 percent from the University of Florida Bureau of Economic and Business Research (BEBR) for the historical growth rate without any meaningful justification. However, the St. Lucie TPO has adopted the BEBR high growth rate for the historical growth rate which reflects the actual annual growth rate in the County since 1995. Therefore, 2.55 percent should be utilized for the historical growth rate in the Traffic Impact Study.

- **Sidewalk on Oleander Avenue:** The proposed development does not include the construction of a sidewalk along the development on the west side of Oleander Avenue. Although a sidewalk from Midway Road to South Market Avenue is programmed for construction by St. Lucie County in FY 2020/21, it will be located on the east side of Oleander Avenue. Therefore, the proposed development should include the construction of a sidewalk along its frontage on the west side of Oleander Avenue.

- **Subdivision Sidewalks:** The proposed development does not include sidewalks on both sides of the subdivision streets. Sidewalks should be constructed on both sides of the subdivision streets.

Please contact me should any additional information or clarification be required with regard to this review.

Sincerely,

Peter Buchwald

Peter Buchwald
Executive Director

cc: Jack Andrews, P.E., Fort Pierce City Engineer

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
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: Oleander Oaks

REVIEW DATE: 5/11/2021

PLANNER: CREAGON

REVIEWED BY: Captain 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 at https://www.slcfd.com**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please send the Fire District electronic plans for the site and buildings.**
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 detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.**

7. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**

8. **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).**

9. **At least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc., as referred to in Exhibit "A," attached hereto.**

10. **Minimum Size of Water Mains**
    a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches.
    b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches.
    c. The maximum number of hydrants located on a dead end main shall be one (1).
    d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches.
    e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Jennifer Hofmeister-Drew, Planning Director

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

Re : Oleander Oaks Planned Development and Preliminary Plat
TRC No. 21-43900001 & TRC No. 21-09000001

Date : September 29, 2021

This is to advise you that we have completed the review of the following documents as received by this office on September 28, 2021:

- [x] Revised Preliminary
- [ ] 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 PD Approval
- [x] Recommend Preliminary Plat Approval

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

- [x] See attached for advisory comments

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

PRELIMINARY PLAT ADVISORY COMMENTS:

1. **Advisory Comment:** Prior to final plat approval, all subdivision improvements shall be constructed or an engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's common improvements such as the 5' wide concrete sidewalk and the master stormwater system.
2. **Advisory Comment:** Prior to final plat approval, a copy of the recorded deed restrictions, a copy of the filed articles of incorporation, along with a copy of the certificate of incorporation for the homeowners' association shall be submitted as the plat indicates Tracts A thru D are dedicated to the Homeowners Association.

PLANNED DEVELOPMENT ADVISORY COMMENTS:

1. **Advisory Comment:** The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.
2. **Advisory Comment:** Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.
3. **Advisory Comment:** The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

JRA/TST/tst
TST

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

Kimley»Horn

April 23, 2021

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

Re: Oleander Oaks- Design and Development Review Project Narrative

Dear Ms. Hofmeister:

We are proposing fifty (50) single family homes on approximately 12.92 acres of land on Oleander Avenue (Parcel ID # 2433-144-0002-000-3). Currently the site is a vacant wooded lot that has single family zoning to the west and south with commercial zoning to the north. The layout of the site consists of a divide entrance off of Oleander Avenue with a looped road throughout the development. There is a proposed wet pond in the middle of the looped road that will be used for stormwater storage but also act as an amenity for the neighborhood. An amenity parcel is proposed north of the wet pond which will give the residents an open space area with views of the wet pond.

There is an existing 1.42-acre wetland on the northern portion of the site that borders a North St. Lucie Water Control District canal. We are proposing to preserve the wetland as well as a twenty-five foot buffer. This will preserve a large portion of specimen trees as well as add an enhanced buffer between the neighborhood and the commercial zoned parcel to the north. It will also act as an amenity for the neighborhood as the houses that back up to it will have a view of natural habitat for local wildlife. The four corners of the property will contain large open space areas that will be planted with large trees to buffer the project from surrounding parcels.

We performed a Traffic Impact Study to look at the potential impact of the project on the surrounding roadways. We looked at the intersections along Oleander Avenue from Midway Road to Edwards Road. All intersections are projected to operate at an acceptable Level of Service (LOS) at 2026 buildout conditions, we also looked at the proposed site entrance off of Oleander Avenue. Based off the AM and PM peak trips neither a northbound left-turn lane or southbound right-turn lane are warranted for the project.

As part of our application we are requesting to rezone the property from R-4 to a Planned Development (PD). The reason for the request is due to the proposed right-of-way width.

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

City code requires a 60’ right-of-way for a local road. We are proposing a 50’ right-of-way with a 24’ wide asphalt road. This is typical of what we see in other municipalities as well as existing single-family projects in Fort Pierce. This will the neighborhood to have 82’ deep lots instead of the code minimum 70’ and allow us to preserve the wetland to the north.

Very truly yours,

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



Blaine Bergstresser, P.E.

K:\VRB_LDEV\147811000 - Oleander Oaks\PERMITTING\APPLICATIONS\City of Fort Pierce\Project Narrative.doc

You created this PDF from an application that is not licensed to print to novaPDF printer (http://www.novapdf.com)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Subdivision

Property address or Location 0 Oleander Avenue, Fort Pierce FL

Parcel ID #(s) 2433-144-0002-000-3

Project description Single Family Residential Development

Alva Stone Group LLC	Diego Quijada, Alva Stone Group
Property Owner(s)	**Applicant/Representative, Title, Company**
591 Evernia St #1603	2030 S Ocean Dr #2221
Street Address	Street Address
West Palm Beach, FL, 33401	Hallandale Beach FL 33009
City State Zip	City State Zip
954-850-0618	954-850-0619
Phone Number	Phone Number
pedro@alvastonegroup.com	diego@alvastonegroup.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

The foregoing instrument was acknowledged before me this 21 day of April, 20 21, by Diego Quijada who is personally known to me or has produced _____ as identification.

Signature of Notary

Marina Renom
Notary Public
State of Florida (Seal)
Comm# HH014256
Expires 6/24/2024

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

To Be Completed by Staff

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

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

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ SUBDIVISION: PRELIMINARY PLAT

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

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

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

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

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

☐ SUBDIVISION: FINAL PLAT

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

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

☐ SUBDIVISION: MINOR REPLAT

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

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

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

Property Identification

Site Address: OLEANDER AVE
Sec/Town/Range: 33/35S/40E
Parcel ID: 2433-144-0002-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 185292
Map ID: 24/33S
Zoning: RM-9 Count

Ownership

Oleander Oaks LLC
5801 S US Highway 1
Fort Pierce, FL 34982-3946

Legal Description

33 35 40 E 1/2 OF NE 1/4 OF SE 1/4 - LESS S 630 FT AND LESS RD AND CANAL RS/W - AND THAT PART OF SE 1/4 OF SE 1/4 OF NE 1/4 LYG S OF CANAL NO. 15 (13.18 AC - 574,121 SF) (OR 3988 - 1547; 3994 - 1479: 3995 - 2451; 4050 - 2327)



Current Values

Just/Market Value:	$480,800
Assessed Value:	$480,800
Exemptions:	$0
Taxable Value:	$480,800

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):	13.18
Land Size (SF):	574,121

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 5, 2017	4050 / 2327	0111	QC	MJT Holdings Inc	$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$480,800
Just/Market:	$480,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$480,800
Exemption(s):	$0
Taxable:	$480,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	13.18	North St. Lucie Water Management District	$243.83

Start Year	AssessCode	Units	Description	Amount
2019	0041	35.9	Fort Pierce Stormwater Charge	$2,477.10

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	$480,800	$480,800	$0	$480,800
2019	$527,200	$527,200	$0	$527,200

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.

Prepared By and Return To:
Global Closing Company LLC
Attn: Benjamin Bell
1056 Willa Springs Drive
Winter Springs, FL 32708

Order No.: 1526-18FL-0330

Property Appraiser's Parcel I.D. (folio) Number:
243314400020003

WARRANTY DEED

THIS WARRANTY DEED dated March 19, 2021, by Oleander Oaks LLC, a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 5801 S US Highway 1, Fort Pierce, Florida 34982 (the "Grantor"), to Alva Stone Group LLC, a Florida Limited Liability Company, whose post office address is 591 Evernia Street Apt 1603, West Palm Beach, Florida 33401 (the "Grantee").

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

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Saint Lucie, State of Florida, viz:

A portion of the East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, Township 35 South, Range 40 East and the Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, Township 35 South, Range 40 East, being more particularly described as follows:

Commence at the East One Quarter corner of said Section 33, thence South 89 degrees 46 minutes 13 seconds West, a distance of 90.00 feet to the Point of Beginning: thence continue South 89 degrees 46 minutes 13 seconds West, a distance of 32.00 feet; thence South 00 degrees 17 minutes 01 seconds West, along the West line of the North Saint Lucie River Water Control District Canal 14, a distance of 701.78 feet, said canal 14 being shown and described in that certain fee simple deed of donation, as recorded in Official Records Book 4480, Page 2690 of the Public Records of Saint Lucie County. Said West line being parallel to and 62.00 feet West of as measured at right angles to the West right of way line of Oleander Avenue, Also Known As State Road 605, as shown on that certain Florida Department of Transportation right of way Map Section 9456, dated June 19, 1952. Said West right of way line being parallel to and 60.00 feet West of as measured at right angles to the centerline of said Oleander Avenue; thence South 89 degrees 47 minutes 15 seconds West, along a line parallel to and 630.00 feet North of as measured at right angles to the South line of the said East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, a distance of 548.98 feet, said South line also being the centerline of Tumblin King Road; thence North 00 degrees 21 minutes 03

seconds West, along the West line of said East One Half a distance of 701.59 feet to the North line of the said East One Half, said West line also being the East line of the Revised Plat of "The Tropics Pete Robinson Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 21 of the Public Records of Saint Lucie County; thence North 89 degrees 46 minutes 13 seconds East along the North line of said East One Half, a distance of 12.40 feet; thence North 00 degrees 00 minutes 21 seconds West, along a livestock fence 0.3 feet to the West of the West line of the said Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, a distance of 275.98 feet to the South top of bank of the North Saint Lucie River Water Control District Canal 15, Also Known As Platts Branch; thence meandering along the South top of bank of said Platts Branch, the following Ten courses, North 83 degrees 47 minutes 48 seconds East, a distance of 43.46 feet; thence North 86 degrees 49 minutes 25 seconds East, a distance of 72.02 feet; thence South 85 degrees 07 minutes 47 seconds East, a distance of 48.47 feet; thence North 74 degrees 57 minutes 21 seconds East, a distance of 44.51 feet; thence North 80 degrees 24 minutes 14 seconds East, a distance of 92.67 feet, thence North 82 degrees 38 minutes 55 seconds East, a distance of 67.53 feet; thence North 85 degrees 47 minutes 34 seconds East, a distance of 117.62 feet; thence North 85 degrees 35 minutes 04 seconds East, a distance of 70.14 feet; thence North 73 degrees 25 minutes 57 seconds East a distance of 15.73 feet; thence North 55 degrees 26 minutes 14 seconds East, a distance of 12.85 feet to the West line of said canal 14, said West line being parallel to and 30.000 feet West of the West right of way line of said State Road 605, said West right of way line being parallel to and 60.000 feet West of as measured at right angles to the East line of said Northeast One Quarter of Section 33; thence South 00 degrees 12 minutes 46 seconds West, along the West line of said canal 14 a distance of 339.69 feet to the Point of Beginning.

Said lands lying in Saint Lucie County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2020.

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

Signed, sealed and delivered in presence of

Oleander Oaks LLC, a Florida limited liability company

BY: _____
Michael J Bradley, JR
Manager

Witness Signature

Candy Quintall

Printed Name of First Witness

Witness Signature

PETER QUINTALL

Printed Name of Second Witness

BY: _____

Grantor Address:
632 SE Starflower Avenue
Port Saint Lucie, FL 34983

STATE OF FLORIDA

COUNTY OF St Lucie

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, this 19th of March, 2021 by Oleander Oaks LLC, a Florida limited liability company, who is personally known to me or who has produced drivers license as identification.

Witness my hand and official seal, this the 19th of March, 2021.

_____
Notary Public

My Commission Expires: 01/10/2023

(SEAL)

Notary Public State of Florida
Candy Quintall
My Commission GG 290488
Expires 01/10/2023

BOUNDARY SURVEY

LOCATED IN SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST

CITY OF FORT PIERCE, FLORIDA

LEGAL DESCRIPTION PARENT TRACT

PARCEL 1:

ALL OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF LAND OWNED BY MRS. HARRY E. KESLER ON THE 7TH DAY OF MARCH 1956, LESS LAND FOR ROADS AND DRAINAGE CANALS. THE SAID LAND IS ALSO DESCRIBED AS THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE SOUTH 630.00 FEET THEREOF.

AND

PARCEL 2:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM ALL RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ROAD AND DRAINAGE CANALS.

TOGETHER WITH A PARCEL OF LAND NOT DESCRIBED BY DEED OR PLAT

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST ¼, A DISTANCE OF 650.33 FEET TO THE POINT OF BEGINNING; THENCE RUN S00°38'52"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 701.88 FEET; THENCE S89°47'29W, A DISTANCE OF 13.30 FEET TO THE EAST LINE OF TROPIC ACERS AS RECORDED IN PLAT BOOK 6, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°16'22"E ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 701.77 FEET TO THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 33; THENCE N89°36'52"E A DISTANCE OF 17.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.93 ACRES MORE OR LESS.

LEGAL DESCRIPTION NEW PARCEL "A"

ALL OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF LAND OWNED BY MRS. HARRY E. KESLER ON THE 7TH DAY OF MARCH 1956, LESS LAND FOR ROADS AND DRAINAGE CANALS. THE SAID LAND IS ALSO DESCRIBED AS THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE SOUTH 630.00 FEET THEREOF.

AND TOGETHER WITH A PARCEL OF LAND NOT DESCRIBED BY DEED OR PLAT

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST ¼, A DISTANCE OF 650.33 FEET TO THE POINT OF BEGINNING; THENCE RUN S00°38'52"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 701.88 FEET; THENCE S89°47'29W, A DISTANCE OF 13.30 FEET TO THE EAST LINE OF TROPIC ACERS AS RECORDED IN PLAT BOOK 6, PAGE 21, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°16'22"E ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 701.77 FEET TO THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 33; THENCE N89°36'52"E A DISTANCE OF 17.89 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST ¼, A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE S89°36'52"W, A DISTANCE OF 558.33 FEET; THENCE N00°38'52"E, A DISTANCE OF 277.18 FEET TO THE SOUTH TOP OF BANK OF PLATTS BRANCH; THENCE ALONG SAID TOP OF BANK N85°42'13"E, A DISTANCE OF 29.58 FEET; THENCE N87°07'45"E, A DISTANCE OF 77.61 FEET; THENCE N82°42'45"E, A DISTANCE OF 308.22 FEET; THENCE N83°52'02"E, A DISTANCE OF 144.57 FEET TO THE WEST RIGHT OF WAY OF A 32 FEET DRAINAGE DITCH; THENCE ALONG SAID RIGHT OF WAY S00°12'40"W, A DISTANCE OF 334.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.16 ACRES MORE OR LESS.

LEGAL DESCRIPTION NEW PARCEL "B"

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM ALL RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ROAD AND DRAINAGE CANALS.

LESS AND EXCEPT ALL LANDS SOUTH OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, THENCE RUN S89°36'52"W ALONG THE NORTH LINE OF THE AFORESAID SOUTHEAST ¼, A DISTANCE OF 650.33 FEET; THENCE N00°38'52"E, A DISTANCE OF 317.33 FEET TO THE NORTH TOP OF BANK OF PLATTS BRANCH ALSO BEING THE POINT OF BEGINNING; THENCE N85°42'13"E, ALONG SAID TOP OF BANK A DISTANCE OF 26.61 FEET; THENCE N87°07'45"E, A DISTANCE OF 76.56 FEET; THENCE N82°42'45"E, A DISTANCE OF 307.08 FEET; THENCE N83°52'02"E, A DISTANCE OF 123.44 FEET; THENCE N27°27'44"E, A DISTANCE OF 56.38 FEET TO THE WEST RIGHT OF WAY OF A 32 FEET DRAINAGE DITCH ALSO BEING THE POINT OF TERMINATION.

CONTAINING 4.24 ACRES MORE OR LESS.

GLOBAL POSITIONING SYSTEM (GPS) NOTES

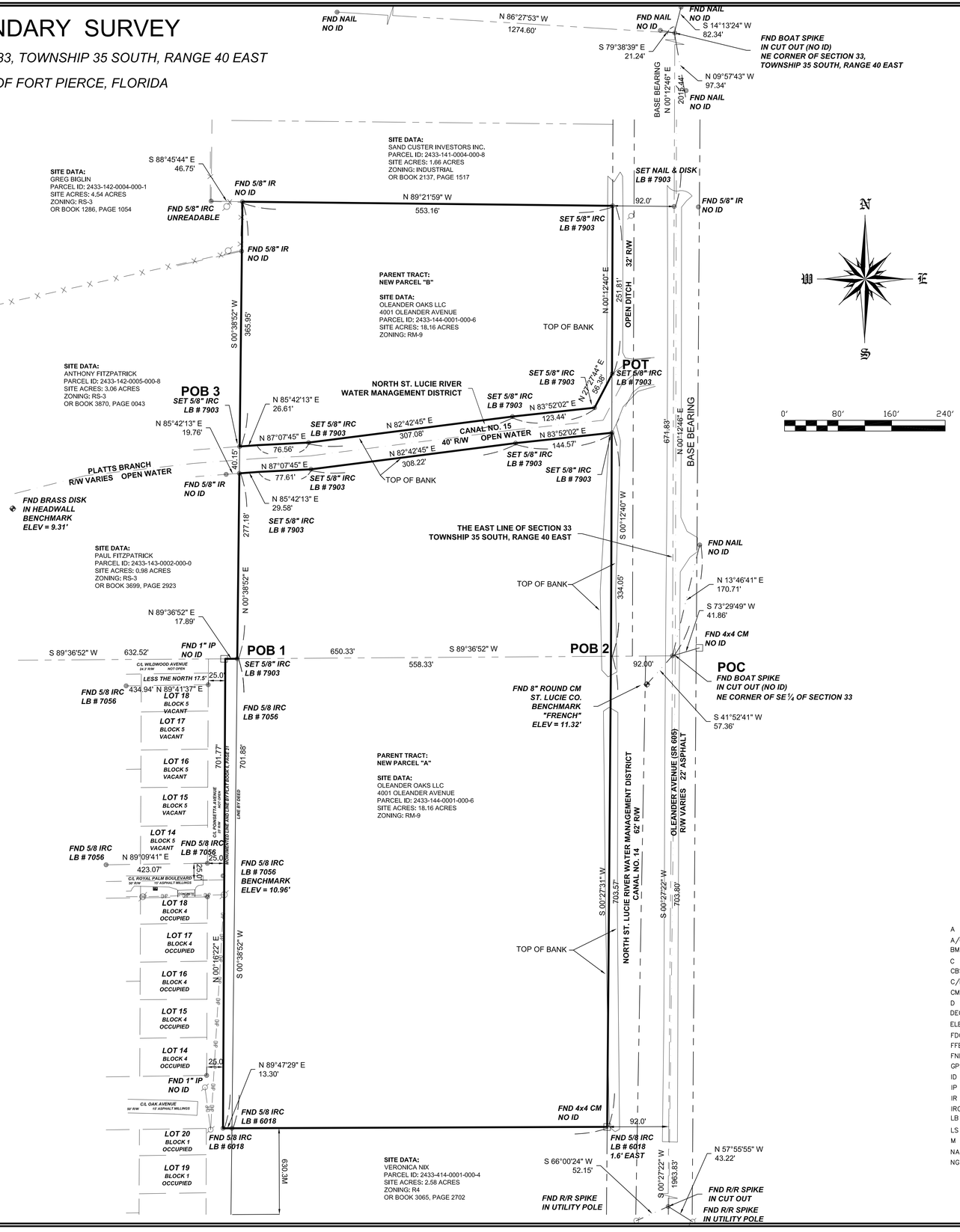
1. G.P.S. SURVEY METHOD: REAL TIME KINEMATICS (RTK)

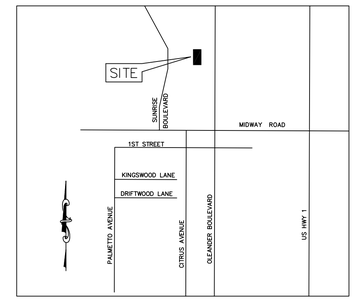
2. G.P.S. RECEIVER TYPE: TWO (2) DUAL FREQUENCY TOPCON HIPER GA-II SYSTEM WITH CHANNELS (L1 & L2).

3. THE ORIGINAL GPS RTK MEASUREMENTS LOCATED ON DECEMBER 25, 2018. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND/OR TOPOGRAPHIC DATA AND CONTROL THROUGHOUT THE PROJECT AREA. REAL-TIME COORDINATE COMPUTATIONS AND PRECISION INFORMATION ARE DETERMINED VIA RADIO/MODEM LINK WITH THE BASE STATION AND RECORDED AS THREE DIMENSIONAL (3D) POSITIONS.

4. G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2008 AND A CARLSON SURVEY + DATA COLLECTOR.

5. THE HORIZONTAL TARGET ACCURACY FOR THIS SURVEY IS AS FOLLOWS:
HORIZONTAL: 10MM + 1PPM (RMS)
VERTICAL: 20MM + 1PPM (RMS).





LOCATION MAP

NOT TO SCALE

STREET ADDRESS

4001 OLEANDER AVENUE, FORT PIERCE, FL 34982

GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, (ASSUMED DATUM). BETWEEN TWO MONUMENTS, AS SHOWN.

2. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.

3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LANDS OF OTHERS.

4. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.

5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X & AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0189 J.

6. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

7. 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.

8. INFORMATION SHOWN HEREON IS BASED ON DEED AND FIELD MEASURED DATA, ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.

9. THE LAST DATE OF FIELD WORK WAS DECEMBER 27, 2018.

10. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS OF MURPHY ACT DEEDS.

11. ELEVATIONS IF SHOWN HEREON ARE IN FEET AND BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASED ON ST. LUCIE COUNTY BENCHMARK "FRENCH", WITH AN ELEVATION OF 11.32' .

12. THE PROPOSED USE OF THIS SURVEY IS FOR A LOT SPLIT.

13. THE PROPOSED USAGE OF THE PROPERTY IS RESIDENTIAL.

LEGEND & ABBREVIATIONS

A	ARC LENGTH	NO OR #	NUMBER
A/C	AIR CONDITIONER	NTS	NOT TO SCALE
BM OR ⌖	BENCHMARK	OHP	OVERHEAD UTILITIES
C	CALCULATED FROM FIELD MEASUREMENTS	ORB	OFFICIAL RECORDS BOOK
CBS	CONCRETE BLOCK STRUCTURE	P	PLAT DATA
C/L	CENTERLINE	PG(S)	PAGE(S)
CM	CONCRETE MONUMENT	PLS	PROFESSIONAL LAND SURVEYOR
D	DEED	POB	POINT OF BEGINNING
DEG OR °	DEGREE	POC	POINT OF COMMENCEMENT
ELEV	ELEVATION	POT	POINT OF TERMINATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PRM	PERMANENT REFERENCE MONUMENT
FFE	FINISH FLOOR ELEVATION	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FND	FOUND	R	RADIUS
GPS	GLOBAL POSITIONING SYSTEM	RLS	REGISTERED LAND SURVEYOR
ID	IDENTIFICATION NUMBER	R/W	RIGHT-OF-WAY
IP	IRON PIPE	Ⓜ	WATER METER
IR	IRON ROD	&	AND
IRC	IRON ROD & CAP	@	AT
LB	LICENSED BUSINESS	△	DELTA
LS	LICENSED SURVEYOR	∅	UTILITY POLE
M	MEASURED DATA	Ⓜ	MANHOLE
NAVD	NORTH AMERICAN VERTICAL DATUM		
NGVD	NATIONAL GEODETIC VERTICAL DATUM		

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
PHONE (772) 708-1819 SURVEY@ASI-SURVEY.COM

DATE	BY	REVISIONS

CERTIFICATIONS
MATTHEW TOENISKOETTER
MJT HOLDINGS, INC.
ANCHOR LAND TITLE, INC.
ST LUCIE COUNTY FLORIDA

© COPYRIGHT ARNOLD SURVEYING, INC.
ALL DRAWINGS OR DOCUMENTS AND COPIES THEREOF ARE INSTRUCTIONS OF SERVICE AND REMAIN THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT. ALL SUCH DRAWINGS OR DOCUMENTS ARE TO BE RETURNED TO THE SURVEYOR UPON REQUEST. ALL DRAWINGS OR DOCUMENTS WITHOUT WRITTEN PERMISSION FROM ARNOLD SURVEYING, INC. IS STRICTLY PROHIBITED. THIS DRAWING OR DOCUMENT IS PROTECTED BY FEDERAL COPYRIGHT LAWS.

DRAWN BY: CA
CHECKED BY: CA
DATE: JANUARY 01, 2019
HORIZONTAL SCALE: 1"=80'

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

SEAL

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

PRINTED DATE

SHEET 1 OF 1

PROJECT NO. 18-705

Kimley»Horn

May 20, 2021
147811000

City of Fort Pierce
5160 N.W. Milner Drive
Port St. Lucie, Florida 34983
772-621-3400

RE: Rezoning, Site Plan, and Subdivision – Oleander Oaks
Technical Review Project # 21-43900001 **&** 21-09000001

Please accept the following responses to your comments concerning the above referenced project.

Planning Comments:

Comment 1) Provide a notarized authorization form allowing Kimley-Horn to act as a representative for the Alva Stone Group. Upon further inspection of the applications Alva Stone Group appears on all the applications, but Kimley Horn is only present on the Rezoning application. You also have the option of updating the Design Review, Development Review, and Subdivision applications to reflect Kimley-Horn as the Applicant/Representative since Alva Stone Group is already present on all applications as the Property Owner.

Response 1) ***Agent of authorization allowing Kimley-Horn to act as representative for Alva Stone Group has been included with this resubmittal.***

Comment 2) For clarification, the SLC Property Record card indicates that Oleander Oaks LLC is the property owner of the parcel, however the Warranty Deed provided shows that Oleander Oaks LLC sold the property to the Alva Stone Group. Is this correct that the Alva Stone Group is now the property owner of the parcel?

Response 2) ***Alva Stone Group is the property owner of parcel. Alva Stone group to open LLC and transfer ownership of parcel. All ownership documentation/applications to be revised.***

Comment 3) On the plat consider dedicating the 1.42 acre wetland area as a conservation easement.

Response 3) ***We will be coordinating with SFMWD on the dedication of the wetland and will discuss with them what the best option is for the wetland.***

Comment 4) Provide sidewalks on both sides of the road in the development as well as on both entrances. Crosswalks in appropriate locations shall also be designated. Coordination will be needed with St. Lucie County to determine if sidewalks will be able to be constructed along their right-of-way outside of the development. New developments are required to construct sidewalks on all rights-of-way.

Response 4) ***Sidewalks have been added on both sides of the road of development and has been added South of the entrance. The road extends far past the edge of pavement, so we have added a bus pickup area near the road and have extended the sidewalk north along our property line.***

Comment 5) Will this be a gated community?

Response 5) ***Yes, this will be a gated community.***

Comment 6) Provide an explanation on what is planned to occupy the amenity area. Staff would suggest a tot lot/active play area, dog park, or central community space with a gazebo, fountain, benches, trees, etc. If the central community space is chosen, consider adding a small walkout platform onto the pond.

Response 6) ***The amenity area is to include an outdoor gym area, dog park as well as some outdoor grills and benches..***

Comment 7) Add a water feature to the pond along with littoral plantings. The littoral plantings can be depicted on the Landscape Plan.

Response 7) ***We recently received an updated geotechnical report and the seasonal high water table is lower than what was originally assumed. The pond has been changed to a dry pond with planting to resemble a large bioswale. The Landscape Plans have been updated to show the plantings***

Comment 8) For the dry pond consider providing some zero scaping elements, bioswale elements, or landscape design elements to complement the adjacent wetland area.

Response 8) ***There are numerous cabbage palms in the proposal dry pond area. We are planning on preserving them or replacing them in that area. This will give a similar aesthetic to the wetland.***

Comment 9) There is an R-4 Zoning Requirement table that has been provided on the Site Plan, is this intended to act as the requirements for the PD for the following: min lot area, min lot width, min lot depth, max lot coverage, min street frontage? If this is the case, the R-4 Zoning Requirements can just be changed to PD Requirements.

Response 9) ***The R-4 Zoning Requirements have been changed to PD Requirements.***

Comment 10) What is the maximum allowed height in the development? Will there be a separate rear setback for accessory structures? Will pools, sheds, or screened enclosures be permitted in the development. Include a note on the site plan addressing this if allowed.

Response 10) ***All units to be one (1) story high at a maximum 20'. No other structures, pool or screens will be allowed.***

Comment 11) Will items like power generators and air conditioning units be allowed within the side setback. If so, what would be the minimum side setback for these items. Include a note on the site plan addressing this if allowed.

Response 11) ***Air conditioning will be installed on side of homes. There will be a five (5) foot side setback for accessory items i.e. air conditioning.***

Comment 12) Provide a calculation summary on the lighting plan that provides the Average, Maximum, Minimum, Average/Minimum, and Maximum/Minimum calculations for the provided lighting.

Response 12) ***Calculation summary providing Average, Maximum, Minimum, Average/Minimum and Maximum/Minimum calculations has been added to the Photometric Plan Sheet E-100.***

Comment 13) Are mailboxes being proposed for each residence?

Response 13) ***Mailboxes are proposed for each residence.***

Comment 14) Start to configure the desired addresses for each residence as this will need to be provided to the Planning Department prior to Building Permit submittal with the Planning Departments Address Request form. There is a $25 fee per residential address.

Response 14) ***Acknowledged. We have included our desired addresses with this submittal***

Comment 15) Will there be a Homeowners Association to take care of community space maintenance within the development like the roads or the amenity area?

Response 15) ***Yes, there will be a Homeowners Associations to take care of community space maintenance within the development.***

Comment 16) Provide a colored site plan (aerial overview) that also includes the landscaping.

Response 16) ***Please see the attached color site plan***

Comment 17) Provide a typical lot landscape plan for each lot type on the overall Landscape Plan.

Response 17) ***Typical lot landscape plan for each type of lot on the overall Landscape Plan has been provided with this resubmittal.***

Comment 18) Provide the monument sign detail, size, and height as this must be approved with the Planned Development approval.

Response 18) ***Please see attached monument sign detail***

Comment 19) Has a wall been considered to buffer this development from the single-family homes to the west? This can also help to secure the property especially for the homes that are on the perimeter of the development. This can help with noise reduction.

Response 19) ***Black picket fence around the perimeter of the project will be provided.***

Comment 20) If not already done so, consider having a community meeting with the nearby residents to notify them of the proposed single-family development

Response 20) ***Acknowledged.***

Comment 21) An area or shelter for school age children shall be provided with coordination with Marty Sanders of the St. Lucie County School District (See SLC School District Comments on page 18 of this document)

Response 21) ***We have coordinated with the School District and have updated our entrance to accommodate their requests.***

Comment 22) The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.

Response 22) ***Acknowledged.***

Comment 23) Update the School zones in the Capacity Analysis as this project is within Fort Pierce and the two school noted are in Port St. Lucie. Weatherbee Elementary School, Forest Grove Middle School and Fort Pierce Central High School appear to be closer to this site.

Response 23) ***The Capacity Analysis has been updated to show Forest Grove Middle School and Fort Pierce Central High School as the school zones for the site.***

Comment 24) Are there any additional elevations to be provided besides the one that has already been provided or are additional model styles still being considered for this development?

Response 24) ***The four different elevations for types of homes that the development will consist of have been included with this resubmittal.***

Comment 25) Please note that Impact Fees will be collected from both the City of Fort Pierce and St. Lucie County upon construction of each single family home.

Response 25) ***Acknowledged.***

Comment 26) Provide your Planned Development Guidelines. An example of what needs to be provided can be found within the provide link below. The guidelines in the provided link start on page 60. https://destinyhosted.com/fortpdocs/2020/CCREG/20200921_1434/11996_Application_and_Supporting_Documents.pdf

Response 26) ***Please see attached Planned Development Guidelines***

Comment 27) Within the Planned Development Guidelines provide your permitted uses. For example, a detached single family home will be a permitted use in this development. Will this development allow for vacation rentals as a permitted use?

Response 27) ***Single family home will be the only use permitted. Vacation rentals would follow City of Ft. Pierce laws and guidelines.***

Preliminary Plat Comments:

Comment 1) Provide a copy of the dedication/signature page as this sheet was not included with the submittal.

Response 1) ***Please see updated Plat***

Comment 2) The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.

Response 2) ***Acknowledged.***

Comment 3) The preliminary plat shall include the overall tract boundary information, legal description, name and address of owner, contour lines, drawing scale, easement dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121 for specific requirements.

Response 3) ***Please see updated Plat***

Planned Development Comments:

Comment 1) Please submit the signed and sealed affidavit.

Response 1) ***Signed and sealed affidavit included with this resubmittal.***

Comment 2) In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of the certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Natural Resource Assessment prepared by Kimley Horn & Associates. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that traverses across the property.

Response 2) ***Please see updated survey and plat that show the boundaries of the wetlands and the flood zones***

Comment 3) Update Page 17 of the NRA report to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie County.

Response 3) ***Page 17 of the NRA report has been updated to reference the City of Fort Pierce as the local regulatory agency as opposed to St. Lucie***

County.

Comment 4) The site plan shall indicate sidewalk construction on both sides of the proposed roadway per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.

Response 4) ***Site plan has been updated to include sidewalk construction on both sides of the proposed roadway.***

Comment 5) Update the site plan to identify the entrance roadway lane widths.

Response 5) ***Site plan has been updated to include dimensioning for all roadway lane widths.***

Comment 6) The project information references the purpose of the on-site lake is both for stormwater treatment and for the enjoyment of the residents, yet it appears that insufficient area exists upland from the lake's top of bank to provide safe pedestrian access. Please provide information on what type of activities are expected to occur around the lake.

Response 6) ***The outdoor amenity area of which borders the lake is to include park benches, an outdoor fitness center as well as a grill station.***

Comment 7) The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

Response 7) ***Acknowledged.***

Comment 8) Oleander is a St. Lucie County roadway; the applicant shall contact St. Lucie County directly for possible R/W donation and required improvements with the Oleander Avenue right-of-way.

Response 8) ***Acknowledged.***

Fort Pierce Police Comment:

Comment 1) After reviewing the photometric plan, I observed several areas, generally around the curved roadway areas of the main thoroughfare of the residential development, where the illumination levels are near or at zero foot candles. The areas where the illumination levels reads zero or close to zero contrast the areas where the illumination levels are dramatically higher, which will lead to "dark pockets" of illumination in the roadway. Therefore, please consider revising the illumination to create a more even and uniform distribution of illuminance. Uniform lighting is easier on the eye during dark hours and allows for better perception of the

environment. The areas where illumination is observed to be low, as described are in the vicinity of lots # 6 and 7, #11 and 12, # 21 and 22 and # 28 and 29.

Response 1) ***Photometrics plan has been revised to provide a more uniform distribution of illuminance on site and reduce dark pockets.***

SLC Public Works Comments:

Comment 1) The project accesses onto a County Road, Oleander Avenue. The ROW depicted on the plan does not match the survey.

Response 1) ***The ROW previously depicted matches the survey, additional layers from the survey have been added to the plan and clouded for clarity. Please see this update clouded on Sheet C-100.***

Comment 2) It is anticipated that north bound and south bound turn lanes will be required.

Response 2) ***Based off our Traffic Impact Analysis no dedicated turn lanes were warranted. The TIA is currently being reviewed by the County***

Comment 3) The traffic report will be reviewed by a third party through the County.

Response 3) ***Acknowledged.***

Comment 4) A 6 FT sidewalk will be required along the property's frontage. The Board of County Commissioners may accept a Fee-in-Lieu of construction.

Response 4) ***A 6-foot sidewalk has been added to the property frontage.***

Comment 5) A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for drainage connection and right-of-way improvements.

Response 5) ***Acknowledged.***

Comment 6) Written response to Pre-application review has not been received.

Response 6) ***Written responses to Pre-application review have been included with this resubmittal.***

Comment 7) For discussion regarding these comments, please contact me at 772-462-1491, haysd@stlucieco.org or Grant Chambers at 772-462-2741, chambersg@stlucieco.org.

Response 7) ***Acknowledged.***

SLC Schools Comments:

Comment 1) The City code requires sidewalks on the adjacent street. That area should be properly graded, and a sidewalk be constructed along the project frontage of Oleander Avenue.

Response 1) ***Acknowledged. Site has been updated to include a 6' sidewalk along the frontage of the property.***

Comment 2) The walking conditions for students along Oleander Avenue is considered hazardous. The developer should coordinate with St. Lucie County to work on providing a safe route to school.

Response 2) ***The plans have been updated to dedicate an area along the frontage for school children pickup.***

Comment 3) The school capacity analysis has the wrong school zones. At this time, we do not have any concerns with school capacity.

Response 3) ***School capacity analysis has been updated to include the correct school names.***

Comment 4) We will place any required bus stop on Oleander. Will the developer provide either a shelter or a place for student to wait for the bus out of the dirt/grass?

Response 4) ***The site layout has been updated to include a concrete bad at the frontage of the property for a place that students can wait for the bus out of the dirt/grass.***

Should you have any additional questions please do not hesitate to contact me at (772) 794-4136 or Tyler.Enright@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Tyler Enright, E.I.

PREPARED BY:
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

APRIL 2021

PLAT BOOK _____ PAGE _____

OLEANDER OAKS

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
APRIL, 2021

LEGAL DESCRIPTION

A PORTION OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE QUARTER CORNER OF SAID SECTION 33, THENCE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF THE NORTH SAINT LUCIE RIVER WATER CONTROL DISTRICT CANAL 14, A DISTANCE OF 701.78 FEET, SAID CANAL 14 BEING SHOWN AND DESCRIBED IN THAT CERTAIN FEE SIMPLE DEED OF DONATION, AS RECORDED IN OFFICIAL RECORDS BOOK 4480, PAGE 2690 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY. SAID WEST LINE BEING PARALLEL TO AND 62.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE WEST RIGHT OF WAY LINE OF OLEANDER AVENUE, ALSO KNOWN AS STATE ROAD 605, AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 9456, DATED JUNE 19, 1952. SAID WEST RIGHT OF WAY LINE BEING PARALLEL TO AND 60.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID OLEANDER AVENUE; THENCE SOUTH 89 DEGREES 47 MINUTES 15 SECONDS WEST, ALONG A LINE PARALLEL TO AND 630.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 33, A DISTANCE OF 548.98 FEET, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF TUMBLIN KING ROAD; THENCE NORTH 00 DEGREES 21 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST ONE HALF A DISTANCE OF 701.59 FEET TO THE NORTH LINE OF THE SAID EAST ONE HALF, SAID WEST LINE ALSO BEING THE EAST LINE OF THE REVISED PLAT OF "THE TROPICS" PETE ROBINSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 21 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY; THENCE NORTH 89 DEGREES 46 MINUTES 13 SECONDS EAST ALONG THE NORTH LINE OF SAID EAST ONE HALF, A DISTANCE OF 12.40 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 21 SECONDS WEST, ALONG A LIVESTOCK FENCE 0.3' TO THE WEST OF THE WEST LINE OF THE SAID SOUTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 33, A DISTANCE OF 275.98 FEET TO THE SOUTH TOP OF BANK OF THE NORTH SAINT LUCIE RIVER WATER CONTROL DISTRICT CANAL 15, ALSO KNOWN AS PLATTS BRANCH; THENCE MEANDERING ALONG THE SOUTH TOP OF BANK OF SAID PLATTS BRANCH, THE FOLLOWING TEN COURSES, NORTH 83 DEGREES 47 MINUTES 48 SECONDS EAST, A DISTANCE OF 43.46 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 25 SECONDS EAST, A DISTANCE OF 72.02 FEET; THENCE SOUTH 85 DEGREES 07 MINUTES 47 SECONDS EAST, A DISTANCE OF 48.47 FEET; THENCE NORTH 74 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 44.51 FEET; THENCE NORTH 80 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 92.67 FEET; THENCE NORTH 82 DEGREES 38 MINUTES 55 SECONDS EAST, A DISTANCE OF 67.53 FEET; THENCE NORTH 85 DEGREES 47 MINUTES 34 SECONDS EAST, A DISTANCE OF 117.62 FEET; THENCE NORTH 85 DEGREES 35 MINUTES 04 SECONDS EAST, A DISTANCE OF 70.14 FEET; THENCE NORTH 73 DEGREES 25 MINUTES 57 SECONDS EAST, A DISTANCE OF 15.73 FEET; THENCE NORTH 55 DEGREES 26 MINUTES 14 SECONDS EAST, A DISTANCE OF 12.85 FEET TO THE WEST LINE OF SAID CANAL 14, SAID WEST LINE BEING PARALLEL TO AND 30.00 FEET WEST OF THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD 605, SAID WEST RIGHT OF WAY LINE BEING PARALLEL TO AND 60.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST ONE QUARTER OF SECTION 33; THENCE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF SAID CANAL 14 A DISTANCE OF 339.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SAINT LUCIE COUNTY, FLORIDA, AND CONTAIN 12.919 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, FLORIDA, EXISTING UNDER THE LAWS OF FLORIDA, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "OLEANDER OAKS", A SUBDIVISION.

1. TRACT A (PRIVATE ROAD), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS** ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS (AS MAY BE APPROVED BY THE CITY OF FORT PIERCE) FOR UTILITY, DRAINAGE, INGRESS, EGRESS, AND ROADWAY RELATED PURPOSES, AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS** ASSOCIATION, INC. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

2. TRACT B, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS** ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/ OR ASSIGNS, FOR PRIVATE RECREATION AREA, FOR RECREATION PURPOSES AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS** ASSOCIATION, INC.

3. TRACTS C, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS** ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/ OR ASSIGNS, FOR STORMWATER MANAGEMENT AND OTHER RELATED PURPOSES, AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS** ASSOCIATION, INC.

4. TRACT D, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS** ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/ OR ASSIGNS, FOR BUFFER, LANDSCAPE, RECREATION, DRAINAGE, UTILITIES, AND OTHER COMMON AREA PURPOSE AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS** ASSOCIATION, INC.

5. TRACT E, IS HEREBY DEDICATED TO THE **OLEANDER HOMEOWNERS** ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/ OR ASSIGNS, AS A CONSERVATION EASEMENT AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID **OLEANDER HOMEOWNERS** ASSOCIATION, INC.

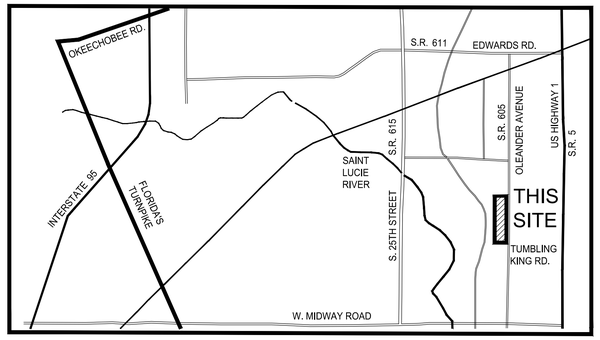
IN WITNESS WHEREOF: ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____, THIS _____ DAY OF _____, 202___.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____



VICINITY MAP
N.T.S.

PLANNING AND ZONNING APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____ 2021

BY: _____
JENNIFER HOFMEISTER-DREW, AICP
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)
SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ AS _____ OF ALVA STONE GROUP LLC, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____ , 20___.

MY COMMISSION EXPIRES _____

NAME: _____
(PRINT NAME):
NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION NO. _____

CLERK OF CIRCUIT COURT

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT OF ST . LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAININNG TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 20___.

CLERK OF CIRCUIT COURT SEAL

_____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL CITY ATTORNEY

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

THIS _____ DAY OF _____, 2021

BY: _____
TANYA EARLEY
INTERIM CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

SURVEYOR REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

THIS _____ DAY OF _____2021

BY: _____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE No. 4350

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT AT THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMSSION AT A MEETING HELD ON _____, 2021. _____, LINDA COX, CITY CLERK.

BY: _____
LINDA COX
CITY CLERK

NOTES:

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUATER OF SECTION 33, HAVING A GRID BEARING OF SOUTH 88°04'23" EAST.
3. SUBJECT PLAT CONTAINS 12.919 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, SUBDIVIDED, AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE CITY OF FORT PIERCE LAND DEVELOPMENT CODES. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS _____ DAY OF _____, 20___. PERMANENT CONTROL POINTS (PCP'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

_____
DANIEL C. LAAK DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS5118
STATE OF FLORIDA
HSQ GROUP, INC.
1001 YAMATO ROAD, SUITE 105
BOCA RATON, FL 33431
CERTIFICATE OF AUTHORIZATION NO. LB7924

PREPARED BY:
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

APRIL 2021

OLEANDER OAKS

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
APRIL, 2021

PLAT BOOK _____ PAGE _____

DEDICATION (CONTINUED)

IN WITNESS WHEREOF: ALVA STONE LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS VICE PRESIDENT, THIS _____ DAY OF _____, 20___.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ALVA STONE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ AS VICE PRESIDENT OF ALVA STONE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ , 20___.

MY COMMISSION EXPIRES _____

NAME: _____
(PRINT NAME):
NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION NO. _____

MORTGAGEE CONSENT

KNOW ALL MEN BY THESE PRESENTS: THAT , HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF: , AS MORTGAGEE, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME THIS _____ DAY OF _____, A.D., 20____.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

MORTGAGOR NAME

BY: _____
NAME: _____
TITLE: _____

ACKNOWLEDGEMENT

STATE OF)
COUNTY OF) SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ AS _____ OF _____, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ , 20___.

MY COMMISSION EXPIRES _____

NAME: _____
(PRINT NAME):
NOTARY PUBLIC - STATE OF

COMMISSION NO. _____

TITLE CERTIFICATION

STATE OF _____)
COUNTY OF _____) SS

I, BENJAMIN BELL, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMINTMENT PREPARED BY GLOBAL CLOSING COMPANY LLC, DATED, APRIL 28, 2021, AND DESIGNATED AS FILE NO.: 1526-18FL-0330 (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH , DO HERBY CERTIFY THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUES §197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR.

DATED: THE _____ DAY OF _____ , 202___.

BY _____
BENJAMIN BELL
GLOBAL CLOSING COMPANY LLC

PREPARED BY:

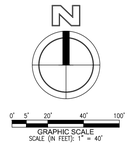
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

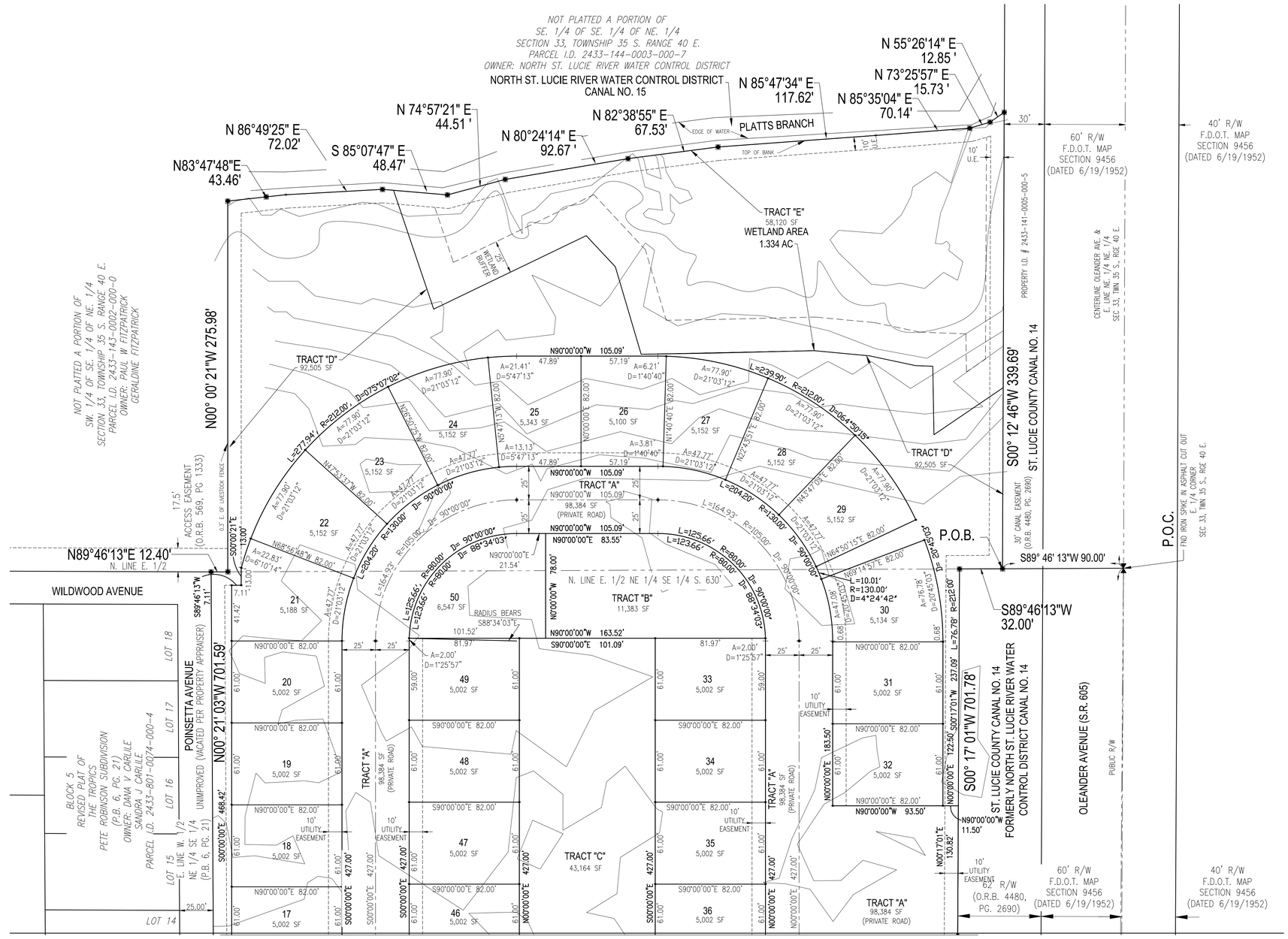
APRIL 2021

PLAT BOOK _____ PAGE _____

OLEANDER OAKS

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
APRIL, 2021





MATCHLINE "A" SEE SHEET 4

PREPARED BY:

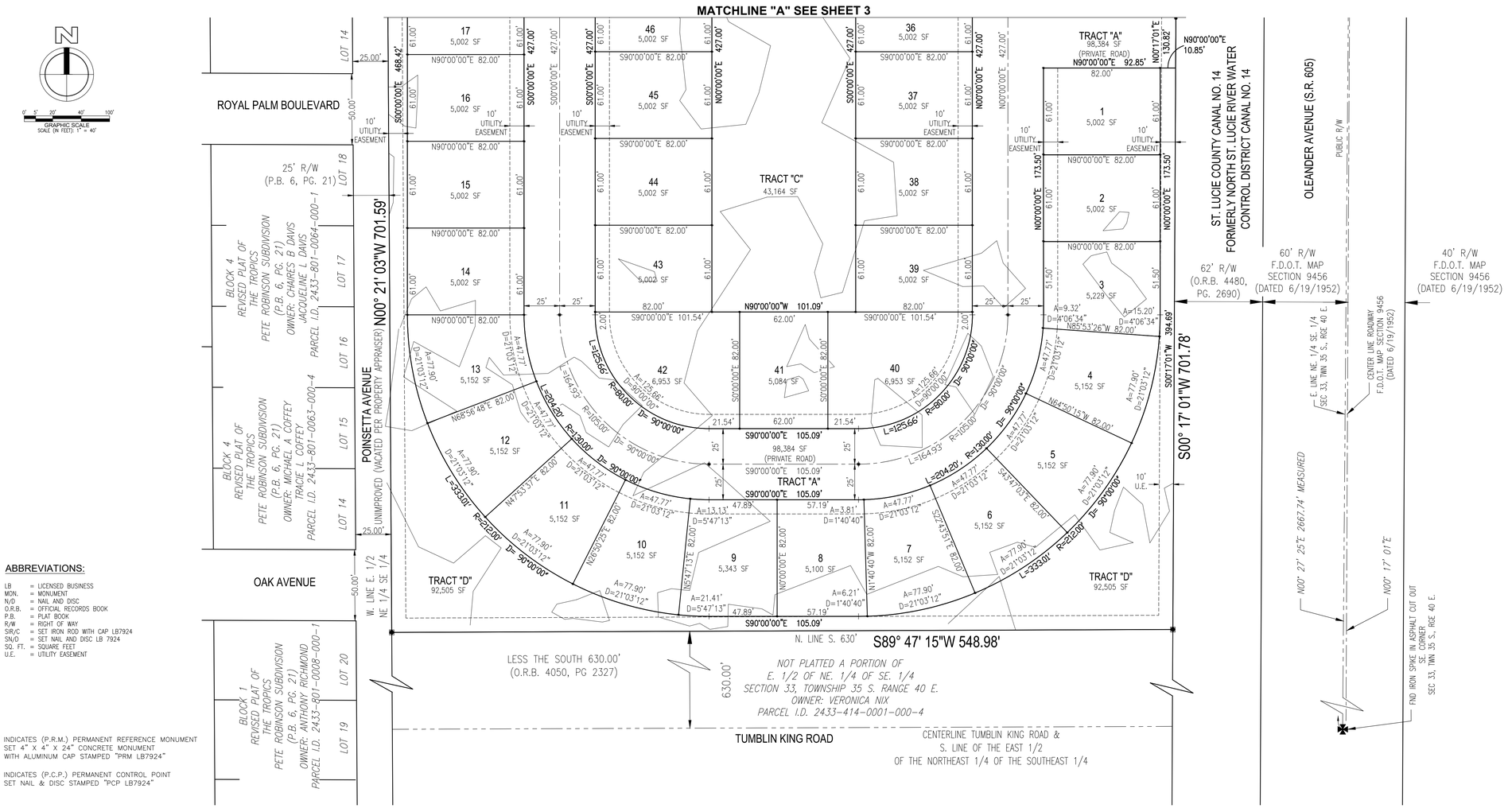
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

APRIL 2021

PLAT BOOK _____ PAGE _____

OLEANDER OAKS

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
APRIL, 2021



ABBREVIATIONS:

LB	= LICENSED BUSINESS
MON.	= MONUMENT
N/D	= NAIL AND DISC
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
R/W	= RIGHT OF WAY
SIR/C	= SET IRON ROD WITH CAP LB7924
SN/D	= SET NAIL AND DISC LB 7924
SQ. FT.	= SQUARE FEET
U.E.	= UTILITY EASEMENT

● INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 4" X 4" X 24" CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "PRM LB7924"

◉ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET NAIL & DISC STAMPED "PCP LB7924"