THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-07000003

DATE: MARCH 4, 2021

Development Review & Design Review - Project Hurricane - 2398 Peters Road

Applications for Development Review & Design Review for an RV sales business have been submitted for your review. The properties are currently being annexed into the City Limits and there are applications to change the Future Land Use and Zoning to General Commercial (GC) and General Commercial (C-3) respectively after the annexation has been completed. The parcel IDs are 2324-122-0001-000-3 & 2324-123-0000-000-9.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by March 16, 2021.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location: Peters Rd/ 2398 Peters Rd

Parcel ID #(s): 2324-122-0001-000-3 / 2324-123-0000-000-9

Project description: Construction of 39,200 sf of sales and service facilities

Bud Wynne	Brad Currie / Engineering Design & Construction, Inc
Property Owner(s)	**Applicant/Representative, Title, Company**
547 Wash Roberts Lane	10250 SW Village Parkway
Street Address	Street Address
McMinnville TN 37110	Port St Lucie FL 34987
City State Zip	City State Zip
(954) 214-4553	(772) 462-2455
Phone Number	Phone Number
budwynne@aol.com	bradcurrie@edc-inc.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.*

Bradley J. Currie (Authorized Agent)

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 17th day of February, 20 21, by Bradley J. Currie (Authorized Agent) 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.: 39,200 sf Residential: Proposed Units: None

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

North	South	East	West
Vacant	Vacant	I-95 ROW	Single Family Home

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: Peters Rd / 2398 Peters Rd

Parcel ID #(s): 2324-122-0001-0003 / 2324-123-000-000-96

Project Description: Construction of 39,200 sf of sales and service

Bud Wynne	Steven Frink / Engineering Design & Construction, Inc
Property Owner(s)	Applicant/Representative, Title, Company
547 Was Roberts Lane	10250 SW Village Parkway
Street Address	Street Address
McMinnville TN 37110	Port St Lucie Fl 34987
City State Zip	City State Zip
(954) 214-4553	(772) 462-2455
Phone Number	Phone Number
budwynne@aol.com	bradcurrie@edc-inc.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.*

Steven Frink (Authorized Agent)

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this ____day of _____, 20_____, by

Steven Frink (Authorized Agent) who is personally known to me or has produced

_____as identification.

_____

Signature of Notary (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.

R.V. Development, LLC
547 Wash Roberts Lane
Mc Minnville, TN 37110

AGENT CONSENT FORM

Project Name: Peters Road Annexation

Parcel ID: 2324-122-0001-000-3 and 2324-123-0000-000-9

BEFORE ME THIS DAY PERSONALLY APPEARED JAMES A WYNNE III, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to 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 at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, 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 application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 5th day of October 2020, by James A. Wynne III (Name of Person Acknowledging) who is personally known to me or who has produced PERSONALLY KNOWN (type of identification) as identification and who did (did not) take an oath.

Sheila Butcher
Notary Signature

Sheila Butcher
Printed Name of Notary

SHEILA BUTCHER STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY
(Notary Seal)

07-27-2021
My commission expires

Owner's Signature

JAMES A WYNNE III
Owner's Name

547 WASH ROBERTS LANE
Street Address

MCMINNVILLE, TN 37110
City, State, Zip

EMAIL: budwynne@AOL.com
Telephone / Email

PROJECT NARRATIVE & COVER LETTER
Project Hurricane
Development Review
February 25, 2021

Request

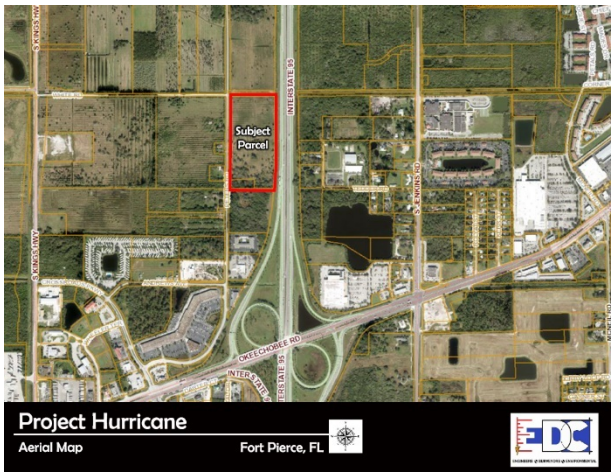
On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting development review approval for an 18.70 +/- acre parcel for a proposed RV Sales & Service Center with associated site improvements. An application to annex into the City of Fort Pierce along with application for a future land use and zoning change have been submitted and are under review by staff. The subject parcels are noted below and is located west of I-95 and north of Okeechobee Boulevard in St. Lucie County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located west of I-95 and north of Okeechobee Boulevard, currently in the jurisdiction of St. Lucie County. The parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2324-122-0001-000-3	Peters Road	17.70	MXD	RS-2 / CG
2324-123-0000-000-9	2398 Peters Road	1.00	MXD	RS-2

As stated, these parcels are currently in the jurisdiction of St. Lucie County and have an existing Future Land Use designation of Mixed Use (MXD) and are located in the Residential (RS-2) and General Commercial (CG) Zoning designation. Applications for annexation, a future land use amendment and a rezone have been submitted to the City of Fort Pierce and are currently under review by staff.



The applicant is proposing an RV Sales & Services development with associated site improvements. The parcels are currently owned by RV Development, LLC.

North of the subject property is right-of-way owned by North St. Lucie River Water Control District (NSLRWCD) followed by an undeveloped residential parcel. The undeveloped parcel has a St. Lucie County Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2).

To the west of the subject property lies the right-of-way of Peters Road followed by residential parcels. These parcels have a St. Lucie County Future Land Use designation of Mixed Use MXD) and an underlying Zoning designation of Residential (RS-2).

South of the subject parcel is an undeveloped commercial parcel. This parcel has a Fort Pierce Future Land Use designation of General Commercial (CG) and an underlying Zoning designation of Commercial (C-3).

To the east of the subject property lies the right-of-way of Interstate 95 followed by developed and undeveloped parcels. The parcels to the northeast are located in the City of Fort Pierce and have a Future Land Use designation of Low Density Residential (RL) and an underlying Zoning designation of Planned Development (PD). To the southwest are developed parcel located in the jurisdiction of St. Lucie County. These parcels have a Future Land Use Designation of Residential Urban (RU) and an underlying Zoning designation of Residential (RS-2)

Development Review Submittal Requirements

The attached site plan meets all the requirements of Section 125-313 as outlined in the City of Fort Pierce Code of Ordinances. Section 125-313 of the City of Fort Pierce Code of Ordinances identifies the requirements for Development Review Submittal.

In addition to meeting the requirement of Section 125-313, the City of Fort Pierce requires supplemental material as noted on the development review application to be included for review. The below material includes the required supplemental material for the review and approval of development review applications.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-02-26_Project_Hurricane_Development_Review_Narrative_20-298.docx

PROJECT NARRATIVE & COVER LETTER
Project Hurricane
Design Review
February 25, 2021

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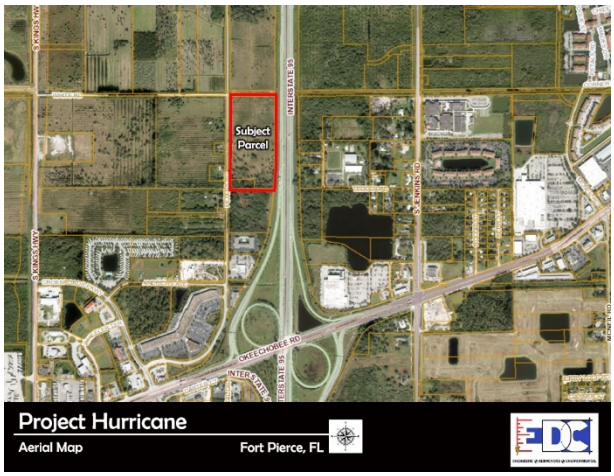

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Abutting Properties

Figure 1: Residential Home on Subject Property

Figure 2: NW Corner of Subject Parcel looking East from Peters Road

Figure 3: Looking East at the SW Corner of Subject Site (2421 Peters Road)

Figure 4:Looking North down Peters Road

Figure 5: Looking North Adjacent to 2315 Peter Road

Figure 6: Looking west on Peters Road (2261 Peters Road)

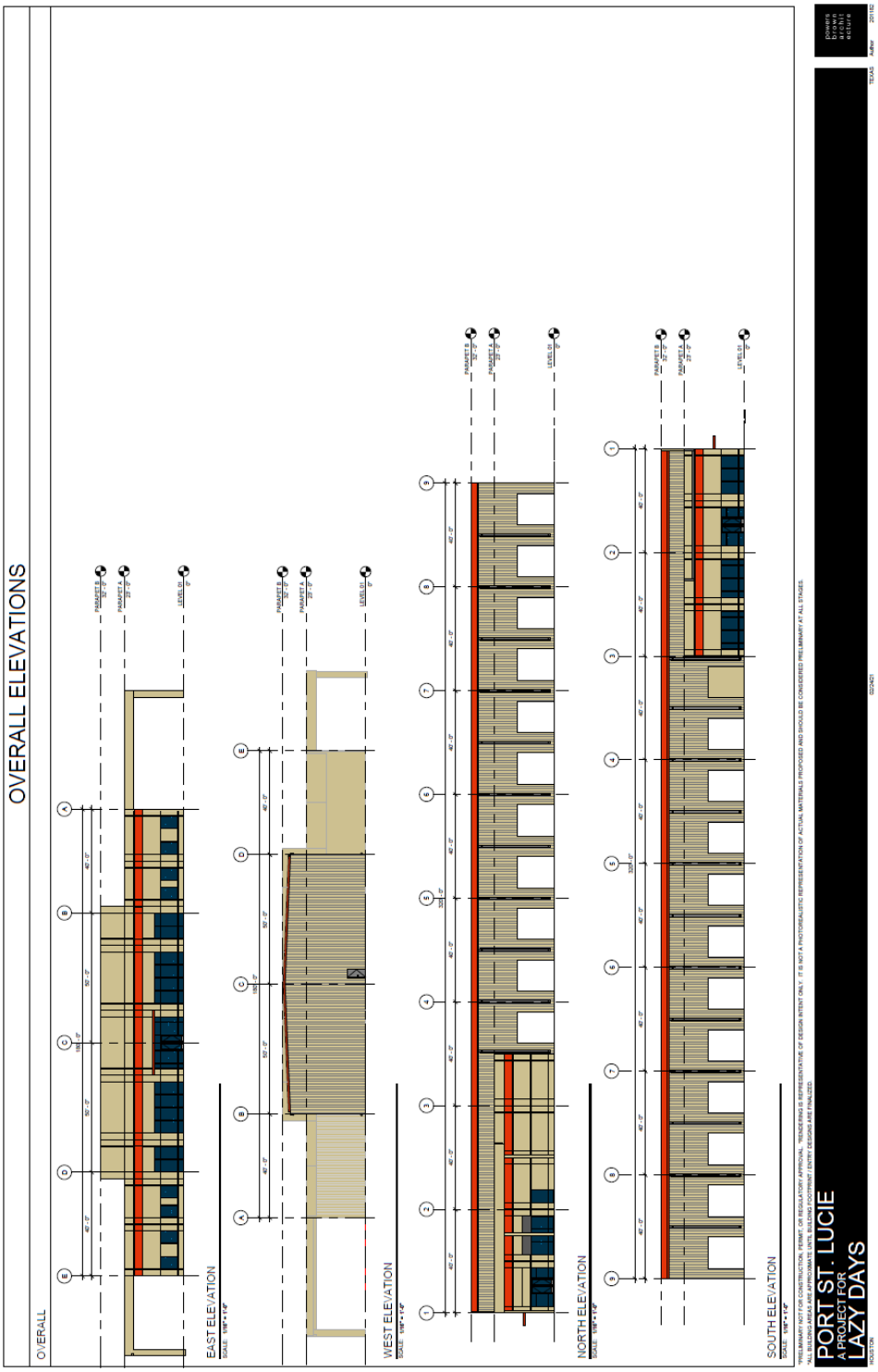
Figure 7: Northwest Corner of Site Looking East

Figure 8: Northeast Corner of Site Looking West down White Rd

Figure 9: Northeast Corner of Site Looking West from I-95

Figure 10: 221 ft South of Northwest Property Line Looking East from I-95

Elevations


OVERALL ELEVATIONS
OVERALL
EAST ELEVATION
WEST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
PORT ST. LUCIE
A PROJECT FOR
LAZY DAYS

Renderings

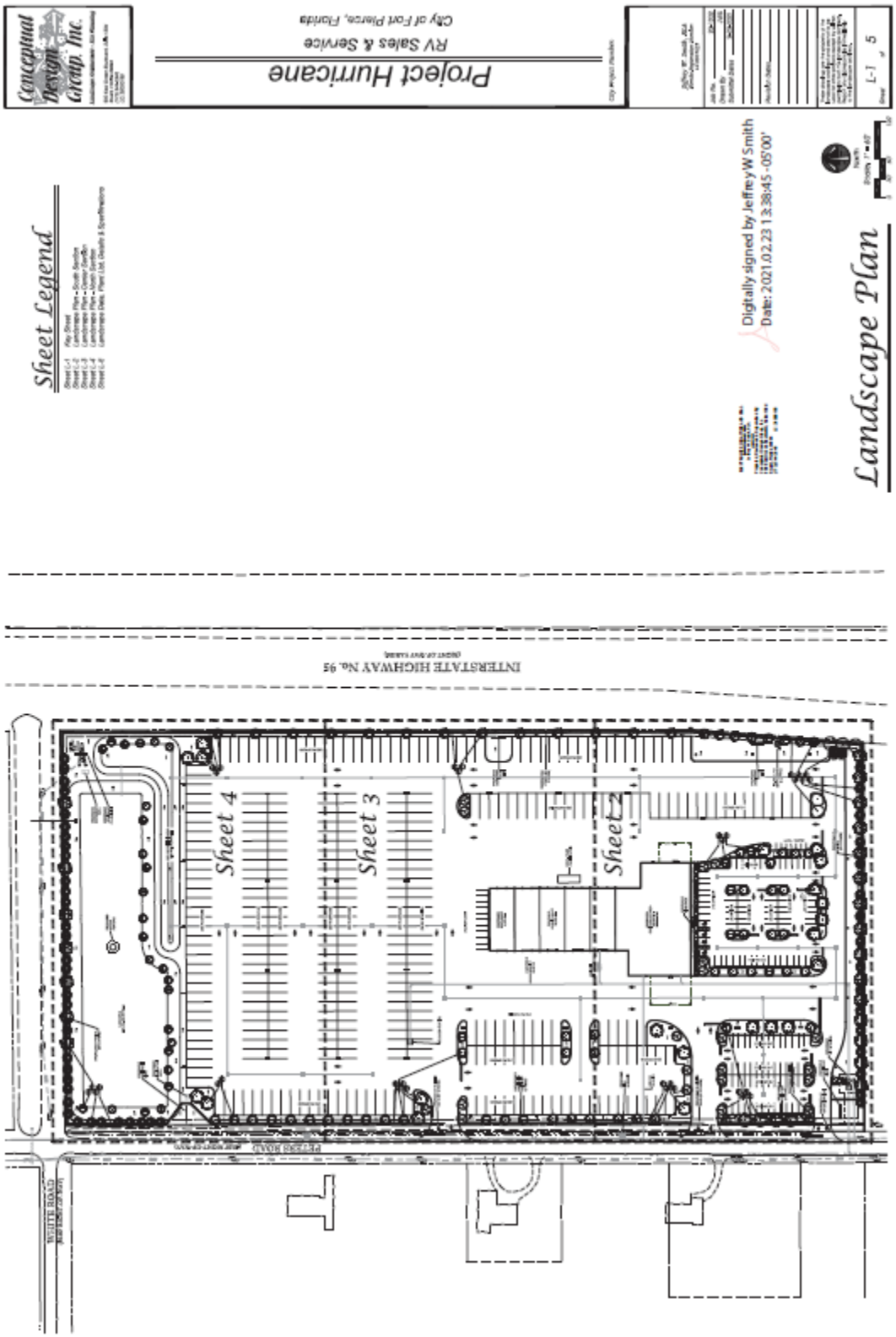
BUILDING IMAGE

RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY - IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES

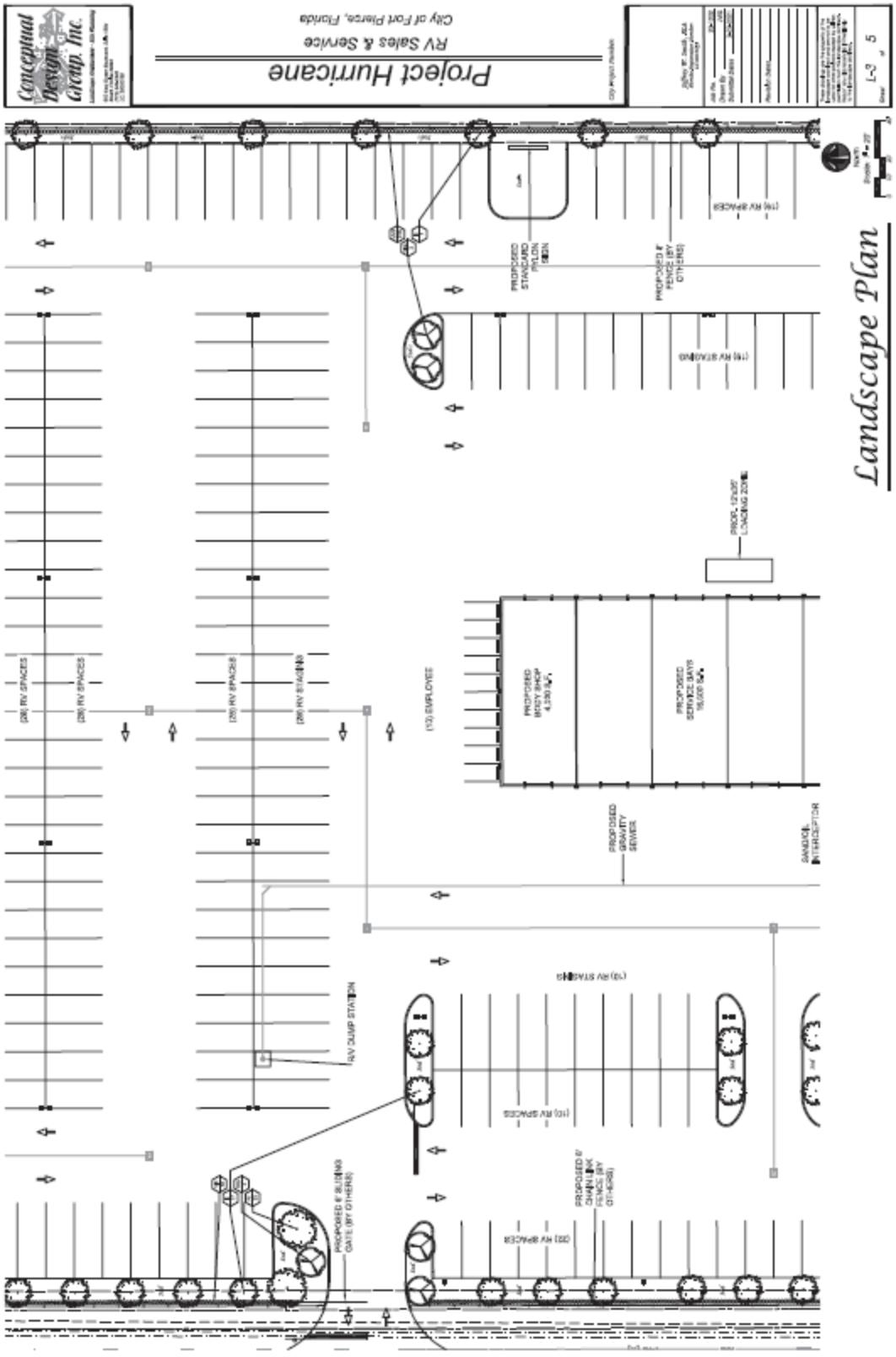
Renderings

Proposed Signage

Landscape Plan



Conceptual Design Group Inc.
Project Hurricane
RV Sales & Service
City of Fort Pierce, Florida
Landscape Plan
PROPOSED STANDARD PYLON SIGN
EX. WELL TO BE PLUGGED & CAPPED
(17) RV SPACES
(5) GOLF CART
(5) VEHICLE
PROPOSED FENCE (BY OTHERS)
PROPOSED DRIVE-IN SALES AREA 19,326 SQ. FT.
PROPOSED BIKE RACK
(12) VEHICLE
(6) VEHICLE
(8) VEHICLE
(11) VEHICLE
(9) RV SPACES
PROPOSED FIRE HYDRANT
WATER SERVICE
PROPOSED 6' SLIDING GATE (BY OTHERS)
PROPOSED FENCE (BY OTHERS)
PROPOSED 6' SLIDING GATE (BY OTHERS)
PROPOSED MONUMENT SIGN
PROPOSED LIFT STATION
PROPOSED 15' R/W DEDICATION


Project Hurricane
RV Sales & Service
City of Fort Pierce, Florida
Conceptual Design Group, Inc.
Landscape Plan
L-3
5
PROPOSED STANDARD PYLON SIGN
PROPOSED 6' FENCE (BY OTHERS)
(15) EMPLOYEE
PROPOSED SERVICE BAYS
PROPOSED GRAVITY SEWER
RV DUMP STATION
PROPOSED 6' BUILDING GATE (BY OTHERS)
PROPOSED 6' CHAIN LINK FENCE (BY OTHERS)

Project Hurricane
RV Sales & Service
City of Fort Pierce, Florida
Conceptual Design Group, Inc.
Landscape Plan
(29) RV SPACES
(30) RV SPACES
(29) RV SPACES
(30) RV SPACES
(21) RV SPACES
PROPOSED RECHARGE WELL
PROPOSED STANDARD PYLON SIGN
PROPOSED WATER FEATURE
PROPOSED 6' FENCE (BY OTHERS)
PROPOSED MONUMENT SIGN
PROPOSED IRRIGATION WELL

Landscape Specifications

[redacted]

Plant List

[redacted]

Landscape Data

[redacted]

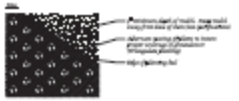
Landscape Details

Large Tree Planting Detail

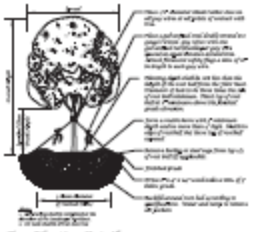
Guy Wire Attachment Detail

Staking Detail

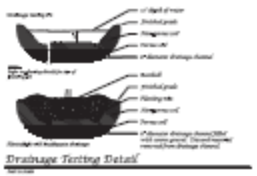
Shrub Detail



Ground Cover Detail



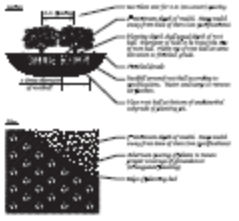
Tree Planting Detail



Drainage Testing Detail

Multi-Trunk Tree Planting Detail

Palm Planting Detail



Ground Cover Detail

Landscape Plan

Conceptual Design Group, Inc.

Project Hurricane

RV Sales & Service

City of Fort Pierce, Florida

City Project Number

Jeffrey W. Smith, ASLA

Job No. 20-005

Drawn By JNS

Submittal Dates 12/14/2021

Modified Dates

L-5 5

Sheet

Gonano & Harrell
Box 34

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

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

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

WARRANTY DEED

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

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

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

SEE EXHIBIT "A" ATTACHED HERETO

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

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

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002; zoning ordinances and rights of way for public roads.

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

Signed, sealed and delivered
in our presence:

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

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

CHESTER B. GRIFFIN

RICHARD V. NEILL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

MARCIA L. HEFFELFINGER
MY COMMISSION # CC 895632
EXPIRES: April 15, 2004
Bonded Thru Notary Public Underwriters

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

Exhibit "A"

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

AND

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

* Doc Assump:	$	0.00
* Doc Tax :	$	1,400.00
* Int Tax :	$	0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Douglas E. Gonano, Esq.
GONANO & HARRELL
1600 S. FEDERAL HIGHWAY, #200
FT. PIERCE, FLORIDA 34950-5194
Property Appraisers Parcel Identification (Folio) Numbers: **2324-123-0000-000/9**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the **25th** day of **July, 2003** by **Kenneth C. Cope and Joyce A. Cope, his wife,** herein called the Grantors, to **R.V. Development, L.L.C., a Florida limited liability company,** whose post office address is **2560 SE 12th Street, Pompano Beach, Florida 33062,** hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, 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, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

Begin at the SW corner of the SW1/4 of the NW1/4 of the NE1/4 of Section 24, Township 35 South, Range 39 East; thence run North 125 feet; thence East 375 feet; thence South 125 feet; thence West 375 feet to point of beginning, less and excepting therefrom all existing rights of ways for public road and drainage canals. All lying and being in St. Lucie County, Florida.

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

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

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature
Stacy Ewing Consalvo
Witness #1 Printed Name

Witness #2 Signature
Richard McClure
Witness #2 Printed Name

Kenneth C. Cope
Kenneth C. Cope
2398 Peters Road, Fort Pierce, Florida 34950

Joyce A Cope
Joyce A. Cope
2398 Peters Road, Fort Pierce, Florida 34950

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 25th day of July, 2003 by Kenneth C. Cope and Joyce A. Cope, his wife, who are personally known to me or have produced FL. Drivers License as identification.

SEAL

Stacy Ewing Consalvo
Notary Public

_____
Printed Notary Name

Stacy Ewing Consalvo
MY COMMISSION # [illegible] EXPIRES
May 28, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2243740 OR BOOK 1762 PAGE 3000
Recorded:07/30/03 09:07

File No: **1600-001**

February 26, 2021 *Via: Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

Re: 2398 Peters Road – Pre-Application Comment Response
Development Review Submittal

Dear Brandon:

On behalf of our client, please find the attached response to comments received on December 30, 2020 for a project known as 2398 Peters Road – Pre-Application Meeting. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

1. A Landscape Plan shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect pursuant to City Code 123-37, General Landscaping requirements. The Landscape Plan shall include both interior and exterior landscaping.

RESPONSE: Acknowledged. Please see attached landscape plan.

2. A completion certification 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.

RESPONSE: Acknowledged.

3. A ten feet wide landscape strip is needed throughout the property. This property has double-frontage with Peters Road and Interstate 95, heavily landscape for design review of the parcel.

   Per City Code Section 123-37, General Landscaping requirements (4) Landscape strips. - Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:
   a. The strip shall be at least six feet wide for lots under 10,000 square feet in size and at least ten feet wide for lots 10,000 square feet or larger;
   b. The landscape strip shall include an average of at least one tree for each 300 square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a 36-inch or higher continuous, unbroken, solid, visual screen within a maximum of

one year after the landscaping takes place, except in clear vision areas required in section 125-308.

c. Other property. - All property, other than the required landscape strip, located between street right-of-way and buildings, shall be completely covered with grass or other ground cover except to the extent there are permitted, impervious surface structure such as sidewalks, plazas and driveways.

d. Vehicular use, building, retention/detention areas adjacent to other property. - Landscape standards for these areas are as follows: a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.

RESPONSE: Please see attached landscape plan.

4. Per City Code Section 123-37, General Landscaping requirements (7) Interior vehicular use areas. - The following are standards relating to landscaping of interior vehicular use areas:

   a. Lots with vehicular use areas that are 4,000 or more square feet in size shall have at least one square foot of interior landscaping for each 15 square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each 30 square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of 100 square feet of area and shall be at least ten feet wide and ten feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

RESPONSE: Please see attached landscape plan.

5. Per City Code Section 123-37, General Landscaping requirements (8) Lands adjacent to street right-of-way. - Lands immediately adjacent to street right-of-way shall meet the following requirements:

   a. Trees will be planted along the public right-of-way in a manner directed by the department so as to ensure shading for sidewalks and to contribute to the streetscape design of the roadway;

   b. Palms, trees and shrubs may be required for driveway entrances or other key points of interest as determined by the department to the extent that such plantings do not exceed requirements set for clear vision areas as specified by section 125-308.

RESPONSE: Please see attached landscape plan.

6. A Lighting Plan or Photometric Survey shall be provided at the time of Application pursuant to City Code 125-315(j)(1).

RESPONSE: Please see attached photometric plan.

7. Stop signs and stop bars will need to be placed in proper intersection locations throughout the property.

RESPONSE: Please see attached site plan which addresses this comment.

8. Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant, when plans are submitted for New Construction, pursuant to City Code Section 22-62(g).

   Please install a sidewalk along the border of the property abutting Peters Road.

RESPONSE: The applicant wishes to pay a fee in lieu of for sidewalks along Peters Road and will coordinate with St. Lucie County directly to coordinate this.

9. Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant. Install sidewalk linkages that will extend from Peters Road, towards the building for pedestrian usage. Consider a pedestrian gated-entry or entries.

RESPONSE: The applicant wishes to pay a fee in lieu of for sidewalks along Peters Road and will coordinate with St. Lucie County directly to coordinate this.

10. Per City Code Section 125-315, Off-Street Parking and Loading. - (c) Design standards. (1) Off-street parking space size. - Each off-street parking space shall be at least 9½ feet wide (except required spaces for persons with a disability shall be at least 12 feet wide and 19 feet deep and have a minimum vertical clearance of at least nine feet). All parallel parking spaces shall also have a four-foot or larger maneuvering space for each two parking spaces. These areas are exclusive of the area required for aisles or driveways. Where a parking space abuts a landscaped area, a maximum of one foot of the landscaped area may be part of the required depth of the parking space if the bumper rail is properly placed and if the landscaping will not be damaged.

RESPONSE: Please see attached site plan.

11. Include a landscaped area around base of all Ground Signs which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges or similar vegetative materials. Vegetation in the area surrounding said sign shall be maintained at a height of no less than twelve (12) inches.

RESPONSE: Please see attached landscape plan.

12. Prior to the issuance of any site clearing permits, the applicant shall coordinate with the City of Ft. Pierce for the required mitigation of the City regulated trees proposed to be removed as a result of this sites development/construction activity.

RESPONSE: Acknowledged.

13. Include a refuse collection area or areas for trash collection. Provide a separate gated entrance to the refuse collection area or areas for employee access and customer access.

RESPONSE: Proposed dumpster enclosures are depicted on the attached site plan. The owner will coordinate with the trash collection company to coordinate pick up during regular business hours when the gates are open.

14. Per City Code Section 125-314. – Design Review; provide color elevations and a color board of all angles of the proposed development.

RESPONSE: Please find the attached design review that includes color elevations for review and approval.

15. Provide a color overlay on your submitted landscape plan.

RESPONSE: Please see color overlay with landscape highlighted.

16. Combine all parcels through the St. Lucie County Property Appraiser's Office and a Unity of Title of all properties through the St. Lucie County Clerk of Court.

RESPONSE: Acknowledged. This will occur as the site plan is in the final stages of approval.

17. Per City Code Sec. 119-9. - Retention/detention and conveyance facilities., provide an enhancement to the property by providing a water feature to the lake.

RESPONSE: Please see attached site plan. A water feature has been added.

18. An application for Annexation has been submitted to the Planning Department, Annexations must be given like for like Zoning and Future Land Use, therefore a Rezoning and Future Land Amendment may be needed to run concurrently with your Development and Design Review Applications.

RESPONSE: A future land use and rezone application were submitted to St. Lucie County on December 29, 2020 for review and approval.

19. Prior to submitting your Development Review and Design Review Applications, please schedule an in-take meeting to ensure that your application packet is complete.

RESPONSE: Acknowledged.

20. Submit the following along with your application(s):

- ☐ Notarized Development Review Application
- ☐ Notarized Design Review Application (include color renderings, elevations, color samples)
- ☐ Rezoning Application (Rezone from Residential to C-3, General Commercial)
- ☐ Future Land Use Amendment (Amend to a comparable Land Use of GC , General Commercial)
- ☐ Concurrency Review/Capacity Analysis Application
- ☐ St. Lucie County Property Record Card
- ☐ Statement describing in detail: Character, Intended Use, Hours of Operation, Employees, etc.
- ☐ General Location Map
- ☐ Survey
- ☐ Site Plan
- ☐ Floor Plan
- ☐ Landscaping Plan
- ☐ Lighting Plan
- ☐ Storm Drainage Plan
- ☐ Environmental Impact Report
- ☐ Traffic Impact Report

RESPONSE: Please see attached material as requested.

21. As this project is along a County Road the Traffic Study would be reviewed by the County and their third-party reviewer. The County has indicated that this review would take place at the Development Review stage.

RESPONSE: Acknowledged.

22. Coordinate with and address the County concerns regarding the conclusion of the traffic study that states that Peters Road would operate at an acceptable level of service without the expansion of the roadway to 4 lanes.

RESPONSE: Acknowledged.

Fort Pierce Engineering Department

1. Peters Road is a SLC roadway. The applicant shall confer with St. Lucie County regarding R/W donation and sidewalk construction requirements along Peters Road.

RESPONSE: Acknowledged.

2. Relocate the dry detention to the rear of the property in accordance with the City of Fort Pierce Code of Ordinances Section 119-9(c).

RESPONSE: Due to the location of the parcel, the dry detention as proposed is the only feasible location.

3. The proposed lake will also need to be relocated or designed to meet the requirements of Section 119-9(c)(2).

RESPONSE: Due to the location of the parcel, the dry detention as proposed is the only feasible location. A water feature has been added on the site plan.

4. The parking calculations indicate that 196 spaces are required but only 152 are being provided; will the applicant be requesting payment in-lieu of constructing the 44 spaces?

RESPONSE: Based on other Lazydays facilities and the industry standards, the parking as proposed will be sufficient to serve the development. In addition, there are several RV lots that could be used as parking spaces if required.

5. 152 parking spaces are being provided of which four (4) are designated as handicap parking. In accordance with the Americans with Disabilities Act, six (6) of these parking spaces are required to handicap accessible with one (1) of the spaces being van accessible.

RESPONSE: Please see revised site plan which addresses this comment.

6. The two properties will be required to be unified into one parcel.

RESPONSE: Acknowledged. This will occur as the site plan is in the final stages of approval.

7. The site plan incorrectly identifies a total parking for office/sales as 216 when the addition of the counts provided totals 152 spaces.

RESPONSE: Please see revised site plan which addresses this error.

Fort Pierce Building Department

1. All Building Design and Construction, if not applied for permitting prior to 12/31/20, must comply with 2020 7th Edition of the Florida Building Code.

RESPONSE: Acknowledged.

2. This project will require fire separation between occupancies and/or sprinklers. This will be determined at plan review. Please include detailed occupancy analysis with square footage for each occupancy in overall area summary and Code Analysis.

RESPONSE: Acknowledged.

3. Building Department reserves further guidance until permit application is submitted.

RESPONSE: Acknowledged.

SLC PW / Engineering Department

1. Peters Road is a substandard local road Right-of-Way. ROW dedication of 10-20 FT will be required based on site needs.

RESPONSE: A meeting with St. Lucie County will be held to discuss ROW dedication requirements.

2. Paved access is required for projects requiring Site Plan Approval. Peters Road is a substandard roadway. Per SLC Codes, the applicant will be required to pave the roadway from the Projects access point to the nearest paved road.

RESPONSE: Acknowledged.

3. Dimension the driveway width (24-36 feet recommended), radius of return (35' minimum, 45' recommended), setback from side property lines and distance between driveways on site and adjacent driveways. Section 7.05.06 of the Land Development Code includes minimum setback requirements for driveways. The property may be restricted to only two access points.

RESPONSE: Please see revised site plan.

4. The site is currently within the jurisdiction of St. Lucie County. A Site Development Permit is required prior to performing site improvement activities. If annexed into the City, required roadway improvements and ROW permitting will be required through the County. A Roadway improvement agreement will be required for all roadway improvements. The Site Development Permit application can be found on the County's website under the Public Works Department. In accordance with the permit and Land Development Regulations, the applicant shall retain the EOR for inspections and final certification.

RESPONSE: Acknowledged.

5. Sidewalk along Peters Road is required. The County may consider a fee-in-lieu-of option based on the and coordination with the City.

RESPONSE: The applicant is requesting to pay a fee in lieu of rather than the installation of sidewalks.

6. For discussion regarding these comments, please contact me, David Hays at 772-462-1491 or haysd@stlucieco.org.

RESPONSE: Acknowledged.

SLCFD

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.

RESPONSE: This will be submitted under separate cover to SLCFD.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

RESPONSE: This will be submitted under separate cover to SLCFD.

3. Please send the Fire District electronic plans for the site and buildings.

RESPONSE: This will be submitted under separate cover to SLCFD.

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

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”.

RESPONSE: Acknowledged.

7. 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.

RESPONSE: Acknowledged.

8. 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 travel.

RESPONSE: Acknowledged.

9. 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.

RESPONSE: Acknowledged.

10. 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.

Minimum roadway pavement width (two-way traffic) shall be twenty (20) feet.
Minimum roadway pavement width (one-way traffic) shall be twelve (12) feet.

RESPONSE: Acknowledged.

11. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

RESPONSE: Acknowledged.

12. 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.

RESPONSE: Acknowledged.

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

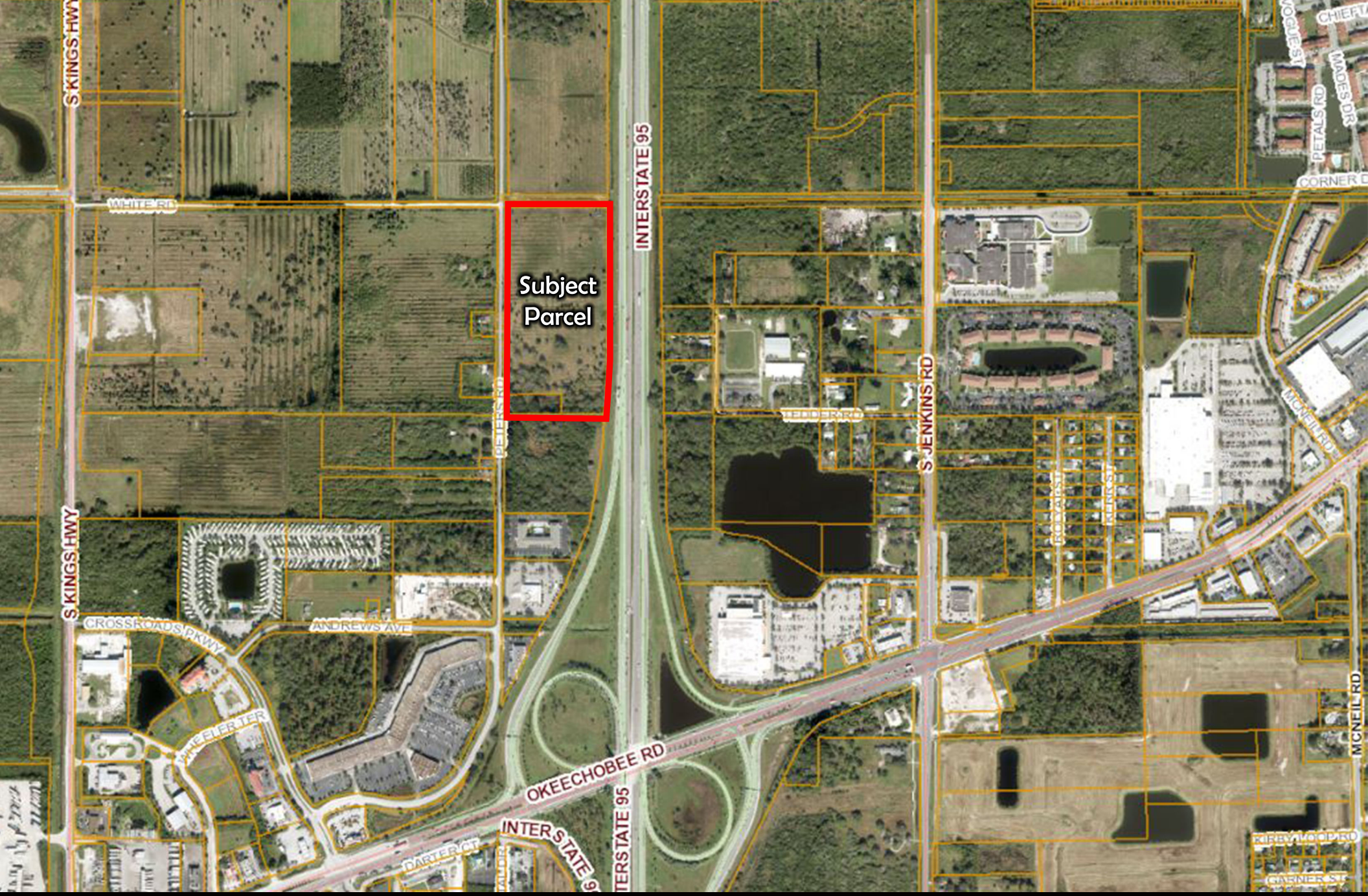
Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: Srinivas Kuchipudi – Project Hurricane

Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2021-02-26_B_Creagan_2398_Peters_Pre-App_Rsp2Cmts_20-298.docx



Project Hurricane

Aerial Map

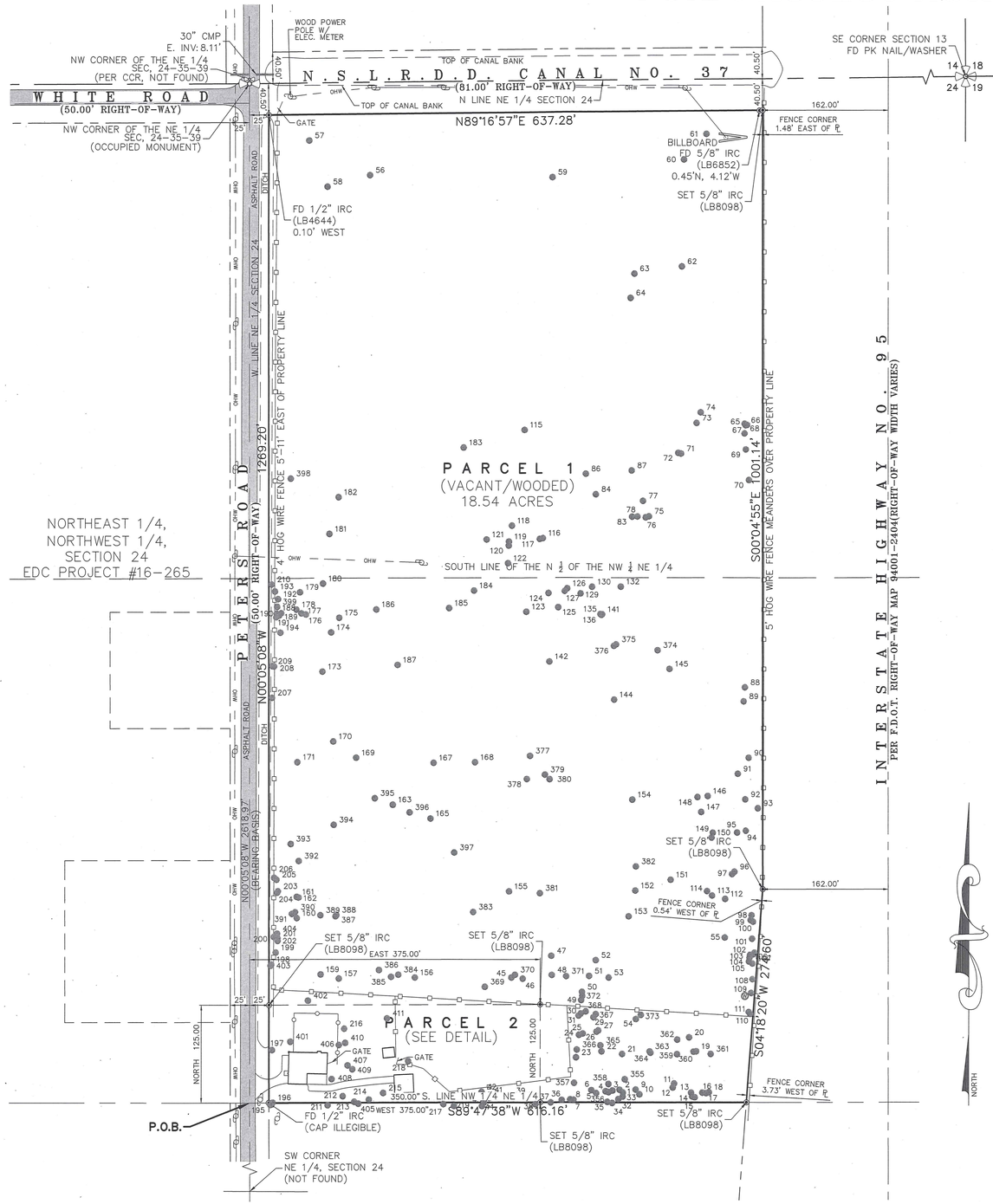
Fort Pierce, FL

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

GRAPHIC SCALE
80 0 40 80 160 240
(IN FEET)
1 inch = 80 ft.

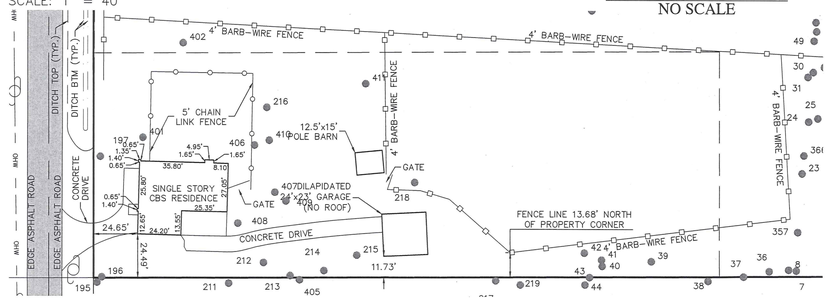


CERTIFIED TO:

L.D.R.V. HOLDINGS INC.
L.D.L. OF FORT PIERCE, LLC.
RV DEVELOPMENT, LLC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

PARCEL 2 DETAIL:

SCALE: 1" = 40'



SYMBOL & ABBREVIATION LEGEND:

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

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 FEBRUARY 1, 2021.
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. PARCELS CONTAIN A TOTAL OF 18.54 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. 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.
11. 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.
12. 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.
13. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
14. A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 8894984, DATED 11/11/2020; REV. ONE DATED 12/2/2020; AT 5PM , HAS BEEN REVIEWED AND INCORPORATED INTO THIS SURVEY. EXCEPTION ITEMS SHOWN IN SCHEDULE B SECTION II ARE DEPICTED HEREON. ITEMS 1, 2, 3B THROUGH 3D AND 7 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED. ITEMS 3A, 6, 6A THROUGH 6D AND 7 ARE PLOTTED ON THE SURVEY, ITEM 4 DOES NOT APPLY; THERE IS NO STATE ROAD WITH THE CENTERLINE WITHIN 100' OF THE PROPERTY. ITEM 5 IS INTENTIONALLY DELETED FROM THE COMMITMENT.

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

BEGIN AT THE SW CORNER OF THE SW ¼ OF THE NW ¼ OF THE NE ¼ OF SECTION 24 TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 125 FEET; THENCE EAST 375 FEET; THENCE SOUTH 125 FEET; THENCE WEST 375 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THEREFROM ALL EXISTING RIGHTS OF WAY FOR PUBLIC ROAD AND DRAINAGE CANALS. ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.54 ACRES, MORE OR LESS.

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

SIGNATURE DATE: 2/22/2021

MICHAEL T. OWEN
5556
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

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

SPT	DRAWN BY
MTO	CHECKED BY
IP	FIELD CREW
398 Boundary Survey Hurricane.dwg	FILENAME
LAYOUT1	LAYOUT
SCALE	SCALE
February 18, 2021	DATE

DATE	REVISION COMMENTS
2/17/2021	ADDED TREE SURVEY-FS
12/15/20	REVISED LEGAL DESCRIPTION & ADDED DIRECTIONS TO DRAWING
12/2/2020	REVISED PROPOSED NAME - SPT

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

LAND LYING IN THE NW 1/4 OF THE NE1/4 OF SEC. 24, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

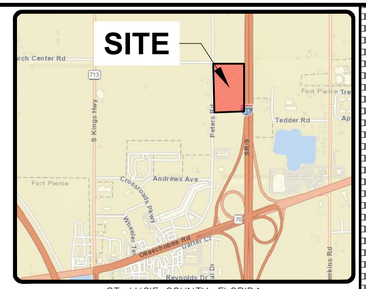
20-298

1 OF 2

Z:\EDC-2020\20-298 - Lauryllen RV\SURVEY\Dwg - PDF\Survey\20-298 Boundary.dwg\0_TREES.dwg, 2/22/2021 10:19 AM
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.

BOUNDARY SURVEY

FOR: PROJECT HURRICANE



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

TREE SCHEDULE

NO.	TREE	DIA.
1	CAB PALM	
2	CAB PALM	
3	CAB PALM	
4	CAB PALM	
5	CAB PALM	
6	CAB PALM	
7	CAB PALM	
8	CAB PALM	
9	CAB PALM	
10	CAB PALM	
11	CAB PALM	
12	CAB PALM	
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33	CAB PALM	
34	CAB PALM	
35	CAB PALM	
36	CAB PALM	
37	CAB PALM	
38	CAB PALM	
39	CAB PALM	
40	CAB PALM	

NO.	TREE	DIA.
41	CAB PALM	
42	CAB PALM	
43	CAB PALM	
44	CAB PALM	
45	CAB PALM	
46	CAB PALM	
47	CAB PALM	
48	CAB PALM	
49	CAB PALM	
50	CAB PALM	
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78	CAB PALM	
83	CAB PALM	
84	CAB PALM	
86	CAB PALM	

NO.	TREE	DIA.
87	CAB PALM	
88	CAB PALM	
89	CAB PALM	
90	CAB PALM	
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123	CAB PALM	
124	CAB PALM	
125	CAB PALM	
126	CAB PALM	

NO.	TREE	DIA.
127	CAB PALM	
129	CAB PALM	
130	CAB PALM	
132	CAB PALM	
135	CAB PALM	
136	CAB PALM	
141	CAB PALM	
142	CAB PALM	
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174	CAB PALM	
175	CAB PALM	
176	CAB PALM	
177	CAB PALM	
178	CAB PALM	
179	CAB PALM	

NO.	TREE	DIA.
180	CAB PALM	
181	CAB PALM	
182	CAB PALM	
183	CAB PALM	
184	CAB PALM	
185	CAB PALM	
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211	CAB PALM	
212	CAB PALM	
213	CAB PALM	
214	CAB PALM	
215	CAB PALM	
216	PALM	
217	CAB PALM	
218	OAK	33
219	OAK	18

NO.	TREE	DIA.
355	OAK	16
356	OAK	25
357	OAK	23
358	OAK	14
359	OAK	20
360	OAK	16
361	OAK	16
362	OAK	15
363	OAK	20
364	OAK	12
365	OAK	12
366	OAK	13
367	OAK	16
368	OAK	18
369	OAK	17
370	OAK	12
371	OAK	17
372	OAK	13
373	OAK	21
374	OAK	28
375	OAK	25
376	OAK	24
377	OAK	24
378	OAK	24
379	OAK	34
380	OAK	18
381	OAK	22
382	OAK	24
383	OAK	27
384	OAK	16
385	OAK	12
386	OAK	12
387	OAK	12
388	OAK	12
389	OAK	13
390	OAK	16
391	OAK	15
392	OAK	31
393	OAK	14
394	OAK	24
395	OAK	24
396	OAK	18
397	OAK	22
398	OAK	15
399	OAK	15
401	OAK	32
402	OAK	27
403	OAK	14
404	OAK	13
405	OAK	29
406	OAK	41
407	OAK	17
408	OAK	34
409	OAK	22
410	OAK	20
411	OAK	38

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
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L.B. CERTIFICATE OF AUTHORIZATION 8098

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CHECKED BY	MTO
FIELD CREW	IP
FILENAME	20-298 Boundary_rev3_TREES.dwg
LAYOUT1	
LAYOUT	
SCALE	1"=60'
DATE	February 16, 2021

DATE	REVISION COMMENTS
2/1/2021	ADDED TREE SURVEY-FS
12/15/20	REVISED LEGAL DESCRIPTION & ADDED DIRECTIONS TO DRAWING.
10/07/20	REVISED PROJECT NAME - SPT

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

LAND LYING IN THE NW 1/4 OF THE NE1/4 OF SEC. 24, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

20-298

2 OF 2

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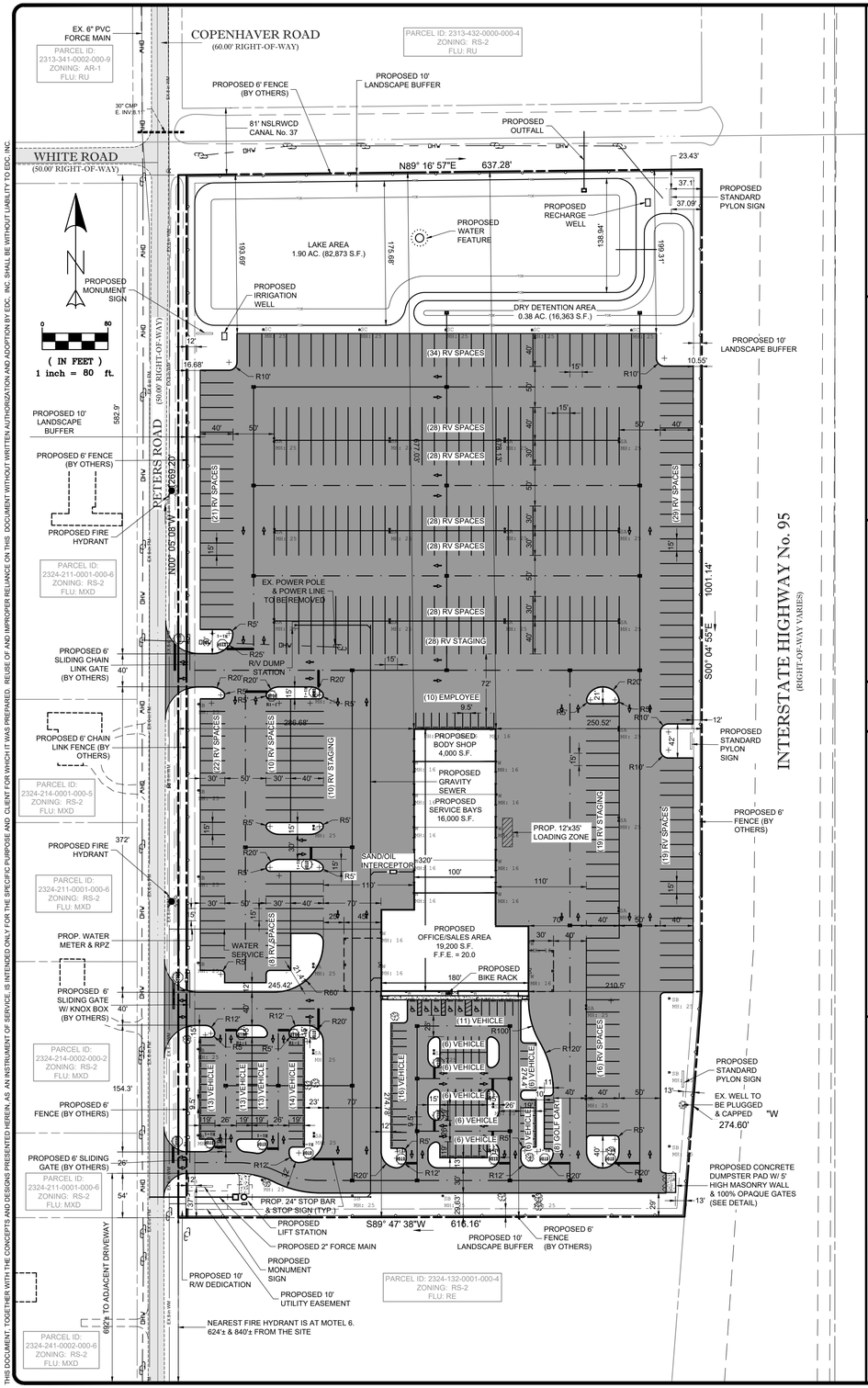

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Z:\EDC 2020\20-298 - Lazydays RV\ENGINEERING\Autocad\Drawings\20-298 (02-25-2021).dwg, SITE PLAN, 2/26/2021 10:33:18 AM, Bob Frost, EDC, Inc.

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 125 FEET OF THE WEST 375 FEET OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.54 ACRES, MORE OR LESS.

SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

PARCEL ID #: 2324-122-0001-000-3
2324-123-0000-000-9

PROJECT NAME: PROJECT HURRICANE
PROPOSED USE: RV SALES & SERVICE

OWNER: RV DEVELOPMENT, LLC
BUD WYNNE
547 WASH ROBERTS LN.
MCMINNVILLE, TN 37110

SITE DATA

	EXISTING	PROPOSED
FUTURE LAND USE:	MXD (SLC)	GC (FP)
ZONING:	RS-2/CG (SLC)	C-3 (FP)

GROSS SITE AREA	807,675 S.F. (18.542 AC)	
LESS 10' RIGHT-OF-WAY DEDICATION	12,692 S.F. (0.291 AC)	
TOTAL SITE AREA	794,983 S.F. (18.250 AC)	= 100.00%
IMPERVIOUS AREA	585,912 S.F. (13.451 AC)	= 73.70%
PROPOSED BUILDING	39,200 S.F. (0.900 AC)	= 4.93%
PROPOSED ASPHALT PAVEMENT	545,230 S.F. (12.517 AC)	= 68.58%
PROPOSED CONCRETE	1,482 S.F. (0.034 AC)	= 0.19%
PERVIOUS AREA:	209,071 S.F. (4.799 AC)	= 26.30%
OPEN SPACE AREA	109,835 S.F. (2.521 AC)	= 13.82%
LAKE AREA	82,873 S.F. (1.902 AC)	= 10.42%
DRY DETENTION AREA	16,363 S.F. (0.376 AC)	= 2.06%
UPLAND PRESERVE	0 S.F. (0.000 AC)	= 0.00%
WETLANDS	0 S.F. (0.000 AC)	= 0.00%
WETLAND BUFFERS	0 S.F. (0.000 AC)	= 0.00%

BUILDING SETBACKS

C-3 (GENERAL COMMERCIAL)

FRONT BUILDING SETBACK	(25')
SIDE BUILDING SETBACK	(15')
REAR BUILDING SETBACK	(15')

BUILDING DATA

OFFICE/SALES AREA	= 19,200 S.F.
SERVICE/REPAIR AREA	= 16,000 S.F.
BODY SHOP AREA	= 4,000 S.F.
GROSS FLOOR AREA	= 39,200 S.F.

BUILDING HEIGHT

MAX BUILDING HEIGHT = 65'
PROPOSED BUILDING HEIGHT = 65'

PROVIDER OF UTILITIES

WATER:	FPUA
WASTEWATER:	FPUA
IRRIGATION:	WELL

PARKING CALCULATIONS

PARKING REQUIRED:

19,200 S.F. OFFICE/SALES AREA
1 SPACE / 200 S.F.
19,200 / 200 = 96 SPACES

16,000 S.F. SERVICE/REPAIR AREA
1 SPACE / 200 S.F
16,000 / 200 = 80 SPACES

4,000 S.F. BODY SHOP AREA
1 SPACE / 200 S.F.
4,000 / 200 = 20 SPACES

PARKING REQUIRED = 196 SPACES (6 HC)
PARKING PROVIDED = 148 SPACES (6 HC)

PARKING FOR OFFICE/SALES = 122 SPACES (9.5' x 19')
16 SPACES (15' x 40')
10 SPACES (9.5' x 19')
148 SPACES
RV INVENTORY/DISPLAY = 136 SPACES (15' x 40')
152 SPACES (15' x 30')
RV STAGING FOR REPAIR = 57 SPACES (15' x 40')
GOLF CART PARKING = 8 SPACES (8' x 11')
TOTAL PARKING SPACES = 501 SPACES

DRAINAGE SYSTEM

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF CATCH BASINS IN WHICH WILL ROUTE THE RUNOFF TO THE PROPOSED DRY DETENTION AREA SIZED TO ACCEPT THE PROPOSED CONNECTION. THE SURFACE WATER WILL THEN DRAIN INTO THE PROPOSED LAKE. WATER QUALITY AND ATTENUATION SHALL BE ACHIEVED PER NSLRWCD CRITERIA PRIOR TO DISCHARGING NORTH INTO THE EXISTING NSLRWCD CANAL NO 37.

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.

SOLID WASTE:

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

ACCESSIBLITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

FLOOD ZONE:

THE PROPERTY IS SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

TRAFFIC STATEMENT

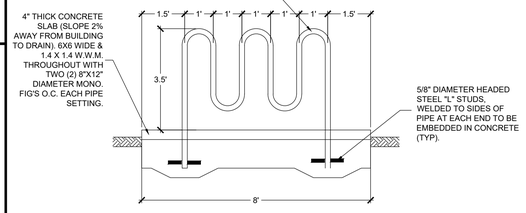
PLEASE SEE SEPARATE TRAFFIC REPORT STUDY PREPARED BY SUSAN O'ROUKE, P.E., DATED: FEBRUARY 17, 2021.

LAND USE	ITE CODE	TRIP GENERATION RATE	TRIPS
DAILY:			
R/V SALES	842	5.0 (19,200 S.F./1,000 S.F.)	= 96
AUTO PARTS & SERVICE	943	16.28(20,000 S.F./1,000 S.F.)	= 326
A.M. PEAK:			
R/V SALES	842	0.46(19,200 S.F./1,000 S.F.)	= 9
AUTO PARTS & SERVICE	943	1.96(20,000 S.F./1,000 S.F.)	= 39
P.M. PEAK:			
R/V SALES	842	0.77(19,200 S.F./1,000 S.F.)	= 15
AUTO PARTS & SERVICE	943	2.26(20,000 S.F./1,000 S.F.)	= 45

FT. PIERCE, FLORIDA

VICINITY MAP

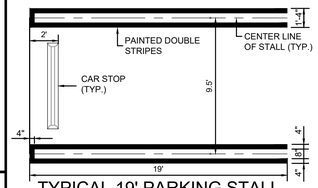
NTS



NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

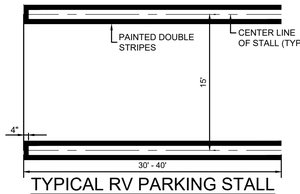
TYPICAL BIKE RACK DETAIL

N.T.S.



TYPICAL 19' PARKING STALL

N.T.S.



TYPICAL RV PARKING STALL

N.T.S.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION
	24	SA	D180	0.900	CREE LIGHTING OSQ-A-NM-5ME-U-40K-UL-XX, 2@180°
	13	SB	SINGLE	0.900	CREE LIGHTING OSQ-A-NM-3ME-U-40K-UL-XX / OSQ-BLSLF, SINGLE HEAD
	5	SC	SINGLE	0.900	CREE LIGHTING OSQ-A-NM-3ME-U-40K-UL-XX, SINGLE HEAD
	21	W	SINGLE	0.900	CREE LIGHTING XSPW-B-WM-4ME-8L-40K-UL, WALL MOUNT

Calculation Summary

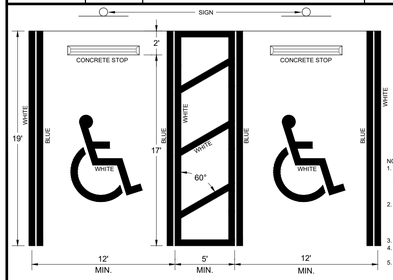
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.43	7.4	0.50	4.86	14.80
SPILL	Illuminance	Fc	0.05	0.3	0.0	N/A	N/A

NOTE: CONTRACTOR TO REFER TO PHOTOMETRIC PLANS FOR LIGHT FIXTURE LOCATIONS & DETAILS.

ENVIRONMENTAL SITE ASSESSMENT STATEMENT

(PER REPORT BY EDC, INC., DECEMBER 28, 2020)

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	N/A	N/A	N/A
RARE SPECIES	NO	N/A	N/A	N/A
THREATENED SPECIES	NO	N/A	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
LISTED SPECIES	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	N/A	N/A	N/A	N/A



HANDICAPPED SPACE DETAIL

NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

LEGEND

	PROPOSED SIGN
7	BLOCK NUMBER
	MITERED END SECTION
	HANDICAP STALL
S1 MH: 17"	LIGHT FIXTURE TAG. HEIGHT OF FIXTURE.
	EXISTING OAK TREE
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD ASPHALT
	PROPOSED CONCRETE

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SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILENAME	SITE PLAN LAYOUT	SCALE	DATE
RWF	RWF	20-298 (02-25-2021).dwg	AS SHOWN	08 FEBRUARY 2021	

REVISION COMMENTS

DATE

PROJECT HURRICANE
RV SALES & SERVICE
SITE PLAN

FT. PIERCE, FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375

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20-298

1 OF 2

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OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Large

Rev. Date: V27 10/21/2020

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'T' input power designator is a suitable upgrade for HID applications up to 750 Watts, and the 'U' input power designator is a suitable upgrade for HID applications up to 1000 Watts.
Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, tunnels, underpasses and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 29,700

Efficacy: Up to 173 LPW

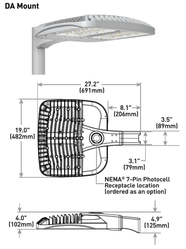
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

[1] See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

DA Mount



Weight
32.4 lbs. [14.7kg]

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-T-40K-UL-SV

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-B-AA Adjustable Arm **OSQ-DA** Direct Arm **OSQ-L-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-TM** Trunnion Mount	**Color Options:** **SV** Silver, **BZ** Bronze, **BK** Black, **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	A	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **3ME*** Type III Medium **4ME*** Type IV Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **5SQ** Type V Square **WSH** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood **120D** 120° Flood	**T** 132W **U** 202W	**30K** 3000K, 70 CRI **40K** 4000K, 70 CRI **50K** 5000K, 90 CRI **57K** 5700K, 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**F** **Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **PML** **Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **09/08/07/06/05/04/03/02/01** **Field Adjustable Output** - Reduce light output: Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 12-13 for power and lumen values - Not available with PML or PML2 options **R** **NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap be others **RL** **Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics **RR** **Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: VersionB V4.02/25/2020

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.
Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

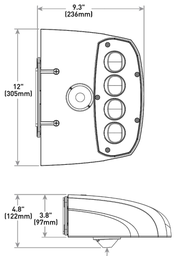
Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[1] See http://creelighting.com/warranty for warranty terms



Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. [5.0kg]
8L	11.8 lbs. [5.4kg]

Ordering Information

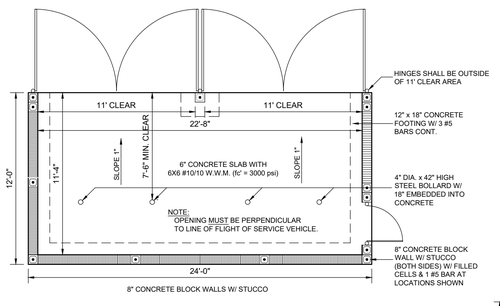
Example: XSPW-B-WM-2ME-2L-30K-UL-BK

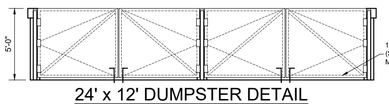
XSPW	B	WH						
Product	**Version**	**Mounting**	**Optic**	**Lumen Package***	**CCT**	**Voltage**	**Color Options**	**Options**
XSPW	B	**WM** Wall	**2ME** Type II Medium **3ME** Type III Medium **4ME** Type IV Medium	**2L** 2,490 lumens **4L** 4,270 lumens **6L** 6,100 lumens **8L** 8,475 lumens	**30K** 3000K - 70 CRI **40K** 4000K - 70 CRI **50K** 5000K - 90 CRI **57K** 5700K - 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V - For use with P option only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**ML** **Multi-Level** - Refer to ML spec sheet for details - Available with UL voltage only **P** **Button Photocell** - Not available with ML or PML options - Available with UL and 34 voltage only **PML** **Programmable Multi-Level** - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

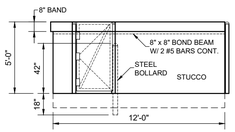
CREE LIGHTING

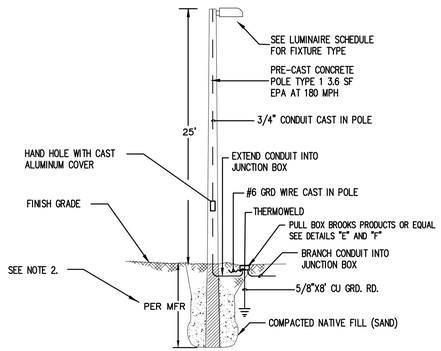




24' x 12' DUMPSTER DETAIL

1" = 5'





NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

DIRECT BURIAL CONCRETE POLE DETAIL

SCALE:NONE

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DESIGNED BY	DRAWN BY	FILENAME	SCALE	DATE
RWF	RWF	20-298 (02-25-2021).dwg	AS SHOWN	08 FEBRUARY 2021

REVISION COMMENTS

DATE

PROJECT HURRICANE
RV SALES & SERVICE
SITE PLAN DETAILS

FT. PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375

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2 OF 2

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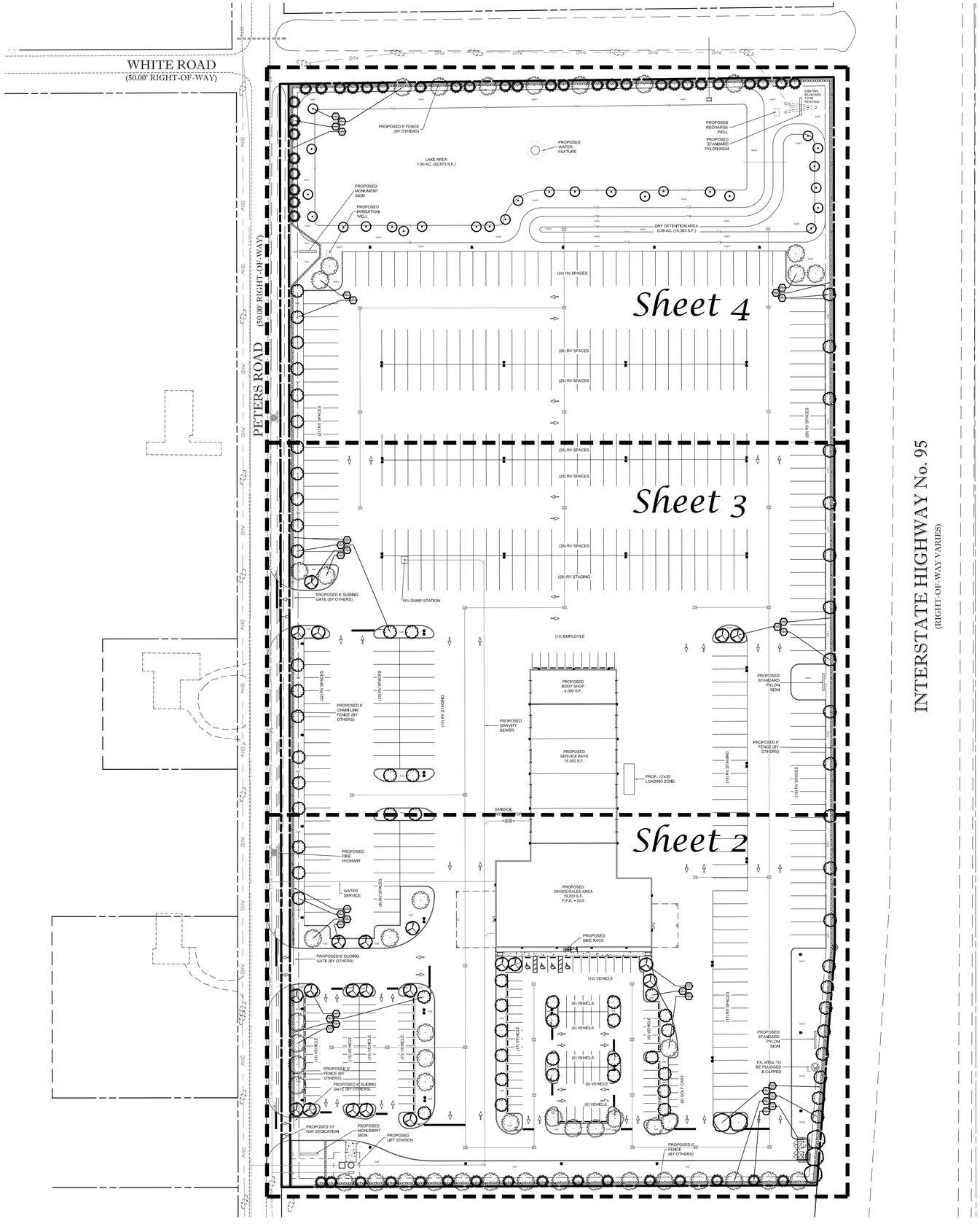
Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Autocad\Drawings\20-298 (02-25-2021).dwg, SITE DETAILS, 2/26/2021 10:33:22 AM, Bob Frost, EDC, Inc.



Sheet Legend

Sheet L-1	Key Sheet
Sheet L-2	Landscape Plan - South Section
Sheet L-3	Landscape Plan - Center Section
Sheet L-4	Landscape Plan - North Section
Sheet L-5	Landscape Data, Plant List, Details & Specifications

Landscape Plan

North
Scale: 1" = 60'
0 30' 60' 120'

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

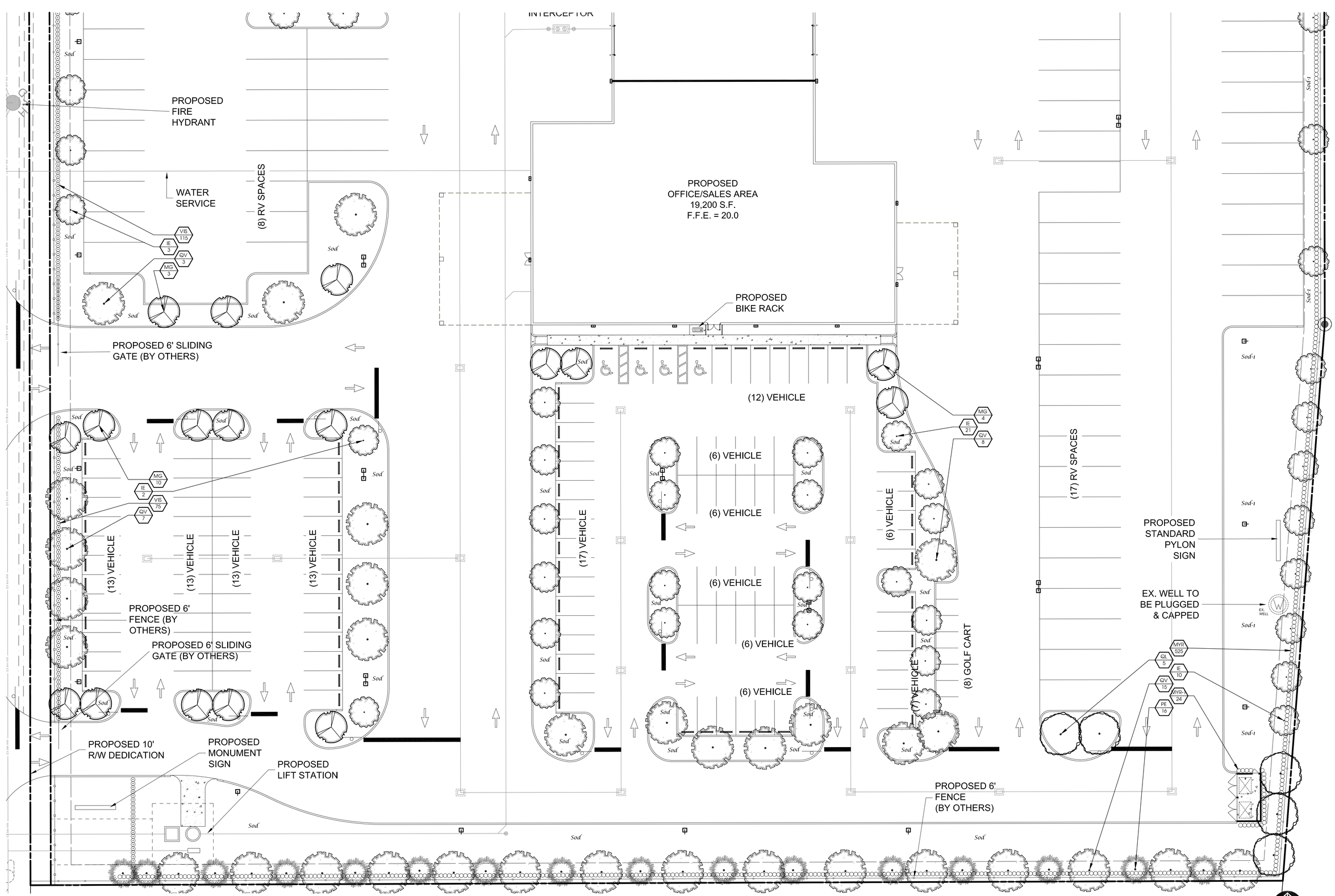
Project Hurricane
RV Sales & Service
City of Fort Pierce, Florida

City Project Number:

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

Job No.	20-1202
Drawn By	JWS
Submittal Dates	2-22-2021
Revision Dates	

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 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

Project Hurricane

RV Sales & Service

City of Fort Pierce, Florida

City Project Number:

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

Job No.	20-1202
Drawn By	JWS
Submittal Dates	2-22-2021
Revision Dates	

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.

Project Hurricane
Commercial Development

Environmental Impact Report

Prepared For:

St Lucie County
Environmental Resource Department

&

City of Fort Pierce Building Department

Prepared By:

10250 Village Parkway
Port St. Lucie, FL 34952
772-223-5200

INTRODUCTION

The following environmental impact report has been prepared in accordance with Section 11.02.09(A) (5) of the St. Lucie County Land Development Code and City of Fort Pierce Standards. The environmental impact report is required when the thresholds depicted in Section 11.02.09(A) (5) (a) are met. The property is located within Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida. The properties are further identified by St. Lucie County Property Appraiser as property identification number(s): 2324-122-0001-000-3 and 2324-123-0000-000-9. The parcel is located on Peters Road, just west of I-95. The overall site acreage of the parcel is ±18.25 acres.

Currently, the site is being utilized for cattle grazing, and there is road access to the property via a gate on Peters Road. The proposed project is for the creation of 318 RV temporary parking spaces and accompanying facilities for repair, sales, and regular parking. As the project is greater than 10 acres, this project requires an Environmental Impact Report (EIR) as part of the County approval process. See enclosed site plan as prepared by EDC, Inc. as well.

Based on section 11.02.09(A) (5) of the St. Lucie County Land Development Code, the environmental impact report shall completely depict the following:

1. A vegetation and substrate survey including:

a) Extent and acreage of any areas in which vegetation typical of the primary dune extends landward of the Coastal Construction Control Line;

The parcel is located on Peters Road, west of I-95. The overall site acreage of the parcel is ±18.25 acres. No dune areas exist or Coastal Construction Control Lines. The majority of the parcel is improved pasture (FLUCCS #211).

b) Extent and acreage of all marsh and mangrove forest areas, including substrate conditions;

No marsh or mangrove forest areas exist on the parcel. This parcel consists of uplands with the majority of the parcel classified as unimproved pasture (FLUCCS #211), consisting of grazing land, remnant ridges and furrows of previous agricultural operation. The substrate consists of Nettles and Oldsmar sands, Riviera sand, Wabasso sand, and Winder loamy sand soil types which consists of somewhat poorly drained soil that will tolerate standing water during wet seasons.

c) Extent and acreage of all upland hammock forests; and,

No upland hammock forests or other native Florida uplands exist on the parcel. The upland areas on the property consist of improved pasture (FLUCCS #211) and Residential (FLUCCS #110). The dominant vegetation within the upland areas consist of Bahia grass. The parcel also contains minimal scattered occurrences of cabbage palms

and Live Oak. The southern perimeter of the parcel is dominated by Brazilian pepper. The parcel is reflective of the historic use as an agricultural site, apparent by remnant shallow furrows.

Protected trees within the upland area consist of Cabbage Palms and Live Oaks.

Identified uplands carry the following FLUCCS classification:

211: Improved pasture ±17.0 acres total
110: Residential ± 1.25 acres total

The vegetation observed in the upland includes:

Bahia grass *(Paspalum notatum*) Slash Pine (*Pinus densa*)
Cabbage Palm (*Sabal palmetto)*
Brazilian pepper (*Schinus terbinthifolius*)

d) Extent and acreage of all wetlands.

State jurisdictional wetlands do not exist on the parcel.

2. A statement of jurisdictional control over the environmental area.

The applicant has submitted environmental impact application to the St. Lucie County ERD, and City of Fort Pierce.

3. A statement on when the jurisdictional boundaries were delineated and who delineated the boundaries.

State jurisdictional wetlands are not present on the parcel. Wetlands were not delineated.

4. Indicate the required first floor elevation, and whether all floor elevations will be above this level.

The proposed finished floor elevations will be set at or above the results of the 100-year 3-day storm analysis or predetermined flood elevations as published by FEMA. Whichever elevation is greater will be used to set the primary structure and any additional habitable structures. These elevations will be determined during the detailed design construction plan development process and submitted to all required permitting agencies for review and approval. We estimate finished floor elevations to be somewhere between 2-3 feet above existing property grades.

5. The identification of any area that has experienced overwash of the primary dune.

Not Applicable.

6. The identification of any area subject to breach during storm conditions.

Not Applicable.

7. An assessment of the impacts upon onsite vegetation and wildlife.

The upland areas on the property will be impacted by construction; as the intended use is for an RV Facility. However, this habitat that will be impacted does not contain critical habitat or vegetation. Additionally, exotic vegetation will be removed from the site or killed in placed.

No Wildlife was observed on the parcel during the site visit; however grazing Cows have been observed on site. Due to the nature of the site, impacts to native wildlife will be minimal.

8. An assessment of the impacts upon onsite and off-site natural resources.

The overall onsite impacts will be minimal. The majority of the impacted vegetation will consist of Cabbage Palms, Live Oaks, Bahia grass, and other non-descript pasture grasses. Trees qualifying for protection, i.e. Cabbage Palms, will be mitigated as described in section 11.

The off-site natural resources affected by the proposed activity are minimal and will not cause fragmentation of natural lands. The immediate area around the property consists of major state roads, Okeechobee Road lies to the south, and Peters Road. to the west. Interstate 95 lies to the east. The extended area beyond the property's perimeter consist of various remnant agricultural lands that appear to be used for grazing or other similar uses. The property has no apparent immediate links to habitat areas or wildlife corridors.

9. A detailed description of the planned approach to minimize impacts.

The applicant has minimized overall impacts with the development of a site plan that does not intend to disrupt natural habitat, as none exists on site. In addition, a 1.75-ac. lake will be created, providing habitat for native animals. The remaining impacts on the parcel will mainly be to low pasture grasses.

10. A detailed description of the proposed alterations or disturbances being proposed.

The applicant proposes to construct a commercial development, titled Project Hurricane. This site is intended for use of RVs and accompanying facilities and will have zero impact to native habitat, as none exists on site.

11. A detailed description of the proposed mitigation plan to off set impacts.

The applicant is not directly impacting native habitats. The only mitigation necessary will the tree for tree mitigation of the Cabbage Palms and Live Oak Trees, which will take place on-site with additional planting.

12. A plant and animal survey for onsite federal and state protected species.

A preliminary plant and animal survey was conducted by EDC, Inc. in December 2020, No resident listed animal species were observed on the property. No listed plants were observed on the property.

13. A surface water management plan and written assessment including a description of techniques to be used to prevent both the potential degradation of surface water resources and an increase in flood hazard damage.

Stormwater design calculations will be completed per current South Florida Water Management District (SFWMD) design standards as outlined under the SFWMD Basis of Review. Drainage plans will be designed to utilize existing drainage permits issued March 31, 1997.

14. A sea turtle protection plan.

A sea turtle protection plan is not applicable to this property.

15. A shoreline stabilization plan.

A shoreline stabilization plan is not applicable for this property.

16. A gopher turtle protection plan.

A gopher tortoise protection plan is not applicable for this property as no burrows were found.

Appendix A
Site Maps

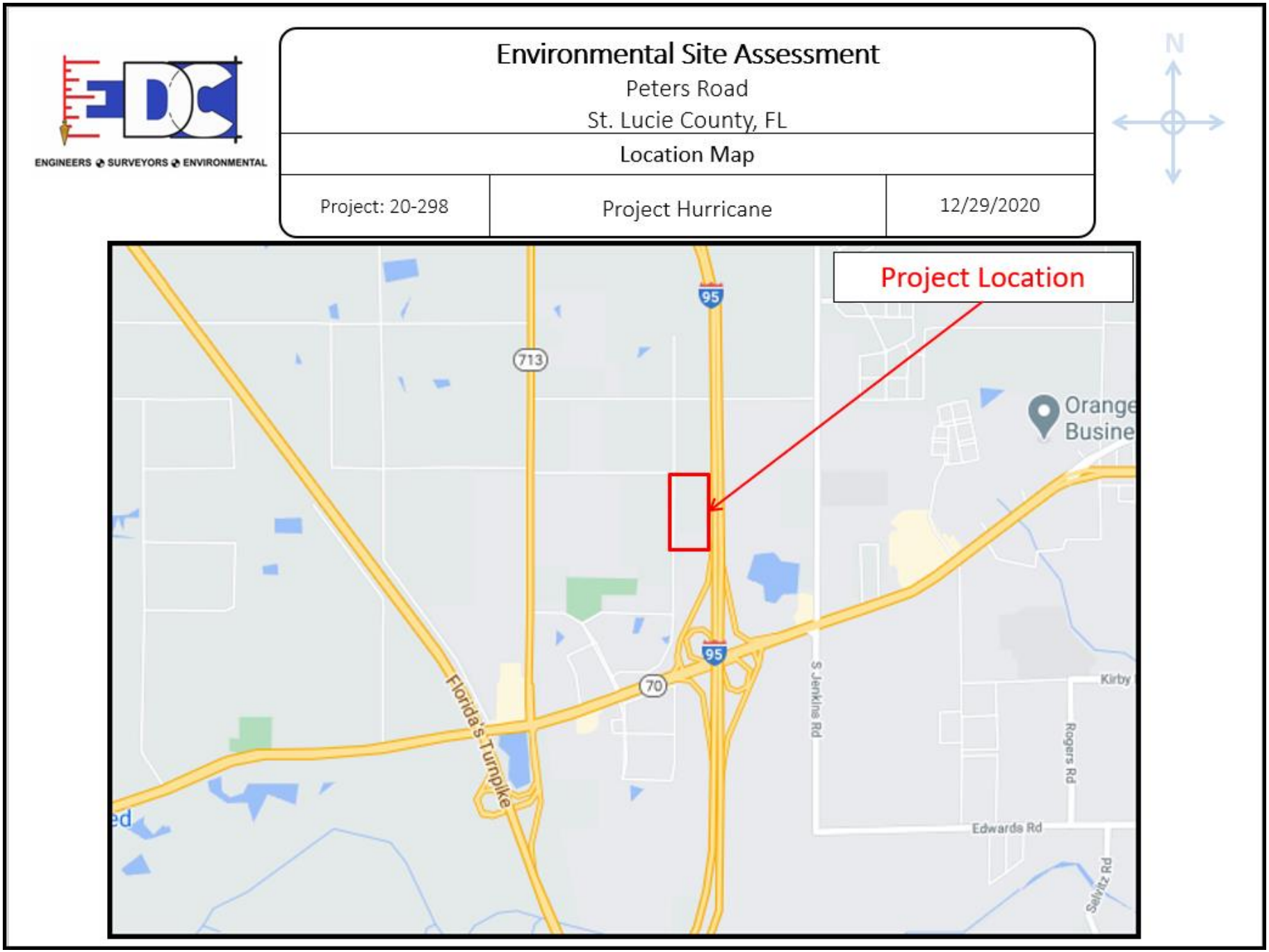


Figure 1. Location Map.

Figure 2. Site Map.

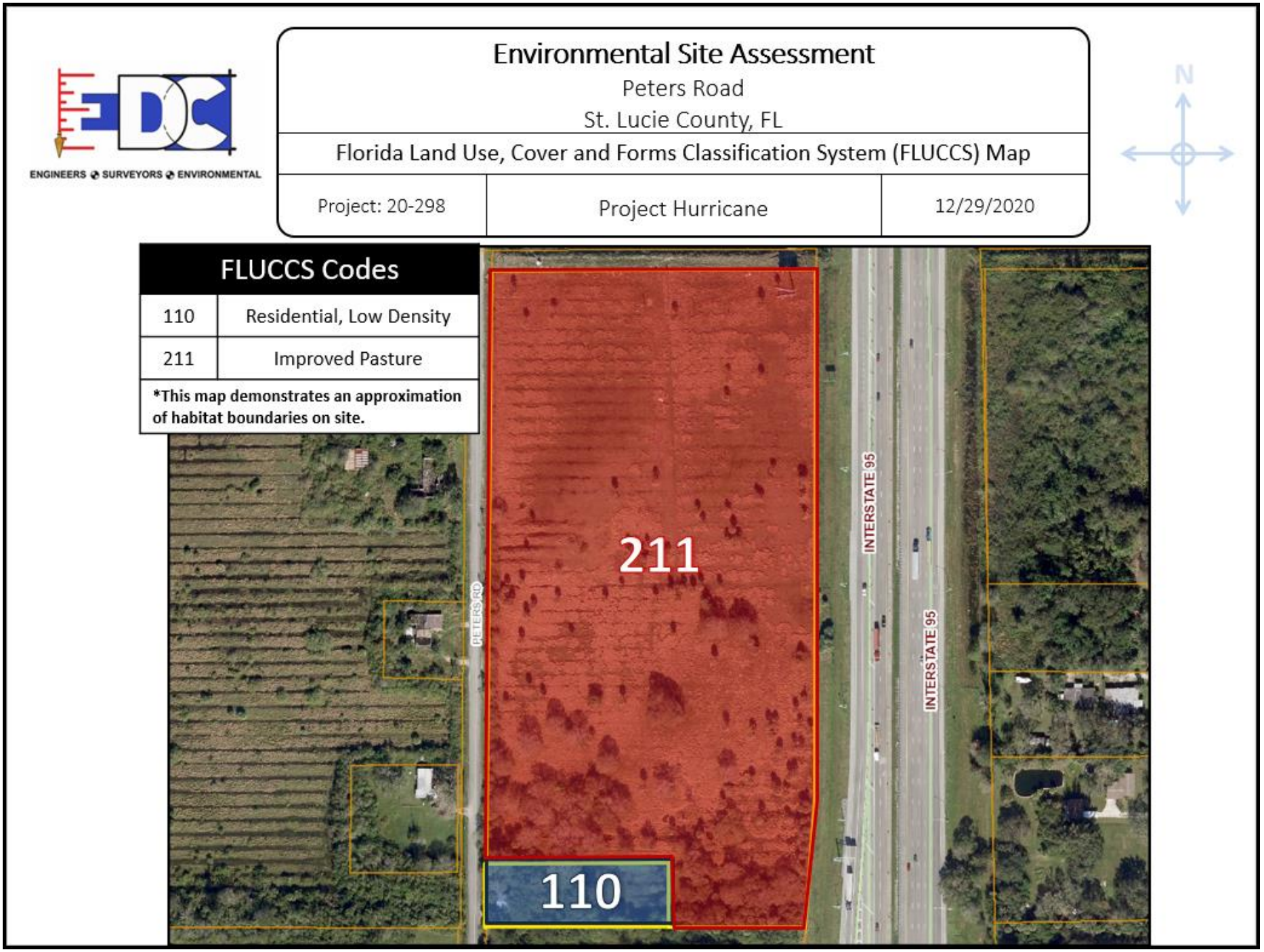


Figure 3. Existing Habitat/FLUCCS Map.

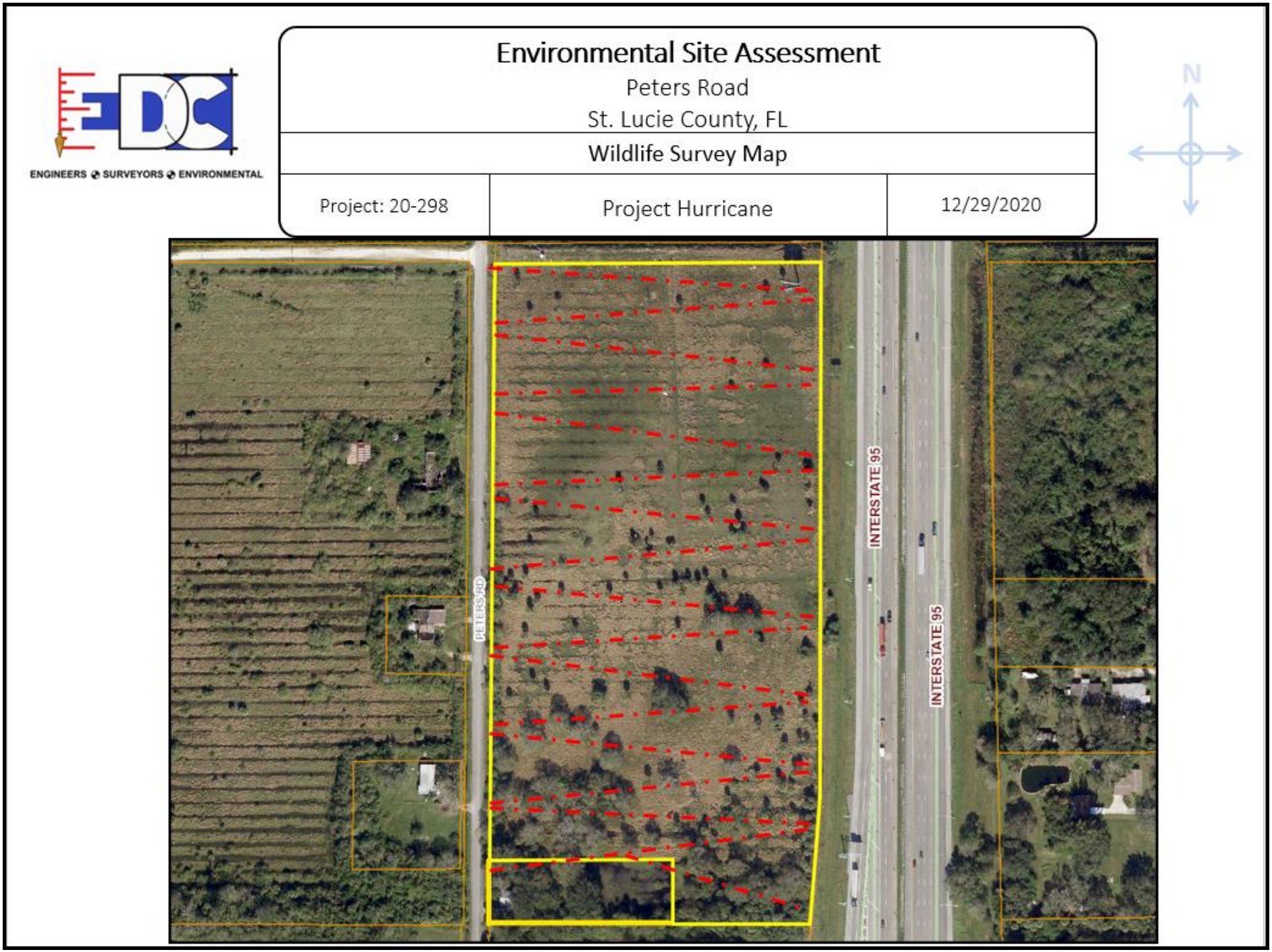


Figure 4. Wildlife Survey Map.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Site Assessment

Peters Road

St. Lucie County, FL

Soil Map

Project: 20-298	Project Hurricane	12/10/2020

N

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	2.3	10.6%
38	Riviera fine sand, 0 to 2 percent slopes	4.6	20.9%
48	Wabasso sand, 0 to 2 percent slopes	4.8	22.0%
55	Winder loamy sand	10.1	46.5%
Totals for Area of Interest		**21.8**	**100.0%**

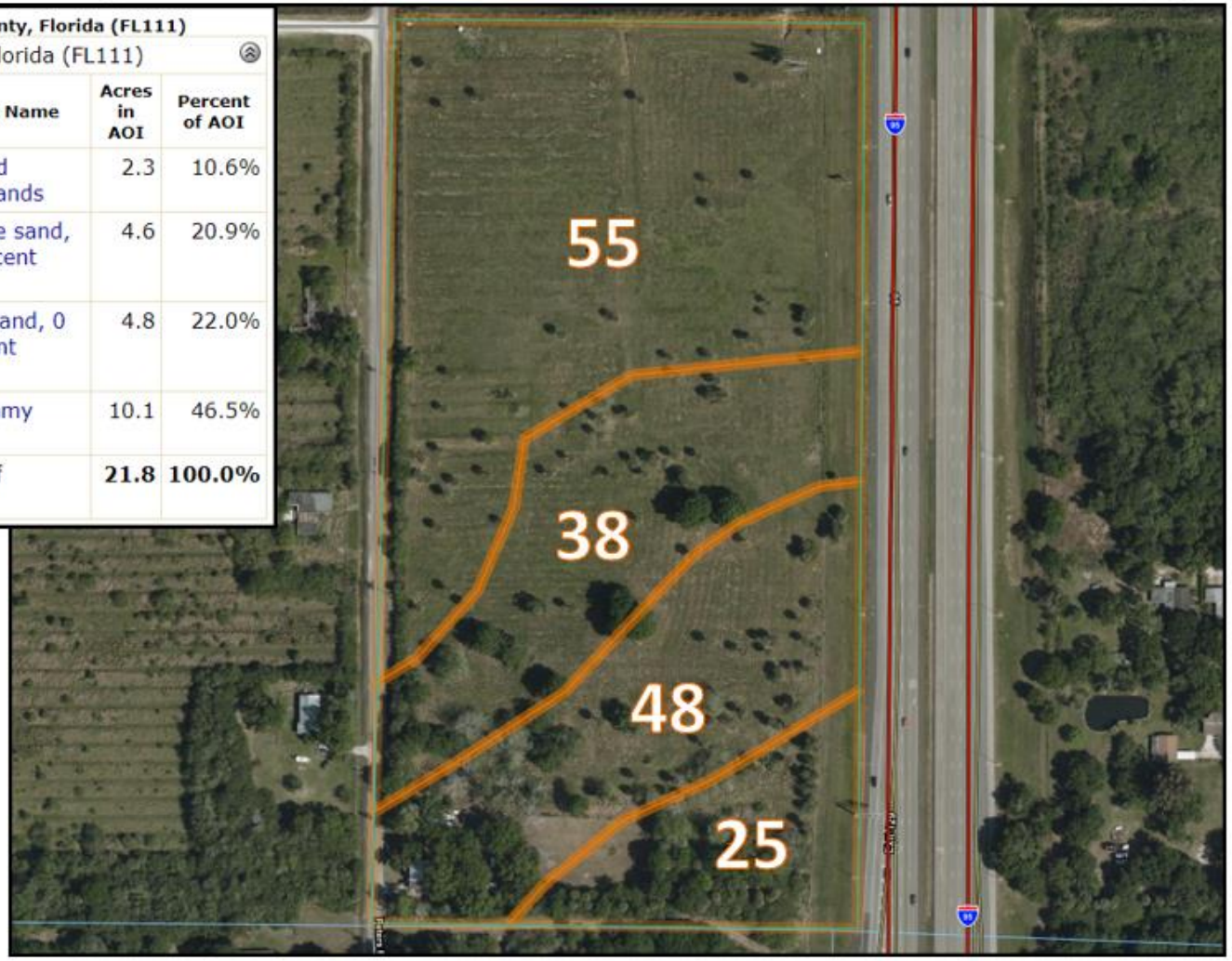


Figure 5. Soil Map.

(28) RV SPACES

(28) RV SPACES

(28) RV SPACES

(28) RV STAGING

(10) EMPLOYEE

VIS 85
IE 17
MG 3
PE 33

Sod

PROPOSED 6' SLIDING GATE (BY OTHERS)

R/V DUMP STATION

Sod

Sod

Sod

(22) RV SPACES

PROPOSED 6' CHAIN LINK FENCE (BY OTHERS)

(10) RV SPACES

(10) RV STAGING

Sod

Sod

Sod

PROPOSED BODY SHOP 4,000 S.F.

PROPOSED GRAVITY SEWER

PROPOSED SERVICE BAYS 16,000 S.F.

PROP. 12'x35' LOADING ZONE

SAND/OIL INTERCEPTOR

Sod-1

Sod-1

Sod-1

Sod-1

Sod-1

MVB 215
MG 2
IE 7

PROPOSED STANDARD PYLON SIGN

PROPOSED 6' FENCE (BY OTHERS)

(19) RV STAGING

(19) RV SPACES

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

Project Hurricane

RV Sales & Service

City of Fort Pierce, Florida

City Project Number:

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

Job No.	20-1202
Drawn By	JWS
Submittal Dates	2-22-2021
Revision Dates	

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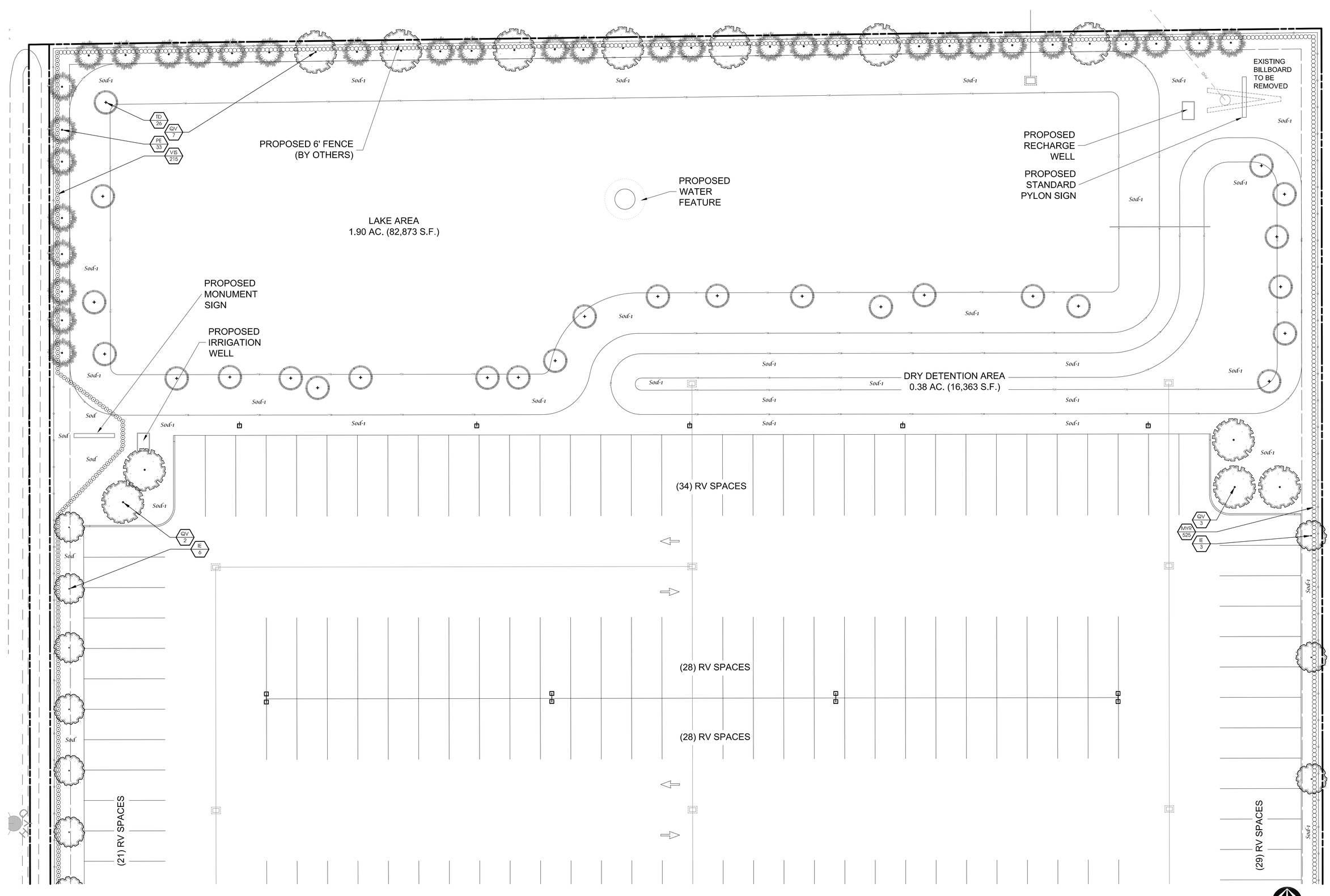

Landscape Plan

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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, Understizing 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 volds 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 3:0:2 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						
69	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
22	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
82	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
5	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
45	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
26	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
24	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
1,265	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
490	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE 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) 1,269.20'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,269.20 l.f. x 10' = 12,692 s.f. / 300 = 43 Trees
Provided = 43 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,269.20 l.f. / 2' o.c. = 635 Shrubs
Provided = 635 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Buffer) 1,275.74'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,275.74 l.f. x 10' = 12,757.4 s.f. / 300 = 43 Trees
Provided = 43 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,275.74 l.f. / 2' o.c. = 638 Shrubs
Provided = 638 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 637.28'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
637.28 l.f. x 10' = 6,372.8 s.f. / 200 = 32 Trees
Provided = 32

Shrubs Required = Continuous Hedge @ 2' o.c.
637.28 l.f. / 2' o.c. = 319 Shrubs
Provided = 319 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 616.16'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
616.16 l.f. x 10' = 6,161.6 s.f. / 200 = 31 Trees
Provided = 31

Shrubs Required = Continuous Hedge @ 2' o.c.
616.16 l.f. / 2' o.c. = 308 Shrubs
Provided = 308 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 (81,166.92 s.f./15 = 5,411.12 s.f.)
Landscape Area Provided = 10,554.20 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
81,166.92 s.f./15 = 5,411.12 s.f. / 100 = 54 Trees
Trees Provided = 54

Maximum Use of Palm Trees
Sec. 123-37(1)(a)(3)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 203 Trees
Maximum Palms Allowed = 102 (203 / 2 = 101.5)
Total Palms Provided = 0 (0%)

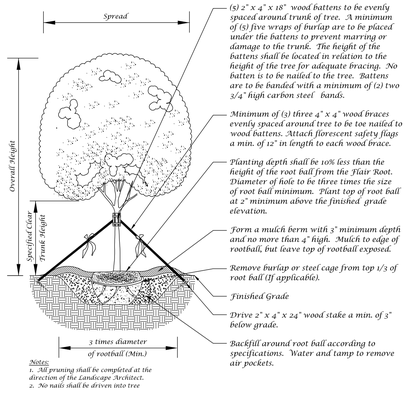
Total Trees Required = 203 Trees
Total Trees Provided = 203 Trees
203 Trees + 0 Palms @ 3:1 = 0 Trees = 203 Trees

Total Trees Required = 203 Trees
Total Native Trees Provided = 203 (100%)

Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

Total Shrubs Required = 1,924
Total Native Shrubs Provided = 1,289 (67%)

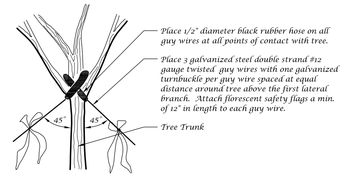
Landscape Details



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

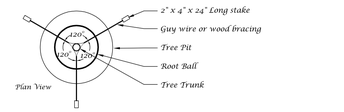
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



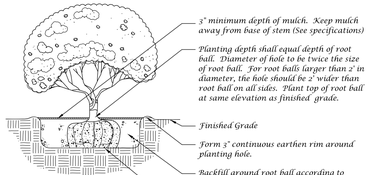
Guy Wire Attachment Detail

Not to Scale



Staking Detail

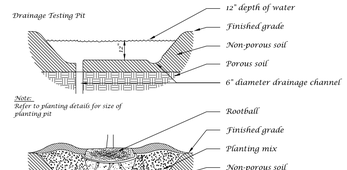
Not to Scale



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.

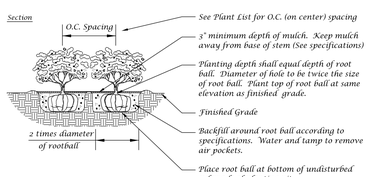
Shrub Detail

Not to Scale



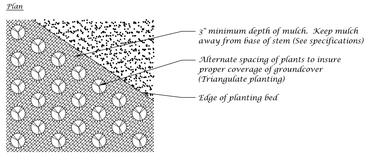
Drainage Testing Detail

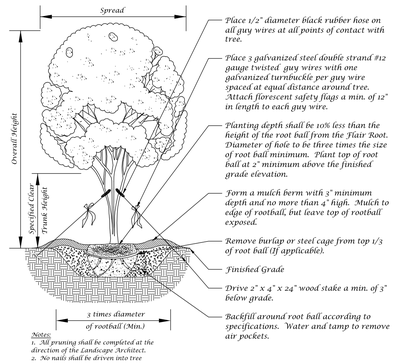
Not to Scale



Ground Cover 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

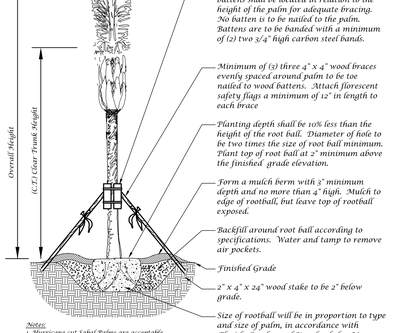
Tree Planting Detail

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

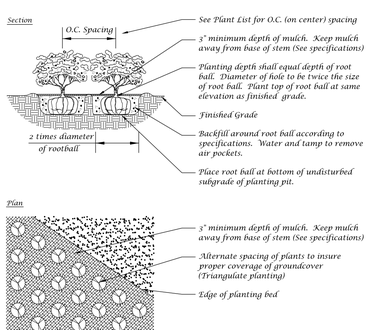
Not to Scale

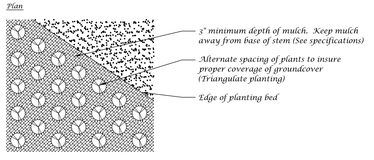


Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

Not to Scale





Ground Cover Detail

Not to Scale

Landscape Plan

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	North St Lucie River Water Control District Canal No 37 & Pasture	SLC RU (Residential Urban)	SLC Residential (RS-2)
South	Undeveloped Commercial Property	General Commercial (Fort Pierce)	Residential (RS-2)
East	I-95 & Vacant Residential	SLC RU & COFP RL	SLC RS-2 & COFP PD
West	Residential Properties	MXD (St Lucie County)	Residential (RS-2) (St Lucie County)

	Future Land Use	Zoning Classification	Maximum Intensity **Residential: Dwelling Units per Acre** **Other: Square Footage**	Total Acreage	Flood Zone
Current	MXD (SLC)	RS-2 (SLC)	9 du / acre (166 DU)	18.54	X
****Proposed**	Commercial (Fort Pierce)	C-3 (Fort Pierce)	39,200 sf	18.54	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/FLU	Total gallons per day	(166 x 2.6 person/du) = 431 persons x 100 gpd = 43,100 gpd
**Proposed Zoning/FLU	Total gallons per day	39,200 sf x 0.125 gpd/sf = 4,900 gpd
**Change in Demand	Total gallons per day	decrease of 38,200 gpd

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/FLU	Total gallons per day (166 x 2.6 persons/du) = 431 persons x 100 gpd = 43,100 gpd
**Proposed Zoning/FLU	Total gallons per day 39,200 sf x 0.125 gpd/sf = 4,900 gpd
**Change in Demand	Total gallons per day decrease of 38,200 gpd

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	893	0	Decrease of 893 acres
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	Samuel S Gaines Academy	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance	0.55 miles	3.2 miles
Current Zoning/FLU Enrollment Demand	47	20
****Proposed Zoning/FLU Enrollment Demand**	0	0
****Change in Demand**	decrease of 47 studemts	decrease of 20 students

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

Demand Analysis	Maximum
Current Zoning/FLU	5,308.81 lbs per day
****Proposed Zoning/FLU**	5,039.89 lbs per day
***Change in Demand**	decrease of 268.92 lbs per day

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	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure into an existing NSLRWCD canal located to the north of the property.

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	1,657	123 / 165
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity	Increase in daily trips (see attached traffic study)	

IV. Project Description

PHASING					
Is this project (phase) part of a larger project?	☐ Yes	☑ No			
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.					
Total Project: Residential Units:	N/A	Single Family:	N/A	Multifamily:	N/A
Non-residential (square footage):	Maximum of 39,200 SF				
Mixed-use (describe use):	N/A				
(If this is a single phase project, name it Phase I – Total)					

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	N/A				
Single-family, attached	N/A				
Multi-family	N/A				
Other (specify)	N/A				

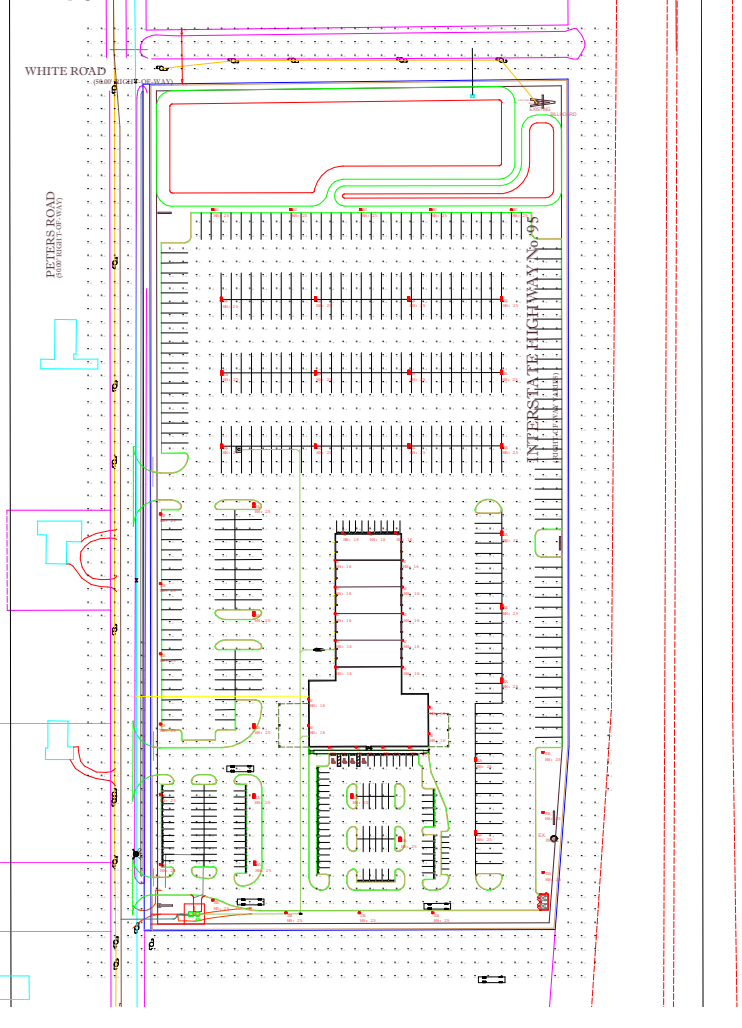
NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Proposed RV Sales/Office	Phase 1	19,200 SF		09/01/2021	09/01/2023
Proposed RV Repairs	Phase 1	16,000 SF		09/01/2021	09/01/2023
Proposed RV Body Shop	Phase 1	4,000 SF		09/01/2021	09/01/2023

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding



Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	24	SA	D180	0.900	Cree Lighting CSQ-A-NM-3ME-U-40K-UL-XX, 28180°
	13	SB	SINGLE	0.900	Cree Lighting CSQ-A-NM-3ME-U-40K-UL-XX / CSQ-BLSLF, Single Head
	5	SC	SINGLE	0.900	Cree Lighting CSQ-A-NM-3ME-U-40K-UL-XX, Single Head
	21	W	SINGLE	0.900	Cree Lighting XSPW-B-WW-4ME-EL-40K-UL, Wall Mount

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.43	7.4	0.5	4.86	14.80
Spill	Illuminance	Fc	0.05	0.3	0.0	N.A.	N.A.

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Large

Rev. Date: V27 10/21/2020

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'T' input power designator is a suitable upgrade for HID applications up to 750 Watts, and the 'U' input power designator is a suitable upgrade for HID applications up to 1000 Watts.

Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, tunnels, underpasses and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 29,700

Efficacy: Up to 173 LPW

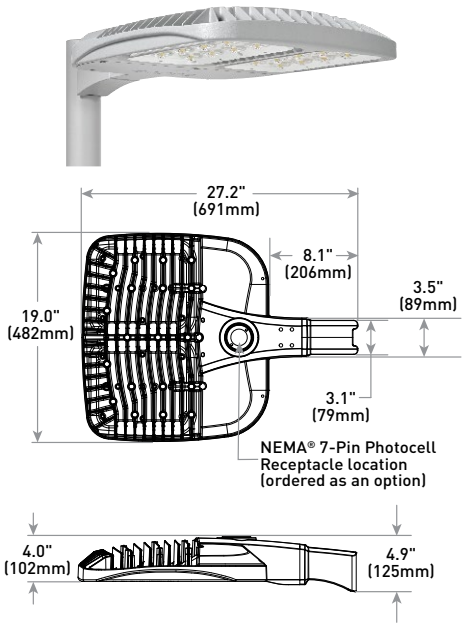
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

† See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

DA Mount



Weight
32.4 lbs. (14.7kg)

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-T-40K-UL-SV

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-B-AA Adjustable Arm **OSQ-DA** Direct Arm **OSQ-L-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-TM** Trunnion Mount	**Color Options:** **SV** Silver, **BK** Black, **BZ** Bronze, **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	A	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **3ME*** Type III Medium **4ME*** Type IV Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **5SQ** Type V Square **WSN** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood **120D** 120° Flood	**T** 132W **U** 202W	**30K** 3000K, 70 CRI **40K** 4000K, 70 CRI **50K** 5000K, 90 CRI **57K** 5700K, 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**F Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **PML Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output** - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 12-13 for power and lumen values - Not available with PML or PML2 options **R NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap by others **RL Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics **RR Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180˚ in 2.5˚ increments
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180˚ in 15˚ degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Includes 18" (340mm) 18/5 or 16/5 cord exiting the luminaire. When ordered with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** OSQ-DA: 32.4 lbs. (14.7kg); OSQ-B-AA: 32.0 lbs. (14.5kg); OSQ-L-TSP: 44 lbs. (20.0kg); OSQ-TM: 36.1 lbs. (16.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **10V Source Current:** 0.15mA
- **Operating Temperature Range:** -40˚C - +40˚C (-40˚F - +104˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards with AA, DA, TM, and TSP mounts. For adjustable arm applications requiring ANSI C136.31-2001 3G vibration certification, ensure that existing or new adjustable arm mount model number matches OSQ-B-AA for all OSQ large housing luminaires with power designations "T", and "U"
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to https://www.designlights.org/search/ for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Electrical Data*

Input Power Designator	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
T	132	1.12	0.63	0.55	0.47	0.39	0.28
U	202	1.72	0.96	0.84	0.72	0.60	0.43

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/-10%

OSQ Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Optic	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] /Estimated[3] LMF	100K hr Reported[2] /Estimated[3] LMF
5˚C (41˚F)	Asymmetric	1.04	1.03	1.01	0.99[2]	0.97[2]
	Symmetric	1.05	1.05	1.05	1.05[3]	1.05[3]
10˚C (50˚F)	Asymmetric	1.03	1.02	1.00	0.98[2]	0.96[2]
	Symmetric	1.04	1.03	1.03	1.03[3]	1.03[3]
15˚C (59˚F)	Asymmetric	1.02	1.01	0.99	0.97[2]	0.95[2]
	Symmetric	1.02	1.02	1.02	1.02[3]	1.02[3]
20˚C (68˚F)	Asymmetric	1.01	1.00	0.98	0.96[2]	0.94[2]
	Symmetric	1.01	1.01	1.01	1.01[3]	1.01[3]
25˚C (77˚F)	Asymmetric	1.00	0.99	0.97	0.95[2]	0.93[2]
	Symmetric	1.00	1.00	1.00	1.00[3]	1.00[3]

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

Accessories

Field-Installed

Backlight Shield
OSQ-BLSLF
– Front facing optics
OSQ-BLSLR
– Rotated optics

Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Bird Spikes
OSQ-LG-BRDSPK

Shorting Cap
XA-XSLSHRT

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TL7-B2
- Suitable for 120-277V (UL) voltage only
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or Q options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaires
- Refer to TL7-B2 spec sheet for details

SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 8dB gain)
KIT-ANT420SM
- Kit includes antenna, 20' cable and bracket

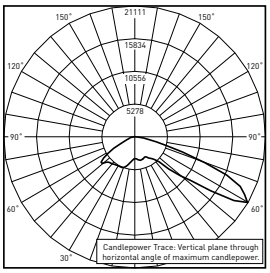
KIT-ANT360
- Kit includes antenna, 30' cable and bracket

KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

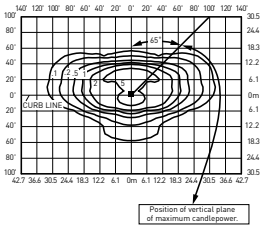
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/area/osq-series

2ME



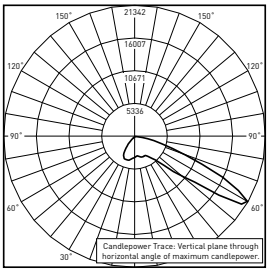
CESTL Test Report #: PL07701-001A
OSQ-A-**-2ME-U-40K-UL
Initial Delivered Lumens: 26,946



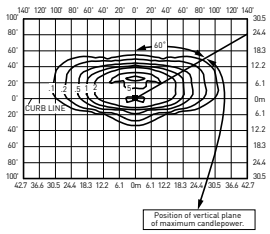
OSQ-A-**-2ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,100
Initial FC at grade

Type II Medium Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
U	27,800	B3 U0 G3	29,100	B3 U0 G3	22,300	B3 U0 G3	29,100	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07700-001A
OSQ-A-**-2ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,822



OSQ-A-**-2ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 22,300
Initial FC at grade

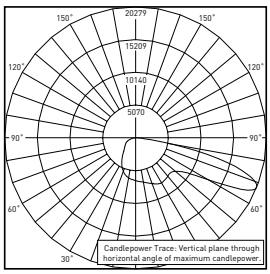
Type II Medium w/BLS Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	15,900	B2 U0 G2	17,000	B3 U0 G2	14,250	B2 U0 G2	17,000	B3 U0 G2
U	21,400	B3 U0 G3	22,300	B3 U0 G3	17,100	B3 U0 G2	22,300	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

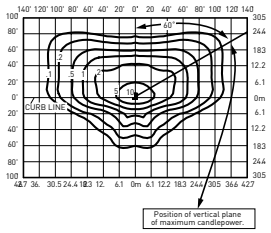
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/area/osq-series

3ME



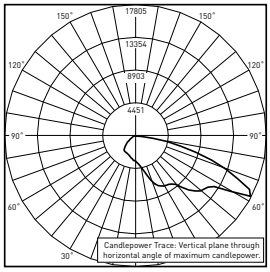
DTC Test Report #: PL15529-001A
OSQ-A-**-3ME-U-40K-UL
Initial Delivered Lumens: 30,584



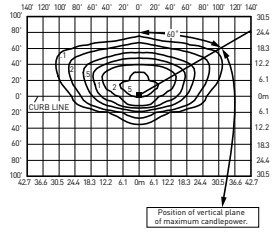
OSQ-A-**-3ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,100
Initial FC at grade

Type III Medium Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
U	27,800	B3 U0 G4	29,100	B3 U0 G4	22,300	B3 U0 G3	29,100	B3 U0 G4

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07699-001A
OSQ-A-**-3ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,601



OSQ-A-**-3ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 23,000
Initial FC at grade

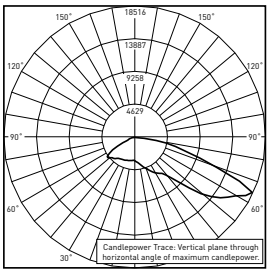
Type III Medium w/BLS Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	16,300	B2 U0 G2	17,500	B2 U0 G3	14,650	B2 U0 G2	17,500	B2 U0 G3
U	21,900	B3 U0 G3	23,000	B3 U0 G3	17,600	B2 U0 G3	23,000	B3 U0 G3

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

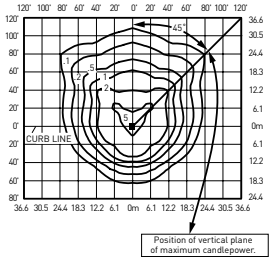
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/area/osq-series

4ME



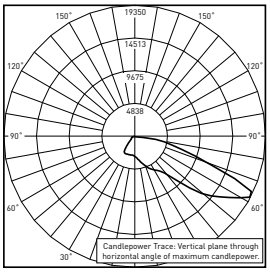
CESTL Test Report #: PL07690-001A
OSQ-A-**-4ME-U-40K-UL
Initial Delivered Lumens: 27,527



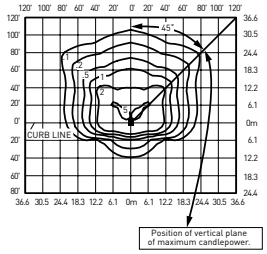
OSQ-A-**-4ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,100
Initial FC at grade

Type IV Medium Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
U	27,800	B4 U0 G3	29,100	B4 U0 G4	22,300	B3 U0 G3	29,100	B4 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07692-001A
OSQ-A-**-4ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,793



OSQ-A-**-4ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 22,300
Initial FC at grade

Type IV Medium w/BLS Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	15,900	B2 U0 G3	17,000	B2 U0 G3	14,250	B2 U0 G3	17,000	B2 U0 G3
U	21,400	B3 U0 G3	22,300	B3 U0 G3	17,100	B2 U0 G3	22,300	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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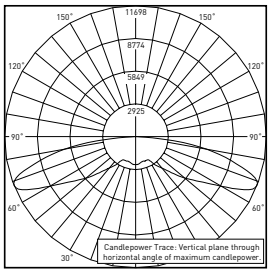
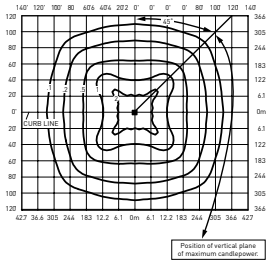
5ME



DTC Test Report #: PL15486-001A
OSQ-A-**-5ME-U-40K-UL
Initial Delivered Lumens: 26,918

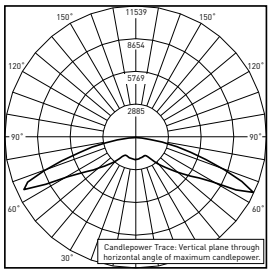


OSQ-A-**-5ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 27,800
Initial FC at grade

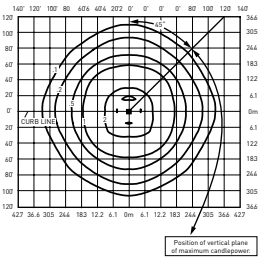
Type V Medium Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	20,200	B5 U0 G5	21,700	B5 U0 G5	19,800	B5 U0 G5	21,700	B5 U0 G5
U	26,600	B5 U0 G5	27,800	B5 U0 G5	23,600	B5 U0 G5	27,800	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

5SH



CESTL Test Report #: PL10754-001A
OSQ-A-**-5SH-U-40K-UL
Initial Delivered Lumens: 25,679



OSQ-A-**-5SH-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,700
Initial FC at grade

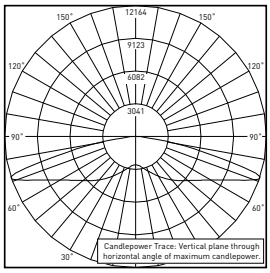
Type V Short Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	21,300	B5 U0 G3	22,900	B5 U0 G3	20,900	B5 U0 G3	22,900	B5 U0 G3
U	28,400	B5 U0 G4	29,700	B5 U0 G4	25,200	B5 U0 G3	29,700	B5 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

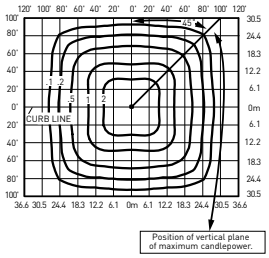
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

5SQ



RESTL Test Report #: PL14561-001B
OSQ-A-**-5SQ-U-57K-UL
Initial Delivered Lumens: 28,716

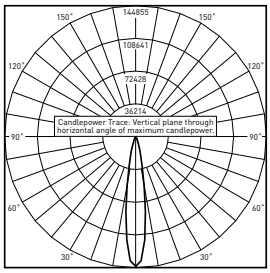


OSQ-A-NM-5SQ-U-57K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,700
Initial FC at grade

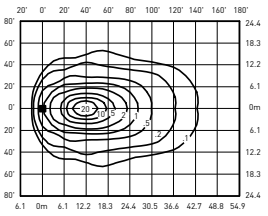
Type V Square Distribution								
Input Power Designator	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11	Initial Delivered Lumens	BUG Ratings** Per TM-15-11
T	21,300	B4 U0 G2	22,900	B5 U0 G3	20,900	B4 U0 G2	22,900	B5 U0 G3
U	28,400	B5 U0 G3	29,700	B5 U0 G3	25,200	B5 U0 G3	29,700	B5 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

15D



CESTL Test Report #: PL07689-001A
OSQ-A-**-15D-U-30K-UL
Initial Delivered Lumens: 23,254



OSQ-A-**-15D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

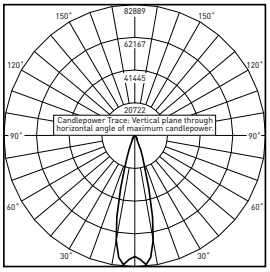
Type 15° Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,300	22,900	20,900	22,900
U	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

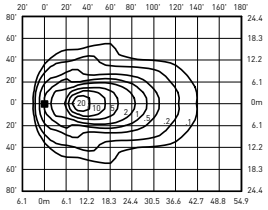
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/area/osq-series

25D



CESTL Test Report #: PL07696-001A
OSQ-A-**-25D-U-30K-UL
Initial Delivered Lumens: 23,265

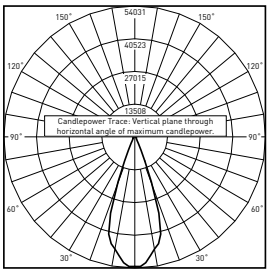


OSQ-A-**-25D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

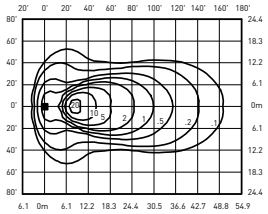
Type 25° Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,300	22,900	20,900	22,900
U	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

40D



CESTL Test Report #: PL07697-001A
OSQ-A-**-40D-U-30K-UL
Initial Delivered Lumens: 22,943



OSQ-A-**-40D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

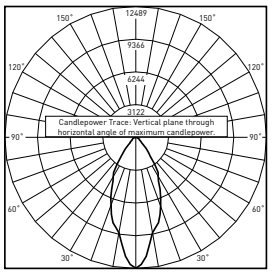
Type 40° Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,300	22,900	20,900	22,900
U	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

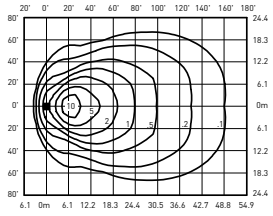
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult:
http://creelighting.com/products/outdoor/area/osq-series

60D



CESTL Test Report #: PL08100-001B
OSQ-A-**-60D-B-30K-UL
Initial Delivered Lumens: 10,079

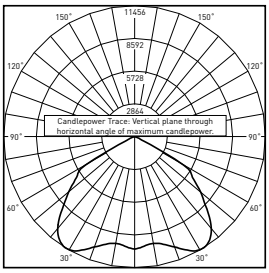


OSQ-A-**-60D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60˚ Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

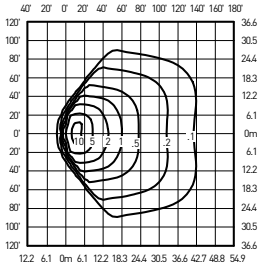
Type 60˚ Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,300	22,900	20,900	22,900
U	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

120D



RESTL Test Report #: PL15731-001A
OSQ-A-**-120D-U-40K-UL
Initial Delivered Lumens: 25,501

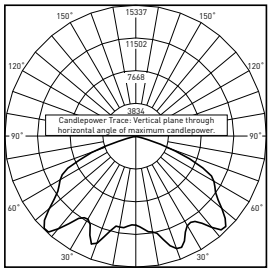


OSQ-A-**-120D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60˚ Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

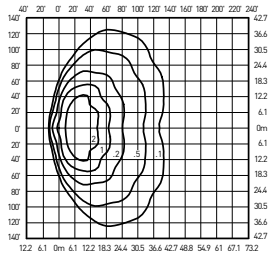
Type 120° Flood Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,300	22,900	20,900	22,900
U	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

WSN



CESTL Test Report #: PL07695-001A
OSQ-A-**-WSN-U-30K-UL
Initial Delivered Lumens: 23,116



OSQ-A-**-WSN-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60˚ tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

Wide Sign Distribution				
Input Power Designator	3000K (70 CRI)	4000K (70 CRI)	5000K (90 CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,300	22,900	20,900	22,900
U	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Luminaire EPA

Adjustable Arm Mount – OSQ-B-AA Weight: 32.0 lbs. (14.5kg)							
Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
Tenon Configuration (0˚-80˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0˚ Tilt							
0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
10˚ Tilt							
0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
20˚ Tilt							
1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
30˚ Tilt							
1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
45˚ Tilt							
2.20	2.20	3.00	3.80	5.07	8.55	11.64	6.00
60˚ Tilt							
2.63	2.63	3.43	4.23	5.73	9.84	13.36	6.86
70˚ Tilt							
2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
80˚ Tilt							
2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
Tenon Configuration (90˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90˚ Tilt							
2.95	2.95	4.84	6.52	5.73	10.81	14.64	11.19

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90˚ Twin
PD-2A4(180) – 180˚ Twin
PD-3A4(90) – 90˚ Triple
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-B-AA mount
WM-4 – L-Shape for OSQ-B-AA mount
WM-DM – Plate for OSQ-DA mount

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single (Vertical)
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-3(120) – 120˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-B-AA mount

‡ Refer to the Bracket and Tenons spec sheet for more details

Luminaire EPA

Direct Arm Mount – OSQ-DA Weight: 32.4 lbs. (14.7kg)					
Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
0.80	1.61	1.26	2.06	1.68	2.52

Direct Mount Configurations

Compatibility with OSQ-DA Direct Mount Bracket					
Input Power Designator	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
3" Square					
T & U	N/A	✓	N/A	N/A	N/A
3" Round					
T & U	N/A	✓	N/A	N/A	N/A
4" Square					
T & U	✓	✓	✓	N/A	✓
4" Round					
T & U	✓	✓	✓	✓	✓
5" Square					
T & U	✓	✓	✓	N/A	✓
5" Round					
T & U	✓	✓	✓	✓	✓
6" + Square					
T & U	✓	✓	✓	N/A	✓
6" + Round					
T & U	✓	✓	✓	✓	✓

Luminaire EPA

Trunnion Mount – OSQ-TM Weight: 36.1 lbs. (16.4kg)
Single
0˚ Tilt
0.81
15˚ Tilt
1.12
30˚ Tilt
1.74
45˚ Tilt
2.35
60˚ Tilt
2.59
75˚ Tilt
2.83
90˚ Tilt
3.07

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – Designator T

Q Option Setting	CCT/ CRI	System Watts	Lumen Values						Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH, 5SQ & Floods	2ME w/ BLS	3ME w/ BLS	4ME w/BLS	Standard	Premium
Q9	30K7	132	20,700	20,200	21,300	15,900	16,300	15,900	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		22,100	21,700	22,900	17,000	17,500	17,000	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		18,600	19,800	20,900	14,250	14,650	14,250	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		22,100	21,700	22,900	22,300	17,500	22,300	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q8	30K7	122	19,300	18,800	19,800	14,775	15,200	14,775	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		20,600	20,200	21,300	15,800	16,300	15,800	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		17,300	18,400	19,400	13,250	13,625	13,250	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		20,600	20,200	21,300	15,800	16,300	15,800	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q7	30K7	117	18,600	18,200	19,200	14,300	14,675	14,300	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		19,900	19,500	20,600	15,300	15,800	15,300	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		16,700	17,800	18,800	12,825	13,175	12,825	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		19,900	19,500	20,600	15,300	15,800	15,300	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q6	30K7	108	17,200	16,800	17,700	13,200	13,525	13,200	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		18,300	18,000	19,000	14,100	14,525	14,100	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		15,400	16,400	17,300	11,825	12,150	11,825	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		18,300	18,000	19,000	14,100	14,525	14,100	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q5	30K7	104	16,800	16,400	17,300	12,875	13,200	12,875	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		17,900	17,600	18,500	13,775	14,175	13,775	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		15,100	16,000	16,900	11,550	11,875	11,550	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		17,900	17,600	18,500	13,775	14,175	13,775	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q4	30K7	99	16,100	15,800	16,600	12,400	12,725	12,400	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		17,200	16,900	17,900	13,250	13,650	13,250	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		14,500	15,400	16,300	11,125	11,425	11,125	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		17,200	16,900	17,900	13,250	13,650	13,250	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q3	30K7	89	14,700	14,350	15,100	11,300	11,575	11,300	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		15,700	15,400	16,300	12,075	12,425	12,075	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		13,200	14,050	14,850	10,125	10,400	10,125	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		15,700	15,400	16,300	12,075	12,425	12,075	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q2	30K7	80	13,250	12,925	13,625	10,175	10,425	10,175	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		14,150	13,900	14,650	10,875	11,200	10,875	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		11,900	12,675	13,375	9,125	9,375	9,125	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		14,150	13,900	14,650	10,875	11,200	10,875	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q1	30K7	66	10,975	10,700	11,300	8,425	8,650	8,425	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K7		11,725	11,500	12,125	9,000	9,275	9,000	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	50K9		9,850	10,500	11,075	7,550	7,775	7,550	2ME, 3ME, 4ME	5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K7		11,725	11,500	12,125	9,000	9,275	9,000	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

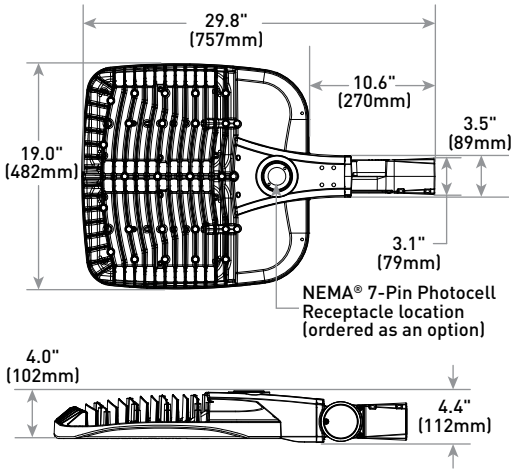
The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – Designator U

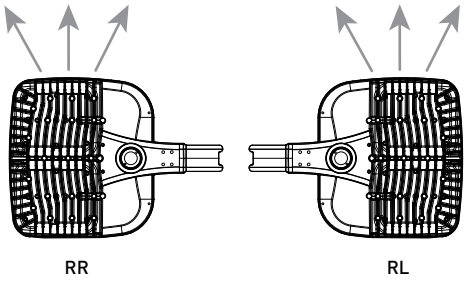
Q Option Setting	CCT/ CRI	System Watts	Lumen Values						Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH, 5SQ & Floods	2ME w/ BLS	3ME w/ BLS	4ME w/BLS	Standard	Premium
Q9	30K7	202	27,800	26,600	28,400	21,400	21,900	21,400	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		29,100	27,800	29,700	22,300	23,000	22,300	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		22,300	23,600	25,200	17,100	17,600	17,100	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		29,100	27,800	29,700	22,300	23,000	22,300	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q8	30K7	191	27,000	25,800	27,500	20,800	21,200	20,800	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		28,200	27,000	28,800	21,600	22,300	21,600	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		21,600	22,900	24,400	16,600	17,100	16,600	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		28,200	27,000	28,800	21,600	22,300	21,600	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q7	30K7	181	25,600	24,500	26,100	19,700	20,100	19,700	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		26,800	25,600	27,300	20,500	21,200	20,500	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		20,500	21,700	23,200	15,700	16,200	15,700	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		26,800	25,600	27,300	20,500	21,200	20,500	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q6	30K7	173	24,700	23,700	25,300	19,000	19,500	19,000	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		25,900	24,700	26,400	19,800	20,500	19,800	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		19,800	21,000	22,400	15,200	15,700	15,200	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		25,900	24,700	26,400	19,800	20,500	19,800	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q5	30K7	159	22,800	21,800	23,300	17,500	18,000	17,500	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		23,900	22,800	24,400	18,300	18,900	18,300	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		18,300	19,400	20,700	14,025	14,425	14,025	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		23,900	22,800	24,400	18,300	18,900	18,300	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q4	30K7	143	21,100	20,200	21,600	16,300	16,600	16,300	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		22,100	21,100	22,600	16,900	17,500	16,900	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		16,900	17,900	19,200	13,000	13,375	13,000	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		22,100	21,100	22,600	16,900	17,500	16,900	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q3	30K7	128	18,900	18,100	19,300	14,550	14,900	14,550	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		19,800	18,900	20,200	15,200	15,600	15,200	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		15,200	16,000	17,100	11,625	11,975	11,625	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		19,800	18,900	20,200	15,200	15,600	15,200	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q2	30K7	114	17,000	16,200	17,300	13,050	13,350	13,050	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		17,800	17,000	18,100	13,600	14,025	13,600	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		13,600	14,400	15,400	10,425	10,725	10,425	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		17,800	17,000	18,100	13,600	14,025	13,600	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q1	30K7	101	15,300	14,625	15,600	11,775	12,050	11,775	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K7		16,000	15,300	16,300	12,275	12,650	12,275	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	50K9		12,275	12,975	13,850	9,400	9,675	9,400	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	N/A
	57K7		16,000	15,300	16,300	12,275	12,650	12,275	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME

AA Mount

Weight
32.0 lbs. (14.5kg)

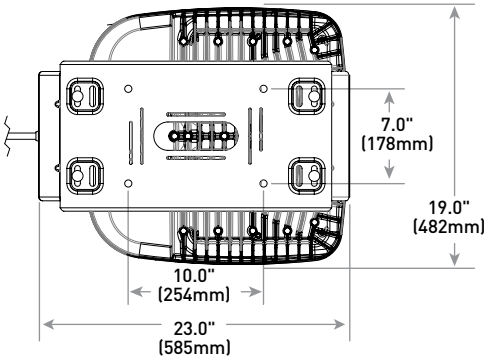


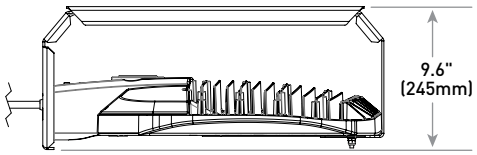
RR/RL Configuration



TSP Mount

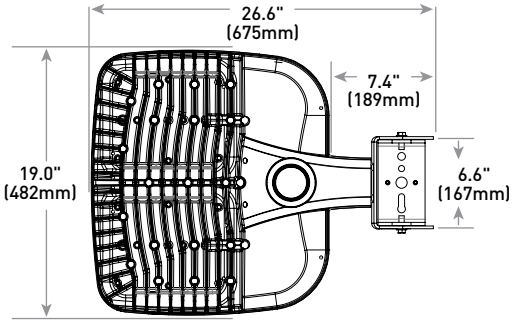
Weight
44.0 lbs. (20.0kg)

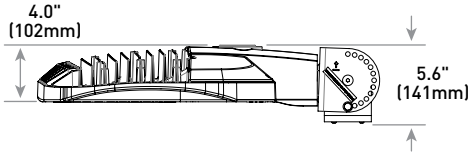




TM Mount

Weight
36.1 lbs. (16.4kg)





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Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

A COMPANY OF *IDEAL INDUSTRIES, INC.*

XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: VersionB V4 02/25/2020

Product Description

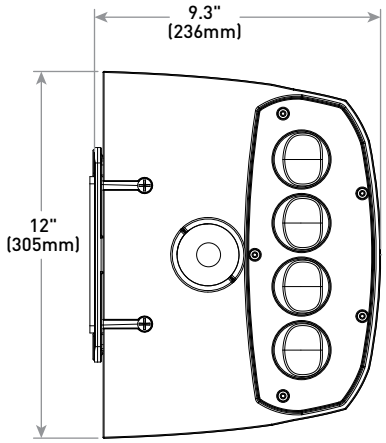
The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

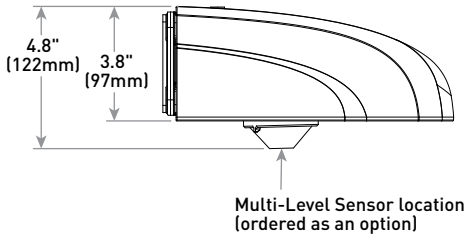
Applications: General area and security lighting

Performance Summary

- NanoOptic® Precision Delivery Grid™ optic
- Assembled in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)
- **CCT:** 3000K, 4000K, 5000K, 5700K
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See http://creelighting.com/warranty for warranty terms





Multi-Level Sensor location (ordered as an option)

Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WM						
Product	**Version**	**Mounting**	**Optic**	**Lumen Package***	**CCT**	**Voltage**	**Color Options**	**Options**
XSPW	B	**WM** Wall	**2ME** Type II Medium **3ME** Type III Medium **4ME** Type IV Medium	**2L** 2,490 lumens **4L** 4,270 lumens **6L** 6,100 lumens **8L** 8,475 lumens	**30K** 3000K - 70 CRI **40K** 4000K - 70 CRI **50K** 5000K - 90 CRI **57K** 5700K - 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V - For use with P option only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**ML** **Multi-Level** - Refer to ML spec sheet for details - Available with UL voltage only **P** **Button Photocell** - Not available with ML or PML options - Available with UL and 34 voltages only **PML** **Programmable Multi-Level** - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15 mA
- Refer to Dimming spec sheet for details
- **Operating Temperature Range:** -40˚C - +50˚C (-40˚F - +122˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- DLC and DLC Premium qualified versions available. Please refer to https://www.designlights.org/search/ for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	CCT/CRI	System Watts 120-480V	Efficacy	Total Current (A) 120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347- 480V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors[1]

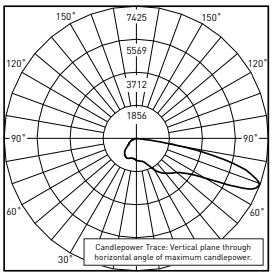
Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Estimated[3] LMF	100K hr Estimated[3] LMF
5˚C (41˚F)	1.03	0.98	0.96	0.94	0.92
10˚C (50˚F)	1.03	0.98	0.96	0.94	0.92
15˚C (59˚F)	1.02	0.97	0.95	0.93	0.92
20˚C (68˚F)	1.01	0.96	0.95	0.93	0.91
25˚C (77˚F)	1.00	0.96	0.94	0.92	0.90
30˚C (86˚F)	0.99	0.95	0.93	0.91	0.89
35˚C (95˚F)	0.98	0.94	0.92	0.90	0.88
40˚C (104˚F)	0.97	0.93	0.91	0.89	0.87

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

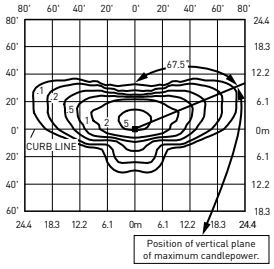
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall

2ME



CESTL Test Report #: PL12798-001A
XSPW-B-**-2ME-8L-40K-UL
Initial Delivered Lumens: 8,622

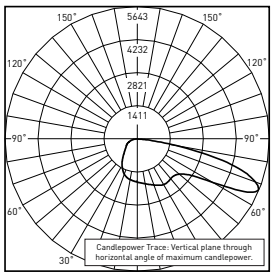


XSPW-B-**-2ME-8L-40K-UL
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

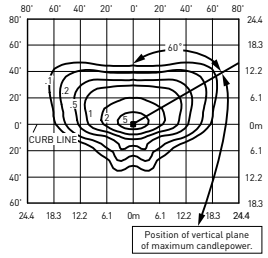
Type II Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

3ME



CESTL Test Report #: PL12366-007A
XSPW-B-**-3ME-8L-40K-UL
Initial Delivered Lumens: 8,543



XSPW-B-**-3ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

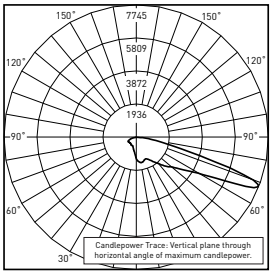
Type III Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

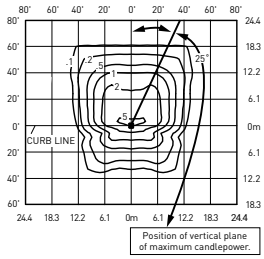
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall

4ME



RESTL Test Report #: PL14415-001A
XSPW-B-**-4ME-8L-40K-UL
Initial Delivered Lumens: 8,763



XSPW-B-**-4ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type IV Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B1 U0 G2	8,475	B1 U0 G2	6,925	B1 U0 G2	8,475	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

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O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Project Hurricane

Prepared for:

EDC
10250 SW Village Parkway
Port St. Lucie, FL 34987

Prepared by

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

February 17, 2021
SR20122.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke Susan E. O'Rourke, P.E. Date signed and sealed: 2/17/21 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

February 17,2021

Mr. Brad Currie
EDC
10250 SW Village Parkway
Port St. Lucie, FL 34987

Re: Project Hurricane

Dear Mr. Currie:

O'Rourke Engineering & Planning has completed the analysis of the proposed commercial development located east of Peters Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

C5 - Project Hurricane

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APPENDIX B: St. Lucie County 2019 Level of Service Report,
APPENDIX C: Growth Rate Data & Background Traffic

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development consisting of 19,200 SF of RV Sales & 20,000 SF of RV Service located east of Peters Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

In order to make that determination, the following analytical steps were taken:

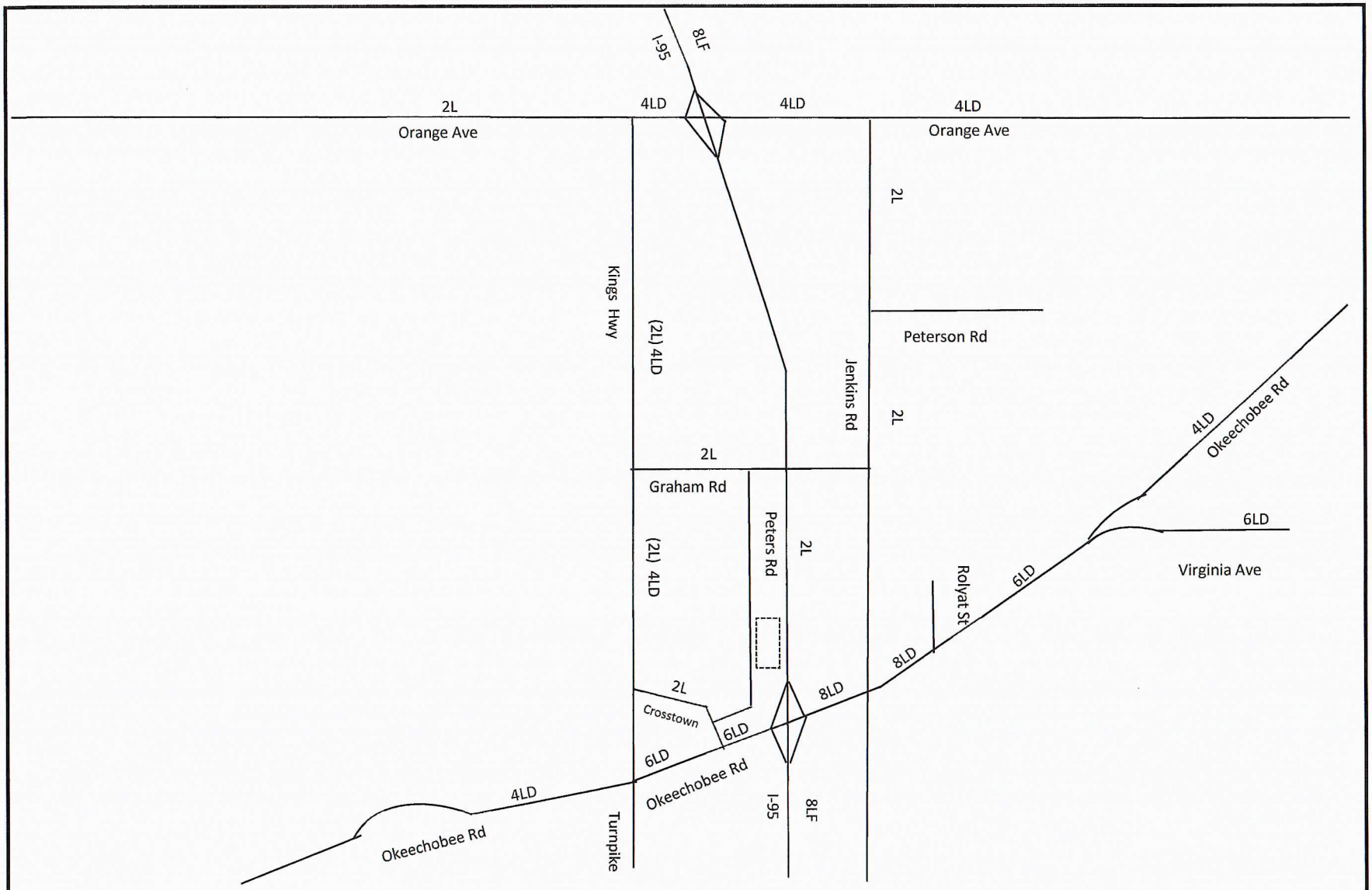
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development consisting of 19,200 SF of RV Sales & 20,000 SF RV Service is located east of Peters Road and south of Graham Road in Ft. Pierce, St. Lucie County, Florida. The site is currently vacant. The project location is shown in **Figure 1**.

Appendix A includes the project site plan.



NTS

O'ROURKE ENGINEERING & PLANNING

22 Seminole Street
Stuart, Fl, 34994

Job Number: SR20122.0 | Date: 12-22-20

Legend

= Project Location

2L=Existing Lanes
(4LD)= Committed Lanes

Figure 1

Project Location

Project Hurricane

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Peters Road is a two-lane local road with a general north/south alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment.
- Graham Road is a two-lane local roadway with a north/south alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Orange Avenue is a four-lane divided arterial with an east/ west alignment.
- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2020 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2019 Level of Service Report. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the project, ITE Trip Generation, 10th Edition trip rates were applied to Recreational Vehicle Sale and Automotive Parts and Service. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project traffic will generate 422 new daily trips. There will be 48 net new AM peak hour trips with 36 trips entering the project and 12 trips exiting the project. The project will generate 60 net new PM peak hour trips with 23 trips entering the project and 37 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is significant on Peters Road.

OTHER PROJECT TRAFFIC/GROWTH RATE

A 4-year historical growth rate of 2.25% was calculated using FDOT Historical AADT. Traffic from other projects was reviewed to see which ones have an impact on the adjacent link of Peters Road. The proposed 108 Acres/Kings Hwy project traffic was added.

Appendix C includes the growth rate calculation and the background project data.

LINK ANALYSIS/REVIEW

The adjacent link of Peters Road is the only link with a significant impact. This link was further analyzed to ensure it will meet concurrency.

Table 3a and 3b summarizes the results of the link analysis. As shown, the roadway will operate at acceptable levels of service at project buildout.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total
Recreational Vehicle Sales	842	19,200	Sft	T = 5.0(X)	50%	50%	48	48	96	48	48	96
Automobile Parts and Service	943	20,000	Sft	T = 16.28(X)	50%	50%	163	163	326	163	163	326
TOTALS							**211**	**211**	**422**	**211**	**211**	**422**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

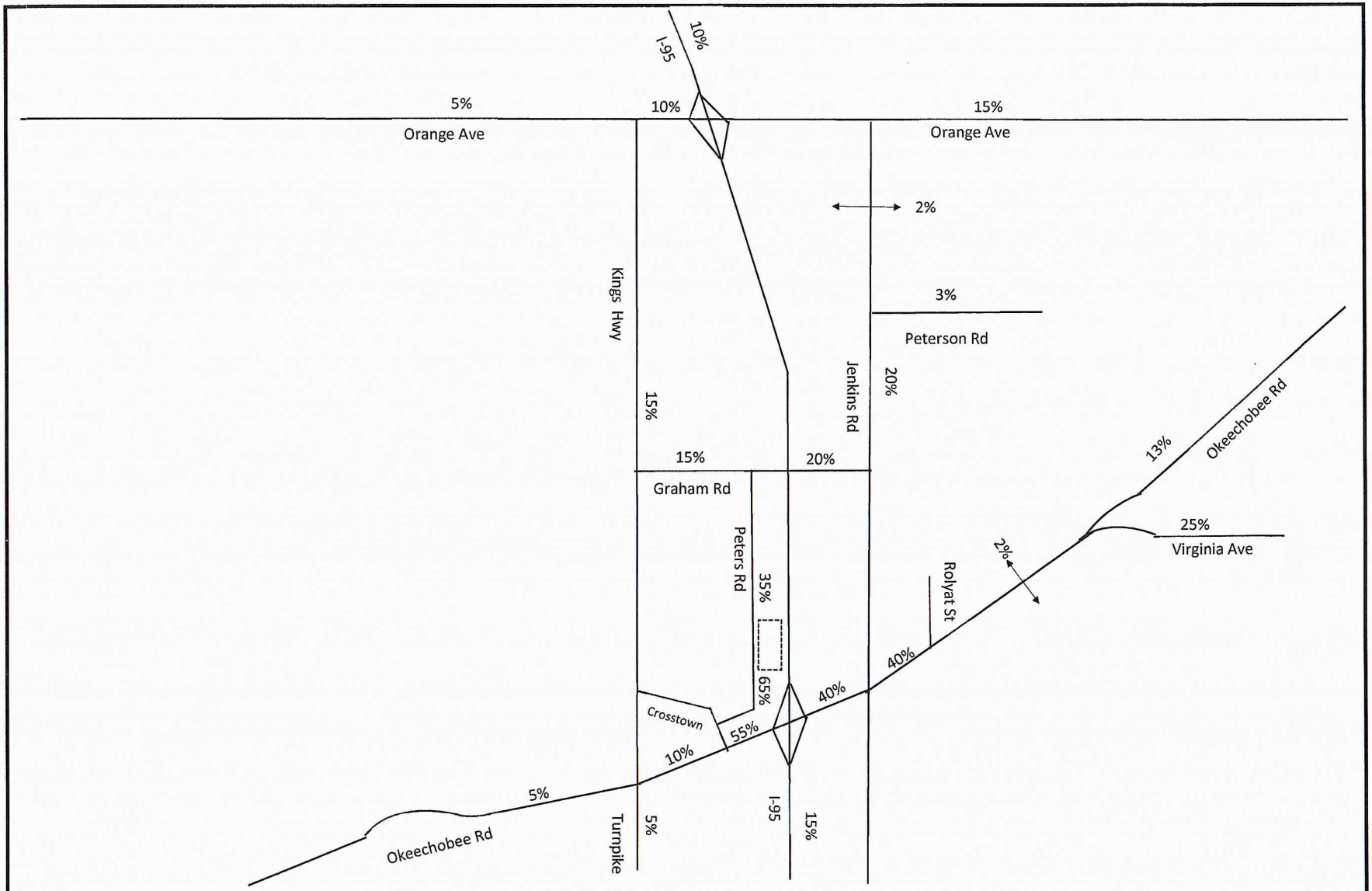
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total
Recreational Vehicle Sales	842	19,200	Sft	T = 0.46(X)	85%	15%	8	1	9	8	1	9
Automobile Parts and Service	943	20,000	Sft	T = 1.96(X)	73%	27%	28	11	39	28	11	39
TOTALS							**36**	**12**	**48**	**36**	**12**	**48**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total
Recreational Vehicle Sales	842	19,200	Sft	T = 0.77(X)	31%	69%	5	10	15	5	10	15
Automobile Parts and Service	943	20,000	Sft	T = 2.26(X)	40%	60%	18	27	45	18	27	45
TOTALS							**23**	**37**	**60**	**23**	**37**	**60**

Source: ITE 10th Edition Trip Generation Rates



NTS Job Number: SR20122.0	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Date: 12-22-2020	Legend = Project Location

Figure 2
Percent Assignment
Project Hurricane

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	23	2.50%	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	NO	920	8	0.87%	65%
	Project Entrance	Graham Rd	NB	OUT	NO	920	4	0.43%	35%
	Project Entrance	Graham Rd	SB	IN	YES	920	13	1.41%	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	NO	1800	2	0.11%	15%
	Graham Rd	Picos Rd	SB	IN	NO	1800	5	0.28%	15%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	2	0.11%	15%
	Picos Rd	Orange Ave	SB	IN	NO	1800	5	0.28%	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	NO	630	7	1.11%	20%
	Kings Hwy	Jenkins Rd	WB	OUT	NO	630	2	0.32%	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	3	0.10%	25%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	9	0.30%	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	2	0.10%	15%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	5	0.25%	15%
	Kings Hwy	I - 95	EB	OUT	NO	2000	1	0.05%	10%
	Kings Hwy	I - 95	WB	IN	NO	2000	4	0.20%	10%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	2	0.19%	5%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	1	0.09%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	2	0.22%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	1	0.11%	5%
	Graham Rd	Peterson Rd	NB	OUT	NO	630	2	0.32%	20%
	Graham Rd	Peterson Rd	SB	IN	NO	630	7	1.11%	20%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	2	0.22%	15%
	Peterson Rd	Orange Ave	SB	IN	NO	920	5	0.54%	15%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	2	0.11%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	1	0.06%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	2	0.10%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	1	0.05%	5%
	Kings Hwy	I - 95	EB	IN	NO	4170	20	0.48%	55%
	Kings Hwy	I - 95	WB	OUT	NO	4170	7	0.17%	55%
	I - 95	Jenkins Rd	EB	IN	NO	4240	14	0.33%	40%
	I - 95	Jenkins Rd	WB	OUT	NO	4240	5	0.12%	40%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	5	0.12%	40%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	14	0.35%	40%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	5	0.07%	15%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	2	0.03%	15%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	1	0.01%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	4	0.05%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	48
Net In:	36
Net Out:	12

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crosstown Pkwy	Project Entrance	NB	IN	YES	920	15	1.63%	65%
	Crosstown Pkwy	Project Entrance	SB	OUT	YES	920	24	2.61%	65%
	Project Entrance	Graham Rd	NB	OUT	YES	920	13	1.41%	35%
	Project Entrance	Graham Rd	SB	IN	NO	920	8	0.87%	35%
Kings Hwy	Graham Rd	Picos Rd	NB	OUT	NO	1800	6	0.33%	15%
	Graham Rd	Picos Rd	SB	IN	NO	1800	3	0.17%	15%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	6	0.33%	15%
	Picos Rd	Orange Ave	SB	IN	NO	1800	3	0.17%	15%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	NO	630	5	0.79%	20%
	Kings Hwy	Jenkins Rd	WB	OUT	NO	630	7	1.11%	20%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	9	0.30%	25%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	6	0.20%	25%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	6	0.30%	15%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	3	0.15%	15%
	Kings Hwy	I - 95	EB	OUT	NO	2000	4	0.20%	10%
	Kings Hwy	I - 95	WB	IN	NO	2000	2	0.10%	10%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	1	0.09%	5%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	2	0.19%	5%
Jenkins Rd	Okeechobee Rd	Graham Rd	NB	IN	NO	920	1	0.11%	5%
	Okeechobee Rd	Graham Rd	SB	OUT	NO	920	2	0.22%	5%
	Graham Rd	Peterson Rd	NB	OUT	NO	630	7	1.11%	20%
	Graham Rd	Peterson Rd	SB	IN	NO	630	5	0.79%	20%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	6	0.65%	15%
	Peterson Rd	Orange Ave	SB	IN	NO	920	3	0.33%	15%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	1	0.06%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	2	0.11%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	1	0.05%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	2	0.10%	5%
	Kings Hwy	I - 95	EB	IN	NO	4170	13	0.31%	55%
	Kings Hwy	I - 95	WB	OUT	NO	4170	20	0.48%	55%
	I - 95	Jenkins Rd	EB	IN	NO	4240	9	0.21%	40%
	I - 95	Jenkins Rd	WB	OUT	NO	4240	15	0.35%	40%
	Jenkins Rd	Virginia Ave	EB	OUT	NO	4040	15	0.37%	40%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	9	0.22%	40%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	3	0.04%	15%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	6	0.08%	15%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	4	0.05%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	2	0.03%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way:	60
Net In:	23
Net Out:	37

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate (2)	2024 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	Project Entrance	NB	IN	YES	2000 (3)	100 (3)	2.25%	112	15	127	920	23	150	2.50%	YES	65%
	Project Entrance	Graham Rd	SB	IN	YES	2000 (3)	100 (3)	2.25%	112	29	141	920	13	154	1.41%	YES	35%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) Area wide growth rate calculated from FDOT Historical AADT

(3) Estimated Existing Traffic

Two-Way:	48
Net In:	36
Net Out:	12
Years Grown:	5

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate (2)	2024 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	Project Entrance	NB	IN	YES	2000 (3)	100 (3)	2.25%	112	5	117	920	15	132	1.63%	YES	65%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	2000 (3)	100 (3)	2.25%	112	15	127	920	24	151	2.61%	YES	65%
	Project Entrance	Graham Rd	NB	OUT	YES	2000 (3)	100 (3)	2.25%	112	30	142	920	13	155	1.41%	YES	35%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) Area wide growth rate calculated from FDOT Historical AADT

(3) Estimated Existing Traffic

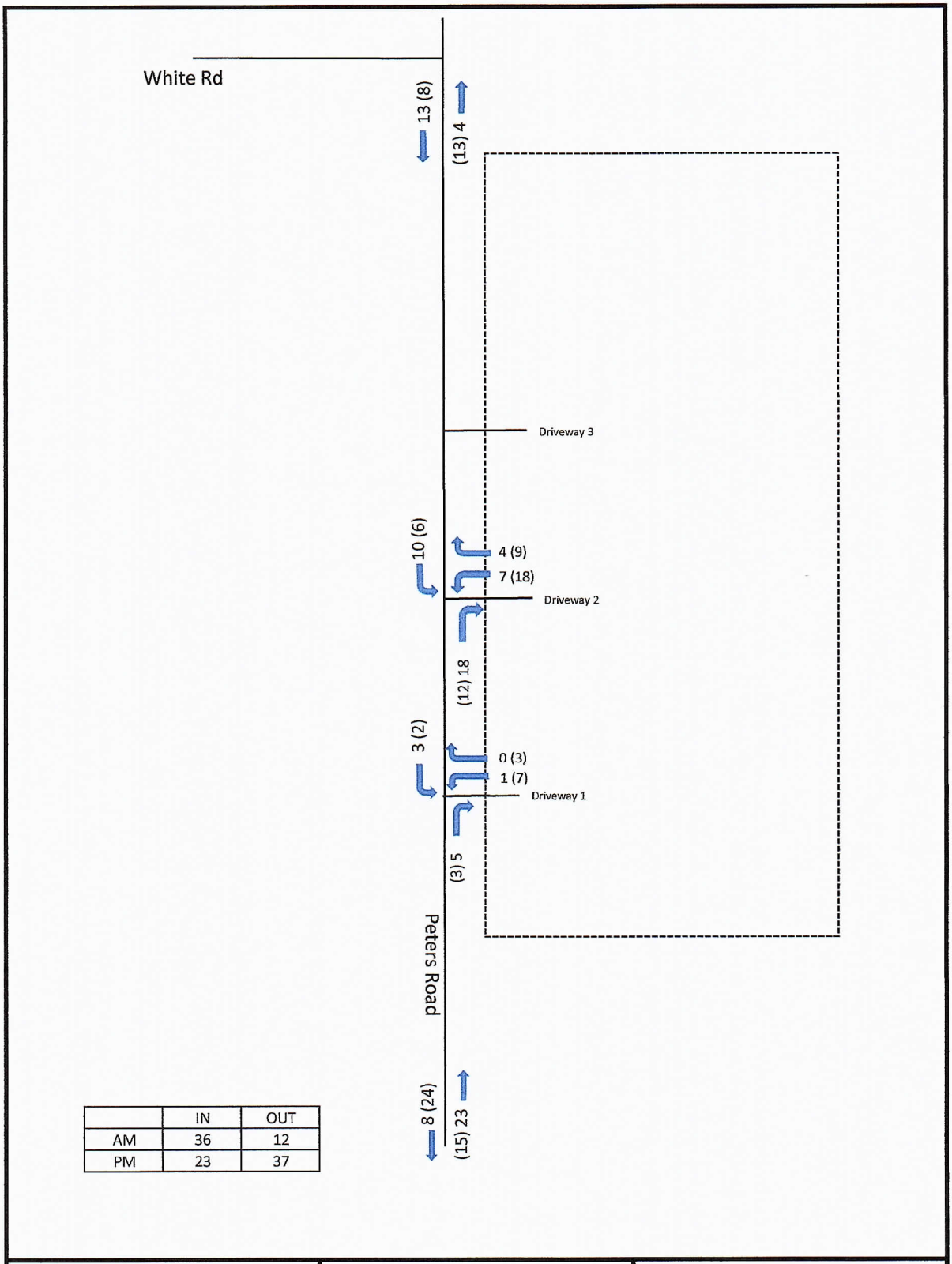
Two-Way:	60
Net In:	23
Net Out:	37
Years Grown:	5

DRIVEWAY ANALYSIS

The project takes access from three driveways on Peters Road. Driveway 1 is a full access driveway serving the RV sales. Driveway 2 is a full access driveway serving the RV Service. Driveway 3 will be a gated full access driveway used for inventory. The Project volumes are shown on **Figure 3**.

CONCLUSION

Project Hurricane with 48 net new AM peak hour trips and 60 net new PM peak hour trips will have a significant impact on Peters Road. All links operate at acceptable levels of service with the committed roadway network. The project has also demonstrated that the concurrency will be maintained. Therefore, the project meets the requirements for concurrency.



	IN	OUT
AM	36	12
PM	23	37

O'ROURKE ENGINEERING & PLANNING

NTS 22 SE Seminole Street
Stuart, Fl, 34994

Job #: SR20122.0 | 12/22/2020

Legend

= Project Location

XX (XX) = AM (PM)

Figure 3

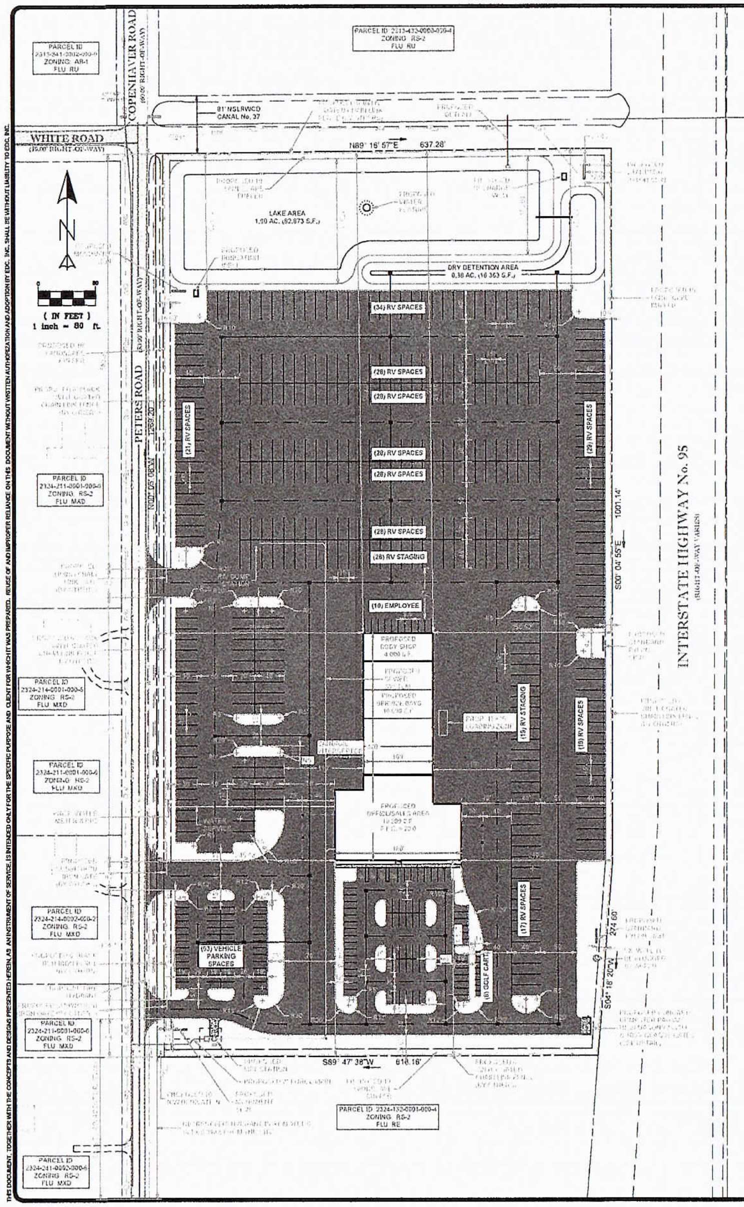
Driveway Volumes

Project Hurricane

APPENDIX A

SITE DATA

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.



LEGAL DESCRIPTION

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 125 FEET OF THE WEST 375 FEET OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.54 ACRES, MORE OR LESS.

SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

PARCEL ID #:	2324-122-0001-000-3 2324-123-0000-000-8
PROJECT NAME:	PROJECT HURRICANE
PROPOSED USE:	RV SALES & SERVICE
OWNER:	RV DEVELOPMENT, LLC BUD WYNNE 547 WASH ROBERTS LN. MCMINNVILLE, TN 37110

SITE DATA

	EXISTING	PROPOSED
FUTURE LAND USE:	MXD (SLC)	GC (FP)
ZONING:	RS-2/CG (SLC)	C-3 (FP)

GROSS SITE AREA	807,675 S.F. (18.542 AC)
LESS 10' RIGHT-OF-WAY DEDICATION	12,692 S.F. (0.291 AC)
TOTAL SITE AREA	794,983 S.F. (18.250 AC) = 100.00%
IMPERVIOUS AREA	585,912 S.F. (13.451 AC) = 73.70%
PROPOSED BUILDING	39,200 S.F. (0.900 AC) = 4.93%
PROPOSED ASPHALT PAVEMENT	545,230 S.F. (12.517 AC) = 68.58%
PROPOSED CONCRETE	1,482 S.F. (0.034 AC) = 0.19%
PERVIOUS AREA:	209,071 S.F. (4.799 AC) = 26.30%
OPEN SPACE AREA	109,835 S.F. (2.521 AC) = 13.82%
LAKE AREA	82,873 S.F. (1.902 AC) = 10.42%
DRY DETENTION AREA	16,363 S.F. (0.376 AC) = 2.06%
UPLAND PRESERVE	0 S.F. (0.000 AC) = 0.00%
WETLANDS	0 S.F. (0.000 AC) = 0.00%
WETLAND BUFFERS	0 S.F. (0.000 AC) = 0.00%

BUILDING SETBACKS

C-3 (GENERAL COMMERCIAL)
FRONT BUILDING SETBACK (25')
SIDE BUILDING SETBACK (15')
REAR BUILDING SETBACK (15')

BUILDING DATA

OFFICE/SALES AREA = 19,200 S.F.
SERVICE/REPAIR AREA = 16,000 S.F.
BODY SHOP AREA = 4,000 S.F.
GROSS FLOOR AREA = 39,200 S.F.

BUILDING HEIGHT

PROPOSED BUILDING HEIGHT = 65' MAX.

PROVIDER OF UTILITIES

WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: WELL

PARKING CALCULATIONS

PARKING REQUIRED:

19,200 S.F. OFFICE/SALES AREA
1 SPACE / 200 S.F.
19,200 / 200 = 96 SPACES

16,000 S.F. SERVICE/REPAIR AREA
1 SPACE / 200 S.F
16,000 / 200 = 80 SPACES

4,000 S.F. BODY SHOP AREA
1 SPACE / 200 S.F.
4,000 / 200 = 20 SPACES

PARKING REQUIRED = 196 SPACES (8 HC)
PARKING PROVIDED = 152 SPACES (4 HC)

PARKING FOR OFFICE/SALES = 125 SPACES (9.5' x 19')
17 SPACES (15' x 40')
10 SPACES (9.5' x 19')
152 SPACES
RV INVENTORY/DISPLAY = 136 SPACES (15' x 40')
152 SPACES (15' x 30')
RV STAGING FOR REPAIR = 57 SPACES (15' x 40')
GOLF CART PARKING = 8 SPACES (6' x 11')
TOTAL PARKING SPACES = 505 SPACES

DRAINAGE SYSTEM

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF CATCH BASINS IN WHICH WILL ROUTE THE RUNOFF TO THE PROPOSED DRY DETENTION AREA SIZED TO ACCEPT THE PROPOSED CONNECTION. THE SURFACE WATER WILL THEN DRAIN INTO THE PROPOSED LAKE. WATER QUALITY AND ATTENUATION SHALL BE ACHIEVED PER NSLRWCD CRITERIA PRIOR TO DISCHARGING NORTH INTO THE EXISTING NSLRWCD CANAL NO 37.

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.

SOLID WASTE:

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

ACCESSIBLITY AND ADA COMPLIANCE:

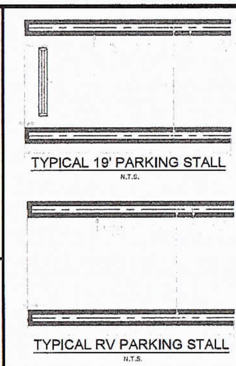
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

FLOOD ZONE:

THE PROPERTY IS SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

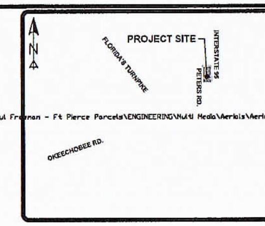
TRAFFIC STATEMENT

PLEASE SEE SEPARATE TRAFFIC REPORT STUDY PREPARED BY SUSAN O'ROUKE, P.E.



TYPICAL 19' PARKING STALL
N.T.S.

TYPICAL RV PARKING STALL
N.T.S.



FT. PIERCE, FLORIDA
VICINITY MAP
N.T.S.

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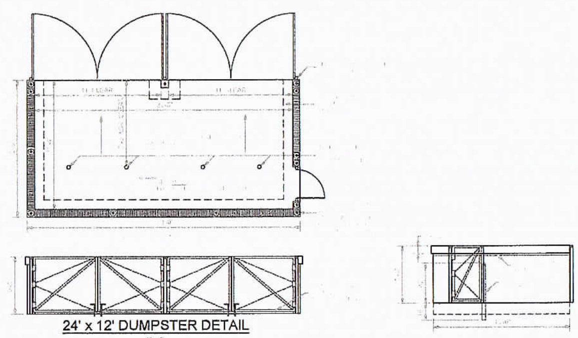
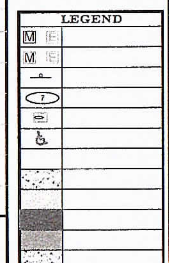


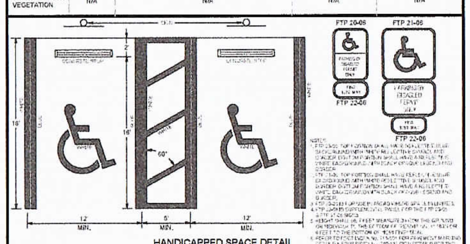
24' x 12' DUMPSTER DETAIL
1" = 5'

ENVIRONMENTAL SITE ASSESSMENT STATEMENT
(PER REPORT BY EDC, INC. DECEMBER 28, 2020)

WETLANDS	NO	N/A	N/A	N/A
RARE SPECIES	NO	N/A	N/A	N/A
THREATENED SPECIES	NO	N/A	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
LISTED SPECIES	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	N/A	N/A	N/A	N/A

LEGEND





HANDICAPPED SPACE DETAIL

811 Know what's below. Call before you dig. It's fast. It's free. It's the law. www.callsunshine.com

EDC ENGINEERS @ SURVEYORS ENVIRONMENTAL
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 6935
L.S. CERTIFICATE OF AUTHORIZATION 8026

RWF	DESIGNED BY
RWF	DRAWN BY
20-298 (02-09-2021).dwg	FILENAME
1 - SITE PLAN	LAYOUT
AS SHOWN	SCALE
09 FEBRUARY 2021	DATE

DATE	REVISION COMMENTS

PROJECT HURRICANE
RV SALES & SERVICE
SITE PLAN
FT. PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
EDC 10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 ☏ 772-462-2455

20-298

1 OF 1

APPENDIX B

ST. LUCIE COUNTY 2019 LEVEL OF SERVICE REPORT

FDOT 2020 QUALITY LEVEL OF SERVICE

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	2,770	2017	920	210	C	0.241	192	C	0.221
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	79,065	2017	4,580	4,048	C	0.884	3,657	C	0.798
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	63,486	2017	4,580	3,571	C	0.780	3,079	B	0.916
I-95	MIDWAY RD to OKEECHOBEE RD	941902	75,846	2017	4,580	4,578	C	10	3,717	C	0.812
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	1,822	B	0.405	1,894	B	0.421

* 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	43,452	2017	7,320	2,090	B	0.464	1,924	B	0.428
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,228	2017	750	311	C	0.841	356	C	0.962
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,888	2017	750	344	C	0.930	335	C	0.905
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,971	2017	790	349	C	0.895	411	D	0.520
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,971	2017	540	349	D	0.646	411	D	0.761
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	880	598	C	0.720	629	C	0.758
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
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 I-20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	I-20 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
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St. Lucie Transportation Planning Organization

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						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	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
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

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* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

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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	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
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	1,383	2017	750	65	C	0.176	65	C	0.176

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St. Lucie Transportation Planning Organization

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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	1,227	2017	870	57	C	0.069	57	C	0.069
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	2,722	2017	380	149	B	0.355	149	B	0.355
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,722	2017	1,070	149	B	0.355	149	B	0.355
ORANGE AVE	KINGS HWY to I-95	940041	18,112	2017	2,000	780	C	0.388	786	C	0.391
ORANGE AVE	I-95 to JENKINS RD	940035	14,009	2017	2,000	962	C	0.479	905	C	0.450
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
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	13,196	2017	1,630	690	C	0.945	757	D	0.464
ORANGE AVE	17TH ST to 13TH ST	945040	13,196	2017	1,710	690	C	0.896	757	C	0.983
ORANGE AVE	13TH ST to 10TH ST	945040	13,196	2017	370	690	D	0.920	757	E	0.946
ORANGE AVE	10TH ST to 7TH ST	940155	8,760	2017	300	443	D	0.738	509	D	0.848

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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 Q	940123	22,051	2017	2,000	1,530	C	0.801	1,196	C	0.626
US 1	AVENUE Q to SR A1A NORTH	940123	22,051	2017	2,100	1,530	C	0.761	1,196	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	JUANITA AVE to ST LUCIE BLVD	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	ST LUCIE BLVD to 25TH ST	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	25TH ST to INDRIO RD	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
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	21,557	2017	3,020	1,111	C	0.378	1,083	C	0.368
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,913	2017	3,020	1,093	C	0.372	1,164	C	0.396
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,873	2017	3,020	1,101	C	0.374	1,101	C	0.374
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,873	2017	3,170	1,101	C	0.356	1,101	C	0.356
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,519	2017	3,020	1,063	C	0.362	992	C	0.337
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,483	2017	3,170	1,043	C	0.338	1,020	C	0.330
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,483	2017	3,020	1,043	C	0.355	1,020	C	0.347
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

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TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

APPENDIX C

GROWTH RATE DATA
&
BACKGROUND PROJECTS

Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
Okeechobee Blvd	I-95	McNeil Rd	28,500	33,000	3.73%
	McNeil Rd	Virginia Ave	26,500	30,500	3.58%
Jenkins Rd	Okeechobee Blvd	Orange Ave	9,600	9,200	-1.06%
Kings Hwy	Okeechobee Blvd	Graham Rd	6,300	7,600	4.80%
	Graham Rd	Orange Ave	8,400	7,000	-4.46%
Orange Ave	Kings Hwy	I-95	17,300	19,800	3.43%
	I-95	Jenkins Rd	13,600	15,300	2.99%
Virginia Ave	Okeechobee Blvd	35th St	21,000	21,000	0.00%
		Total	131,200	143,400	2.25%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0041 - SR 68 / ORANGE AVE - W OF SR 9/I-95 (COUNTY 41)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	19800 C	E 10500	W 9300	9.00	54.30	22.40
2018	21000 C	E 10500	W 10500	9.00	55.20	22.40
2017	19000 C	E 9800	W 9200	9.00	56.20	22.40
2016	21300 C	E 11500	W 9800	9.00	57.10	25.00
2015	17300 C	E 8500	W 8800	9.00	56.30	25.00
2014	15700 S	E 8000	W 7700	9.00	54.70	16.40
2013	15500 F	E 7900	W 7600	9.00	57.20	16.40
2012	15700 C	E 8000	W 7700	9.00	57.00	16.40
2011	17900 C	E 9000	W 8900	9.00	56.50	24.40
2010	18600 C	E 9400	W 9200	11.51	57.07	24.40
2009	16300 C	E 8200	W 8100	11.11	58.68	24.40
2008	26000 C	E 13000	W 13000	11.51	54.38	22.30
2007	27000 C	E 13500	W 13500	11.51	58.16	22.30
2006	18100 C	E 8700	W 9400	10.78	56.96	22.30
2005	18800 C	E 9700	W 9100	11.10	56.60	20.90
2004	18000 C	E 9000	W 9000	11.10	60.50	20.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0035 - SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	15300 C	E 7600	W 7700	9.00	51.00	16.60
2018	13100 C	E 7000	W 6100	9.00	51.30	16.60
2017	15400 C	E 7300	W 8100	9.00	50.90	10.80
2016	13900 C	E 6700	W 7200	9.00	50.90	10.80
2015	13600 C	E 6700	W 6900	9.00	51.00	10.80
2014	12600 F	E 6200	W 6400	9.00	50.80	10.40
2013	12600 C	E 6200	W 6400	9.00	50.80	10.40
2012	13700 C	E 6700	W 7000	9.00	56.80	10.40
2011	12900 C	E 6600	W 6300	9.00	57.20	16.30
2010	13800 C	E 6800	W 7000	10.32	55.40	16.30
2009	12200 C	E 6000	W 6200	10.27	57.35	16.30
2008	13200 C	E 6600	W 6600	10.45	58.06	9.70
2007	15100 C	E 7500	W 7600	10.31	58.74	16.60
2006	12800 C	E 6300	W 6500	10.73	65.89	10.20
2005	13000 C	E 6700	W 6300	10.80	60.70	10.20
2004	12700 C	E 6500	W 6200	10.30	57.70	10.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	30500 C	E 14500	W 16000	9.00	51.00	4.60
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00
2005	32500 C	E 16500	W 16000	10.80	60.70	5.70
2004	30000 C	E 15500	W 14500	10.30	57.70	5.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	33000 C	E 17000	W 16000	9.00	51.00	11.00
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00
2004	28000 C	E 14000	W 14000	10.30	57.70	16.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0757 - SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7600 C	N 3700	S 3900	9.00	54.30	23.40
2018	13600 C	N 6500	S 7100	9.00	55.20	23.90
2017	12800 C	N 6100	S 6700	9.00	56.20	23.90
2016	6400 C	N 3100	S 3300	9.00	57.10	23.90
2015	6300 C	N 3000	S 3300	9.00	56.30	26.90
2014	9100 C	N 3900	S 5200	9.00	54.70	46.50
2013	6000 C	N 3000	S 3000	9.00	57.20	17.40
2012	5400 C	N 2700	S 2700	9.00	57.00	17.40
2011	6200 C	N 3200	S 3000	9.00	56.50	22.90
2010	13500 C	N 6800	S 6700	11.51	57.07	22.90
2009	8000 C	N 4000	S 4000	11.11	58.68	22.90
2008	7400 C	N 3500	S 3900	11.51	54.38	23.20
2007	8900 C	N 4400	S 4500	11.51	58.16	25.50
2006	7300 C	N 3600	S 3700	10.78	56.96	25.50
2005	7900 C	N 3900	S 4000	11.10	56.60	18.10
2004	7200 C	N 3500	S 3700	11.10	60.50	18.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
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*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0076 - SR 713/KINGS HWY - S OF SR 68/ORANGE AVE (COUNTY 76)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7000 C	N 3500	S 3500	9.00	54.30	22.80
2018	9700 C	N 4600	S 5100	9.00	55.20	22.80
2017	9500 C	N 4700	S 4800	9.00	56.20	22.80
2016	9600 C	N 4600	S 5000	9.00	57.10	32.40
2015	8400 C	N 4100	S 4300	9.00	56.30	32.40
2014	7900 C	N 3800	S 4100	9.00	54.70	19.90
2013	7200 C	N 3400	S 3800	9.00	57.20	14.20
2012	7100 C	N 3400	S 3700	9.00	57.00	14.20
2011	8000 C	N 3900	S 4100	9.00	56.50	17.20
2010	8900 C	N 4400	S 4500	11.51	57.07	17.20
2009	8000 C	N 3800	S 4200	11.11	58.68	17.20
2008	10600 C	N 5200	S 5400	11.51	54.38	11.20
2007	11100 C	N 5400	S 5700	11.51	58.16	7.90
2006	10600 C	N 5300	S 5300	10.78	56.96	17.30
2005	9900 C	N 4800	S 5100	11.10	56.60	17.30
2004	9400 C	N 4600	S 4800	11.10	60.50	17.30

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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Table 1 - Trip Generation - 108 Acres/Kings Hwy

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	100,000	Sft	T=9.74(X)	50%	50%	487	487	974
Warehousing	150	1,460,000	Sft	T = 1.58(X) + 45.54	50%	50%	1,176	1,176	2,352
TOTALS							**1,663**	**1,663**	**3,326**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

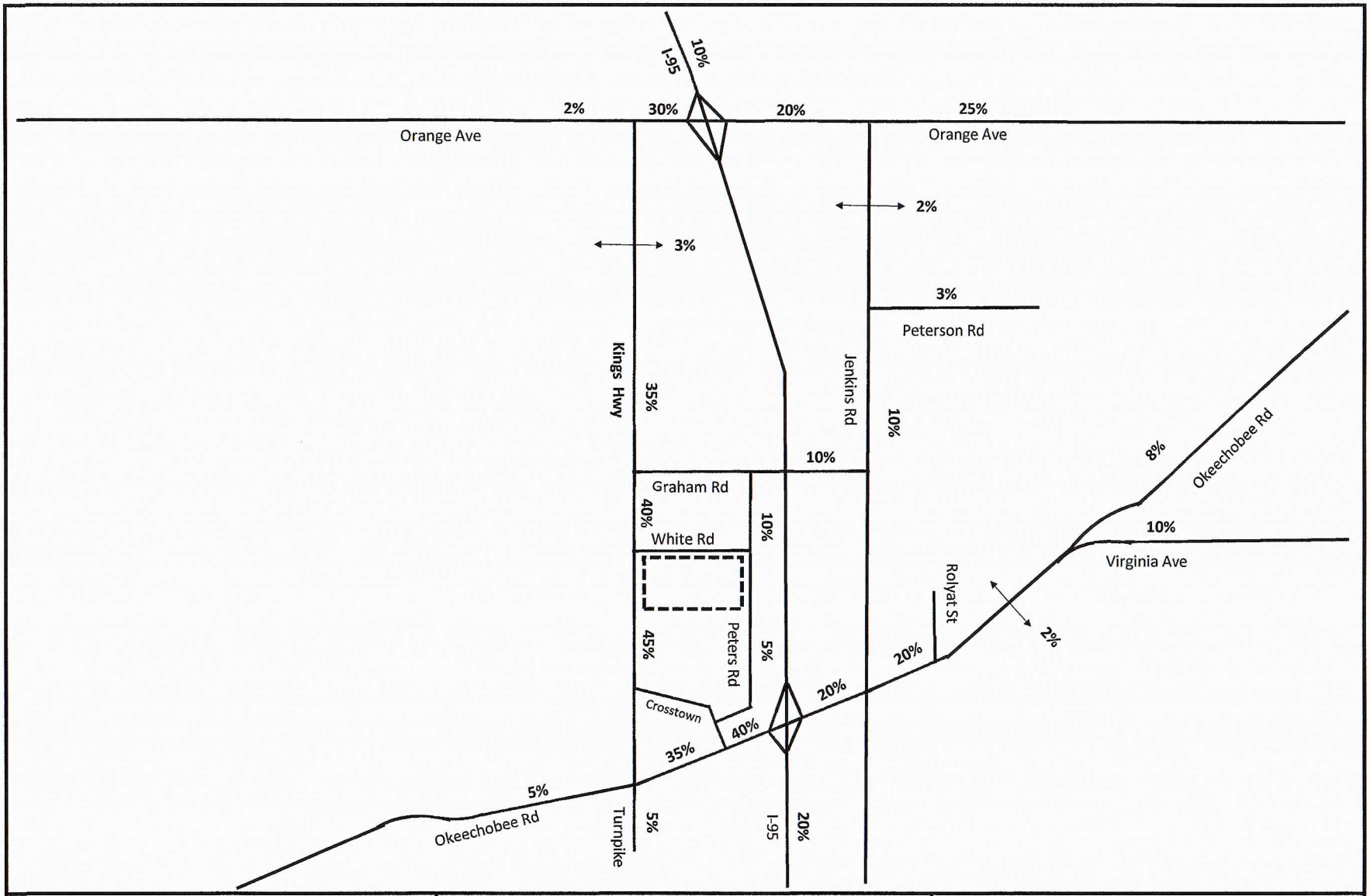
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	100,000	Sft	T = 1.16(X)	86%	14%	100	16	116
Warehousing	150	1,460,000	Sft	T = 0.17(X)	77%	23%	191	57	248
TOTALS							**291**	**73**	**364**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	100,000	Sft	T = 1.15(X)	16%	84%	18	97	115
Warehousing	150	1,460,000	Sft	T = 0.19(X)	27%	73%	75	202	277
TOTALS							**93**	**299**	**392**

Source: ITE 10th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number:

Date: 12-22-2020

Legend

= Project Location

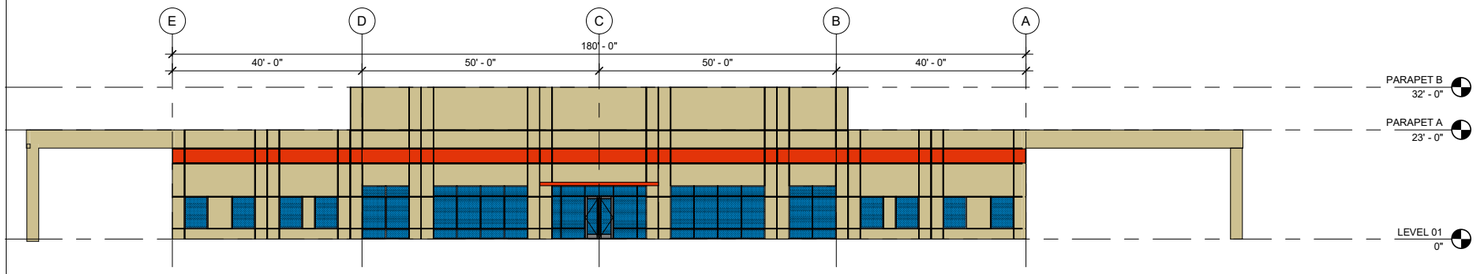
Figure 2

Percent Assignment

108 Acres/Kings Hwy

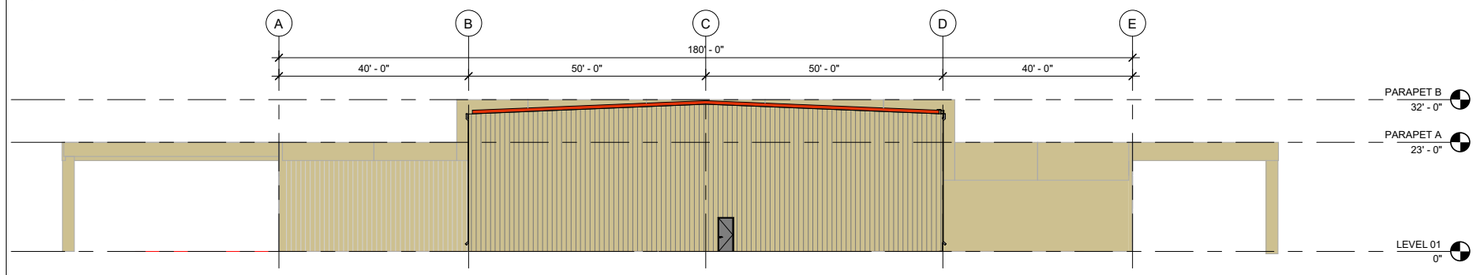
OVERALL ELEVATIONS

OVERALL



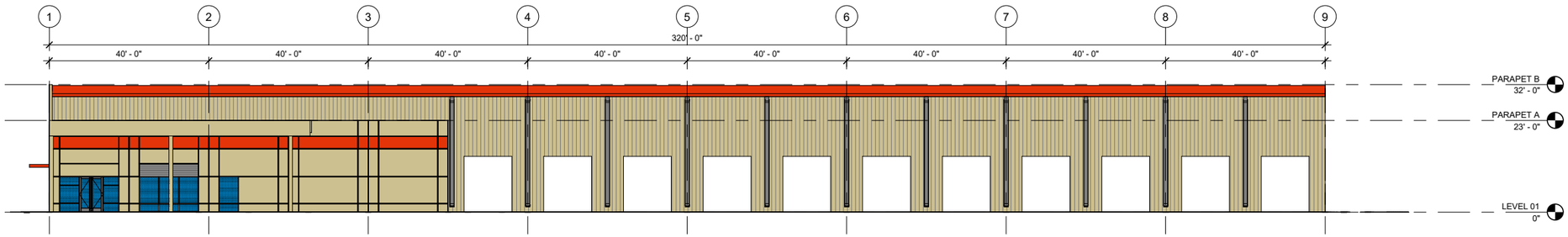
EAST ELEVATION

SCALE: **1/16" = 1'-0"**



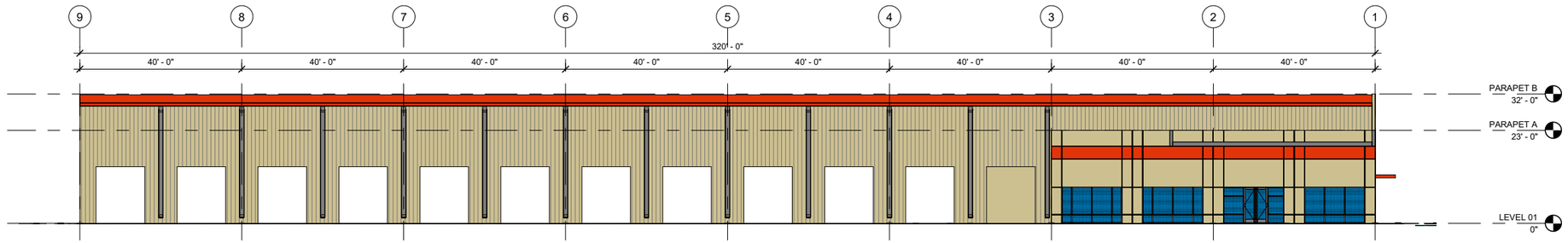
WEST ELEVATION

SCALE: **1/16" = 1'-0"**



NORTH ELEVATION

SCALE: **1/16" = 1'-0"**



SOUTH ELEVATION

SCALE: **1/16" = 1'-0"**

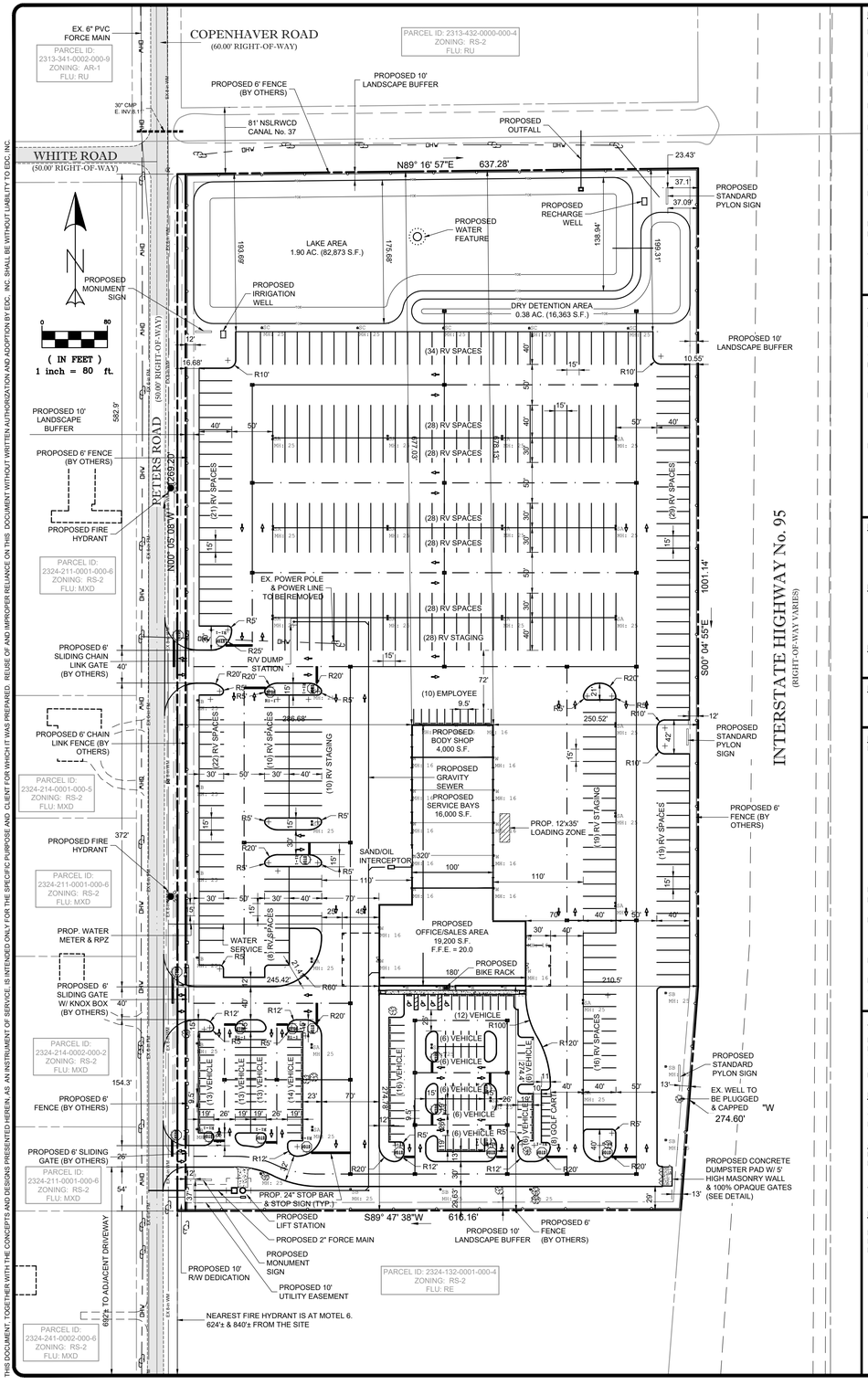
*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.

*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

PORT ST. LUCIE

A PROJECT FOR

LAZY DAYS



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 2020\20-298 - Larry\Jays RV\ENGINEERING\Autocad\Drawings\20-298 (02-25-2021).dwg, SITE PLAN, 2/25/2021 5:08:47 PM, Bob Frost, EDC, Inc.

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH 125 FEET OF THE WEST 375 FEET OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.54 ACRES, MORE OR LESS.

SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST

PARCEL ID #: 2324-122-0001-000-3
2324-123-0000-000-9

PROJECT NAME: PROJECT HURRICANE
PROPOSED USE: RV SALES & SERVICE

OWNER: RV DEVELOPMENT, LLC
BUD WYNNE
547 WASH ROBERTS LN.
MCMINNVILLE, TN 37110

SITE DATA

	EXISTING	PROPOSED
FUTURE LAND USE:	MXD (SLC)	GC (FP)
ZONING:	RS-2/CG (SLC)	C-3 (FP)

GROSS SITE AREA	807,675 S.F. (18.542 AC)	
LESS 10' RIGHT-OF-WAY DEDICATION	12,692 S.F. (0.291 AC)	
TOTAL SITE AREA	794,983 S.F. (18.250 AC) =	100.00%
IMPERVIOUS AREA	585,912 S.F. (13.451 AC) =	73.70%
PROPOSED BUILDING	39,200 S.F. (0.900 AC) =	4.93%
PROPOSED ASPHALT PAVEMENT	545,230 S.F. (12.517 AC) =	68.58%
PROPOSED CONCRETE	1,482 S.F. (0.034 AC) =	0.19%
PERVIOUS AREA:	209,071 S.F. (4.799 AC) =	26.30%
OPEN SPACE AREA	109,835 S.F. (2.521 AC) =	13.82%
LAKE AREA	82,873 S.F. (1.902 AC) =	10.42%
DRY DETENTION AREA	16,363 S.F. (0.376 AC) =	2.06%
UPLAND PRESERVE	0 S.F. (0.000 AC) =	0.00%
WETLANDS	0 S.F. (0.000 AC) =	0.00%
WETLAND BUFFERS	0 S.F. (0.000 AC) =	0.00%

BUILDING SETBACKS

C-3 (GENERAL COMMERCIAL)

FRONT BUILDING SETBACK	(25')
SIDE BUILDING SETBACK	(15')
REAR BUILDING SETBACK	(15')

BUILDING DATA

OFFICE/SALES AREA	= 19,200 S.F.
SERVICE/REPAIR AREA	= 16,000 S.F.
BODY SHOP AREA	= 4,000 S.F.
GROSS FLOOR AREA	= 39,200 S.F.

BUILDING HEIGHT

MAX BUILDING HEIGHT = 65'
PROPOSED BUILDING HEIGHT = 65'

PROVIDER OF UTILITIES

WATER:	FPUA
WASTEWATER:	FPUA
IRRIGATION:	WELL

PARKING CALCULATIONS

PARKING REQUIRED:

19,200 S.F. OFFICE/SALES AREA
1 SPACE / 200 S.F.
19,200 / 200 = 96 SPACES

16,000 S.F. SERVICE/REPAIR AREA
1 SPACE / 200 S.F
16,000 / 200 = 80 SPACES

4,000 S.F. BODY SHOP AREA
1 SPACE / 200 S.F.
4,000 / 200 = 20 SPACES

PARKING REQUIRED = 196 SPACES (6 HC)
PARKING PROVIDED = 149 SPACES (4 HC)

PARKING FOR OFFICE/SALES = 123 SPACES (9.5' x 19')
16 SPACES (15' x 40')
10 SPACES (9.5' x 19')
149 SPACES
RV INVENTORY/DISPLAY = 136 SPACES (15' x 40')
152 SPACES (15' x 30')
RV STAGING FOR REPAIR = 57 SPACES (15' x 40')
GOLF CART PARKING = 8 SPACES (8' x 11')
TOTAL PARKING SPACES = 502 SPACES

DRAINAGE SYSTEM

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF CATCH BASINS IN WHICH WILL ROUTE THE RUNOFF TO THE PROPOSED DRY DETENTION AREA SIZED TO ACCEPT THE PROPOSED CONNECTION, THE SURFACE WATER WILL THEN DRAIN INTO THE PROPOSED LAKE. WATER QUALITY AND ATTENUATION SHALL BE ACHIEVED PER NSLRWCD CRITERIA PRIOR TO DISCHARGING NORTH INTO THE EXISTING NSLRWCD CANAL NO 37.

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.

SOLID WASTE:

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

ACCESSIBLITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

FLOOD ZONE:

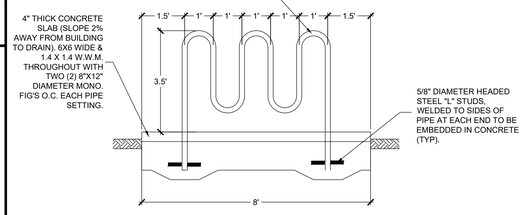
THE PROPERTY IS SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

TRAFFIC STATEMENT

PLEASE SEE SEPARATE TRAFFIC REPORT STUDY PREPARED BY SUSAN O'ROUKE, P.E., DATED: FEBRUARY 17, 2021.

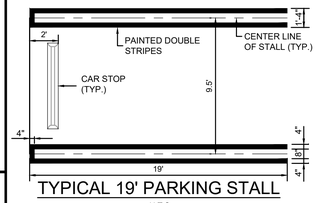
LAND USE	ITE CODE	TRIP GENERATION RATE	TRIPS
DAILY:			
R/V SALES	842	5.0 (19,200 S.F./1,000 S.F.) =	96
AUTO PARTS & SERVICE	943	16.28(20,000 S.F./1,000 S.F.) =	326
A.M. PEAK:			
R/V SALES	842	0.46(19,200 S.F./1,000 S.F.) =	9
AUTO PARTS & SERVICE	943	1.96(20,000 S.F./1,000 S.F.) =	39
P.M. PEAK:			
R/V SALES	842	0.77(19,200 S.F./1,000 S.F.) =	15
AUTO PARTS & SERVICE	943	2.26(20,000 S.F./1,000 S.F.) =	45

FT. PIERCE, FLORIDA
VICINITY MAP
NTS

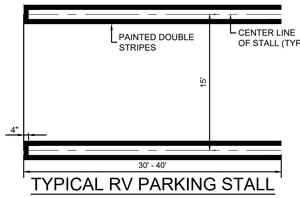


NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

TYPICAL BIKE RACK DETAIL
N.T.S.



TYPICAL 19' PARKING STALL
N.T.S.



TYPICAL RV PARKING STALL
N.T.S.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION
	24	SA	D180	0.900	CREE LIGHTING OSQ-A-NM-5ME-U-40K-UL-XX, 2@180°
	13	SB	SINGLE	0.900	CREE LIGHTING OSQ-A-NM-3ME-U-40K-UL-XX / OSQ-BLSLF, SINGLE HEAD
	5	SC	SINGLE	0.900	CREE LIGHTING OSQ-A-NM-3ME-U-40K-UL-XX, SINGLE HEAD
	21	W	SINGLE	0.900	CREE LIGHTING XSPW-B-WM-4ME-8L-40K-UL, WALL MOUNT

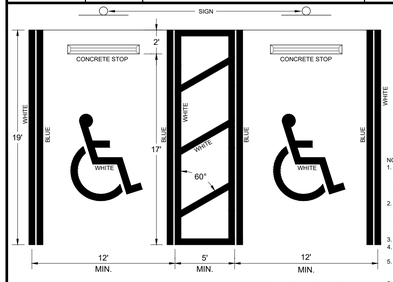
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.43	7.4	0.50	4.86	14.80
SPILL	Illuminance	Fc	0.05	0.3	0.0	N/A	N/A

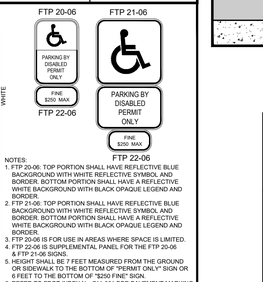
NOTE: CONTRACTOR TO REFER TO PHOTOMETRIC PLANS FOR LIGHT FIXTURE LOCATIONS & DETAILS.

ENVIRONMENTAL SITE ASSESSMENT STATEMENT
(PER REPORT BY EDC, INC., DECEMBER 28, 2020)

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES OR NO)	RELOCATION PLAN (YES OR NO)
WETLANDS	NO	N/A	N/A	N/A
RARE SPECIES	NO	N/A	N/A	N/A
THREATENED SPECIES	NO	N/A	N/A	N/A
ENDANGERED SPECIES	NO	N/A	N/A	N/A
LISTED SPECIES	NO	N/A	N/A	N/A
INVASIVE/EXOTIC VEGETATION	N/A	N/A	N/A	N/A



HANDICAPPED SPACE DETAIL



NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.

LEGEND

	PROPOSED SIGN
7	BLOCK NUMBER
	MITERED END SECTION
	HANDICAP STALL
S1 MH: 17'	LIGHT FIXTURE TAG. HEIGHT OF FIXTURE.
	EXISTING OAK TREE
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED STANDARD ASPHALT
	PROPOSED CONCRETE

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	RWF
DRAWN BY	RWF
FILENAME	20-298 (02-25-2021).dwg
SITE PLAN LAYOUT	
SCALE	AS SHOWN
DATE	08 FEBRUARY 2021

REVISION COMMENTS

DATE

PROJECT HURRICANE
RV SALES & SERVICE
SITE PLAN
FT. PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375
10250 SW VILLAGE PARKWAY - SUITE 201
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772-462-2455

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20-298

1 OF 2

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Large

Rev. Date: V27 10/21/2020

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'T' input power designator is a suitable upgrade for HID applications up to 750 Watts, and the 'U' input power designator is a suitable upgrade for HID applications up to 1000 Watts.
Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, tunnels, underpasses and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 29,700

Efficacy: Up to 173 LPW

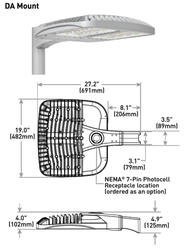
CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

[1]See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

DA Mount



Weight
32.4 lbs. (14.7kg)

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.
Example: **Mount:** OSQ-B-AASV + **Luminaire:** OSQ-A-NM-2ME-T-40K-UL-SV

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-B-AA Adjustable Arm **OSQ-DA** Direct Arm **OSQ-L-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-TM** Trunnion Mount	**Color Options:** **SV** Silver **BZ** Bronze **BK** Black **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

Luminaire (Mount must be ordered separately)

OSQ	A	NM						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	A	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **3ME*** Type III Medium **4ME*** Type IV Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **5SQ** Type V Square **WSH** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood **120D** 120° Flood	**T** 132W **U** 202W	**30K** 3000K, 70 CRI **40K** 4000K, 70 CRI **50K** 5000K, 90 CRI **57K** 5700K, 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**F** **Fuse** - Compatible only with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **PML** **Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **09/08/07/06/05/04/03/02/01** **Field Adjustable Output** - Reduce light output: Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 12-13 for power and lumen values - Not available with PML or PML2 options **R** **NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap be others **RL** **Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics **RR** **Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 14 for optic directionality - Not for use with symmetric optics

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: VersionB V4.02/25/2020

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.
Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

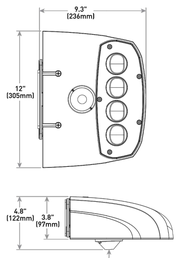
Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty[1]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[1]See http://creelighting.com/warranty for warranty terms



Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

Ordering Information

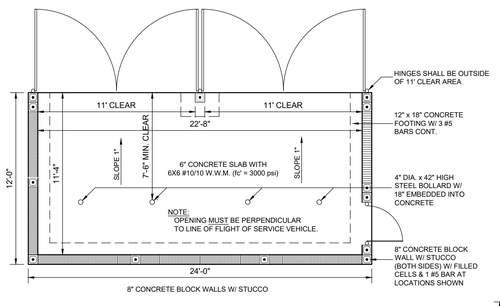
Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WH						
Product	**Version**	**Mounting**	**Optic**	**Lumen Package***	**CCT**	**Voltage**	**Color Options**	**Options**
XSPW	B	**WM** Wall	**2ME** Type II Medium **3ME** Type III Medium **4ME** Type IV Medium	**2L** 2,490 lumens **4L** 4,270 lumens **6L** 6,100 lumens **8L** 8,475 lumens	**30K** 3000K - 70 CRI **40K** 4000K - 70 CRI **50K** 5000K - 90 CRI **57K** 5700K - 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V - For use with P option only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**ML** **Multi-Level** - Refer to ML spec sheet for details - Available with UL voltage only **P** **Button Photocell** - Not available with ML or PML options - Available with UL and 34 voltage only **PML** **Programmable Multi-Level** - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

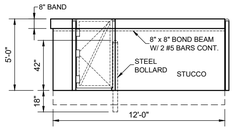
US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

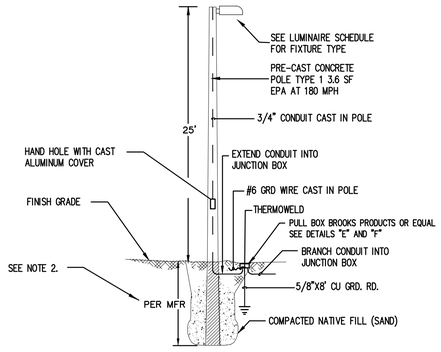
CREE LIGHTING



24' x 12' DUMPSTER DETAIL

1" = 5'





NOTE:
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.

DIRECT BURIAL CONCRETE POLE DETAIL

SCALE:NONE

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ENVIRONMENTAL

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PORT SAINT LUCIE, FL 34987
772-462-2455

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	DRAWN BY	FILENAME	SCALE	DATE
RWF	RWF	20-298 (02-25-2021).dwg	AS SHOWN	08 FEBRUARY 2021

REVISION COMMENTS

DATE

PROJECT HURRICANE
RV SALES & SERVICE
SITE PLAN DETAILS

FT. PIERCE FLORIDA

DAVID C. BAGGETT, P.E.(DATE)
#81375

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20-298

2 OF 2

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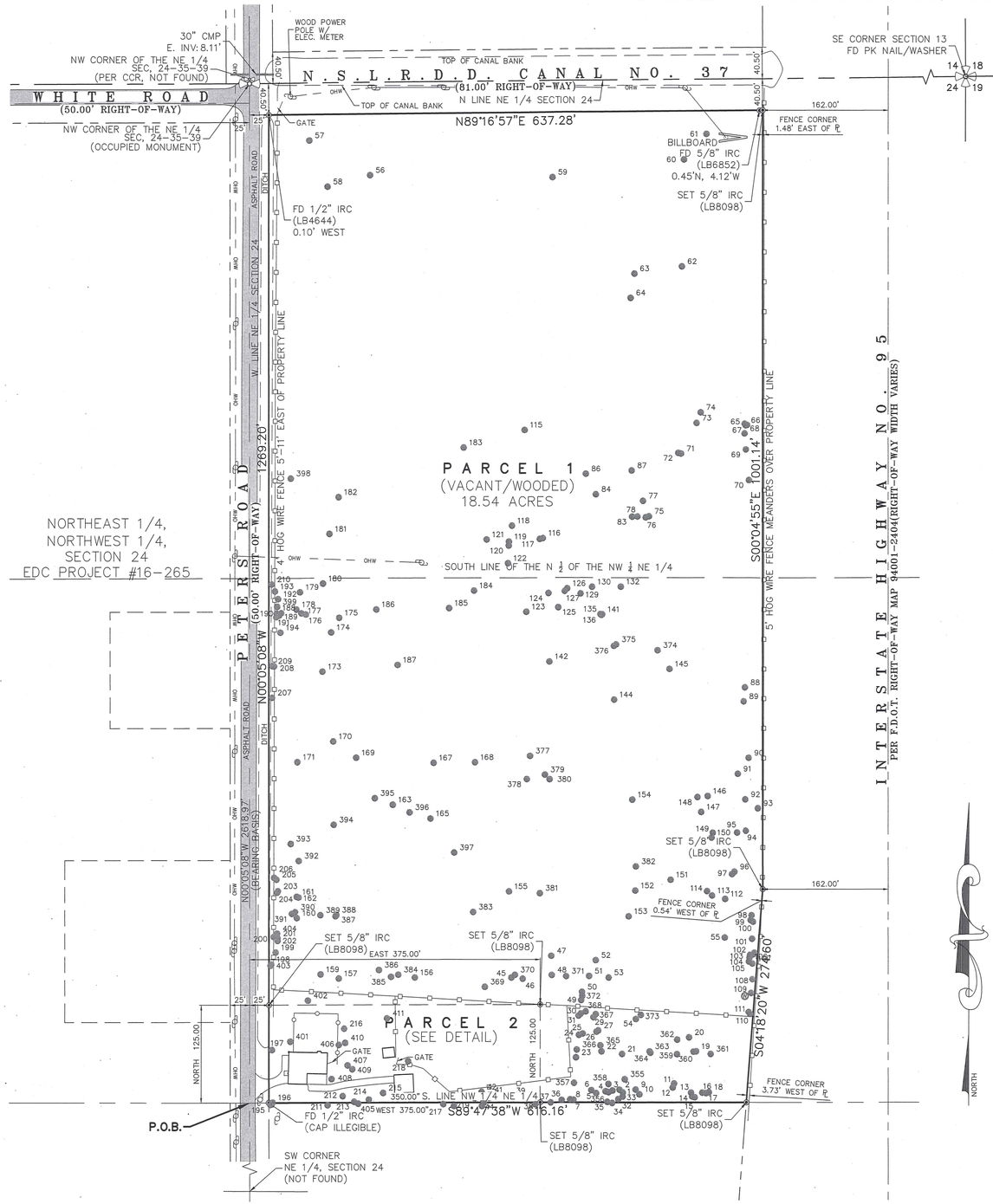
Z:\EDC-2020\20-298 - Lazydays RV\ENGINEERING\Autocad\Drawings\20-298 (02-25-2021).dwg, SITE DETAILS, 2/25/2021 5:08:52 PM, Bob Frost, EDC, Inc.

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

GRAPHIC SCALE
80 0 40 80 160 240
(IN FEET)
1 inch = 80 ft.

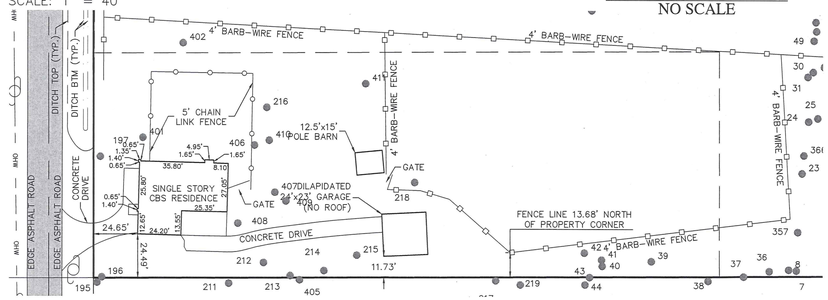


CERTIFIED TO:

L.D.R.V. HOLDINGS INC.
L.D.L. OF FORT PIERCE, LLC.
RV DEVELOPMENT, LLC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

PARCEL 2 DETAIL:

SCALE: 1" = 40'



SYMBOL & ABBREVIATION LEGEND:

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

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 FEBRUARY 1, 2021.
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. PARCELS CONTAIN A TOTAL OF 18.54 ACRES, MORE OR LESS.
5. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. 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.
11. 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.
12. 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.
13. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
14. A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 8894984, DATED 11/11/2020; REV. ONE DATED 12/2/2020; AT 5PM , HAS BEEN REVIEWED AND INCORPORATED INTO THIS SURVEY. EXCEPTION ITEMS SHOWN IN SCHEDULE B SECTION II ARE DEPICTED HEREON. ITEMS 1, 2, 3B THROUGH 3D AND 7 ARE NOT A SURVEY MATTER AND ARE NOT PLOTTED. ITEMS 3A, 6, 6A THROUGH 6D AND 7 ARE PLOTTED ON THE SURVEY, ITEM 4 DOES NOT APPLY; THERE IS NO STATE ROAD WITH THE CENTERLINE WITHIN 100' OF THE PROPERTY. ITEM 5 IS INTENTIONALLY DELETED FROM THE COMMITMENT.

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 3/4 OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS ROAD AND CANAL RIGHT OF WAY FOR I-95; WHITE ROAD, AND ALSO, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, LESS ROAD RIGHT OF WAY FOR I-95 AND LESS THE SOUTH 125 FEET OF THE WEST 375 FEET THEREOF, ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

BEGIN AT THE SW CORNER OF THE SW ¼ OF THE NW ¼ OF THE NE ¼ OF SECTION 24 TOWNSHIP 35 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 125 FEET; THENCE EAST 375 FEET; THENCE SOUTH 125 FEET; THENCE WEST 375 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPTING THEREFROM ALL EXISTING RIGHTS OF WAY FOR PUBLIC ROAD AND DRAINAGE CANALS. ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 18.54 ACRES, MORE OR LESS.

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

SIGNATURE DATE: 2/22/2021

MICHAEL T. OWEN
5556
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
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L.B. CERTIFICATE OF AUTHORIZATION 8098

SPT	DRAWN BY
MTO	CHECKED BY
IP	FIELD CREW
398 Boundary Survey Hurricane.dwg	FILENAME
LAYOUT1	LAYOUT
SCALE	SCALE
February 18, 2021	DATE

DATE	REVISION COMMENTS
2/17/2021	ADDED TREE SURVEY-FS
12/15/20	REVISED LEGAL DESCRIPTION & ADDED DIRECTIONS TO DRAWING
12/2/2020	REVISED PROPOSED NAME - SPT

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

LAND LYING IN THE NW 1/4 OF THE NE1/4 OF SEC. 24, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

20-298

1 OF 2

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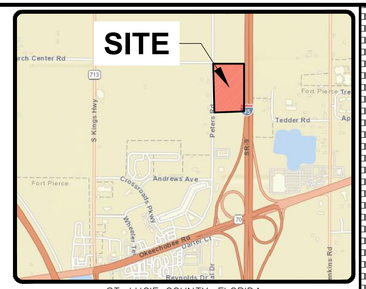
BOUNDARY SURVEY

FOR: PROJECT HURRICANE



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

TREE SCHEDULE

NO.	TREE	DIA.
1	CAB PALM	
2	CAB PALM	
3	CAB PALM	
4	CAB PALM	
5	CAB PALM	
6	CAB PALM	
7	CAB PALM	
8	CAB PALM	
9	CAB PALM	
10	CAB PALM	
11	CAB PALM	
12	CAB PALM	
13	CAB PALM	
14	CAB PALM	
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27	CAB PALM	
29	CAB PALM	
30	CAB PALM	
31	CAB PALM	
32	CAB PALM	
33	CAB PALM	
34	CAB PALM	
35	CAB PALM	
36	CAB PALM	
37	CAB PALM	
38	CAB PALM	
39	CAB PALM	
40	CAB PALM	

NO.	TREE	DIA.
41	CAB PALM	
42	CAB PALM	
43	CAB PALM	
44	CAB PALM	
45	CAB PALM	
46	CAB PALM	
47	CAB PALM	
48	CAB PALM	
49	CAB PALM	
50	CAB PALM	
51	CAB PALM	
52	CAB PALM	
53	CAB PALM	
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67	CAB PALM	
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69	CAB PALM	
70	CAB PALM	
71	CAB PALM	
72	CAB PALM	
73	CAB PALM	
74	CAB PALM	
75	CAB PALM	
76	CAB PALM	
77	CAB PALM	
78	CAB PALM	
83	CAB PALM	
84	CAB PALM	
86	CAB PALM	

NO.	TREE	DIA.
87	CAB PALM	
88	CAB PALM	
89	CAB PALM	
90	CAB PALM	
91	CAB PALM	
92	CAB PALM	
93	CAB PALM	
94	CAB PALM	
95	CAB PALM	
96	CAB PALM	
97	CAB PALM	
98	CAB PALM	
99	CAB PALM	
100	CAB PALM	
101	CAB PALM	
102	CAB PALM	
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118	CAB PALM	
119	CAB PALM	
120	CAB PALM	
121	CAB PALM	
122	CAB PALM	
123	CAB PALM	
124	CAB PALM	
125	CAB PALM	
126	CAB PALM	

NO.	TREE	DIA.
127	CAB PALM	
129	CAB PALM	
130	CAB PALM	
132	CAB PALM	
135	CAB PALM	
136	CAB PALM	
141	CAB PALM	
142	CAB PALM	
144	CAB PALM	
145	CAB PALM	
146	CAB PALM	
147	CAB PALM	
148	CAB PALM	
149	CAB PALM	
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165	CAB PALM	
167	CAB PALM	
168	CAB PALM	
169	CAB PALM	
170	CAB PALM	
171	CAB PALM	
173	CAB PALM	
174	CAB PALM	
175	CAB PALM	
176	CAB PALM	
177	CAB PALM	
178	CAB PALM	
179	CAB PALM	

NO.	TREE	DIA.
180	CAB PALM	
181	CAB PALM	
182	CAB PALM	
183	CAB PALM	
184	CAB PALM	
185	CAB PALM	
186	CAB PALM	
187	CAB PALM	
188	CAB PALM	
189	CAB PALM	
190	CAB PALM	
191	CAB PALM	
192	CAB PALM	
193	CAB PALM	
194	CAB PALM	
195	CAB PALM	
196	CAB PALM	
197	CAB PALM	
198	CAB PALM	
199	CAB PALM	
200	CAB PALM	
201	CAB PALM	
202	CAB PALM	
203	CAB PALM	
204	CAB PALM	
205	CAB PALM	
206	CAB PALM	
207	CAB PALM	
208	CAB PALM	
209	CAB PALM	
210	CAB PALM	
211	CAB PALM	
212	CAB PALM	
213	CAB PALM	
214	CAB PALM	
215	CAB PALM	
216	PALM	
217	CAB PALM	
218	OAK	33
219	OAK	18

NO.	TREE	DIA.
355	OAK	16
356	OAK	25
357	OAK	23
358	OAK	14
359	OAK	20
360	OAK	16
361	OAK	16
362	OAK	15
363	OAK	20
364	OAK	12
365	OAK	12
366	OAK	13
367	OAK	16
368	OAK	18
369	OAK	17
370	OAK	12
371	OAK	17
372	OAK	13
373	OAK	21
374	OAK	28
375	OAK	25
376	OAK	24
377	OAK	24
378	OAK	24
379	OAK	34
380	OAK	18
381	OAK	22
382	OAK	24
383	OAK	27
384	OAK	16
385	OAK	12
386	OAK	12
387	OAK	12
388	OAK	12
389	OAK	13
390	OAK	16
391	OAK	15
392	OAK	31
393	OAK	14
394	OAK	24
395	OAK	24
396	OAK	18
397	OAK	22
398	OAK	15
399	OAK	15
401	OAK	32
402	OAK	27
403	OAK	14
404	OAK	13
405	OAK	29
406	OAK	41
407	OAK	17
408	OAK	34
409	OAK	22
410	OAK	20
411	OAK	38

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	SPT
CHECKED BY	MTO
FIELD CREW	IP
FILENAME	20-298 Boundary_rev3_TREES.dwg
LAYOUT1	
LAYOUT	
SCALE	1"=60'
DATE	February 16, 2021

DATE	REVISION COMMENTS
2/1/2021	ADDED TREE SURVEY-FS
12/15/20	REVISED LEGAL DESCRIPTION & ADDED DIRECTIONS TO DRAWING.
10/07/20	REVISED PROJECT NAME - SPT

BOUNDARY SURVEY

FOR: PROJECT HURRICANE

LAND LYING IN THE NW 1/4 OF THE NE1/4 OF SEC. 24, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
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772-462-2455

20-298

2 OF 2

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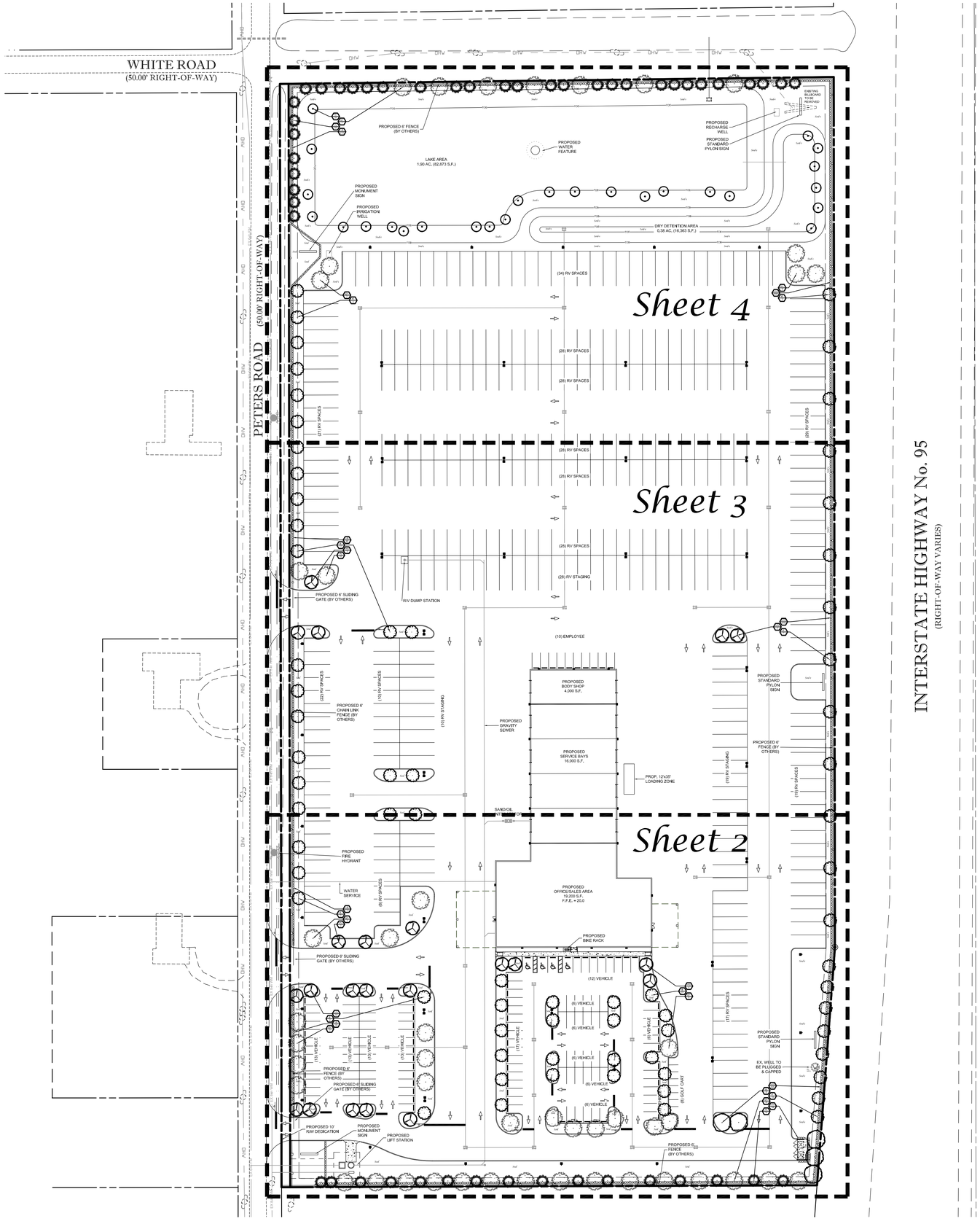

Sheet Legend

Sheet L-1	Key Sheet
Sheet L-2	Landscape Plan - South Section
Sheet L-3	Landscape Plan - Center Section
Sheet L-4	Landscape Plan - North Section
Sheet L-5	Landscape Data, Plant List, Details & Specifications

Landscape Plan

North
Scale: 1" = 60'
0 30' 60' 120'

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

Project Hurricane
RV Sales & Service
City of Fort Pierce, Florida

City Project Number:

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

Job No.	20-1202
Drawn By	JWS
Submittal Dates	2-22-2021
Revision Dates	

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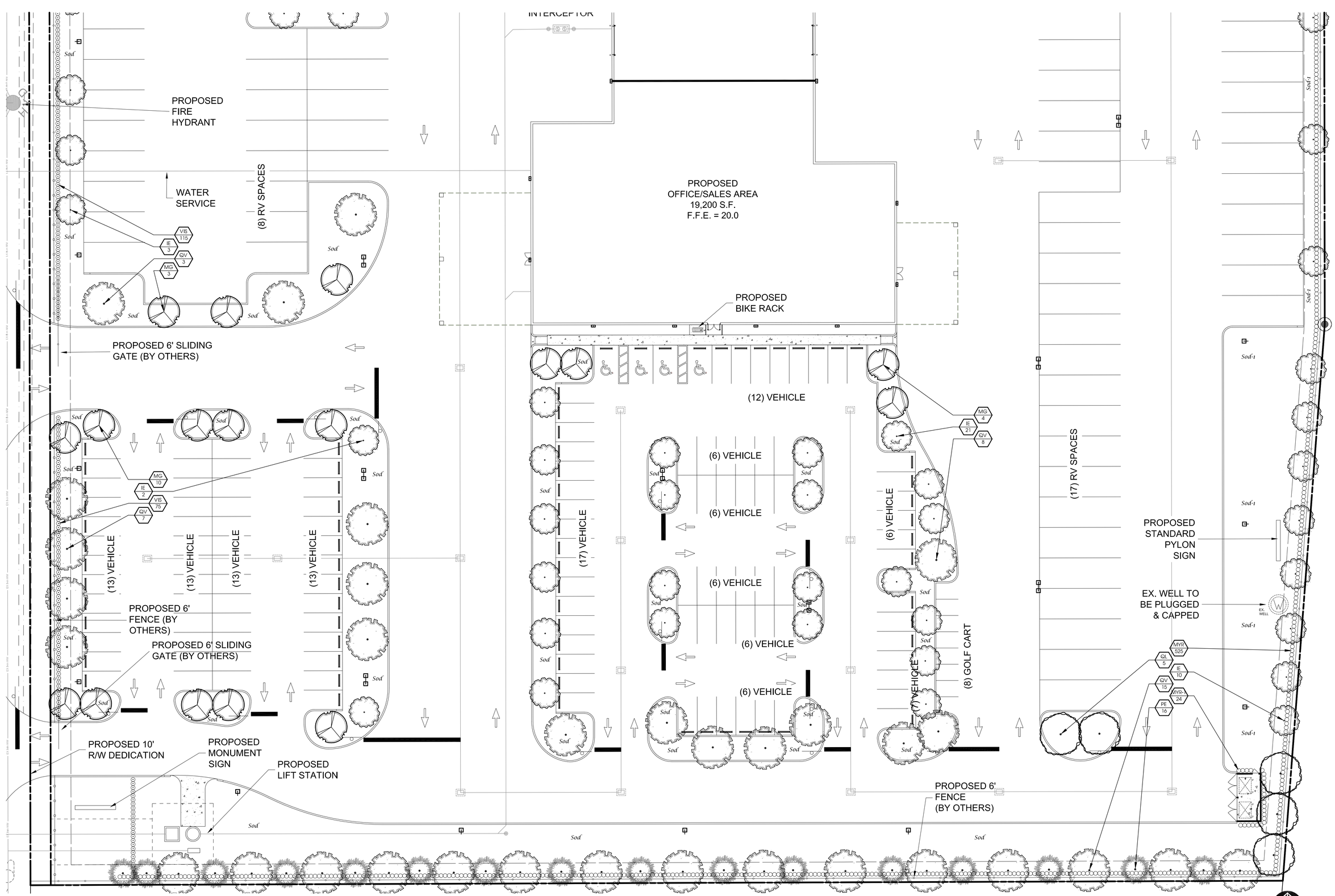

Landscape Plan

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
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Project Hurricane

RV Sales & Service

City of Fort Pierce, Florida

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(28) RV SPACES

(28) RV SPACES

(28) RV SPACES

(28) RV STAGING

(10) EMPLOYEE

VIS 85
IE 17
MG 3
PE 33

Sod

PROPOSED 6' SLIDING GATE (BY OTHERS)

R/V DUMP STATION

Sod

Sod

Sod

(22) RV SPACES

PROPOSED 6' CHAIN LINK FENCE (BY OTHERS)

(10) RV SPACES

(10) RV STAGING

Sod

Sod

Sod

PROPOSED BODY SHOP 4,000 S.F.

PROPOSED GRAVITY SEWER

PROPOSED SERVICE BAYS 16,000 S.F.

PROP. 12'x35' LOADING ZONE

SAND/OIL INTERCEPTOR

Sod-1

Sod-1

Sod-1

Sod-1

Sod-1

MVB 215
MG 2
IE 7

PROPOSED STANDARD PYLON SIGN

PROPOSED 6' FENCE (BY OTHERS)

(19) RV STAGING

(19) RV SPACES

Landscape Plan

North

Scale: 1" = 20'

0 10' 20' 40'

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

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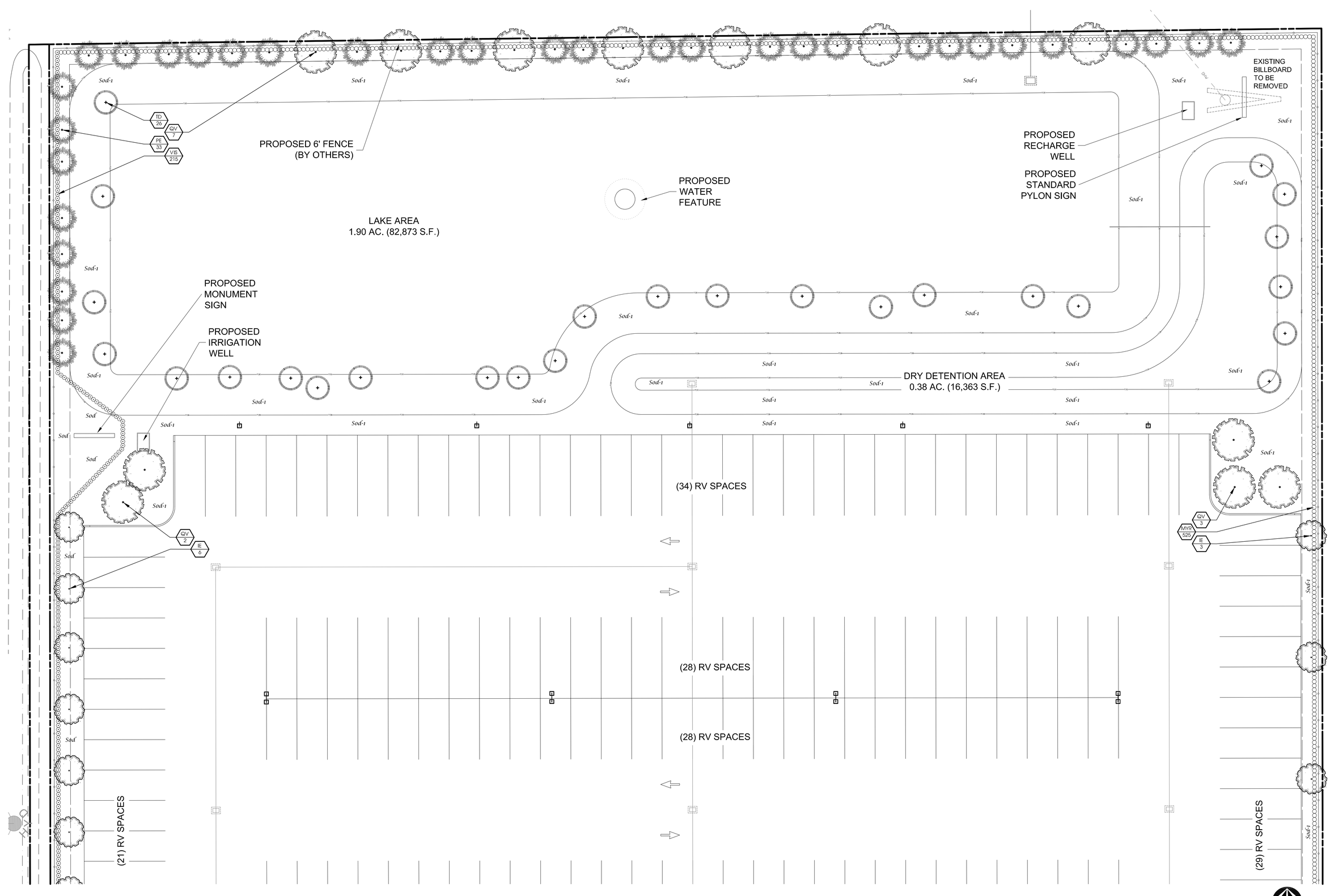

Landscape Plan

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

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City of Fort Pierce, Florida

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Job No.	20-1202
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Revision Dates	

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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, Understizing 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 volds 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 3:0:2 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						
69	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
22	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
82	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
5	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
45	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
26	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
24	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
1,265	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
490	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE 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) 1,269.20'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,269.20 l.f. x 10' = 12,692 s.f. / 300 = 43 Trees
Provided = 43 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,269.20 l.f. / 2' o.c. = 635 Shrubs
Provided = 635 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Buffer) 1,275.74'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,275.74 l.f. x 10' = 12,757.4 s.f. / 300 = 43 Trees
Provided = 43 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,275.74 l.f. / 2' o.c. = 638 Shrubs
Provided = 638 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 637.28'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
637.28 l.f. x 10' = 6,372.8 s.f. / 200 = 32 Trees
Provided = 32

Shrubs Required = Continuous Hedge @ 2' o.c.
637.28 l.f. / 2' o.c. = 319 Shrubs
Provided = 319 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 616.16'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
616.16 l.f. x 10' = 6,161.6 s.f. / 200 = 31 Trees
Provided = 31

Shrubs Required = Continuous Hedge @ 2' o.c.
616.16 l.f. / 2' o.c. = 308 Shrubs
Provided = 308 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 (81,166.92 s.f./15 = 5,411.12 s.f.)
Landscape Area Provided = 10,554.20 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
81,166.92 s.f./15 = 5,411.12 s.f. / 100 = 54 Trees
Trees Provided = 54

Maximum Use of Palm Trees
Sec. 123-37(1)(a)(3)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 203 Trees
Maximum Palms Allowed = 102 (203 / 2 = 101.5)
Total Palms Provided = 0 (0%)

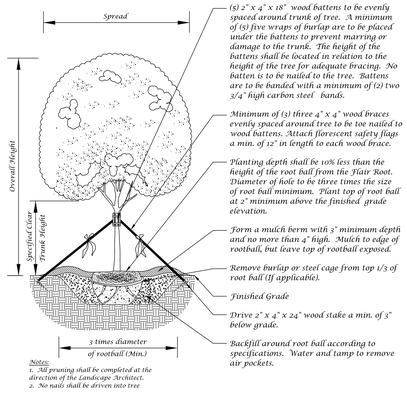
Total Trees Required = 203 Trees
Total Trees Provided = 203 Trees
203 Trees + 0 Palms @ 3:1 = 0 Trees = 203 Trees

Total Trees Required = 203 Trees
Total Native Trees Provided = 203 (100%)

Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

Total Shrubs Required = 1,924
Total Native Shrubs Provided = 1,289 (67%)

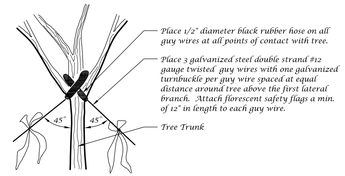
Landscape Details



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

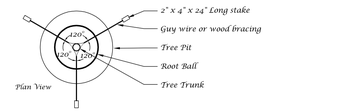
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



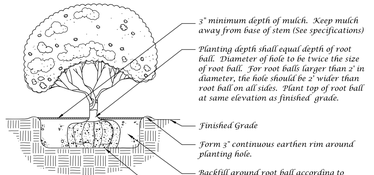
Guy Wire Attachment Detail

Not to Scale



Staking Detail

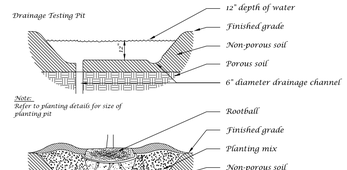
Not to Scale



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.

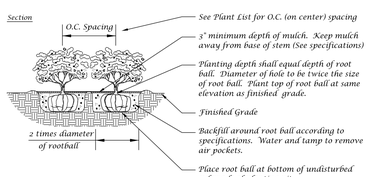
Shrub Detail

Not to Scale



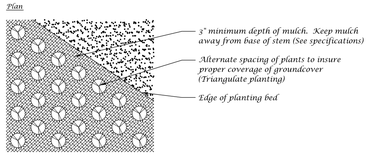
Drainage Testing Detail

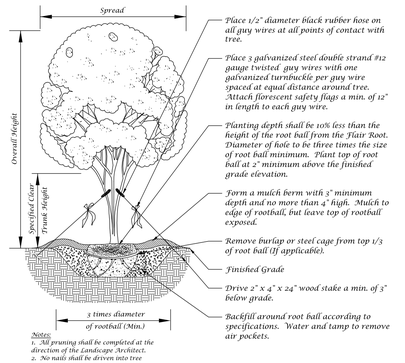
Not to Scale



Ground Cover 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

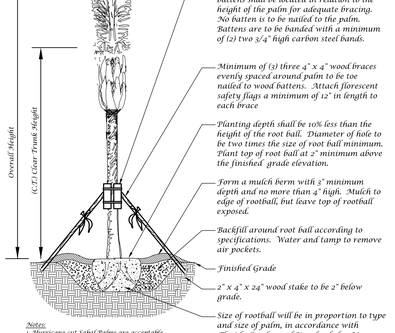
Tree Planting Detail

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

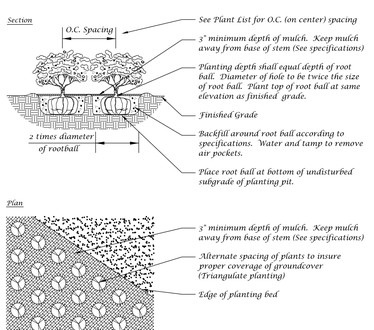
Not to Scale

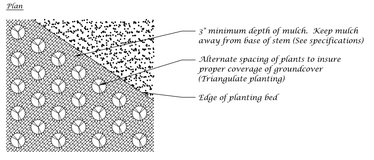


Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

Not to Scale





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

Project Hurricane
RV Sales & Service
City of Fort Pierce, Florida

City Project Number:

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

Job No. 20-1202
Drawn By JWS
Submittal Dates 2-22-2021

Revision Dates

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