



TO: Technical Review Committee

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

RE: **Technical Review Project #21-07000014**

Meeting Date: July 15, 2021

Minor Site Plan - Bean Townhomes - 2427-601-0010-000-5

The above referenced is proposing the construction of two (2) townhomes totaling 19,260 sq. ft and associated paved parking on 1.07 acres for your review and comment. The site will include (2) 2-story buildings, paved parking, stormwater improvements, and landscaping. The applicant is proposing 16 dwelling units and associated 36 parking spaces.

The subject site has a Future Land Use designation of High Density Residential (RH) with a compatible zoning designation of High Density Residential (R-5). This Project is located Adjacent to (RM-11) Residential Multiple Family to the East, North, and South with Boundary Industrial (BI) to the west.

Please send all comments to the following emails: Bcreagan@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments please respond at minimum, two (2) days before the Technical Review Committee Meeting (Tuesday, July 13, 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 _____

Parcel ID #(s) 2427-601-0010-000-5 _____

Project description Proposed construction of (2) 9,630 sq. ft. 2-story residential townhomes & associated paved parking. _____

Charles Bean / Brian Bean _____

Property Owner(s)
5900 Silver Oak Dr _____

Street Address
Fort Pierce FL 34982 _____

City State Zip
772-828-0887 _____

Phone Number
trefelnert@bellsouth.net _____

Email Address _____

Velcon Engineering & Surveying _____

Applicant/Representative, Title, Company
590 NW Peacock Blvd, Ste 8 _____

Street Address
Port St Lucie FL 34986 _____

City State Zip
772-879-0477 _____

Phone Number
tonyg@velconfl.com _____

Email Address _____

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

Property Owner(s) Signature(s) _____

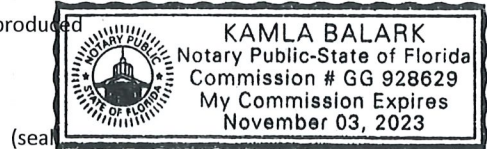
STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3 day of June, 2021, by

Thomas Goins who is personally known to me or has produced

Kamla Balark as identification.

Signature of Notary _____



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 |

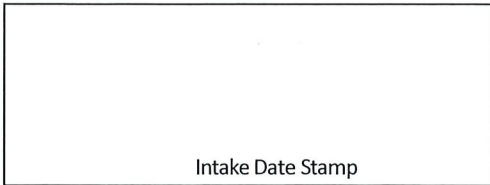
Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

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 | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Conditional Use with New Const. | <input type="checkbox"/> Major Amendment | |
| <input type="checkbox"/> Conceptual Development Plan | | <input type="checkbox"/> Minor Amendment | |

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: **16**

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

| North | South | East | West |
|--------------------|---------------------|---------------------|------------------|
| Vacant Residential | Single Family Homes | Single Family Homes | Light Industrial |

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)

Minor site plan



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

Design Review

Property address or Location East side of Oleander Ave, 150 ft North of Kanner Dr, Fort Pierce, FL 34982
Parcel ID #(s) 2427-601-0010-000-5
Project Description Proposed construction of (2) 9,630 sq. ft. 2-story residential townhomes & associated paved parking.

Charles Bean / Brian Bean
Property Owner(s)
5900 Silver Oak Dr
Street Address
Fort Pierce FL 34982
City State Zip
772-828-0887
Phone Number
trefelnert@bellsouth.net
Email Address

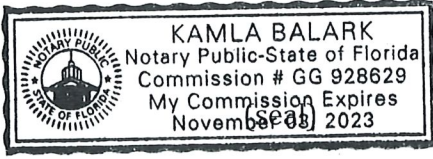
Velcon Engineering & Surveying
Applicant/Representative, Title, Company
590 NW Peacock Blvd, Ste 8
Street Address
Port St Lucie FL 34986
City State Zip
772-879-0477
Phone Number
tonyg@velconfl.com
Email Address

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

[Signature]
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 3 day of June, 2021, by
Thomas Goins who is personally known to me or has produced
as identification.

Kamla Balark
Signature of Notary



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.



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|-------|-------------------|---|--|
| North | Vacant | RM-11- Residential, Multi Family (County) | RM-11- Residential, Multi Family(County) |
| South | Church | RM-11- Residential, Multi Family(County) | RM-11- Residential, Multi Family(County) |
| East | Residential Homes | RM-11- Residential, Multi Family(County) | RM-11- Residential, Multi Family(County) |
| West | Light Industrial | BI - Boundary Industrial | LI - Light Industrial |

| | Future Land Use | Zoning Classification | Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage | Total Acreage | Flood Zone |
|------------|-----------------|-----------------------|--|---------------|------------|
| Current | RH | R-5 | 15 | 1.09 | X |
| **Proposed | N/A | N/A | N/A | N/A | 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 4,000 |
| Demand Analysis | Maximum 6,600 |
| Current Zoning/FLU | Total gallons per day 4,000 |
| **Proposed Zoning/FLU | Total gallons per day N/A |
| **Change in Demand | Total gallons per day N/A |

| | |
|-----------------------|--|
| B. Wastewater: | |
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 4,000 |
| Demand Analysis | Maximum 6,600 |
| Current Zoning/FLU | Total gallons per day 4,000 |
| **Proposed Zoning/FLU | Total gallons per day N/A |
| **Change in Demand | Total gallons per day N/A |

| C. Parks and Recreation (Residential Classifications Only): 44,269 (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 | 44 | 45 | 1 |
| Urban District | 5 acres per 1,000 people | 44 | 45 | 1 |
| Community | 2.5 acres per 1,000 people | 44 | 45 | 1 |
| Neighborhood | 1.36 acres per 1,000 people | 44 | 45 | 1 |

| | | |
|--|---|-------------------|
| 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) 3.31 | | |
| | K-8 | High |
| School Name | St Lucie Elementary/Forest Grove Middle | Ft Pierce Central |
| City | Ft Pierce | Ft Pierce |
| Distance | 1.7mi/1.5mi | 2.1mi |
| Current Zoning/FLU Enrollment Demand | 2 | 1 |
| **Proposed Zoning/FLU Enrollment Demand | N/A | N/A |
| **Change in Demand | N/A | N/A |

| | |
|---|---------|
| 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 | 4 |
| **Proposed Zoning/FLU | N/A |
| *Change in Demand | N/A |

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 management system is proposed as part of the project and will limit the discharge rate to pre-development levels while providing flood protection for the parking lot, berm, and finished floors of the site. Negative impacts to the surrounding area are not anticipated. |
|---------------|--|

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 | 118 | 8/9 |
| **Proposed Zoning/FLU | N/A | N/A |
| *Change in Demand | Trips N/A | Trips N/A |
| Impact to Capacity | 0 | |

IV. Project Description

| |
|---|
| PHASING |
| Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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): N/A |
| Mixed-use (describe use): N/A |
| (If this is a single phase project, name it Phase I – Total) N/A |

| RESIDENTIAL DATA | | | | | |
|-------------------------|-------|-----------------|-------|-------------------------|--------------------------|
| Type | Phase | Number of Units | Acres | Expected beginning date | Expected completion date |
| Single-family, detached | | | | | |
| Single-family, attached | | | | | |
| Multi-family | N/A | 16 | 1.09 | 7-11-21 | 7-11-22 |
| Other (specify) | | | | | |

| NON-RESIDENTIAL DATA | | | | | |
|----------------------|-------|----------------|-------|--------------------------|--------------------------|
| Type(s) specify | Phase | Square footage | Acres | Expecting beginning date | Expected completion date |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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: **None**

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



June 1, 2021

Brandon Creagan - Planner
City of Fort Pierce Planning Department
100 N. U.S. Highway 1
Fort Pierce, FL 34950

RE: Oleander Multi-Family
East Side of Oleander Ave, 150 ft. North of Kanner Dr, 34982
FPP Pre-App Comment Response

Dear Mr. Creagan,

We have received your pre-application comment letter dated March 24th, 2021. The following responses correspond to the comments provided:

Fort Pierce Planning

1. City Future Land Use revised to RH on the site plan..
2. A Landscape plan was provided as part of the site plan application.
3. A Lighting was provided as part of the site plan application.
4. A Design Review Application was provided as part of the site plan application.
5. Architectural floor plans & elevations were provided as part of the site plan application.
6. Acknowledged.
7. A traffic statement is provided on the site plan.
8. A Tree survey is shown on the boundary and topographical survey that is part of the site plan application package and mitigation is provided on the landscape plan.
9. A Development Review Application is included as part of the site plan package.
10. Bicycle parking/racks is provided between buildings as shown on the site plan.
11. In accordance with SLC Public Works, a fee in lieu will be paid to the County instead of constructing a sidewalk along Oleander Avenue.
12. Pedestrian connectivity is provided between the proposed buildings on the site. Since there is no sidewalk proposed along Oleander Avenue, there is no sidewalk proposed from the buildings to the Oleander Avenue right-of-way
13. Due to the r-o-w donation requirement from the County, the area between the proposed buildings has been decreased by 15'. The applicant does not feel that there is sufficient space available between the proposed buildings and the existing trees that will be preserved in order to provide such amenities due to the decrease in this area.
14. We have updated the required rear setback to 20' on the site plan.
15. The proposed building heights have been added to the updated site plan.
16. An application for Development Review has been submitted as part of this response.
17. Acknowledged.



Fort Pierce Engineering

1. In accordance with SLC Public Works, a fee in lieu will be paid to the County instead of constructing a sidewalk along Oleander Avenue.
2. Acknowledged.
3. Type D curb has been added along the south side of the parking area, except where the pavement will sheet flow stormwater runoff into the dry detention area.

Fort Pierce Building

1. Acknowledged.
2. Proposed fire protection has been added to the civil plans.
3. Acknowledged.

Fort Pierce Urban Forester

1. A Tree Survey and Landscape Plan was provided as part of the site plan application.

St. Lucie County Engineering / Public Works

1. The civil plans have been updated to reflect a proposed 15' right-of-way dedication for Oleander Avenue.
2. A traffic statement is provided on the updated site plan.
3. The existing swale system located along the west side of the Oleander Avenue right-of-way provides positive drainage in a north to south direction using grading, inlets, and culverts to convey stormwater to the existing ditch located just south of DiGiorgio Road.
4. Acknowledged.
5. The driveway configuration has been updated to a right-in, right-out based on discussions with SLC representatives at a meeting held on April 29, 2021.
6. The driveway return radii have been updated to 35'.

The updated site plan & supporting documents are attached in response to the comments. Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Randall Rodgers', is written over a white background.

M. Randall Rodgers, P.E.



June 1, 2021

Brandon Creagan – Planner
City of Fort Pierce Planning Department
100 North US 1, Fort Pierce, FL 34950

Re: Oleander Multi-Family
East Side of Oleander Ave, 150 ft. north of Kanner Dr, 34982
S27, T35S, R40E
Property ID # 2427-601-0010-000-5
Application for Site Plan Development & Design Review

Dear Mr. Creagan,

This project proposes the construction of two (2) townhomes totaling 19,260 sq. ft. and associated paved parking on 1.07 acres in the city of Fort Pierce. The site currently has a zoning of RM-11 Residential Multiple Family. The project is located adjacent to RM-11 Residential Multiple Family to the east, north, and south and IL Industrial Light to the west. The following items are attached in support of subject application:

1. Pre-App Comment Response Letter
2. Application for Development Review
3. Application for Design Review
4. Warranty Deed
5. Letter of Authorization
6. Property Card
7. General Location Map
8. Project Narrative
9. Architectural Floor Plan & Elevations
10. Boundary, Topographical, & Tree Survey
11. Site Plan
12. Paving, Grading, & Drainage Plan
13. Landscaping Plan
14. Lighting Plan

Please schedule the project for review by the TRC. Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,

A handwritten signature in blue ink that reads "M. Randall Rodgers".

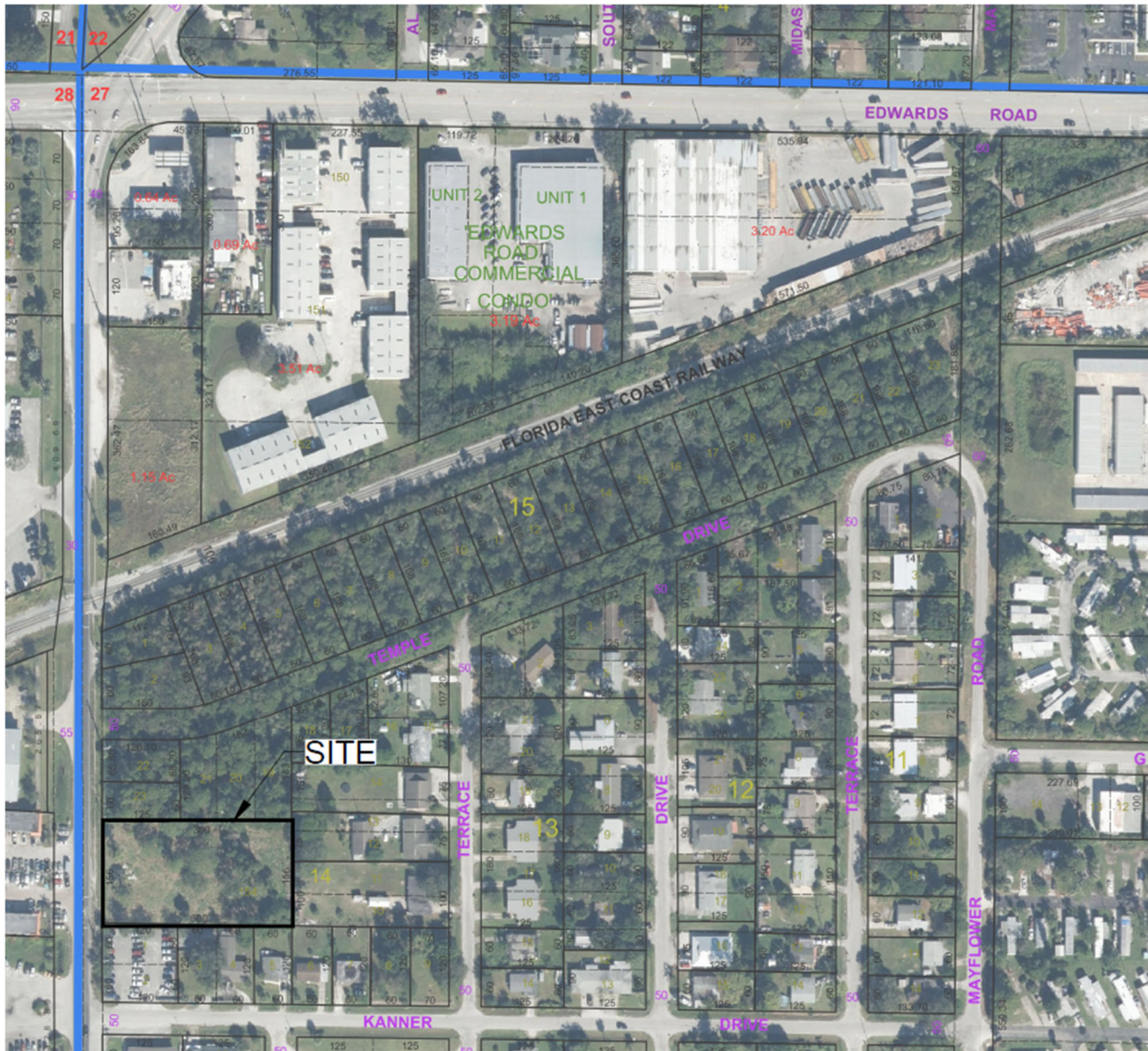
M. Randall Rodgers, P.E.

Oleander Multi-Family Townhome Project Narrative

This project proposes to build 16 unit townhomes on 1.07 acres. The site is zoned RM-11, Residential, Multi-family. The site will include (2) 2-story buildings, paved parking, stormwater improvements, and landscaping.

The project is located adjacent to RM-11 Residential Multi-Family to the east, north, and south and IL Industrial Light to the west.

Below is a location map of the site.



Oleander Properties of Ft. Pierce, LLC
5900 Silver Oak Drive
Fort Pierce, FL 34982
Phone: (772) 370-0579

To Whom It May Concern:

This letter authorizes Velcon Engineering & Surveying LLC to act as agent for the purposes of obtaining permits and approvals from state and local government agencies for the property described by St. Lucie County Property Appraiser's website as:

Parcel ID: 2427-601-0010-000-5

Site Address: Oleander Avenue, Fort Pierce, FL

Sincerely,



Brain Bean, Manager

Date: March 11, 2021

State of: Florida
County of: St. Lucie

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 11th day of March, 2021, by Brian P. Bean, who () is personally known to me, or () has produced _____ as identification.

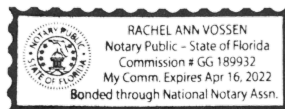
NOTARY PUBLIC



Name Printed: Rachel Ann Vossen

State of Florida at-large

My Commission expires: 4/16/2022



RETURN TO:
UNIVERSAL LAND TITLE, INC.
COUNTHOUSE BOX 40

Prepared by and return to:
Universal Land Title, Inc.
Nancy Perella
1908 SE Port St. Lucie Blvd.
Port St. Lucie, FL 34952
2427-601-0010-000-5
File Number: 20767-07

(Space Above This Line For Recording Data)

Warranty Deed ^{married adult}

This Warranty Deed made this 20th day of December, 2005, between Michael Hofstee whose post office address is 2017 S 10th St., Fort Pierce, FL 34950, grantor, and Charles Bean and Brian Bean, as single adult, whose post office address is 5900 Silver Oak Dr, Fort Pierce, FL 34982, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

Beginning at the Northwest corner of Lot 154, MARAVILLA GARDENS, UNIT THREE, according to the Plat thereof, as recorded in Plat Book 6, Page 62, public records of St. Lucie County, Florida; run East 300 feet; thence turn and run South 156 feet; thence turn and run West 300 feet; thence turn and run North 156 feet to the Point of Beginning.

Parcel Identification Number: 2427-601-0010-000-5

Grantor herein expressly warrants this is not his homestead nor is it contiguous to his homestead, and is, in fact, vacant unimproved land

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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, 2005, restrictions, reservations, covenants and easements of record, if any.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: N. J. Perella

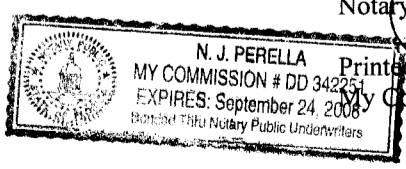
[Signature]
Michael Hofstee

[Signature]
Witness Name: _____

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 20th day of Dec., 2005, by Michael Hofstee, she () is personally known to me or () has produced Photo ID as identification.

[Signature]
Notary Public



Printed Name: _____
My Commission Expires: _____

Property Identification

Site Address: OLEANDER AVE
Sec/Town/Range: 27/35S/40E
Parcel ID: 2427-601-0010-000-5
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 31568
Map ID: 24/27N
Zoning: RM-11 - Co

Ownership

Charles Bean
Brian Bean
5900 Silver Oak Dr
Fort Pierce, FL 34982

Legal Description

MARAVILLA GARDENS S/D-UNIT THREE- BEG AT NW COR OF LOT 154, TH RUN E 300 FT, S 156 FT, TH W 300 FT, TH N 156 FT TO POB (MAP24/27N) (1.07 AC) (OR 2454-1322)

Current Values

Just/Market Value: \$40,400
Assessed Value: \$15,367
Exemptions: \$0
Taxable Value: \$15,367

Property taxes are subject to change upon change of ownership.

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



Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 1.07
Land Size (SF): 46,800

Building Design Wind Speed

| Occupancy Category | I | II | III & IV |
|--------------------|-----|-----|----------|
| Speed | 140 | 160 | 160 |

Sources/links:

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

Sale History

| | |
|------------|-----------------|
| Date: | Dec 20, 2005 |
| Book/Page: | 2454 / 1322 |
| Sale Code: | XX00 |
| Deed: | WD |
| Grantor: | Hofstee Michael |
| Price: | \$205,000 |
| Date: | Dec 21, 2004 |
| Book/Page: | 2120 / 1589 |
| Sale Code: | XX00 |
| Deed: | WD |
| Grantor: | Bays Robert A |
| Price: | \$65,000 |

| | |
|------------|-------------|
| Date: | Feb 5, 2004 |
| Book/Page: | 1896 / 0254 |
| Sale Code: | XX01 |
| Deed: | QC |
| Grantor: | Bays Ray A |
| Price: | \$10,800 |
| Date: | Sep 1, 1979 |
| Book/Page: | 0317 / 0121 |
| Sale Code: | XX00 |
| Deed: | CV |
| Grantor: | |
| Price: | \$30,000 |

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image
or
Sketch
unavailable
for display

Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|------|-----|-------|----------|
|------|-----|-------|----------|

Current Year Values

Current Values Breakdown

| | |
|--------------|----------|
| Building: | \$0 |
| Land: | \$40,400 |
| Just/Market: | \$40,400 |

Current Year Exemption Value Breakdown

| | |
|----------------------------|----------|
| Ag Credit: | \$0 |
| Save Our Homes or 10% Cap: | \$25,033 |
| Assessed: | \$15,367 |
| Exemption(s): | \$0 |
| Taxable: | \$15,367 |

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|------------|------------|-------|-------------------------------|----------|
| 2016 | 0041 | 2.6 | Fort Pierce Stormwater Charge | \$179.40 |

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

Historical Values

| Year | Just/Market | Assessed | Exemptions | Taxable |
|------|-------------|----------|------------|----------|
| 2020 | \$40,400 | \$15,367 | \$0 | \$15,367 |
| 2019 | \$30,700 | \$13,970 | \$0 | \$13,970 |
| 2018 | \$12,700 | \$12,700 | \$0 | \$12,700 |

Permits

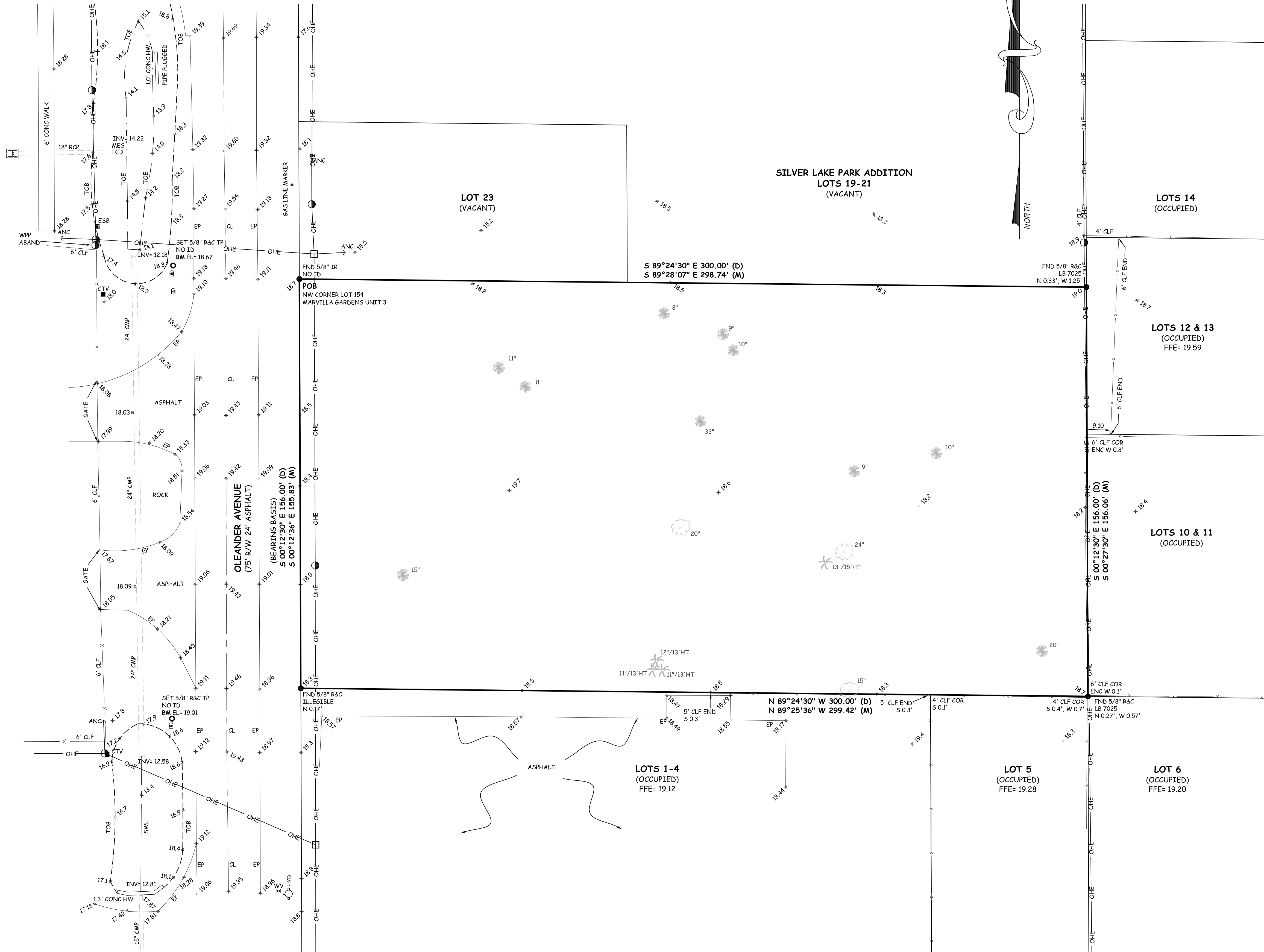
| Number | Issue Date | Description | Amount | Fee |
|--------|------------|-------------|--------|-----|
|--------|------------|-------------|--------|-----|

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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ABBREVIATIONS LEGEND

| | | | | | | |
|------------------------------|-----------------------------|----------------------------------|--------------------------|-----------------------------------|-------------------------------|------------------------|
| A/C AIR CONDITIONING | CONC CONCRETE | FC 1" CURB | LB LICENSED BUSINESS | ORB OFFICIAL RECORD BOOK | RCP REINFORCED CONCRETE PIPE | TWP TOWNSHIP |
| AC ALUMINUM | CONST CONSTRUCTION | FDC FIRE DEPARTMENT CONNECTION | LEFT LEFT | ORC OFFICIAL RECORD CORNER | RFL ROOF LINE | TYP TYPICAL |
| ANC ANCHOR | COV COVERED | FECR FLORIDA EAST COAST RAILROAD | LME LOCATION | P/C PROPERTY LINE | RGE RANGE | U/C UNDER CONSTRUCTION |
| AP ANCHOR POLE | CEV COVERED ENTRY | FE FINISHED FLOOR ELEVATION | LOC LOCATION | P FLAT | RES REGISTERED LAND SURVEYOR | UE UTILITY EASEMENT |
| APX APPROXIMATE | COVP COVERED PORCH | FH FIRE HYDRANT | LS LICENSED SURVEYOR | PAVE PAVEMENT | RR RAILROAD | UP UTILITY POLE |
| ASP ASPHALT | CPP CORRUGATED PLASTIC PIPE | FND FOUND | M MEASURED | PC POINT OF CURVATURE | RS RAILROAD SPIKE | UR UTILITY RISER |
| BE BUFFER EASEMENT | CS CONCRETE SLAB | FOC FACE OF CURB | MAX MAXIMUM | PCC POINT OF COMPOUND CURVATURE | S/W SIDEWALK | UW UNDER WATER |
| BFP BACK FLOW PREVENTOR | CE CONCRETE ENTRY | FVA FACE OF WALK | MB MAIL BOX | PSM PRESSURE CLEAN OUT (SANITARY) | SWM SANITARY SEWER MANHOLE | VC VALLEY CURB |
| BLDG BUILDING | CF CONCRETE FINISH | FLA FLORIDA POWER & LIGHT | MEAS MEASURED | PCO PERMANENT CONTROL POINT | SMB SANITARY MANHOLE | VD VALVE |
| BLK BLOCK | CI CONCRETE INLET | GA GAS MANHOLE | MH MITERED END SECTION | PF PLASTIC FENCE | SBT SOUTHERN BELL TELEPHONE | WLT WATER LINE |
| BM BENCHMARK | DC 1" CURB | GRD GROUND | MH MAN HOLE | PG PAGE | SEC SECTION | WM WATER METER |
| BPC BACK OF CURB | DE DRAINAGE EASEMENT | GRD GROUND | MHW MEAN HIGH WATER LINE | PI POINT OF INTERSECTION | SEP SQUARE FEET | WV WATER VALVE |
| BP BRICK PAVERS | DIA DIAMETER | HC HEADER CURB | MIN MINIMUM | PKG PARKING | SHP SHIP SPIKE OR BOLT | WPP WOOD POWER POLE |
| BOW BACK OF WALK | DIP DUCTILE IRON PIPE | HDPE HIGH DENSITY POLYETHYLENE | MND MAGNETIC NAIL & DISK | PLD PARKER KALON NAIL AND DISK | SLR ST LUCIE COUNTY RECORDS | WS WATER SERVICE |
| BRG BRICK | DMH DRAINAGE MANHOLE | HT HEIGHT | MTT MITERED END | PLS PROFESSIONAL LAND SURVEYOR | SLP STREET LIGHT SUPPORT POLE | WV WATER VALVE |
| BW BARBED WIRE | DMH DRAINAGE MANHOLE | HW HEADWALL | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |
| C&G CURB AND GUTTER | DMH DRAINAGE MANHOLE | HYDRANT HYDRANT | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |
| C&T CULVERT & TERPENING | DMH DRAINAGE MANHOLE | ICV IRRIGATION CONTROL VALVE | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |
| C&O CUT OUT | DMH DRAINAGE MANHOLE | ICV IRRIGATION CONTROL VALVE | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |
| CAV CABLE TELEVISION BOX | DMH DRAINAGE MANHOLE | ICV IRRIGATION CONTROL VALVE | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |
| CB CATCH BASIN | DMH DRAINAGE MANHOLE | ICV IRRIGATION CONTROL VALVE | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |
| CBS CONCRETE BLOCK STRUCTURE | DMH DRAINAGE MANHOLE | ICV IRRIGATION CONTROL VALVE | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |
| CHD CHORD | DMH DRAINAGE MANHOLE | ICV IRRIGATION CONTROL VALVE | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |
| CI CURB INLET | DMH DRAINAGE MANHOLE | ICV IRRIGATION CONTROL VALVE | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |
| CL CENTERLINE | DMH DRAINAGE MANHOLE | ICV IRRIGATION CONTROL VALVE | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |
| CLF CONCRETE LINK FENCE | DMH DRAINAGE MANHOLE | ICV IRRIGATION CONTROL VALVE | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |
| CM CONCRETE MONUMENT | DMH DRAINAGE MANHOLE | ICV IRRIGATION CONTROL VALVE | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |
| CMP CORRUGATED METAL PIPE | DMH DRAINAGE MANHOLE | ICV IRRIGATION CONTROL VALVE | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |
| CO CLEAN OUT | DMH DRAINAGE MANHOLE | ICV IRRIGATION CONTROL VALVE | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |
| COR CORNER | DMH DRAINAGE MANHOLE | ICV IRRIGATION CONTROL VALVE | MW MITERED END | PLS PROFESSIONAL LAND SURVEYOR | STL STANDARD | |



LEGAL DESCRIPTION:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 154, MARAVILLA GARDENS, UNIT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 62, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; RUN EAST 300 FEET; THENCE TURN AND RUN SOUTH 156 FEET; THENCE TURN AND RUN WEST 300 FEET; THENCE TURN AND RUN NORTH 156 FEET TO THE POINT OF BEGINNING.

ADDRESS: OLEANDER AVENUE
 FORT PIERCE, FLORIDA

NOTES:
 SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

LEGAL DESCRIPTION FROM WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 2454, PAGE 2322, PUBLIC RECORDS OF ST LUCIE COUNTY.

BEARINGS SHOWN HEREON ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS), REFERENCE BEARING OF S 00°12'30" E ALONG THE EASTERLY RIGHT OF WAY LINE OF OLEANDER AVENUE. ALL OTHER BEARINGS ARE RELATIVE THERETO.

ELEVATIONS ARE IN FEET AND RELATED TO THE ST. LUCIE COUNTY BENCHMARK "EMIL", HAVING A PUBLISHED ELEVATION OF 4.9604 METERS. CONVERTED TO NAVD '88 (NORTH AMERICAN VERTICAL DATUM OF 1988) BY MULTIPLYING BY 3.2808, HAVING A CONVERTED ELEVATION OF 16.274 FEET. ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

PROPERTY LIES IN F.I.R.M. ZONE "X", AS PER MAP NUMBER 1211C0187K, DATED 2/19/20. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

IN ACCORDANCE WITH CHAPTER 5J-17.051, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PUBLIC WATER AVAILABLE.

THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET.

ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

COORDINATES WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL HORIZONTAL ACCURACY IS 0.02 FOOT PLUS OR MINUS.

LOT CONTAINS 46,795 SQUARE FEET.

BOUNDARY AND TOPOGRAPHIC SURVEY FIELD DATE: 08-24-20.
 TREE SURVEY FIELD DATE: 03-30-21.

CERTIFIED TO: OLEANDER PROPERTIES OF FORT PIERCE, LLC.

LEGEND

| | |
|-------------------------|----------------------------------|
| □ = CONCRETE POWER POLE | ⊙ = BELL SOUTH TELEPHONE RISER |
| ☆ = LIGHT POLE | ⊙ = BELL SOUTH TELEPHONE MANHOLE |
| ⊙ = WOOD POWER POLE | ⊙ = GREASE TRAP |
| ⊙ = WIRE PULL BOX | ⊙ = TRAFFIC SIGNAL BOX |
| ⊙ = BACK-FLOW PREVENTOR | ⊙ = DOUBLE DETECTOR CHECK VALVE |
| ⊙ = WATER METER | ⊙ = FIRE DEPARTMENT CONNECTOR |
| ⊙ = WATER VALVE | ⊙ = FIRE INDICATOR POST |
| ⊙ = FIRE HYDRANT | ⊙ = ELECTRIC METER |
| ⊙ = CLEAN-OUT | ⊙ = GAS VALVE |
| ⊙ = CURB INLET TYPE 6 | ⊙ = CATCH BASIN |
| ⊙ = SANITARY MANHOLE | ⊙ = MITERED END SECTION |
| ⊙ = DRAINAGE MANHOLE | ⊙ = ELECTRIC SERVICE BOX |

VELCON ENGINEERING & SURVEYING, LLC
 CERTIFICATE OF AUTHORIZATION NO. LB 8206
 590 NW PEACOCK BLVD, SUITE B
 FORT ST. LUCIE, FLORIDA 34986
 PHONE (772) 879-0477
 Web Site: www.velconllc.com

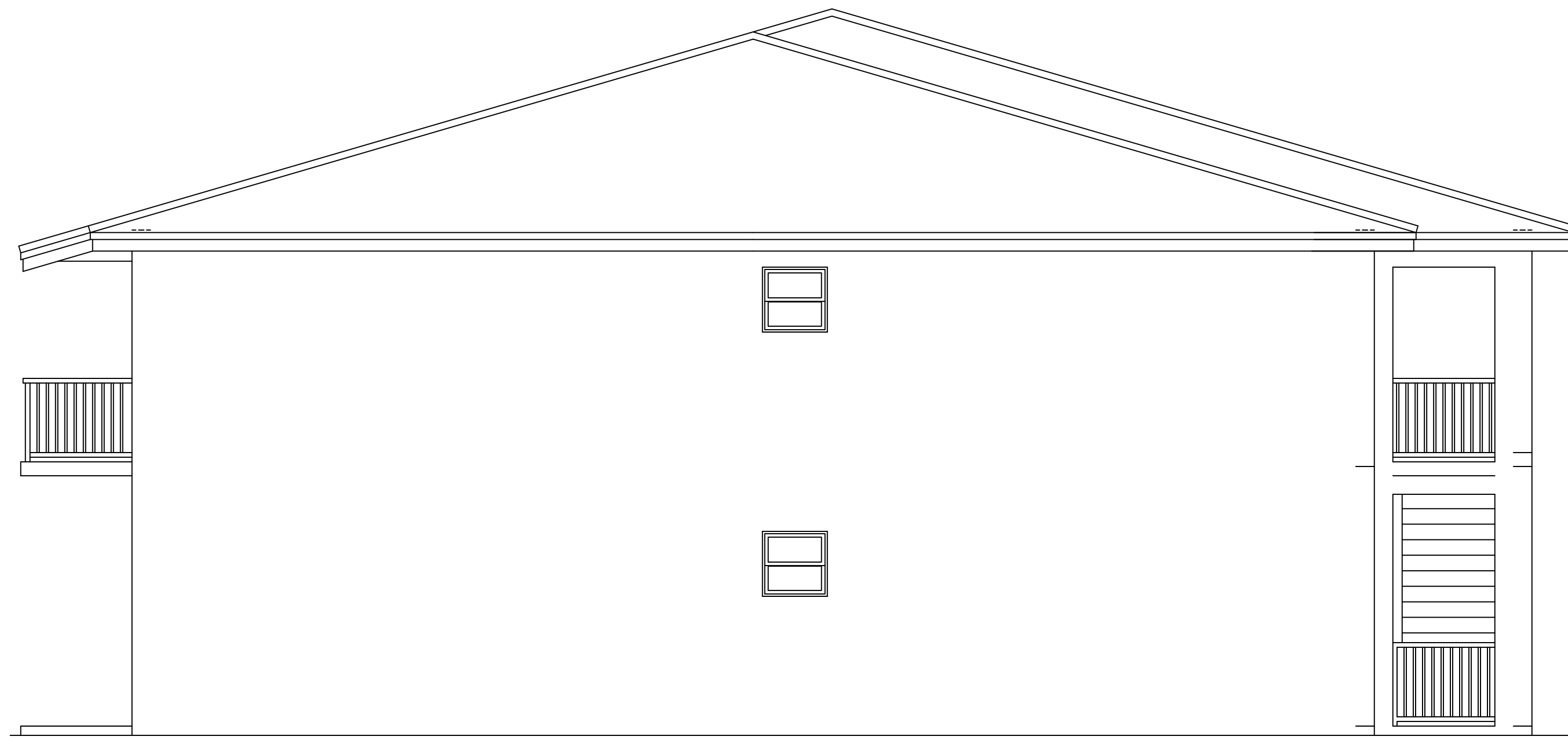
BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR OLEANDER PROPERTIES OF FORT PIERCE, LLC

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |
| | | |
| | | |

DRAWN BY: S.C.
 APPROVED BY: R. KEMERSON
 SCALE: 1" = 20'
 DATE: 08/26/20
 FIELD BOOK/PAGES: PLANS

JOB NUMBER: 20-1021
 SHEET: 1 OF 1

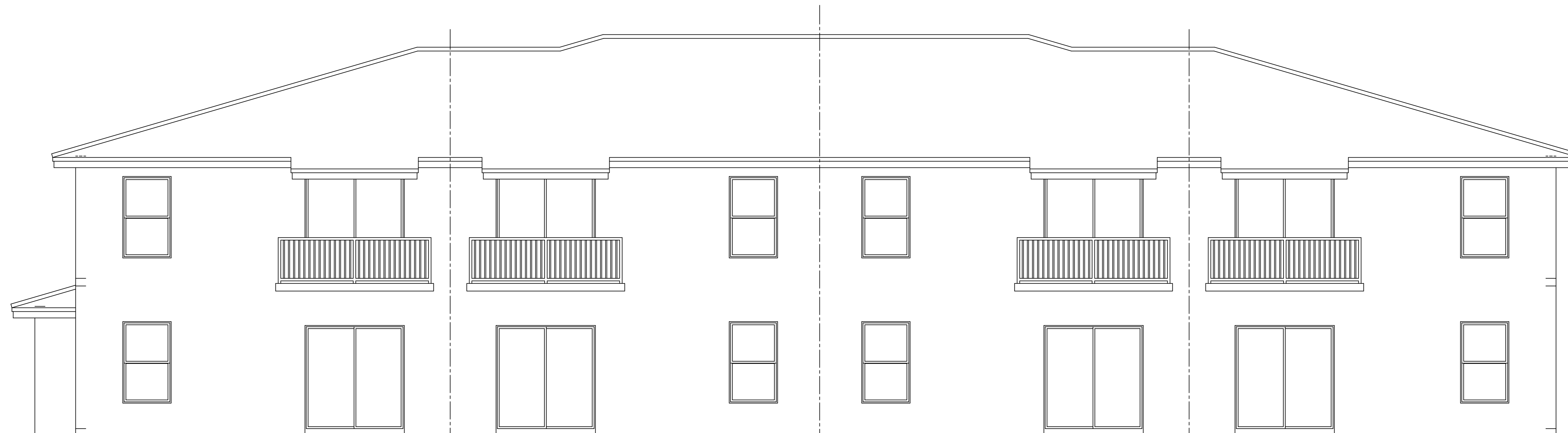
ROBERT F. KEMERSON
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA (PSM)#6285



Left Elevation
scale: 1/4" = 1'-0"



Right Elevation
scale: 1/4" = 1'-0"

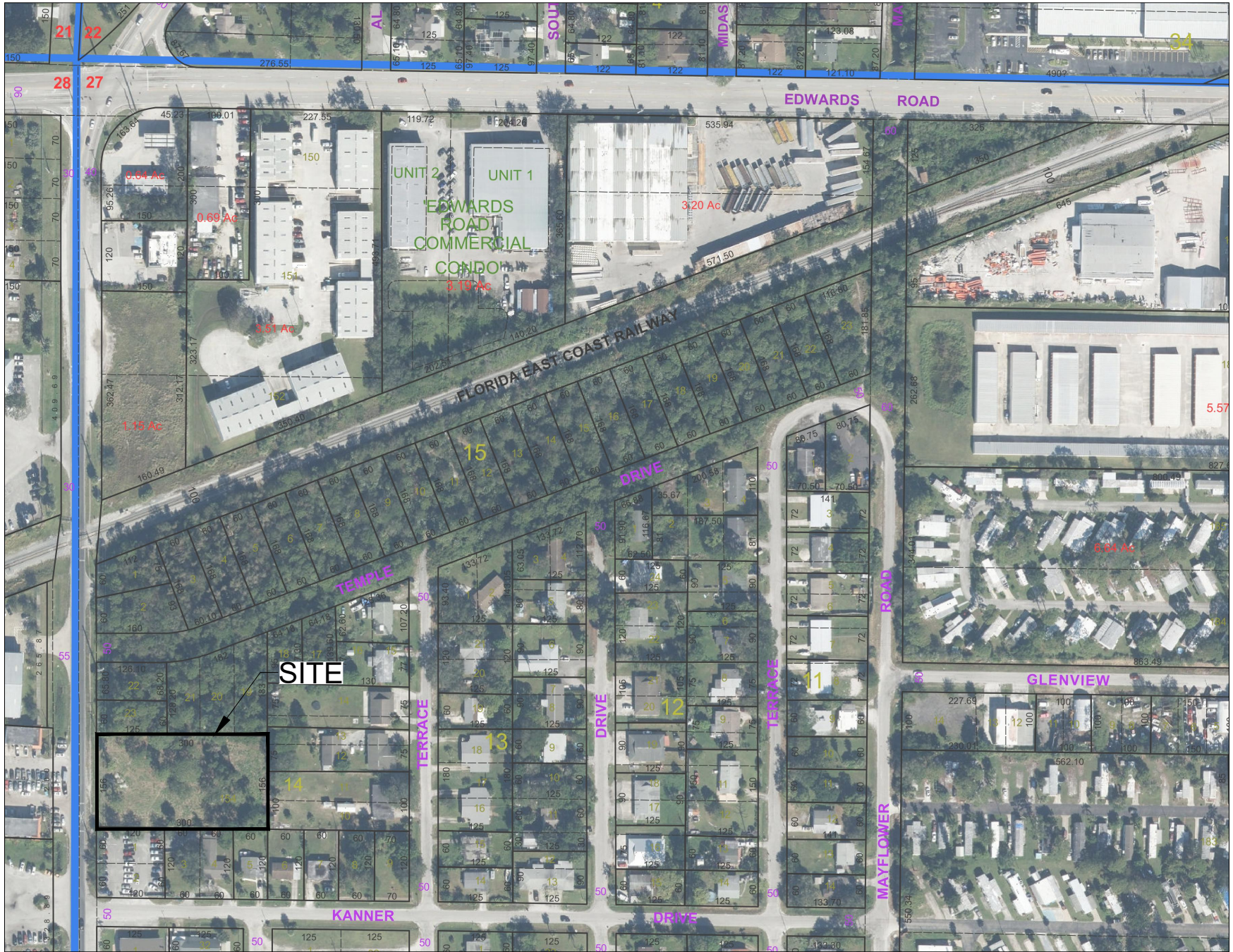


Rear Elevation
scale: 1/4" = 1'-0"

Steve LiCausi Design Group, Inc.
RESIDENTIAL DESIGNERS
4905 River Place, Ft. Pierce, FL, 34982
Office: (772) 785-6465

Oleander Properties of Ft. Pierce
St. Lucie County, Florida

| date | revision |
|------------|-------------------|
| 5/5/21 | Contractor Review |
| | |
| drawn | |
| s.i. | |
| checked | |
| s.i. | |
| date | 5/5/21 |
| scale | as noted |
| job number | 20058 |
| sheet | |



LOCATION MAP
N.T.S.

AREA LIGHT SERIES

OUTDOOR



407-478-3759
www.ilp-inc.com

FEATURES

- Slim Profile die-cast aluminum housing
- Factory Select Finishes: Bronze (BRZ), Black (BLK), Silver (SLV) & White (WHT)
- Custom colors finishes available
- Type II, III, IV, & VS optics available
- Optional Spill Light Control via Integral Shield (HSS)
- UPMB - Universal Pole Mounting Bracket (std.)
- 1.5G/3G ANSI C136.31-2010 mounting option available
- Toolless hinged drop down driver access
- 120-277V Universal Voltage or 347-480V High Voltage
- 0-10V Dimmable Driver (std.)
- Battery backup option available (56W, 90W)
- PIR Occupancy, Photocell, & Bi-Level Dimming Sensors Available
- 3-Pin & 7-Pin ANSI C136.41 Control Receptacle Options
- Wireless control integrated luminaire
- 3000K, 4000K & 5000K CCT
- >70 Color Rendering Index (CRI)
- Calculated L70 >100,000 hrs @ 25°C per TM-21-11
- IP66 Rated Luminaire
- Dark Sky Compliant^{1,2}
- 5 Year Warranty; 10 Year Optional Warranty
- ETL Listed for Wet Locations
- DesignLights Consortium® Premium Qualified Luminaire



¹ 3000K is IDA Listed

² Must select UPMB, ARM6, WMB, or HTMA mounting options to qualify



SUITABLE APPLICATIONS

- Parking Structures
- Roadways
- Parks
- Education
- Hospitals
- Car Dealerships
- Roadways
- Shopping Centers

ORDERING GUIDE:

| SERIES | WATTS | DRIVER | CCT | OPTIC | MOUNTING | FINISH ⁶ | WARRANTY |
|------------------|-------|--------------------------|-----|-------|------------------------|---------------------|-------------------------------|
| AL Area Light | 56W | U 120-277V | 50 | T2 | UPMB | BLANK | 5 Year |
| | 90W | HV ² 347-480V | 40 | T3 | UPMB/R | BLK | 10YR ^{14,15} 10 Year |
| | 110W | | 30 | T4 | ARM6-S | SLV | |
| | 150W | | | T5S | ARM6-Rx ³ | WHT | |
| | 190W | | | | AL-SLFP | CC | |
| | 225W | | | | AL-SB ⁴ | | |
| | 270W | | | | HTMA | | |
| | 375W | | | | WMB ⁴ | | |
| | | | | | LARGE-WMB ⁵ | | |

| OPTIONS | | CONTROLS | |
|-------------------------|--|-------------------------------------|---|
| Factory Installed | | BASIC - Factory Installed | |
| HSS ¹ | Integral House Side Shield | CR3P | Universal 3-Pin control receptacle |
| SP1 ^{7,8} | 10KA Max Univolt Surge Protector | CR7P ¹³ | Universal 7-Pin control receptacle ANSI C136.41 |
| SP2 ^{7,8} | 22KA Max Univolt Surge Protector | USB ¹¹ | Bluetooth User Select Bi-Level Dim Occ. Sensor |
| SP480V2 ⁷ | 20ka Max 347-480V Surge Protector | BDXX ¹² | Preset Bi-Level Dim Sensor (xx=% ex: 20,30) |
| FI/ILBCP05 ⁹ | 5W LED Factory Installed Battery Backup | BDXXPC ¹² | Preset Bi-Level Dim Sensor w/ photocell (xx=% ex: 20,30) |
| FUSE/SXXX | Single-line Voltage Fuse (120, 277 or 347V) | WLOS | PIR Occupancy Sensor |
| FUSE/DXXX | Dual-line Voltage Fuse (208, 240 or 480V) | | |
| SMLxxxx | Specified Lumen Output (xxxx = lumen output) | | |
| SD347 ^{4,8} | 347V Step Down Transformer | ADVANCED - Factory Installed | |
| SD480 ^{4,8} | 480V Step Down Transformer | SU/5S/LR/IL ^{2,8} | Enlighted 5S Individual Lighting (IL) Sensor with Control Unit |
| TPS/L | Tamperproof Fixture Latches | SU/5S/LR/CL ^{2,8} | Enlighted 5S Connected Lighting (CL) Sensor with Control Unit |
| TPS/FF | Tamperproof Screws Full Fixture | SU/5S/LR/IOT ^{2,8} | Enlighted 5S Internet of Things (IOT) Sensor with Control Unit |
| | | LPL/INT ^{2,8} | Limelight by Lutron Wireless Control System w/ Sensor (8-15ft) |
| | | LPM/INT ^{2,8} | Limelight by Lutron Wireless Control System w/ Sensor (15-30ft) |
| | | LPH/INT ^{2,8} | Limelight by Lutron Wireless Control System w/ Sensor (30-40ft) |
| | | IRTEC/W/B ^{2,7,12} | IR-TEC OS-NET Wireless Control System w/ Sensor |
| Ship with Accessories | | Ship with Accessories | |
| GS ¹ | External Glare Shield | PCU ⁸ | Electronic UNIV Photocell (120-277V) |
| SRP/281 | IR-TEC OS-NET Remote Sensor Configuration Tool | | |
| TLPC/UNIV | Photocell for use w/ CRxP option (120-277V) | | |
| TLPC/HV | Photocell for use w/ CRxP option (347V-480V) | | |

¹ Does not qualify for DLC

² Not available with SD347 or SD480 options

³ Must specify pole diameter (3"-6")

⁴ EXCLUDES 270W-375W

⁵ 270W-375W ONLY

⁶ Bronze, Black, Silver & White finishes are standard. Consult factory for pricing & availability of other finishes; subject to longer lead times

⁷ SP1/SP2 specified in combination w/ battery backups, separate surge protectors are required per electrical line

⁸ Not available with HV option

⁹ 56W-90W ONLY

¹¹ Requires bluetooth enabled device for programming (provided by others)

¹² Requires SRP/281 to program

¹³ Dimming leads will be wired to receptacle unless otherwise specified

¹⁴ Requires additional surge protection (SP1, SP2, SP480V2); For additional details see general terms and conditions

¹⁵ Contact Factory for more details

AREA LIGHT SERIES

OUTDOOR

| LED SYSTEMS INFO ¹ | | 3000K | | | 4000K | | | 5000K | | | Watts ² | DLC Listing | Replaces |
|-------------------------------|-------|-----------|----------|------------|-----------|----------|------------|-----------|----------|------------|--------------------|-------------|----------|
| Part Numbers | Optic | Lumens | Efficacy | BUG Rating | Lumens | Efficacy | BUG Rating | Lumens | Efficacy | BUG Rating | | | |
| AL-56W | T2 | 7,780 lm | 133 lm/W | B2-U0-G2 | 8,484 lm | 147 lm/W | B2-U0-G2 | 8,558 lm | 149 lm/W | B2-U0-G2 | 58 W | Premium | 250W MH |
| | T3 | 7,576 lm | 130 lm/W | B2-U0-G2 | 8,457 lm | 147 lm/W | B2-U0-G2 | 8,531 lm | 148 lm/W | B2-U0-G2 | | | |
| | T4 | 7,515 lm | 129 lm/W | B2-U0-G2 | 8,217 lm | 143 lm/W | B2-U0-G2 | 8,289 lm | 144 lm/W | B2-U0-G2 | | | |
| | T5S | 7,707 lm | 132 lm/W | B3-U0-G2 | 8,430 lm | 146lm/W | B2-U0-G2 | 8,505 lm | 148 lm/W | B3-U0-G2 | | | |
| AL-90W | T2 | 12,137 lm | 130 lm/W | B3-U0-G3 | 12,782 lm | 135 lm/W | B3-U0-G3 | 12,894 lm | 137 lm/W | B3-U0-G3 | 94 W | Premium | 250W MH |
| | T3 | 11,784 lm | 126 lm/W | B3-U0-G3 | 12,741 lm | 135 lm/W | B3-U0-G3 | 12,853 lm | 136 lm/W | B3-U0-G3 | | | |
| | T4 | 11,689 lm | 125 lm/W | B2-U0-G2 | 12,380 lm | 131 lm/W | B2-U0-G2 | 12,489 lm | 132 lm/W | B2-U0-G2 | | | |
| | T5S | 12,024 lm | 128 lm/W | B4-U0-G2 | 12,702 lm | 135 lm/W | B4-U0-G2 | 12,813 lm | 136 lm/W | B4-U0-G2 | | | |
| AL-110W | T2 | 16,640 lm | 147 lm/W | B3-U0-G3 | 17,584 lm | 156 lm/W | B3-U0-G3 | 17,739 lm | 158 lm/W | B3-U0-G3 | 113 W | Premium | 400W MH |
| | T3 | 16,205 lm | 143 lm/W | B3-U0-G3 | 17,528 lm | 156 lm/W | B3-U0-G3 | 17,682 lm | 157 lm/W | B3-U0-G3 | | | |
| | T4 | 16,074 lm | 142 lm/W | B3-U0-G3 | 17,031 lm | 151 lm/W | B3-U0-G3 | 17,181 lm | 153 lm/W | B3-U0-G3 | | | |
| | T5S | 16,485 lm | 145 lm/W | B4-U0-G2 | 17,473 lm | 155 lm/W | B4-U0-G2 | 17,627 lm | 157 lm/W | B4-U0-G2 | | | |
| AL-150W | T2 | 19,533 lm | 133 lm/W | B3-U0-G3 | 21,671 lm | 146 lm/W | B3-U0-G3 | 21,861 lm | 147 lm/W | B3-U0-G3 | 149 W | Premium | 400W MH |
| | T3 | 19,022 lm | 130 lm/W | B3-U0-G3 | 21,601 lm | 145 lm/W | B3-U0-G3 | 21,601 lm | 145 lm/W | B3-U0-G3 | | | |
| | T4 | 18,869 lm | 129 lm/W | B3-U0-G3 | 20,989 lm | 141 lm/W | B3-U0-G3 | 21,173 lm | 142 lm/W | B3-U0-G3 | | | |
| | T5S | 19351 lm | 132 lm/W | B4-U0-G2 | 21,534 lm | 145 lm/W | B4-U0-G2 | 21,723 lm | 146 lm/W | B4-U0-G2 | | | |
| AL-190W | T2 | 24,185 lm | 128 lm/W | B4-U0-G4 | 26,664 lm | 142 lm/W | B4-U0-G4 | 26,898 lm | 143 lm/W | B4-U0-G4 | 188 W | Premium | 600W MH |
| | T3 | 23,552 lm | 125 lm/W | B3-U0-G3 | 26,579 lm | 142 lm/W | B3-U0-G3 | 26,812 lm | 143 lm/W | B3-U0-G3 | | | |
| | T4 | 23,362 lm | 124 lm/W | B3-U0-G4 | 25,825 lm | 137 lm/W | B3-U0-G4 | 26,052 lm | 139 lm/W | B3-U0-G4 | | | |
| | T5S | 23,959 lm | 127 lm/W | B5-U0-G3 | 26,496 lm | 141 lm/W | B5-U0-G3 | 26,729 lm | 142 lm/W | B5-U0-G3 | | | |
| AL-225W | T2 | 28,370 lm | 124 lm/W | B4-U0-G4 | 30,326 lm | 131 lm/W | B4-U0-G4 | 30,592 lm | 135 lm/W | B4-U0-G4 | 232 W | Premium | 600W MH |
| | T3 | 27,688 lm | 120 lm/W | B3-U0-G4 | 30,229 lm | 131 lm/W | B3-U0-G4 | 30,495 lm | 135 lm/W | B3-U0-G4 | | | |
| | T4 | 27,405 lm | 119 lm/W | B3-U0-G4 | 29,372 lm | 127 lm/W | B3-U0-G4 | 29,630 lm | 131 lm/W | B3-U0-G4 | | | |
| | T5S | 28,166 lm | 122 lm/W | B5-U0-G3 | 30,135 lm | 130 lm/W | B5-U0-G3 | 30,400 lm | 134 lm/W | B5-U0-G3 | | | |
| AL-270W | T2 | 37,589 lm | 139 lm/W | B4-U0-G4 | 40,094 lm | 149 lm/W | B4-U0-G4 | 40,446 lm | 150 lm/W | B4-U0-G4 | 270 W | Premium | 1000W MH |
| | T3 | 36,605 lm | 136 lm/W | B4-U0-G4 | 39,966 lm | 148 lm/W | B4-U0-G4 | 40,317 lm | 150 lm/W | B4-U0-G4 | | | |
| | T4 | 36,310 lm | 135 lm/W | B4-U0-G5 | 38,833 lm | 144 lm/W | B4-U0-G5 | 38,655 lm | 147 lm/W | B4-U0-G5 | | | |
| | T5S | 37,238 lm | 138 lm/W | B5-U0-G5 | 39,842 lm | 148 lm/W | B5-U0-G5 | 39,630 lm | 150 lm/W | B5-U0-G5 | | | |
| AL-375W | T2 | 48,914 lm | 128 lm/W | B5-U0-G5 | 52,323 lm | 137 lm/W | B5-U0-G5 | 52,783 lm | 138 lm/W | B5-U0-G5 | 383 W | Premium | 1000W MH |
| | T3 | 47,634 lm | 125 lm/W | B4-U0-G5 | 52,156 lm | 136 lm/W | B4-U0-G5 | 52,614 lm | 137 lm/W | B4-U0-G5 | | | |
| | T4 | 47,250 lm | 124 lm/W | B4-U0-G5 | 50,677 lm | 132 lm/W | B4-U0-G5 | 51,122 lm | 134 lm/W | B4-U0-G5 | | | |
| | T5S | 48,457 lm | 127 lm/W | B5-U0-G4 | 51,993 lm | 136 lm/W | B5-U0-G4 | 52,450 lm | 137 lm/W | B5-U0-G4 | | | |

¹Values are nominal, see IES file for more detail

²Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

EPA RATINGS

| | ARM6-S | UPMB | HTMA | AL-SLPF | AL-SB |
|--|----------------------|----------------------|----------------------|----------------------|----------------------|
| SMALL: AL-56W & 90W | 0.61 ft ² | 0.76 ft ² | 0.58 ft ² | 0.71 ft ² | 0.60 ft ² |
| MEDIUM: AL-110W, 150W, 190W, & 225W | 0.77 ft ² | 0.92 ft ² | 0.73 ft ² | 0.84 ft ² | 0.76 ft ² |
| LARGE: AL-270W & 375W | 1.03 ft ² | 1.17 ft ² | 0.98 ft ² | 1.10 ft ² | NA |

| WEIGHT |
|-------------|
| 17lb |
| 23lb - 26lb |
| 40lb |

* EPA Ratings listed assume fixture is mounted horizontally. For adjustable mounting options, EPA will vary with selected angle.

AREA LIGHT SERIES

OUTDOOR

SPECIFICATIONS

CONSTRUCTION

The AL series features a slim profile die-cast aluminum housing available in 3 different sizes for a fully scalable solution. The versatile 8 optional mounting methods allows for easy installation while the toolless swappable hinged door allows for quick drop down driver access for maintenance. The fully gasketed housing is IP66 rated for whole luminaire ingress protection. The AL Series is protected with a durable bronze polyester powder coat finish to withstand extreme weather changes without cracking or peeling. Alternate standard or custom finishes are wet painted over the bronze powdercoat.

ELECTRICAL

High-performance driver features over-voltage, under-voltage, short circuit and over temperature protection. 0-10V dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac). L70 >100,000 hrs. in accordance of IESNA TM-21-11 projected values at 25°C Ambient temperature. Total harmonic distortion: <20%. Power factor: >0.90. Input power stays constant over life. Minimum 6kV surge rating meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2). Additional protection is available in 10kV and 20kV options. Optional 120-277V standard battery backups and CEC Title 20 compliant battery backups are available in the small size housing (56W-90W). The 90-minute batteries provide constant power to the LED system, ensuring code compliance and a test switch/indicator button is installed on the housing for ease of maintenance.

INSTALLATION

The versatile AL series comes with 8 optional mounting methods. The 1.5G rated quick mount standard UPMB or UPMB/R arm allows for pole mounting to any square or 4-5" round poles and is slotted to install onto any pole with a vertical mounting pattern between 2"-4 $\frac{1}{8}$ ". The 1.5G rated ARM6-S or ARM6-Rx allows for pole mounting to any square or 3"-6 $\frac{1}{2}$ " round poles. The 3G rated HTMA is designed for straight horizontal 2"(2 $\frac{3}{8}$ " OD) mast arms. The 1.5G rated Adjustable Slip fitter (AL-SLPF) mounts to any vertical or horizontal tenon 2" pipe (2 $\frac{3}{8}$ " OD) allowing for tilting the AL up to 70° from horizontal plane. The trunnion bracket (AL-SB) enables the AL to be used for general flood applications and can tilt the AL series up to 70° from the horizontal plane (56W-225W only). The Wall mount bracket allows for easy installation to any vertical wall surface. All mounting methods are provided with a 3-wire 3' outdoor rated cord is provided for wiring. 5-wire cord optional for external dimming, consult factory.

WARRANTY

5 Year Warranty Standard; 10Y Year Warranty Optional ([Terms and Conditions apply](#)).

OPTICS

The IP66 silicone gasket sealed optical chamber utilizes proprietary polycarbonate refractive optics to provide exceptional coverage and uniformity in IES Types 2, 3, 4, & 5S. Available in 5000K, 4000K, and 3000K, color temperatures per ANSI C78.377. Minimum CRI of 70. The optical integrated House side shield (HSS) option allows for improved back-light control without any large shields taking away from the site. The AL series produces Zero uplight and is IDA listed in 3000K color temperature. Optional field installed 3-sided glare shield accessory is available for on-site external house side protection.

THERMAL

The AL Series features an array of High-efficacy LED's mounted on a metal core circuit board. The LED boards are mounted directly to the cast aluminum housing with heat dissipating fins to provide excellent thermal performance extending the life of electronic components. Operating Ambient Temperature: -40°C to +50°C (-40°F to 122°F). Operating temperature for standard and CEC Compliant battery backup: -0°C to +50°C (-32°F to +122°F).

CONTROLS

Standalone Controls: Two ½" NPT apertures allow for field installed 120-277V universal electronic pencil photocells. Factory installed 3-Pin & 7-Pin ANSI C136.41 Control Receptacle Options available. Twist lock photocells sold separately (See accessories). Optional PIR sensors available installed in housing hinged door. Sensors provide optional on/off control, photocell capability, bi-level dimming, and bluetooth configuration allows for on-site modifications.

Wireless Control Systems: The AL Series is wireless mesh controls ready with IR-TEC, Enlighted, and Lutron Limelight wireless control platforms. Available with and without PIR sensors. Inquire with factory for more information or for additional controls options, including customer supplied items.

CERTIFICATIONS

ETL Listed for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards. BAA compliant. RoHS Compliant. IDA compliant; with 3000K color temperature selection. Title 24 Compliant; see local ordinance for qualification information. IP66 rated Luminaire per IEC 60598. IP66 rated optical chamber. DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

AREA LIGHT SERIES

OUTDOOR

OPTIONS



HSS

Integral House Side Shield

Delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. Shown with Medium AL-110W - 225W



GS

External Glare Shield

3-sided field installable external glare shield. Shown with Medium AL-110W - 225W



UPMB (/R)

Square or 4-5" Round Universal Pole Mounting Bracket



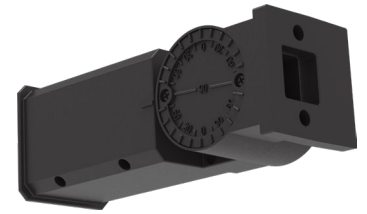
WMB

Wall Mount Bracket (56W-225W)



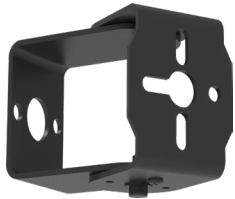
LARGE-WMB

Large Wall Mount Bracket (270W-375W)



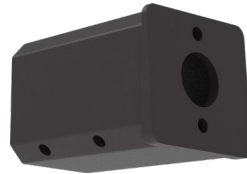
AL-SLPF

Adjustable Slip Fitter



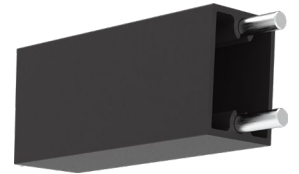
AL-SB

Swivel Bracket (56W-225W)



HTMA

Horizontal Tenon Mount Adaptor

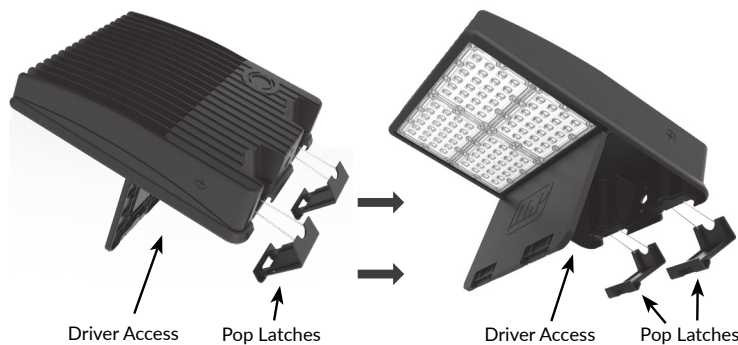


ARM6-S (Rx)

6" Straight Arm Adaptor for Square or Round Pole 3"-6", (must specify diameter)

ADDITIONAL FEATURES

TOOLLESS DRIVER ACCESS



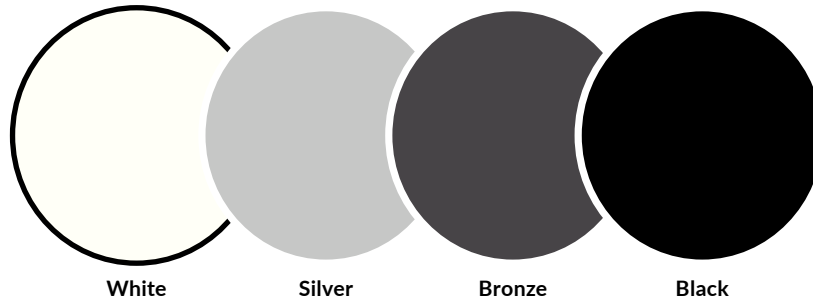
Shown with Medium AL-110W - 225W

AREA LIGHT SERIES

OUTDOOR

ADDITIONAL FEATURES CONT'D

FACTORY SELECT FINISH GUIDE

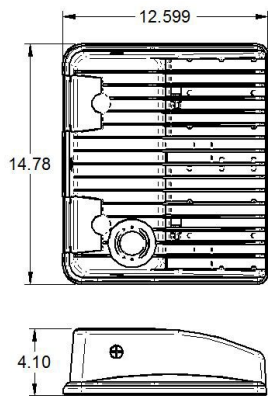


| COLOR NAME AND DESCRIPTION | | SHEEN | PRICING |
|----------------------------|----------------------------------|------------|----------|
| WHT | - ILP White | SEMI GLOSS | Standard |
| SLV | - ILP Silver - Ultrasonic Chrome | GLOSS | Standard |
| BRZ | - ILP Bronze | SEMI GLOSS | Standard |
| BLK | - ILP Black | SEMI GLOSS | Standard |

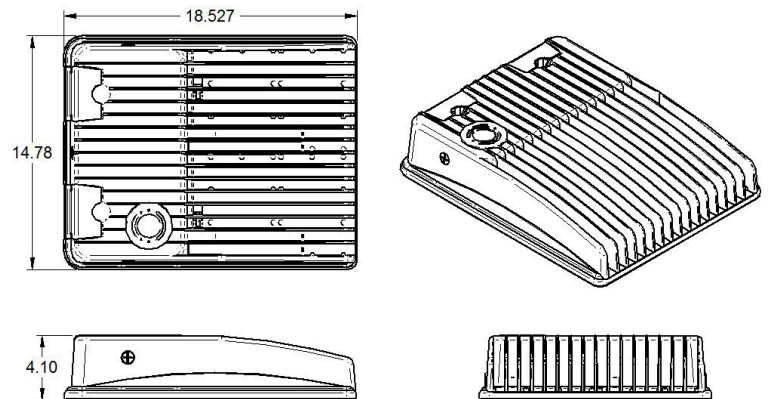
COLORS SHOWN ABOVE ARE TO BE USED AS REFERENCE, NOT EXACT MATCH. PLEASE REQUEST PAINT CHIPS FOR EXACT MATCH.

LINE DRAWINGS

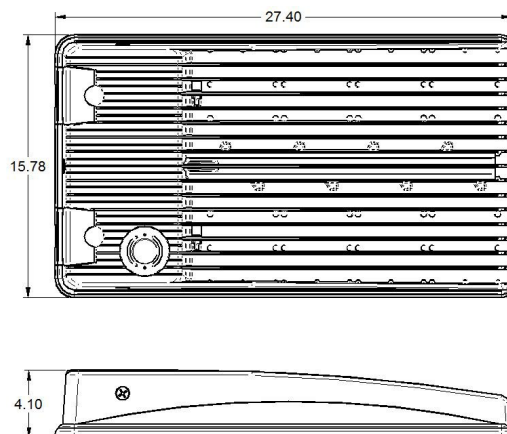
SMALL: 56W-90W



MEDIUM: 110W-225W



LARGE: 270W-375W

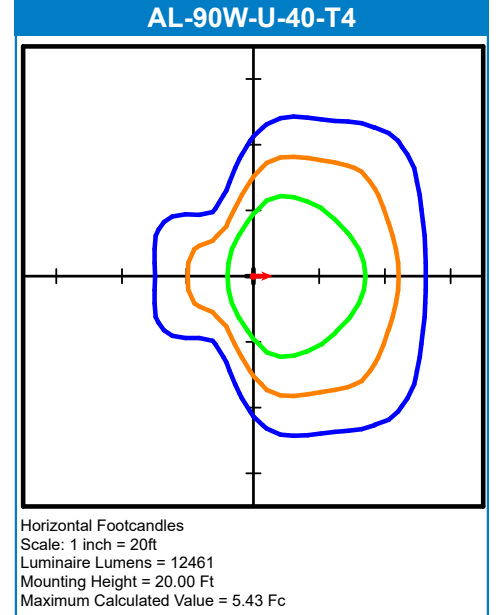
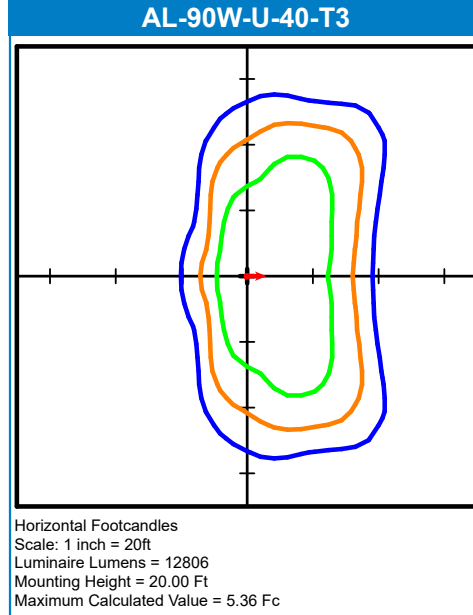
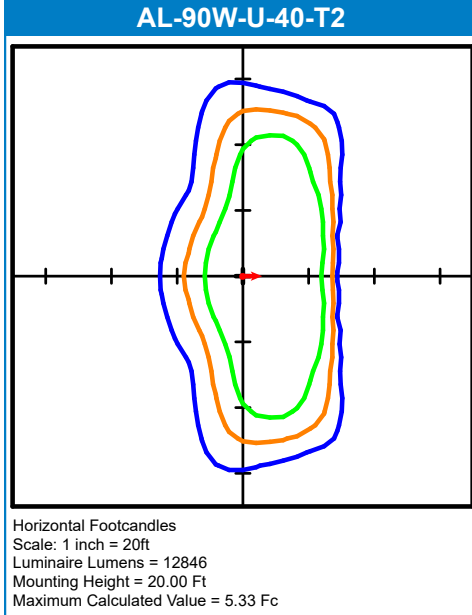
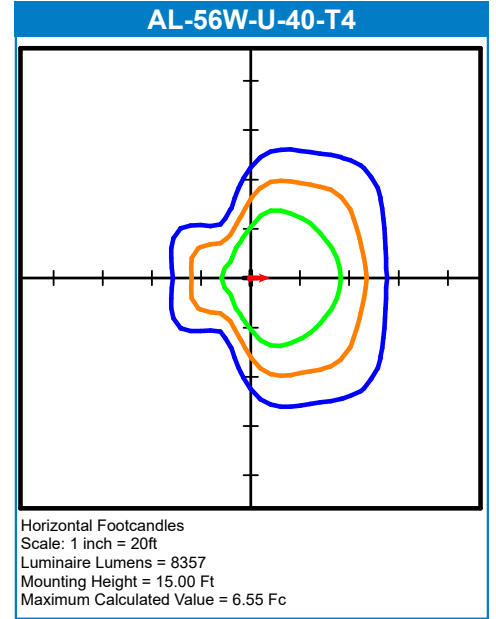
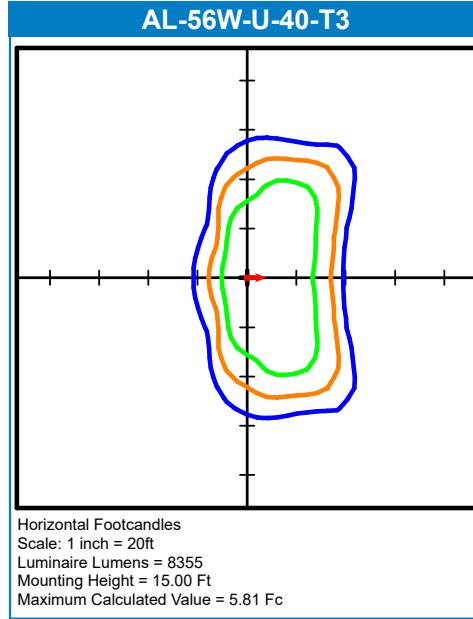
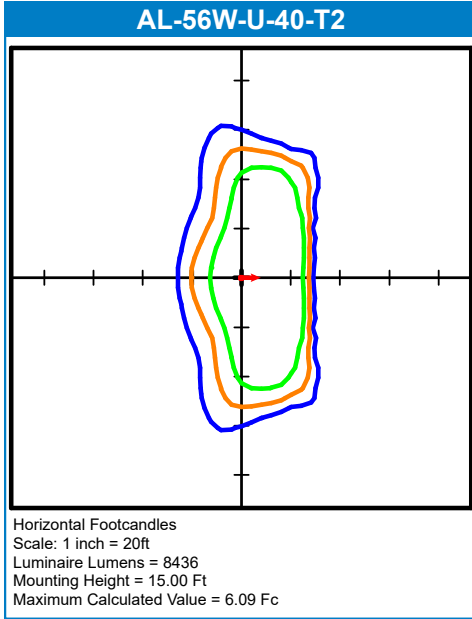


AREA LIGHT SERIES

OUTDOOR

PHOTOMETRIC REPORTS

Photometric values based upon tests performed in compliance with LM-79. IES files can be downloaded at www.ilp-inc.com
Blue = .5 fc, Orange = 1 fc, & Green = 2 fc

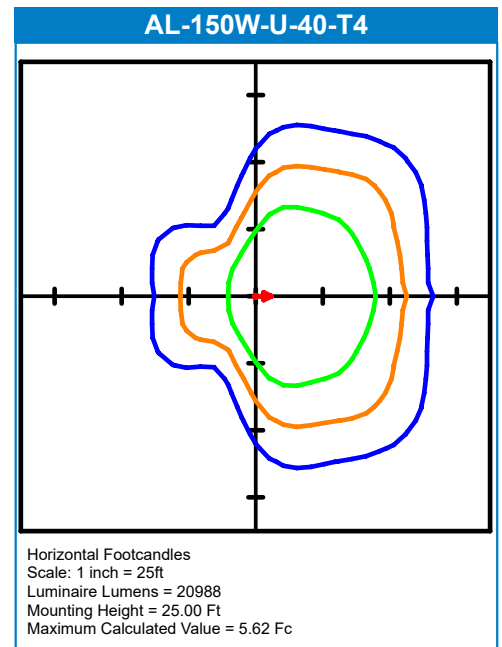
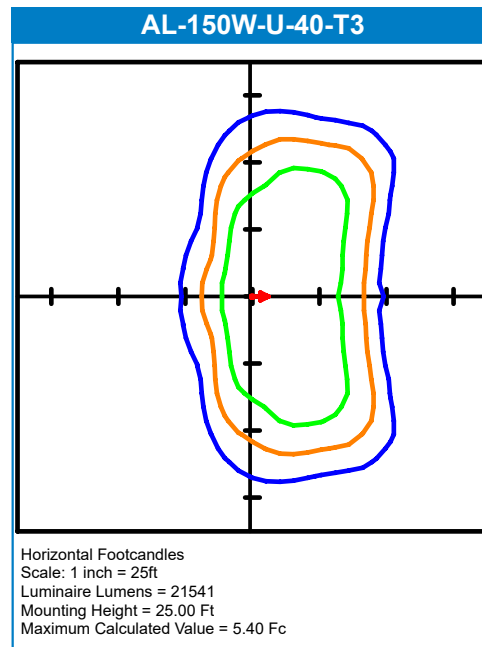
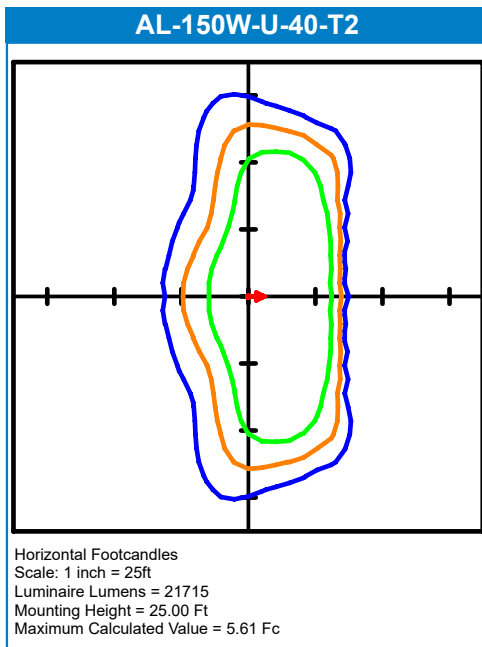
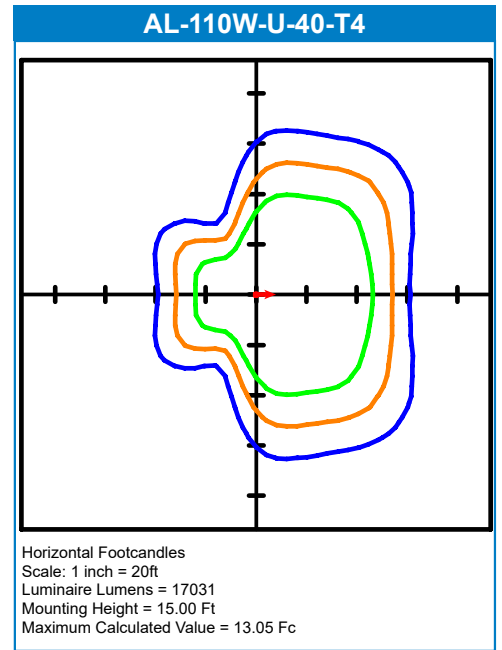
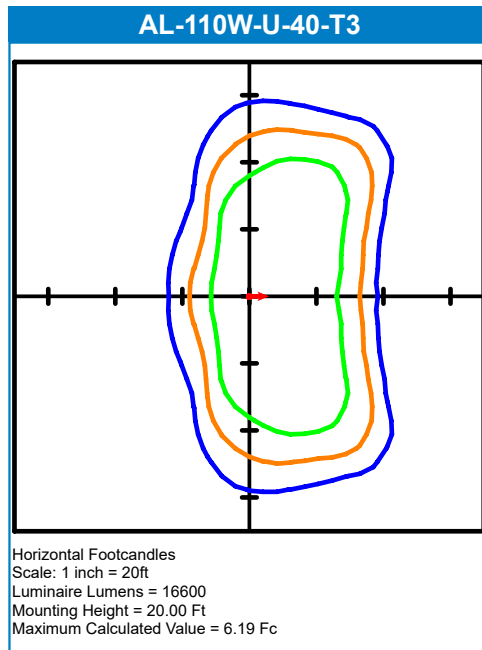
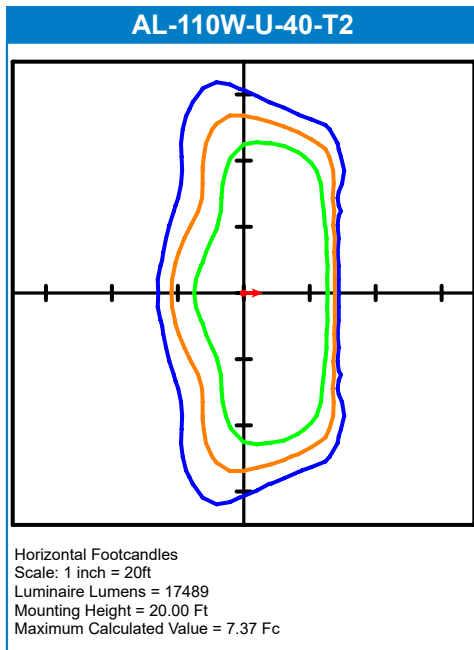


AREA LIGHT SERIES

OUTDOOR

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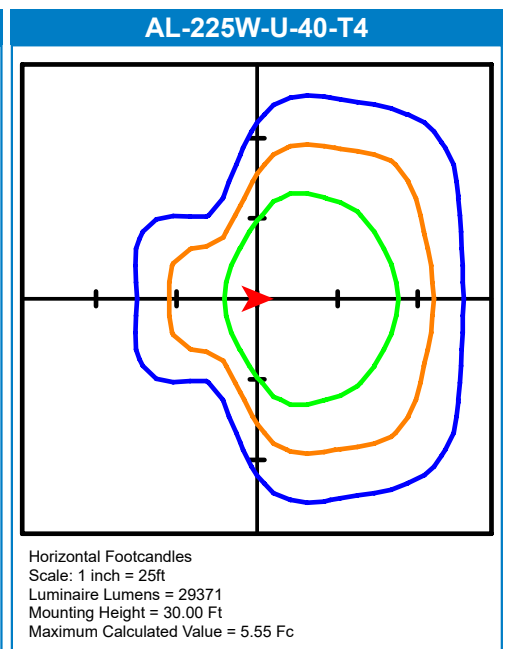
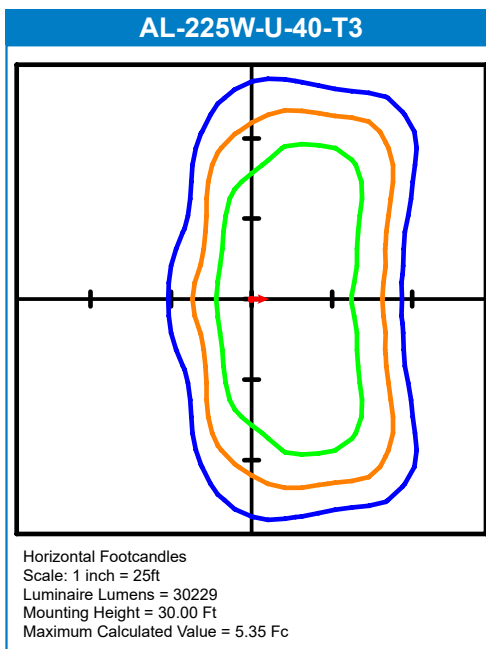
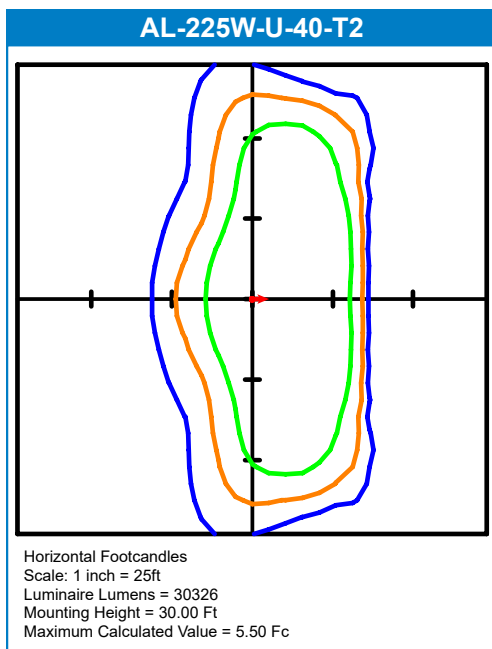
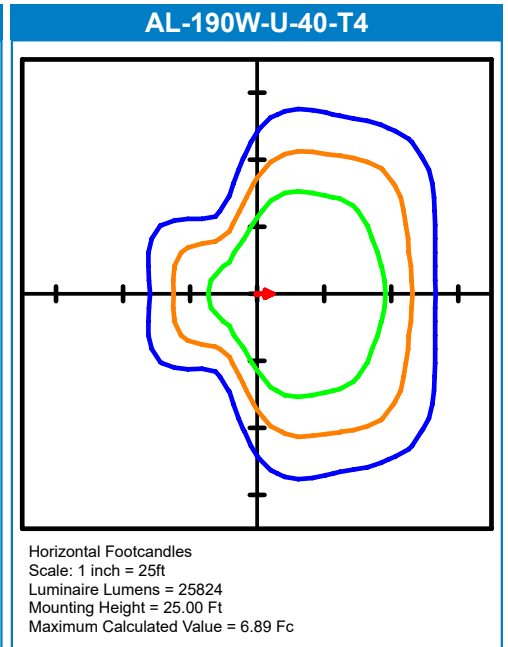
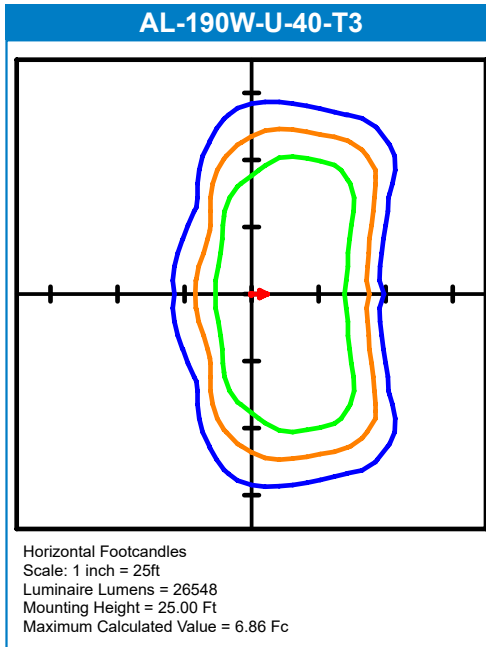
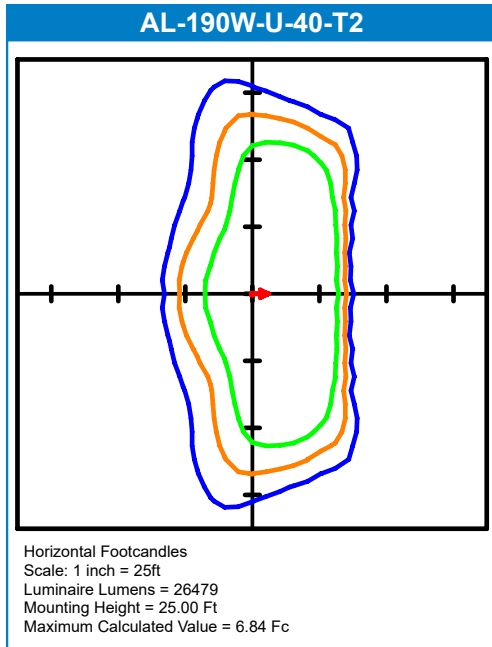


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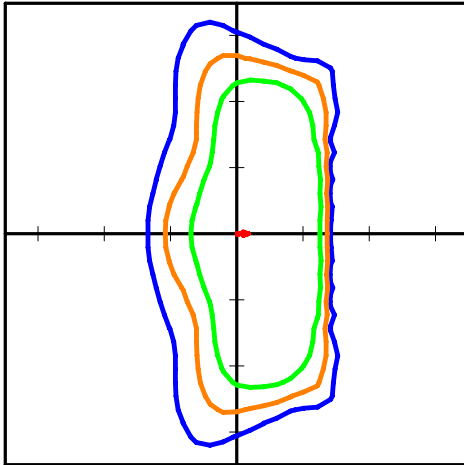
AREA LIGHT SERIES

OUTDOOR

PHOTOMETRIC REPORTS

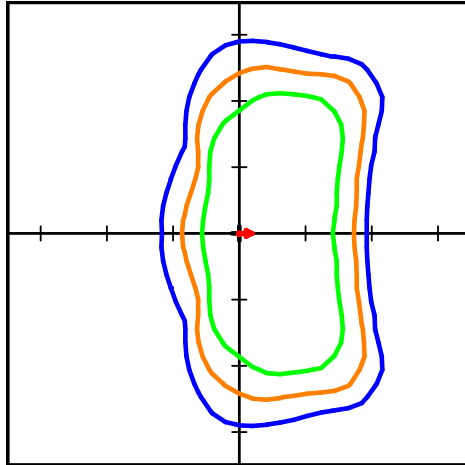
Photometric values based upon tests performed in compliance with LM-79. IES files can be downloaded at www.ilp-inc.com
Blue = .5 fc, Orange = 1 fc, & Green = 2 fc

AL-270W-U-40-T2



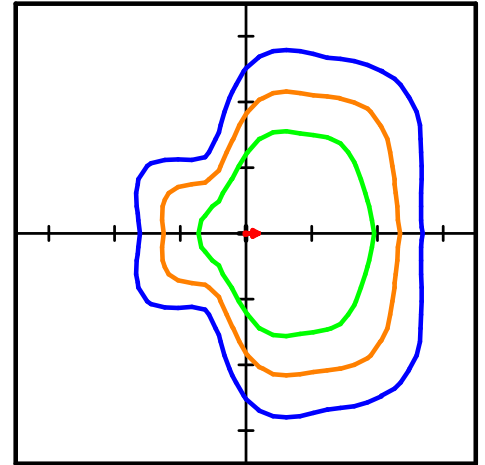
Horizontal Footcandles
Scale: 1 inch = 20ft
Luminaire Lumens = 40930
Mounting Height = 30.00 Ft
Maximum Calculated Value = 7.53 Fc

AL-270W-U-40-T3



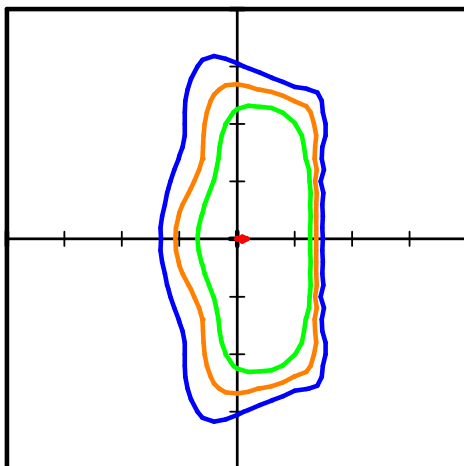
Horizontal Footcandles
Scale: 1 inch = 30ft
Luminaire Lumens = 40520
Mounting Height = 30.00 Ft
Maximum Calculated Value = 7.22 Fc

AL-270W-U-40-T4



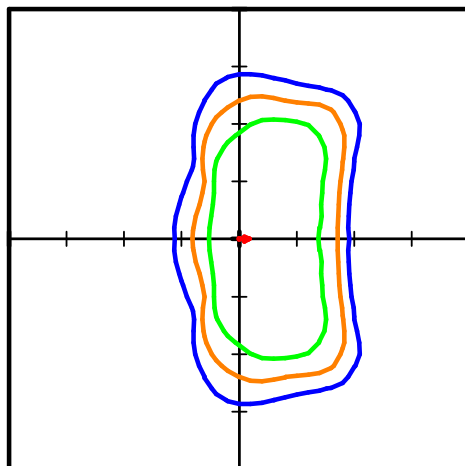
Horizontal Footcandles
Scale: 1 inch = 30ft
Luminaire Lumens = 38832
Mounting Height = 30.00 Ft
Maximum Calculated Value = 7.22 Fc

AL-375W-U-40-T2



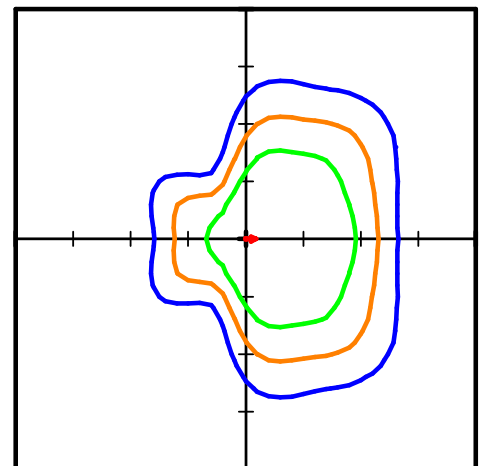
Horizontal Footcandles
Scale: 1 inch = 40ft
Luminaire Lumens = 52278
Mounting Height = 35.00 Ft
Maximum Calculated Value = 7.01 Fc

AL-375W-U-40-T3

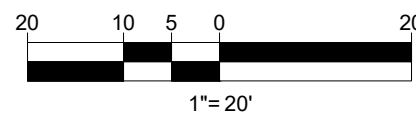
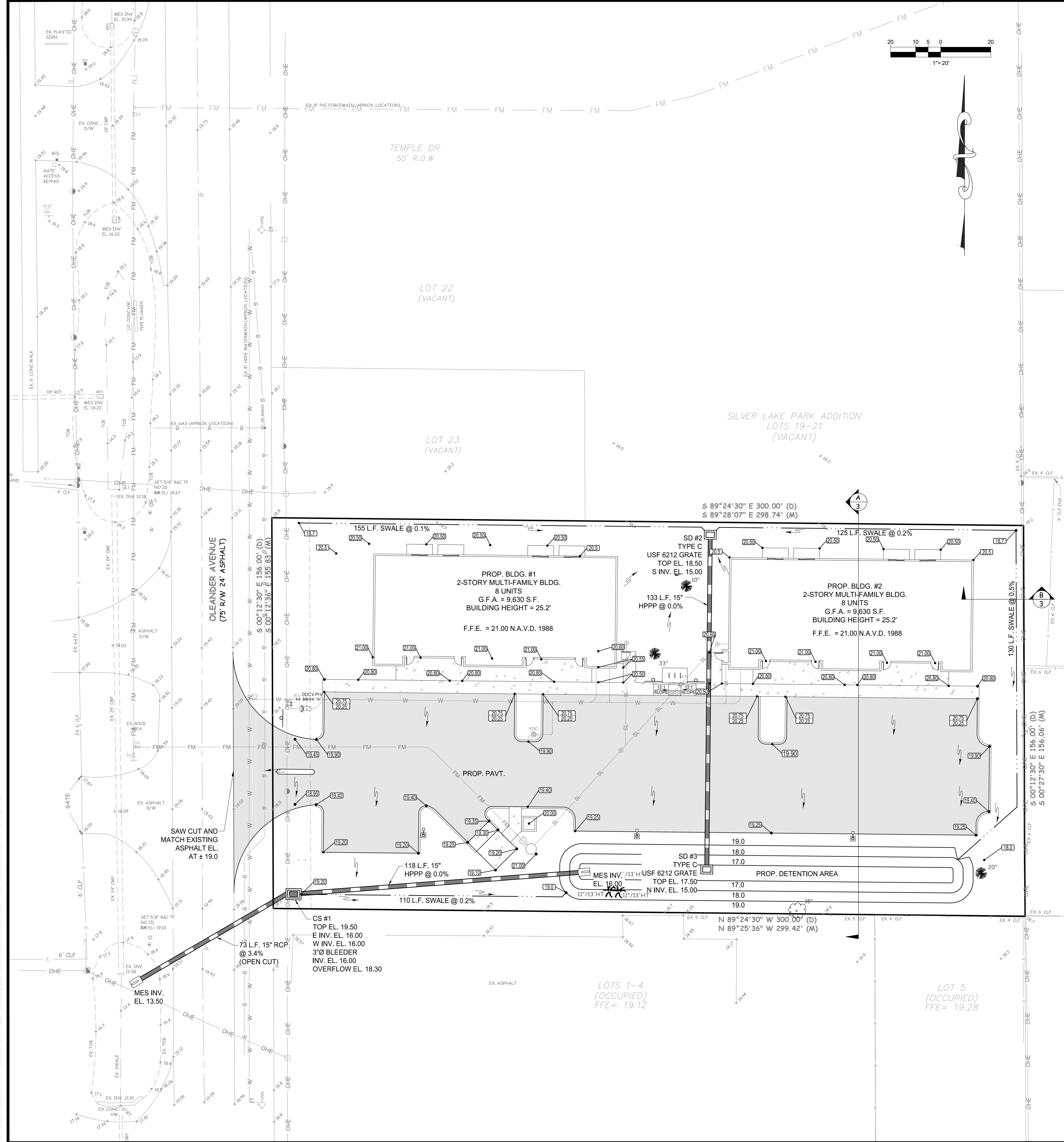


Horizontal Footcandles
Scale: 1 inch = 40ft
Luminaire Lumens = 52158
Mounting Height = 35.00 Ft
Maximum Calculated Value = 7.18 Fc

AL-375W-U-40-T4



Horizontal Footcandles
Scale: 1 inch = 40ft
Luminaire Lumens = 50676
Mounting Height = 35.00 Ft
Maximum Calculated Value = 6.91 Fc



GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE PRIOR TO BIDDING WORK AND SHALL TAKE INTO CONSIDERATION ANY OMISSIONS, UNDERGROUND UTILITIES, OR OTHER ITEMS AFFECTING THE INSTALLATION OF PAVING, DRAINAGE, AND UTILITIES. SHOULD UNCHARTED OR INCORRECTLY CHARTED UTILITIES OR OTHER ITEMS BE ENCOUNTERED DURING CONSTRUCTION, CONSULT ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS. REPAIR DAMAGED UTILITIES OR OTHER ITEMS TO SATISFACTION OF UTILITY OWNER AND ENGINEER OF RECORD.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS, CODES, AND ORDINANCES, INCLUDING OSHA AND FDOT SPECIFICATIONS, LATEST EDITION UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER IN WRITING.
3. LOCATION AND SIZES OF ALL EX. UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR EXACT FIELD LOCATION AND SIZES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION TO ALLOW FOR PIPE RECONFIGURATION IF NEEDED. THE CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
4. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING WORK.
5. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
6. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS / LICENSES PRIOR TO COMMENCING WORK.
7. THE CONTRACTOR SHALL KEEP COPIES OF ALL PERMITS, PLANS, AND SPECIFICATIONS ON SITE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER OF RECORD ON ALL SUB GRADE AND BASE. TESTS SHALL BE PREPARED IN ACCORDANCE WITH AASHTO T-190 METHOD AT ALL AREAS OF DISTURBED ASPHALT & PIPE TRENCHING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE RESULTING FROM HIS OPERATIONS, TO EXISTING PAVEMENT, SWALES, ETC.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIALS THAT OCCUR DURING AFORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE AND IN A TIMELY MANNER.
11. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
12. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTIONS AND/OR TESTING.
14. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AS-BUILT SURVEYS CERTIFIED BY A LICENSED SURVEYOR UPON COMPLETION OF CONSTRUCTION AND SCHEDULE A FINAL INSPECTION WITH THE ENGINEER OF RECORD.
15. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED. THE CONTRACTOR SHOULD NOTIFY THE COUNTY SURVEYOR WITHOUT DELAY BY TELEPHONE.
16. IF HARDPAN IS ENCOUNTERED WITHIN RETENTION AREA OR SWALES, IT SHALL BE REMOVED AND REPLACED WITH A GRANULAR MATERIAL.
17. IF MUCK OR ANY OTHER UNSUITABLE MATERIAL IS ENCOUNTERED, THE MATERIAL SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH A GRANULAR MATERIAL AND COMPACTED TO DENSITIES SUFFICIENT TO ACCOMMODATE THE INTENDED USE.
18. TEMPORARY DRAINAGE SHALL BE PROVIDED DURING CONSTRUCTION TO ELIMINATE ANY FLOODING OF PRIVATE PROPERTY.
19. ANY DRAINAGE PROBLEMS CREATED BY CONSTRUCTION, OR EXISTING BEFORE CONSTRUCTION AND NOT ALLEVIATED AS PART OF THE PROPOSED IMPROVEMENTS, SHOULD BE BROUGHT TO THE ATTENTION OF THE GOVERNING AUTHORITY AND THE ENGINEER OF RECORD.
20. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT EXISTING TREES SHOWN TO REMAIN. IF ANY TREES MARKED TO BE REMOVED CAN BE SAVED, THE CONTRACTOR SHALL SAVE SAID TREES. SHOULD ADDITIONAL TREES NEED TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO REMOVING SAID TREES.
21. IF EXCAVATED FILL MATERIAL IS REUSABLE, STOCKPILE EXCESS FOR USE IN LANDSCAPED AREAS.
22. UNUSABLE CLEARED MATERIAL SHALL BE REMOVED FROM SITE AND HAULED TO AN APPROVED DISPOSAL SITE. AS AN ALTERNATIVE, BURNING ON SITE WILL BE ALLOWED WITH PROPER PERMITS. LOCATION OF BURN SITE SHALL BE APPROVED BY OWNER.
23. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. ALL EXISTING SIGNAGE, PAVEMENT MARKINGS, ABOVE GROUND APPURTENANCES, ETC. SHALL BE RESTORED IN KIND.
24. WHEN PAVEMENT IS SHOWN NEXT TO A CURB OR SIDEWALK, THE ELEVATION OF THE TOP OF CURB OR SIDEWALK IS 6" ABOVE THE PAVEMENT, UNLESS INDICATED AS FLUSH. IN SOME CASES, BOTH ELEVATIONS ARE SHOWN FOR ADDITIONAL CLARITY.
25. ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED.
26. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI UNLESS OTHERWISE NOTED.
27. ALL WATER FLUSHED FROM MAINS SHALL BE DIRECTED AS APPROVED BY THE ENGINEER OF RECORD.
28. NO WATER OR SEWER SERVICE IS TO BE SUPPLIED, UNTIL A LETTER OF CLEARANCE IS RECEIVED FROM FDEP, IF APPLICABLE.
29. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AND THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX #600", LATEST EDITIONS.
30. EROSION AND SEDIMENT CONTROL - CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL USING THE LATEST F.D.O.T. STANDARDS. BALED HAY, STRAW, AND SILTATION BARRIERS WILL BE INSTALLED WHERE NEEDED TO PREVENT SILTATION OF ADJACENT PROPERTY, PUBLIC RIGHT-OF-WAY, WETLANDS AND WATERWAYS. THESE WILL REMAIN IN PLACE UNTIL GRASSING OR SODDING HAS BEEN COMPLETED OR UNTIL SILTATION AND EROSION ARE NO LONGER A THREAT TO ADJACENT PROPERTY AND WATERWAYS.
31. ALL BERMS AND GRASSED AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ABOVE REFERENCED SPECIFICATIONS UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER OF RECORD.



REVISIONS:

| BY: | DATE: | COMMENT: |
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PROJECT:
OLEANDER MULTI-FAMILY
CITY OF FORT PIERCE, FLORIDA

CLIENT:
OLEANDER PROPERTIES

M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
6/3/21

PROJECT No.: 20-1021
DRAWN BY: RR
CHECKED BY: RR
DATE: 10/06/2020
CAD I.D.: 20-1021 - PGD PLAN

SHEET TITLE:
PAVING GRADING & DRAINAGE PLAN

SHEET NUMBER:
02



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