THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: TECHNICAL REVIEW COMMITTEE

FROM: BRANDON C. CREAGAN, MCRP, LEED GREEN ASSOCIATE, SENIOR PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-07000016

DATE: AUGUST 5, 2021

Development & Design Review – Flagship Storage – Jenkins & Okeechobee

Attached is an Application for Development Review (Site Plan/Conditional Use) and Design Review for property located north of the Okeechobee & Jenkins Road intersection. The applicant is proposing to construct a 3-story building totaling 93,840 square feet along with two 1-story buildings that will be 11,960 square feet combined. There is also a 6,300 square foot area that is proposed for covered RV parking spaces. The two properties are approximately 4.73 acres in size The City Zoning is General Commercial (C-3) and the Future Land Use is General Commercial (GC). The parcel IDs for the properties are 2419-603-0003-000-4 & 2419-603-0004-000-1.

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 August 17, 2021.

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

Thank you.

Brandon C. Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location Jenkins Road

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

Project description Development includes a 3-story storage building totaling 93,840 sf, and two 1-story storage buildings totaling 11,960 sf with site associated improvements. Site plan also proposes 6,300 sf of covered RV parking spaces.

NNN/1031 # 16 Jenkins LLC	Engineering Design & Construction, Inc. (Brad Currie, VP)
Property Owner(s)	**Applicant/Representative, Title, Company**
2 Towne Square, Suite 900	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Southfield MI 48076-3761	Port St. Lucie FL 34987
City State Zip	City State Zip
561-630-6110	772-462-2455
Phone Number	Phone Number
Kgeller@ramrealestate.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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. LUCIE

The foregoing instrument was acknowledged before me this 30th day of June, 20 21, by Bradley T. Currie (authagent) 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

(seal)

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____Date _____

Comments_____

_____

_____

_____

Fees_____Control #_____B. Permit #_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

Non-Residential: Proposed Sq. Ft.: 112,100 sf Residential: Proposed Units:_____

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

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

Application Outlook

Site Plan submittal requirements:

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

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location Jenkins Road, North of Okeechobee

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

Project Description Development of a 3-story storage building totaling 93,840 sf, two (1) story storage buildings totaling 11,960 sf and 6,300 sf of covered RV parking spaces with associated site improvements.

NNN/1031 # 16 Jenkins, LLC	Engineering Design & Construction, Inc. (Brad Currie, VP)
Property Owner(s)	Applicant/Representative, Title, Company
2 Towne Square, Suite 900	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Southfield MI 48076-3761	Port St. Lucie, FL 34987
City State Zip	City State Zip
561-630-6110	772-462-2455
Phone Number	Phone Number
Kgeller@ramrealestate.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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 30th day of June, 2021, by Bradley J. Currie (auth. 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
(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.

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

AGENT CONSENT FORM

Project Name: Jenkins & Okeechobee

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

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

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

FURTHER AFFIANT SAYETH NOT.

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

Notary Signature

Karen D. Geller
Printed Name of Notary

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

My commission expires

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

Owner's Name

4801 PGA Boulevard
Street Address

Palm Beach Gardens, FL 33418
City, State, Zip

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

Flagship
COMPANIES GROUP

AGENT CONSENT FORM

Project Name: Jenkins & Okeechobee

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

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

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

FURTHER AFFIANT SAYETH NOT.

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

Notary Signature

Carly S. Ervin

Printed Name of Notary

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

October 17, 2022
My commission expires

Phillip C. Hollis

Owner's Agent Signature

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

Owner's Agent Name

1190 Business Center Drive #2000

Street Address

Lake Mary, FL 32746

City, State, Zip

phillip@pmjs.com, 407-832-6444

Telephone / Email

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

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

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

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

[Space Above This Line For Recording Data]

Special Warranty Deed

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

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

By: Mark Schwimmer
Mark Schwimmer, as Manager

Witness Name: MARIA J. KIRSCHNER

Witness Name: Olga L. Perez

State of Florida
County of Miami Dade

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

[Notary Seal]

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

Notary Public

Printed Name: **Mary W. Kurlansik**

My Commission Expires: _____

Exhibit "A"

(Jenkins 70 Partners LLC):

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

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

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

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

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

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

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

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

TOGETHER WITH:

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

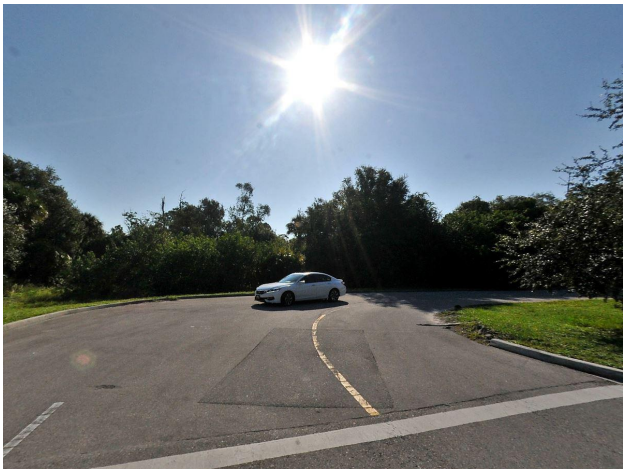
TOGETHER WITH:

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

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, April 8, 2021

Parcel Report



Parcel

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

Owner

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

Overview

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

Legal Description

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

Value History

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

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

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

Improvements

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

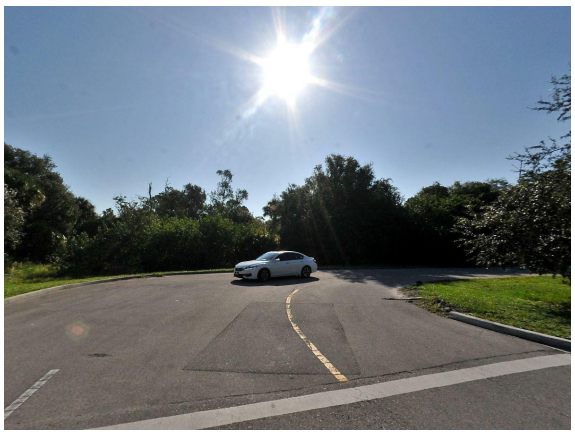
Land Lines

Line Number	Units	Unit Type
1	140,536	SqFt

Sales History

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

Photos

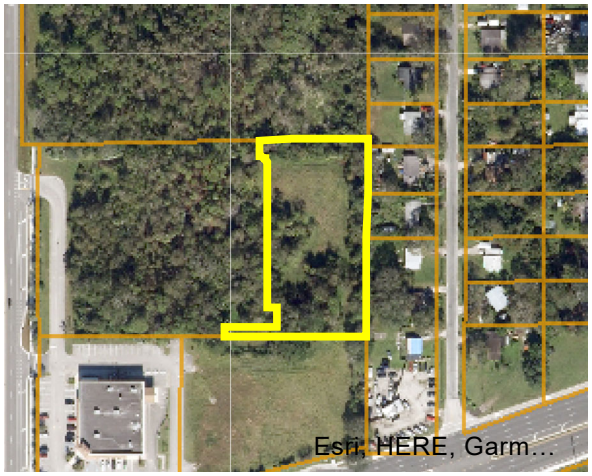


Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, April 8, 2021

Your report is loading.

Parcel Report



Parcel

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

Owner

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

Overview

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

Legal Description

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

Value History

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

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

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

Improvements

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

PROJECT NARRATIVE & COVER LETTER
Flagship Storage
Development, Design, Concurrency & Conditional Use Review
June 18, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request approval of a project known as Flagship Storage. The project includes the construction of approximately 105,800 sf of self-storage along with a covered 6,300 sf RV Storage area with associated site improvements. The subject parcels are noted below are located on the east side of Jenkins Road north of Okeechobee Road in the City of Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels can be identified in the below table:

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

The subject parcels have a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial Zone (C-3). The petitioner is proposing a three (3) story self-storage building with associated site improvement.

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

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

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

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

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

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

Development Review:

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

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

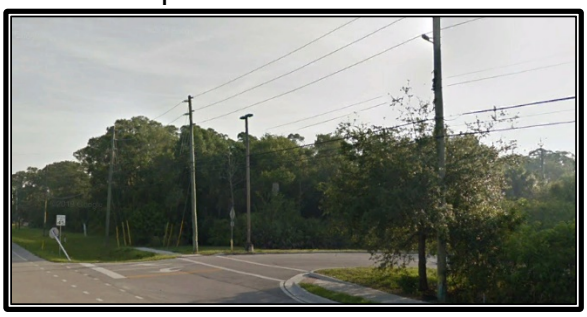
Design Narrative:

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

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

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

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



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

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

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

Concurrency Review:

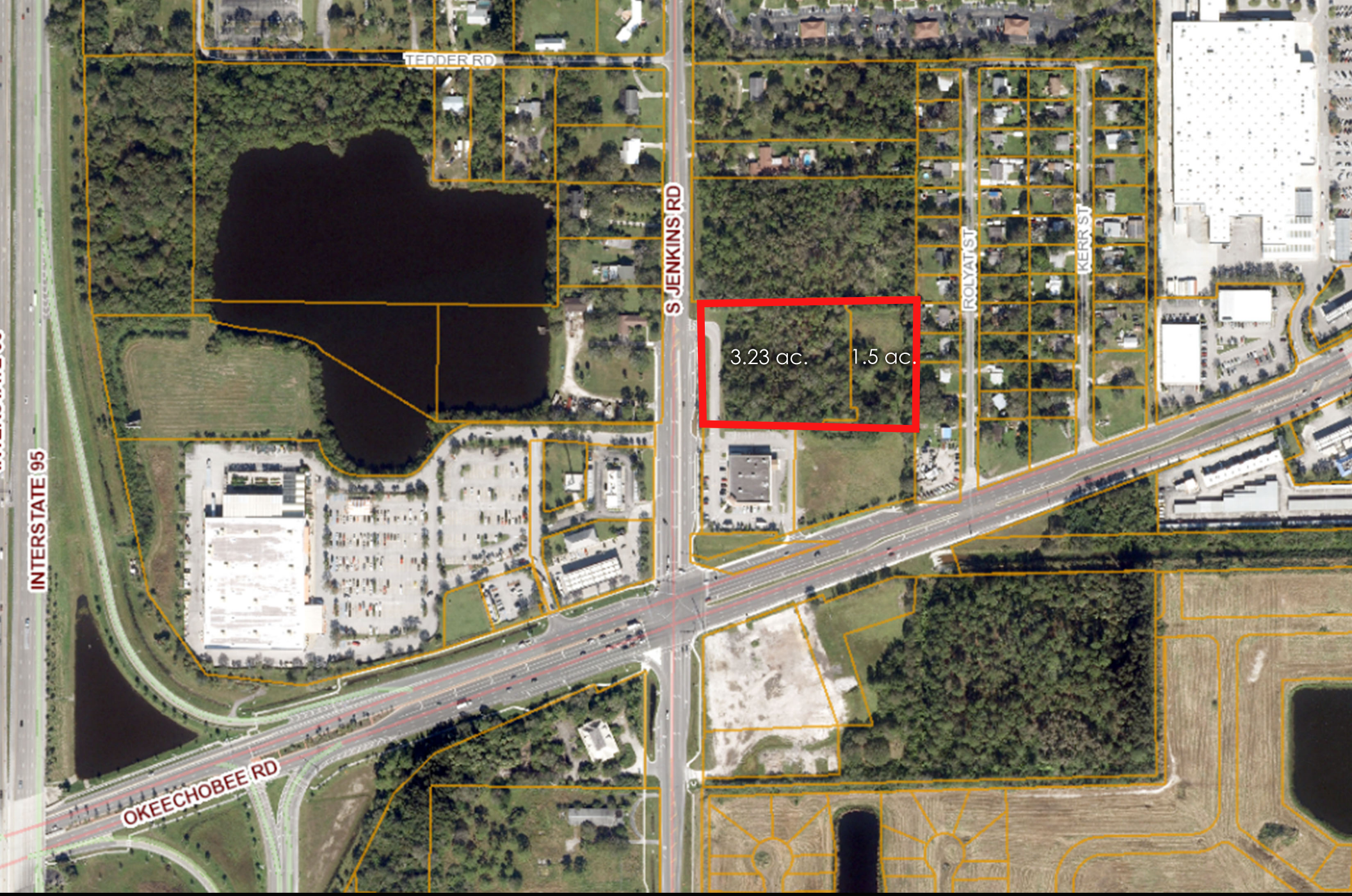
Section 105.6 outlines the requirements for Concurrency Review. Included with this submittal, please find the completed capacity analysis which reviews impacts to water, wastewater, parks, schools, solid waste, stormwater and transportation for review and approval.

Conditional Use Review:

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

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

Z:\EDC-2021\21-241 - Flagship Storage - Jenkins & Okeechobee\ENGINEERING\Documents\Submittal Documents\Justification Statement\2021-06-18_Flagship_Storage_Jenkins_Orange_Dev_Design_Concurrency_Justification_Stmt_21-241.docx



Flagship Storage - Jenkins & Okeechobee

Location Map

City of Fort Pierce

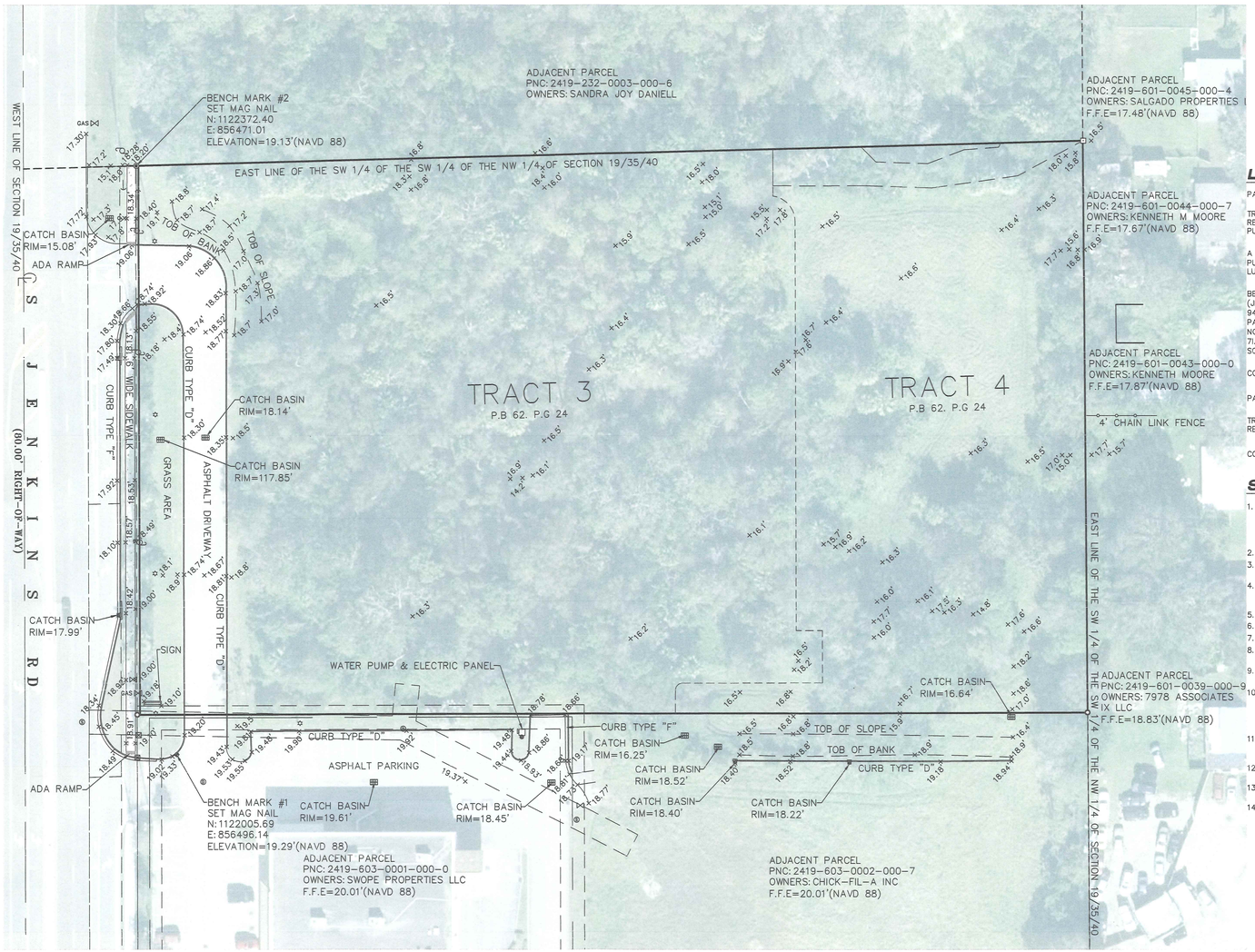
NORTH

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: FLAGSHIP STORAGE

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



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

PARCEL 1

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

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

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

CONTAINING 3.23 ACRES, MORE OR LESS.

PARCEL 2

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

CONTAINING 1.50 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

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

SYMBOL & ABBREVIATION LEGEND:

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

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

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

SIGNATURE: 6/4/2021

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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8088

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

REVISION COMMENTS | DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: FLAGSHIP STORAGE

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

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

21-141

BOUNDARY & TOPOGRAPHIC SURVEY

FOR: FLAGSHIP STORAGE

SCHEDULE B-II ITEMS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

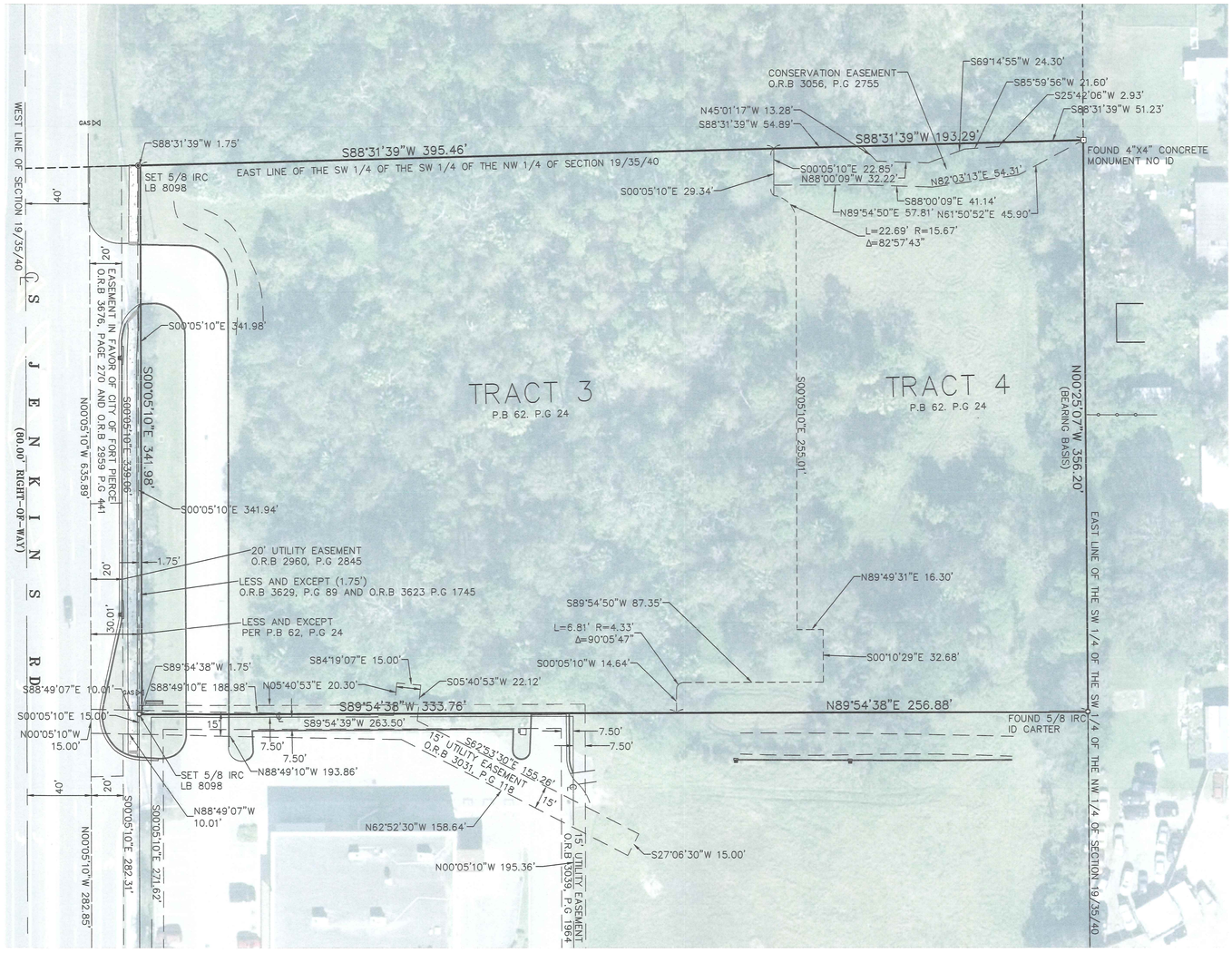
18. EASEMENT IN FAVOR OF THE CITY OF FORT PIERCE, FLORIDA, FOR THE USE AND BENEFIT OF FORT PIERCE UTILITIES AUTHORITY RECORDED IN O.R. BOOK 3031 , PAGE 115. PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT RECORDED IN O.R. BOOK 3082. PAGE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

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

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

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

NORTH



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L.B. CERTIFICATE OF AUTHORIZATION 8098

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

REVISION COMMENTS

DATE

BOUNDARY & TOPOGRAPHIC SURVEY
FOR: FLAGSHIP STORAGE

RECORD INFORMATION
SEC. 19, TWNSHP. 35 SOUTH, RGE. 40 EAST
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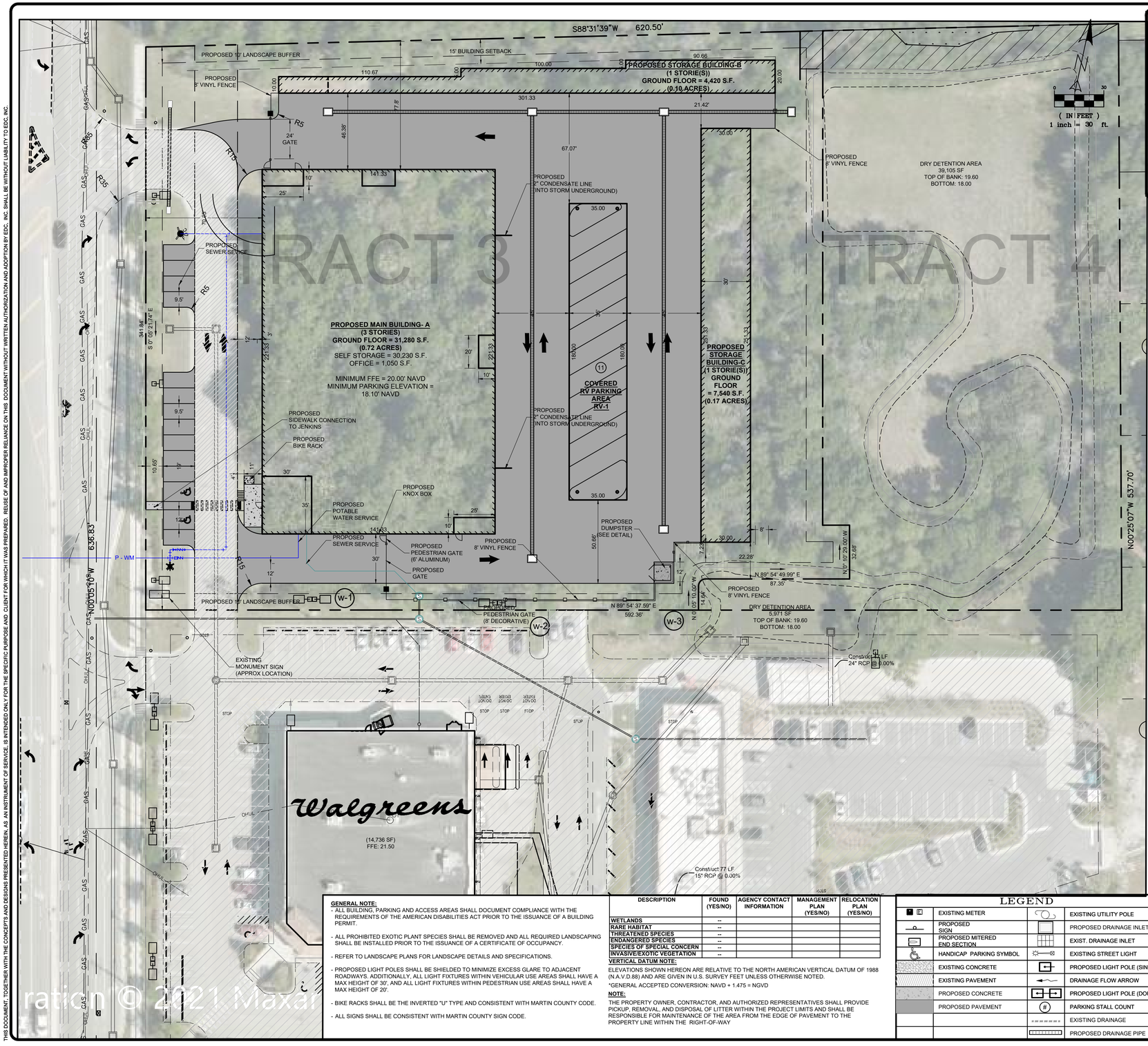
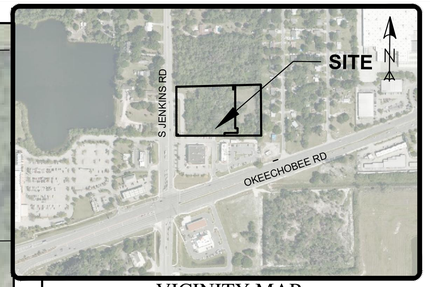
2 OF 2





VICINITY MAP

SCALE: 1:500

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

PARCEL ID #: 2419-603-0003-000-4 (TRACT 3)
2419-603-0004-000-1 (TRACT 4)

PROJECT NAME: FLAGSHIP STORAGE

OWNER: NNN/1031 #16 JENKINS LLC
2 TOWNE SQ STE 900
SOUTHFIELD, MI 48076

FUTURE LAND USE: GC GENERAL COMMERCIAL
ZONING: C-3 COMMERCIAL

BUILDING DATA

GROSS SQUARE FOOTAGE	112,100 S.F. (2.57 AC)		
MAIN BUILDING-A	**93,840 S.F.**		
1ST FLOOR	31,280 S.F.		
-OFFICE	1,050 S.F.		
-SELF STORAGE	30,230 S.F.		
2ND FLOOR	31,280 S.F.		
3RD FLOOR	31,280 S.F.		
STORAGE BUILDING-B	**4,420 S.F.**		
STORAGE BUILDING-C	**7,540 S.F.**		
COVERED RV PARKING AREA-RV1	**6,300 S.F.**		
PROPOSED BUILDING HEIGHT:	(1 AND 3 STORIE(S))		
MAXIMUM BUILDING HEIGHT:	65'(780") 3 STORY		
MAXIMUM BUILDING COVERAGE:	80%		
TOTAL BUILDING COVERAGE:	49.05%		

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

SITE AREA BREAKDOWN	205,876 S.F.	(4.73 AC)	100.00%
2419-603-0003-000-4 (TRACT 3)	140,536 S.F.	(3.23 AC)	68.29%
2419-603-0004-000-1 (TRACT 4)	65,340 S.F.	(1.50 AC)	31.71%
IMPERVIOUS AREA	**101,969 S.F.**	**(2.34 AC)**	**49.47%**
EXISTING PAVING	8,602 S.F.	(0.20 AC)	04.23%
PROPOSED PAVING	43,427 S.F.	(1.00 AC)	21.14%
PROPOSED BUILDINGS(GROUND)	43,240 S.F.	(0.99 AC)	20.93%
PROPOSED COVERED RV AREA	6,300 S.F.	(0.14 AC)	02.96%
PROPOSED CONCRETE	400 S.F.	(0.01 AC)	00.21%
PERVIOUS AREA	**103,907 S.F.**	**(2.39 AC)**	**50.53%**
OPEN SPACE	64,802 S.F.	(1.49 AC)	31.50%
DRY DETENTION AREA	39,105 S.F.	(0.90 AC)	19.03%
PROPOSED DRY DETENTION	N/A	N/A	N/A

USEABLE OPEN SPACE AREA:
REQUIRED = 56,723 S.F. @ 0.5% = 2,836 S.F.
PROPOSED = 2,836 S.F.

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: --
SOLID WASTES: WASTE PRO

SETBACKS
OWNER: 25' SIDE: 15' REAR: 20'

PARKING CALCULATIONS
ITE PARKING GENERATION MANUAL, 5TH EDITION
PARKING REQUIRED

OFFICE(**710**)	(1,050 S.F.) (1 SPACES/ 300 S.F)	4 SPACES
MINI-WAREHOUSE(**151**)	(29,817 S.F.) (1 SPACES/10,000 S.F)	10 SPACES
TOTAL REQUIRED PARKING SPACES		**14 SPACES (1 HC)**
STANDARD PARKING PROVIDED		14 SPACES (2 HC)
RV STORAGE SPOTS PROVIDED		11 SPACES

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

WATER AND SEWER:

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

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

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

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

NO CAD SURVEY WAS PROVIDED FOR THIS DRAWING. THIS IS STRICTLY CONCEPTUAL.

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

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

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

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

LEGEND

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

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

DESIGNED BY	JJL
DRAWN BY	JJL
FILENAME	21-241 flagshipsd.dwg
SITE PLAN	
LAYOUT	
SCALE	AS SHOWN
DATE	16/JUNE/2021

REVISION COMMENTS

DATE

FLAGSHIP STORAGE

SITE PLAN

FLORIDA

FORT PIERCE

10250 SW VILLAGE PARKWAY, SUITE 201
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21-241

1 OF 2

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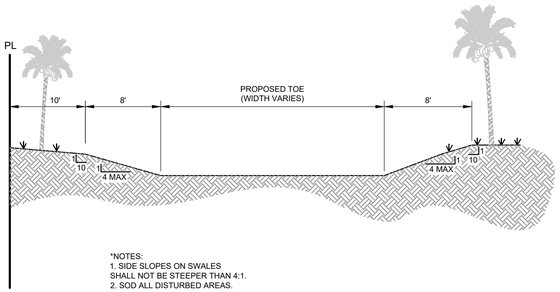
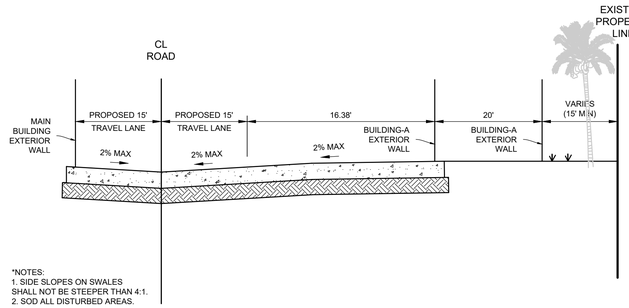


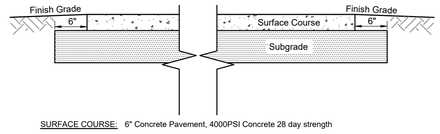
*NOTES:
1. SIDE SLOPES ON SWALES SHALL NOT BE STEEPER THAN 4:1.
2. SOD ALL DISTURBED AREAS.

CROSS SECTION- DRY DETENTION
N.T.S.



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

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

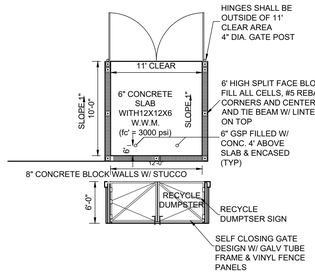


SURFACE COURSE: 6" Concrete Pavement, 4000PSI Concrete 28 day strength

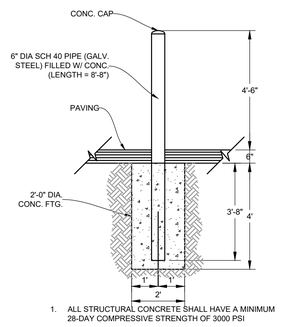
SUBGRADE: The subbase material to a depth of 12" should have a minimum Limerock Bearing Ration (LBR) value (FDOT FM 5-515) of 40 and it should be compacted to at least 98% of its modified Proctor (ASTM D1557 or AASHTO-180) maximum dry density. The surficial fine sand (SP) on this site does not appear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

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

TYPICAL 6" CONCRETE SECTION

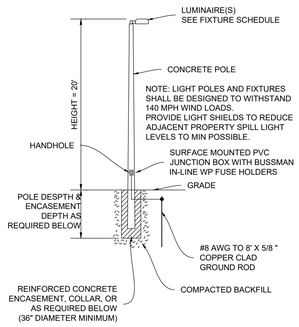


10' x 12' DUMPSTER DETAIL
NOTE:
OPENING MUST BE PERPENDICULAR TO LINE OF FLIGHT OF SERVICE VEHICLE.



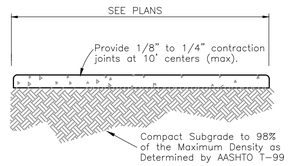
1. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI

BOLLARD DETAIL



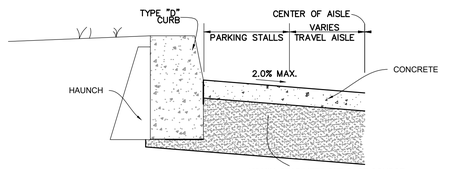
POLE MOUNTING DETAIL
N.T.S.

NOTE:
PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE,LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE , FOR WIND LOADING. SHOP DRAWINGS MAY BE FOR WORSE CASE SOIL CONDITIONS OR MAY BE BASED ON ACTUAL SITE SOIL BORINGS AND ANALYSIS FOR EACH POLE LOCATION AS VERIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGINEER AND DOCUMENTED IN THE SHOP DRAWINGS. ALL ASSOCIATED COSTS FOR THE TOTAL INSTALLATION INCLUDING SHOP DRAWINGS, SOIL TESTING AND DESIGN FEES SHALL BE INCLUDED IN THE CONTRACT.



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

4" THICK SIDEWALK DETAIL
NOT TO SCALE



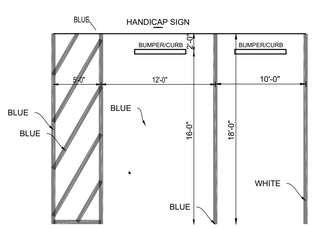
NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT.
5. TYPE "D" CURB SHOWN OVERSIZED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

PARKING LOT SECTION W/ TYPE "D" CURB

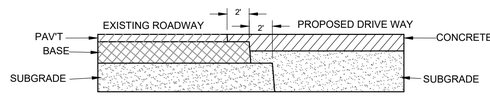
FTP 25

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

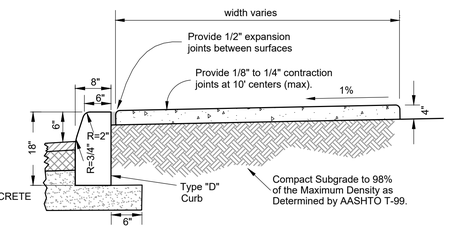
HANDICAP STALL DETAIL
N.T.S.



18' PARKING STALL DETAIL
N.T.S.

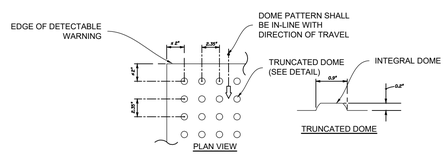


MATERIAL BENCHING DETAIL
(FOR ATTACHING TO EXISTING ROADWAY)



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

TYPE "D" CURB & SIDEWALK COMBINATION
NOT TO SCALE



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

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

DETECTABLE WARNING

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www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	JJL
DRAWN BY	JJL
FILENAME	21-241 flagship4.dwg
LAYOUT	SITE PLAN DETAILS
SCALE	AS SHOWN
DATE	16JUNE2021

REVISION COMMENTS

DATE

FLAGSHIP STORAGE

SITE PLAN DETAILS

FLORIDA

FORT PIERCE

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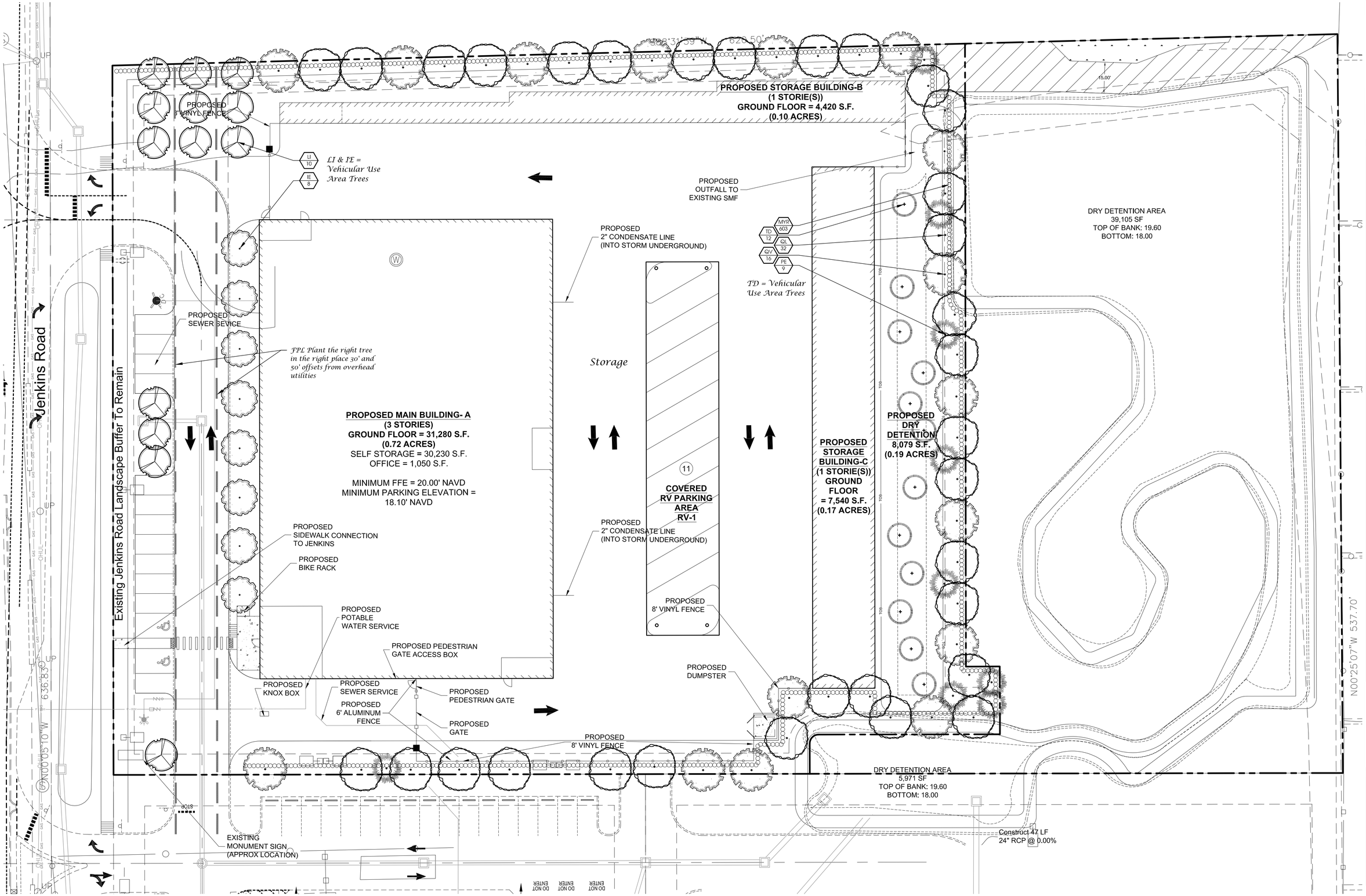
PORT SAINT LUCIE, FL 34987
772-462-2455

21-241

2 OF 2

Z:\EDC_2021\21-241 - Flagship Storage - Jenkins & Okeechobee\ENGINEERING\AutoCAD\DWG\21-241 FlagshipR4.dwg, SITE PLAN DETAILS, 6/30/2021 9:52:17 AM, James, EDC, Inc.



Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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

Flagship Storage

Jenkins Road
City of Fort Pierce, Florida

City Project Number:

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

Job No.	21-0403
Drawn By	JWS
Submittal Dates	6-30-2021
Revision Dates	

Sheet L-1 of 2

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage. (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warrantied for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 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						
8	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
10	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE 'WHITE'	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
9	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
32	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
16	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
12	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
603	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS

*** = Florida Native**

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

Landscape Data

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

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

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

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

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

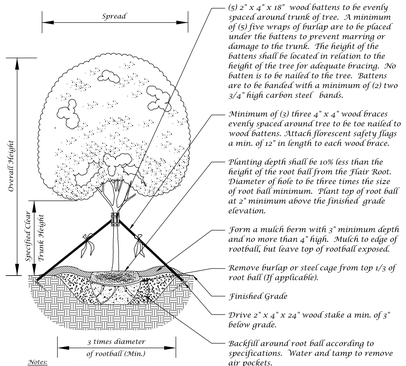
Total Trees Required = 102 Trees
Total Trees Provided = 102 Trees
87 Planted Trees + Existing Jenkins Road Buffer = 102 Trees

Total Trees Required = 102 Trees
Total Native Trees Provided = 92 (90%)

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

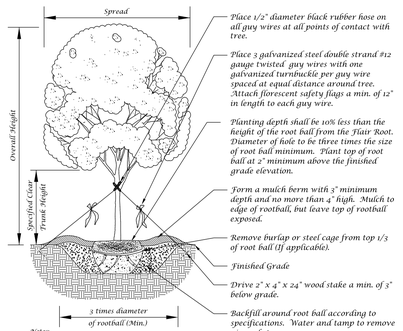
Total Shrubs Required = 603
Total Native Shrubs Provided = 603 (100%)

Landscape Details



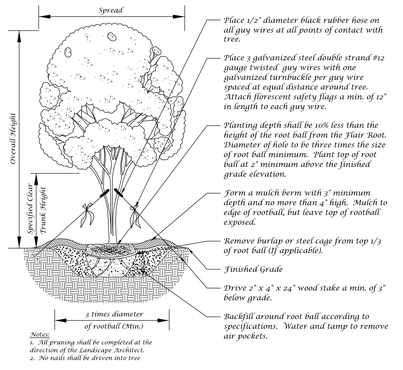
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



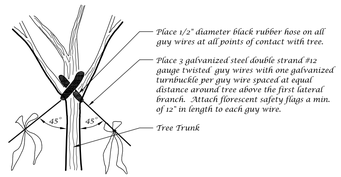
Tree Planting Detail

Not to Scale



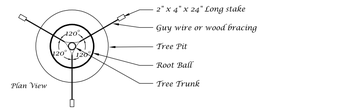
Multi-Trunk Tree Planting Detail

Not to Scale



Guy Wire Attachment Detail

Not to Scale



Staking Detail

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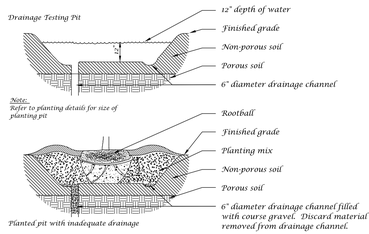
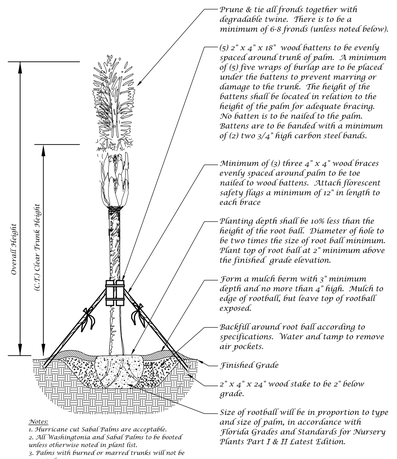


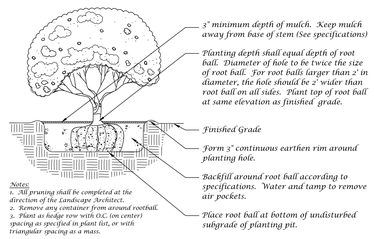
Drainage Testing Detail

Not to Scale



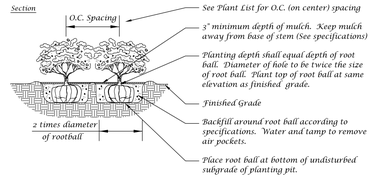
Palm Planting Detail

Not to Scale



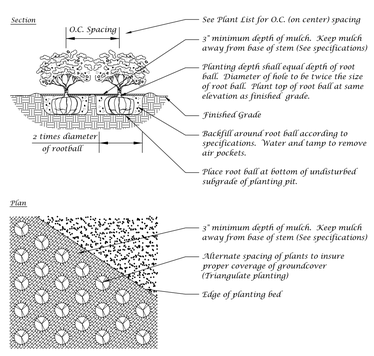
Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

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

Flagship Storage
Jenkins Road
City of Fort Pierce, Florida

City Project Number:

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

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

Revision Dates

Sheet L-2 of 2

April 29, 2021

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

VIA Email: phillip@pmjs.com

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

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

Certification of Performance

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

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

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

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

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

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

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

Signature: _____ Date: 04/29/2021

REPORT

I. Introduction

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

II. Property Involved

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

III. Data Collection

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

IV. Limiting Conditions

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

Limits of the Assignment

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

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

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

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

V. Discussion

There are a total of seventy-eight (28) native trees on the subject parcels that meet City of Fort Pierce requirements for mitigation. The break down by species is as follows:

- 55 Cabbage Palm
- 21 Oaks
- 2 Slash Pines

Each tree received a health assessment in regards to its true value on a scale of 1-5. 5 represents a healthy, prospering, mature tree. The scale trends downward to a 1, which is the lowest rating a tree could receive. Trees that were below a 5 for any significant reason were photo documented, and are attached to this report.

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

VI. Conclusions and Recommendations

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

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

Trees =	(412.3 in.)	x $250	= $103,075.00
Palms =	(55)	x $250	= $13,750.00

Total Mitigation Cost = $116,825.00

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

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

Appendix A

Tree Photographs

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

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

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

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

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

Column1	Column2	Column3	Column4	Column5
Number	**Common Name**	**DBH**	**Health**	**Scientific Name**
1	Palm		5	*Sabal palmetto*
2	Palm		5	*Sabal palmetto*
3	Laurel	19.7	5	*Quercus laurifolia*
4	Pine	14.2	5	*Sabal palmetto*
5	Palm		5	*Sabal palmetto*
6	Palm		5	*Sabal palmetto*
7	Pine	15.1	5	*Sabal palmetto*
8	Laurel	15.5	4	*Quercus laurifolia*
9	Palm		5	*Sabal palmetto*
10	Palm		5	*Sabal palmetto*
11	Palm		5	*Sabal palmetto*
12	Palm		5	*Sabal palmetto*
13	Palm		5	*Sabal palmetto*
14	Palm		5	*Sabal palmetto*
15	Laurel	26.5	4	*Quercus laurifolia*
16	Palm		5	*Sabal palmetto*
17	Palm		1	*Sabal palmetto*
18	Palm		5	*Sabal palmetto*
19	Palm		5	*Sabal palmetto*
20	Palm		5	*Sabal palmetto*
21	Palm		5	*Sabal palmetto*
22	Palm		5	*Sabal palmetto*
23	Palm		5	*Sabal palmetto*
24	Palm		5	*Sabal palmetto*
25	Palm		5	*Sabal palmetto*
26	Laurel	13.8	5	*Quercus laurifolia*
27	Laurel	22.5	5	*Quercus laurifolia*
28	Palm		5	*Sabal palmetto*
30	Palm		5	*Sabal palmetto*
31	Palm		5	*Sabal palmetto*
32	Palm		5	*Sabal palmetto*
33	Palm		5	*Sabal palmetto*
34	Palm		5	*Sabal palmetto*
35	Palm		5	*Sabal palmetto*
36	Palm		5	*Sabal palmetto*
37	Palm		5	*Sabal palmetto*
38	Palm		5	*Sabal palmetto*
39	Palm		5	*Sabal palmetto*
40	Palm		5	*Sabal palmetto*
41	Palm		5	*Sabal palmetto*
42	Palm		5	*Sabal palmetto*
43	Palm		5	*Sabal palmetto*
44	Palm		5	*Sabal palmetto*
45	Laurel	17.4	5	*Quercus laurifolia*
46	Pine	17	5	*Sabal palmetto*
47	Laurel	20.9	5	*Quercus laurifolia*
48	Laurel	15.5	5	*Quercus laurifolia*
49	Palm		5	*Sabal palmetto*
50	Laurel	25.5	5	*Quercus laurifolia*
51	Palm			*Sabal palmetto*
52	Palm			*Sabal palmetto*
53	Laurel	28.8	2	*Quercus laurifolia*
54	Palm		5	*Sabal palmetto*
55	Laurel	19.2	5	*Quercus laurifolia*
56	Live	21	5	*Quercus virginiana*
57	Live	15.1	5	*Quercus virginiana*
58	Live	16	5	*Quercus virginiana*
59	Laurel	23.5	5	*Quercus laurifolia*
60	Laurel	14.3	5	*Quercus laurifolia*
61	Laurel	15.1	5	*Quercus laurifolia*
62	Laurel	19.5	5	*Quercus laurifolia*
63	Palm		5	*Sabal palmetto*
64	Palm		5	*Sabal palmetto*
65	Palm		5	*Sabal palmetto*
66	Palm		5	*Sabal palmetto*
67	Palm		5	*Sabal palmetto*
68	Palm		5	*Sabal palmetto*
69	Palm		5	*Sabal palmetto*
70	Palm		5	*Sabal palmetto*
71	Palm		5	*Sabal palmetto*
72	Laurel	16.2	5	*Quercus laurifolia*
73	Palm		5	*Sabal palmetto*
74	Palm		5	*Sabal palmetto*
75	Palm		5	*Sabal palmetto*
76	Palm		5	*Sabal palmetto*
77	Palm		5	*Sabal Palmetto*
78	Palm		5	*Sabal palmetto*

ENGINEERS SURVEYORS
ENVIRONMENTAL

April 23, 2021

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

VIA Email:

Reference: **Environmental Assessment**
Jenkins Road
Fort Pierce, FL 34982
Parcel ID # 2419-603-0003-000-4; 2419-603-0004-000-1

Dear Mr. Hollis,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced parcels. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to City of Fort Pierce developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Anthony A. Adams, BS
Sr. Biologist | Certified Arborist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel IDs: 2419-603-0003-000-4; 2419-603-0004-000-1
Jenkins Road
Fort Pierce, FL 34947

Date: April 23, 2021
Project # 21-241

Prepared For:
Phillip C. Hollis, MS/PE
1190 Business Center Drive, Ste. 2000
Lake Mary, FL 32746

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of one tax parcel (Parcel ID #2419-603-0003-000-4; 2419-603-0004-000-1) comprised of 4.73 acres combined. The property is classified by the St, Lucie County Property Appraiser with a Future Land Use Designation of General Commercial. The parcels are located just east of Jenkins Road, north of Okeechobee Road, in St. Lucie County, Florida. The subject property is further located within Section 19, Township 35 South, and Range 40 East, St. Lucie County, Florida.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on April 23, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; 422 – Brazilian Pepper/Exotic Hardwoods, approx. 3.51 acres. The remaining acreage of the subject parcel is considered non-native and consisted of 211 – improved pastures and 424 – Melaleuca. Both the improved pasture habitat and the hardwoods are heavily invaded with exotic vegetation. It is important to note that there is native vegetation present, but the native vegetation does not have significant associations greater than 50% and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Laurel Oak	*Quercus laurifolia*
Live Oak	*Quercus virginiana*
Saw Palmetto	*Serenoa repens*
Slash Pine	*Pinus elliottii var. densa*
Broom Grass	*Andropogon spp.*
Brazilian Pepper**	*Schinus terebinthifolia*
Melaleuca	*Melaleuca quinquenervia*
Lead Tree**	*Leucaena leucocephala*
Rosary Pea**	*Abrus precatorius*
Earleaf Acacia**	*Acacia auriculiformis*
Caesarweed**	*Urena lobata*
Cogongrass**	*Imperata cylindrica*
Guinea grass**	*Megathrysus maximus*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of upland vegetative species observed during the site visit.

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are no State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. These components were not found during the field reconnaissance on the property.

WILDLIFE EVALUATION:
EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows or habitat were observed on site. In addition, no sandhill cranes or their nests were identified on site.

Due to anthropogenic disturbances onsite such as, periodically cleared areas, many listed species may not be found onsite due to the lack of suitable foraging and nesting habitat. No other state or federally listed plant/animal species were found on site.

SOIL COMPOSITION:
Based on a review of the USDA Web Soil the site is composed of:

Nettles Sand - is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically, the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months of longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

Oldsmar fine sand- This poorly drained soil is found typically in broad areas in the flatwoods. Typically, the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40 inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

SITE HISTORY:
After reviewing available aerial images on Google Earth, and the St. Lucie County Property Appraiser, the property was semi-developed as far back as 1992. At that time a residence can be observed, along with signs of light agricultural use. After this image, it is observed that the land is no longer the subject of agricultural activity, as there is a noticeable increase in vegetation size and density. By 2005, it is apparent that this land is vacant, and receiving no management of any kind. All trails that were previously distinguishable in aerial images are unable to be seen after this point in time.

According to the St. Lucie County Property Appraiser, the most recent sale of these parcel occurred in May 2006.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Land Development Code that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Sec. 123-66. - Tree protection and mitigation.

(d) Mitigation shall be required for the loss of any native tree at least 14 inches DBH (except for palms which shall have a minimum clear trunk of ten feet) and shall include the following:

(1) The replacement trees, either preserved, relocated or newly planted, shall be of the same or other native species as the tree approved for removal;

(2) The quality and replacement of the replacement trees shall exceed the minimum landscape requirements otherwise set out in this article and shall be at least 12 feet tall and 2½ inches DBH except for palms which shall have a minimum clear trunk of ten feet. Any tree which is the subject of a mitigation plan shall be replaced at a ratio of one inch DBH for each inch of DBH removed, except that each palm tree which is preserved through on-site protection or relocation will count towards any required palm tree mitigation requirement at a rate of one palm tree preserved/relocated equal to one palm tree removed. The following mitigation credit shall apply:

a. Trees preserved or relocated on-site, which exceed the minimum landscape requirements of this article shall count as equivalent replacement DBH;

b. Trees planted on-site which exceed the minimum landscape code shall count as half credit towards the mitigation requirements.

This section of the City of Fort Pierce Land Development Ordinances sets forth mitigation methods and requirements in addition to the option of paying pursuant to the City of Fort Pierce Fee Schedule.

SUMMARY:

It is the professional opinion of EDC that there is no native upland habitat located on site. The site consists of 4.73 acres designated as General Commercial. The largest FLUCCS code designation is 422 - Exotic Hardwoods/Brazilian Pepper.

It is our professional opinion that there are no wetlands located on site.

No gopher tortoises, burrows, or habitat were observed on site. In addition, no sandhill cranes or their nests were identified on site. Furthermore, no other state-listed species were observed.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

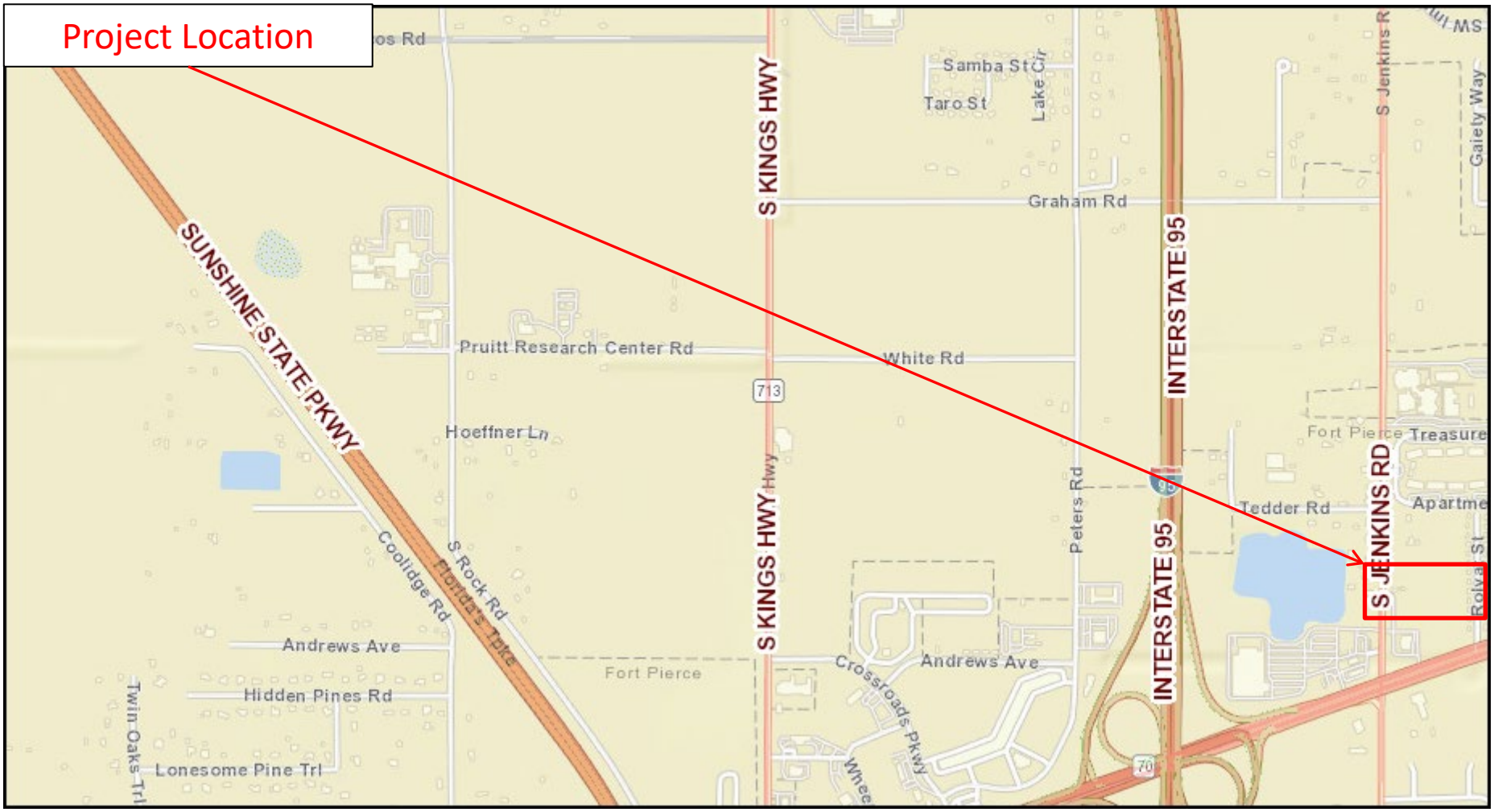
Environmental Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

Location Map

Project: 21-241	Flagship Companies	04/23/2021



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-241	Flagship Companies	04/23/2021

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

Soil Map

Project: 21-241	Flagship Companies	04/23/2021

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	4.3	100.0%
Totals for Area of Interest		**4.3**	**100.0%**

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

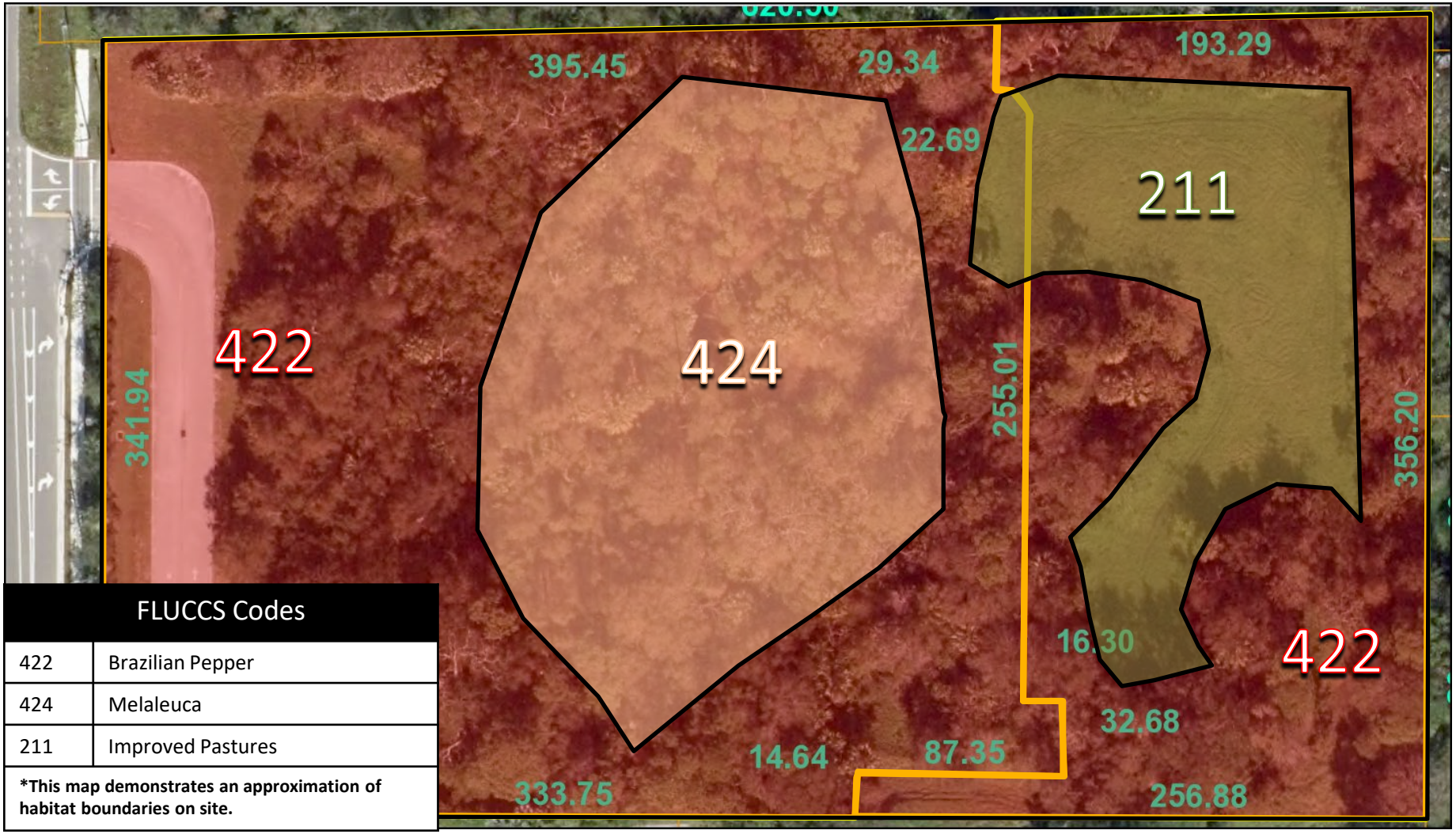
Environmental Assessment

Jenkins Road

Fort Pierce, St. Lucie County, FL

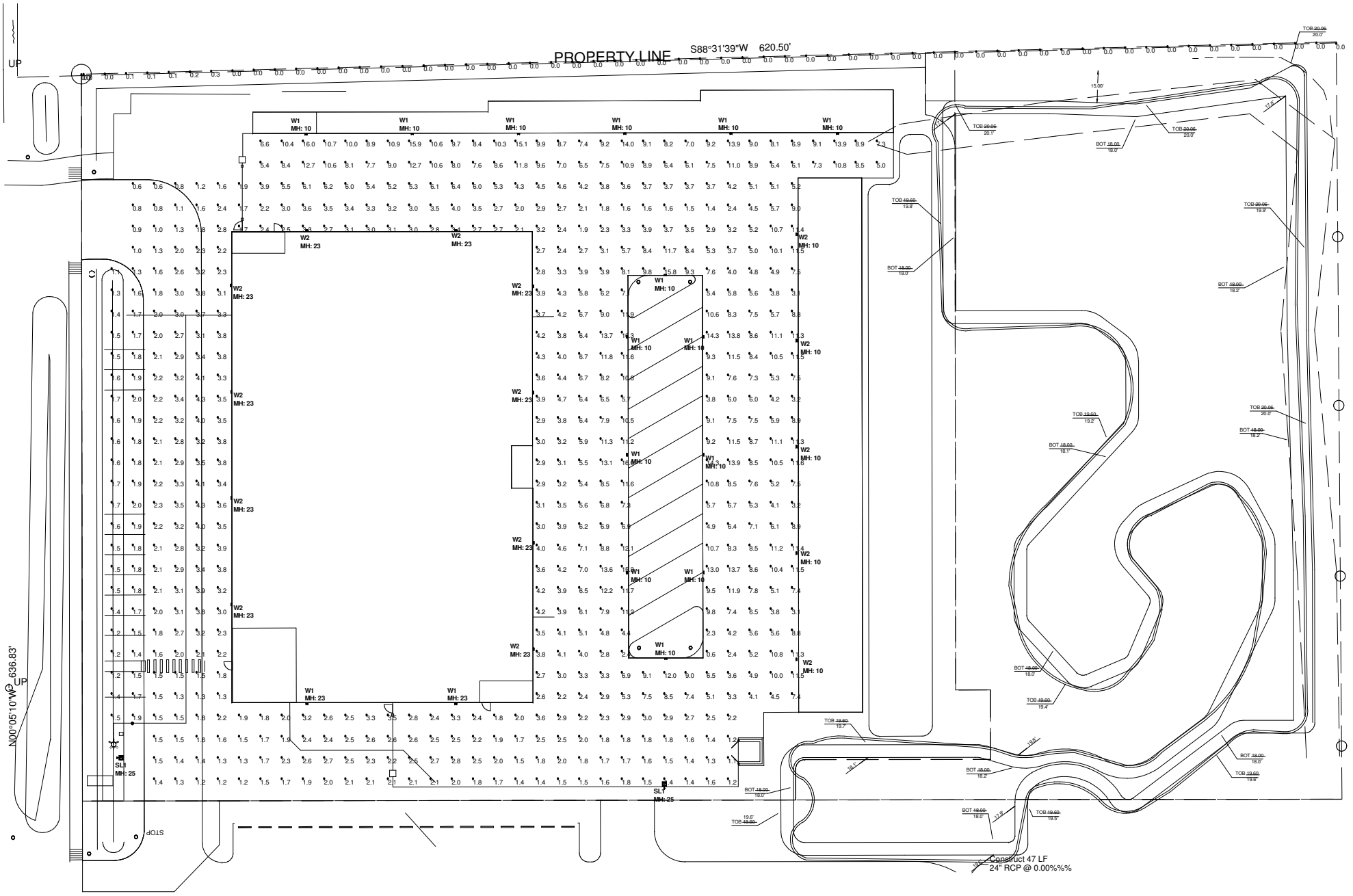
Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 21-241	Flagship Companies	04/23/2021



FLUCCS Codes	
422	Brazilian Pepper
424	Melaleuca
211	Improved Pastures

***This map demonstrates an approximation of habitat boundaries on site.**



Lighting Partners of CF Luminaire Schedule								
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	Manufacturer	Part Number	BUG Rating
	2	SL1	52	7111	0.912	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C15-D-UNV-T3	B1-U0-G2
	15	W2	113	12794	0.912	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-AF-02-LED-E1-T4FT	B2-U0-G3
	16	W1	113	12619	0.912	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GWC-AF-02-LED-E1-T4W	B2-U0-G3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.
SITE LIGHTING	Illuminance	Fc	4.82	16.3	0.6	8.03	27.17

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Typical Applications

Exterior Wall • Walkway

Interactive Menu

Product Certifications

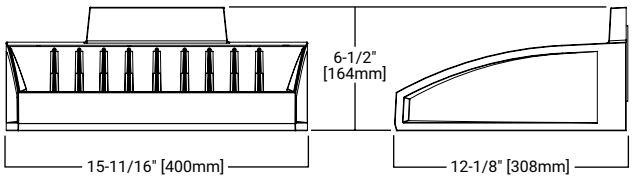
Quick Facts

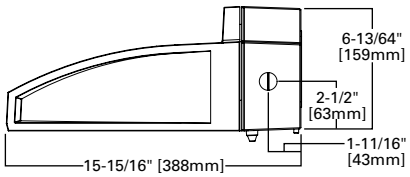
- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

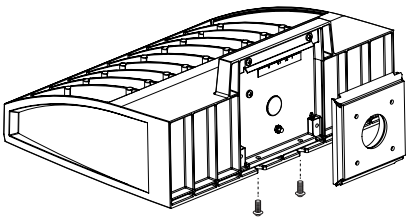
Connected Systems

- WaveLinx
- Enlighted

Dimensional Details







Ordering Information

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

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

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

NOTES:

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

Product Specifications

Construction

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

Optics

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

Electrical

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

Mounting

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

Finish

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

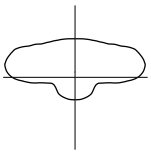
Warranty

- Five-year warranty

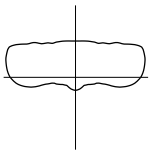
Optical Distributions

Asymmetric Area Distributions

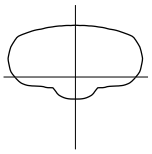
T2 (Type II)



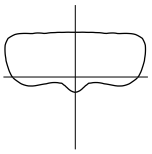
SL2 (Type II with Spill Control)



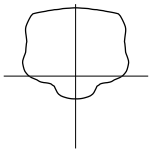
T3 (Type III)



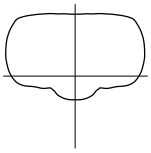
SL3 (Type III with Spill Control)



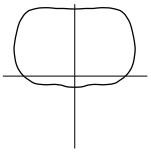
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

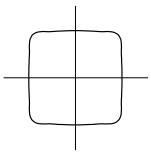


SL4 (Type IV with Spill Control)

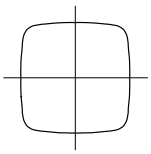


Symmetric Distributions

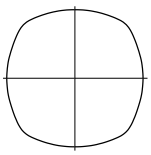
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

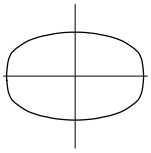


5WQ (Type V Square Wide)

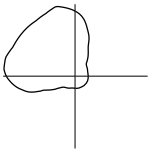


Specialized Distributions

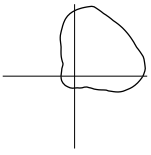
RW (Rectangular Wide Type I)



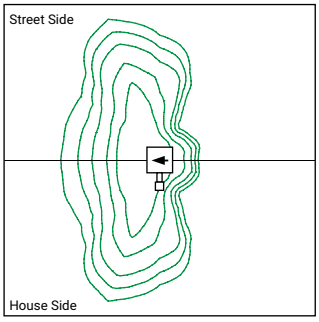
SLL (90° Spill Light Eliminator Left)



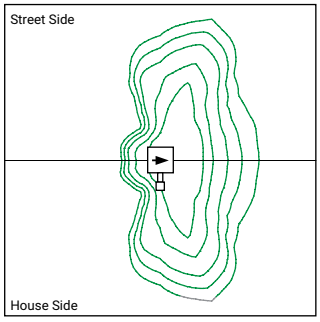
SLR (90° Spill Light Eliminator Right)



Optic Orientation



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

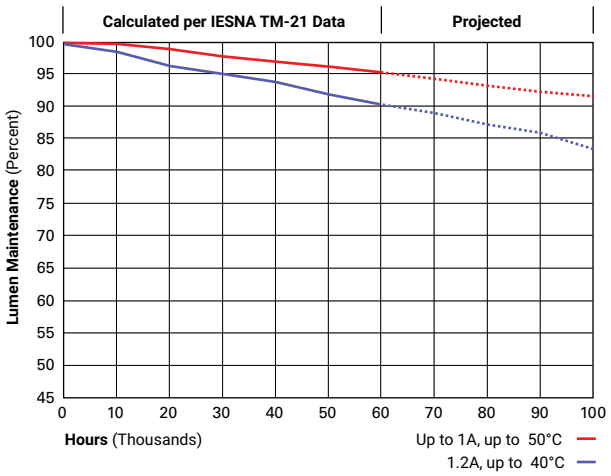
Energy and Performance Data

Lumen Multiplier

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

Lumen Maintenance

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



Energy and Performance Data

View GWC Galleon Wall IES files

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

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

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

3000K CCT, 80 CRI

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

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

Control Options

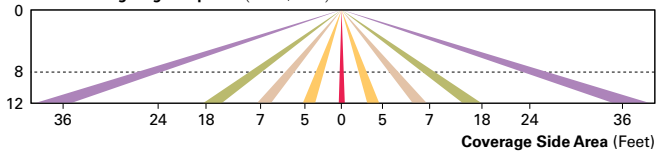
0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

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

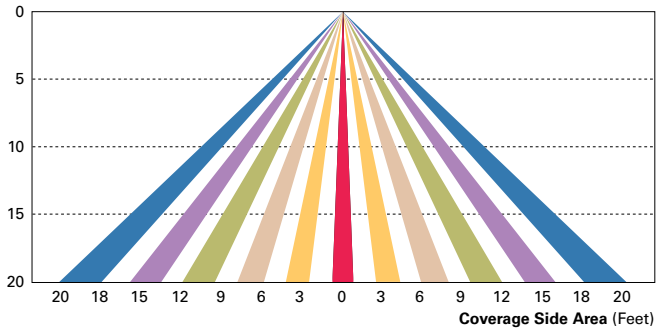
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the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

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

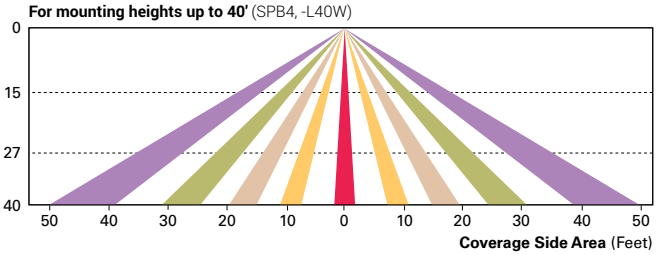
For mounting heights up to 8' (SPB1, -L08)



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

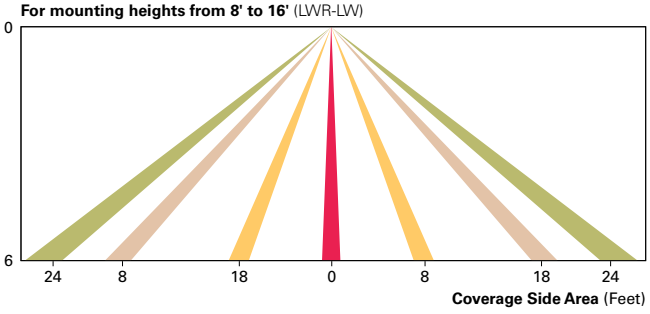


For mounting heights up to 40' (SPB4, -L40W)

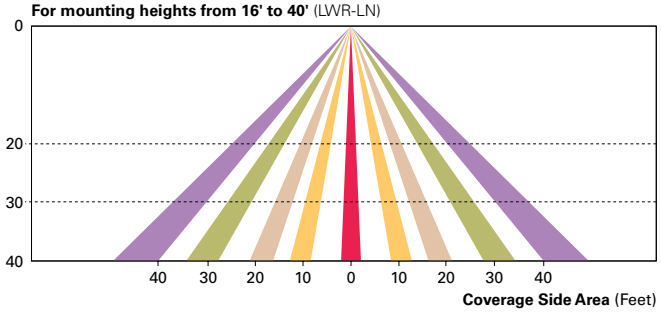


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable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

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



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



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

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

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GWC Galleon Wall

Wall Mount Luminaire

Typical Applications

Exterior Wall • Walkway

Interactive Menu

Product Certifications

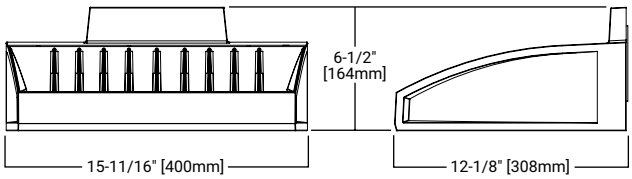
Quick Facts

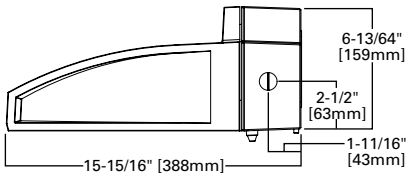
- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

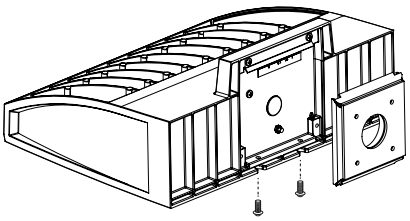
Connected Systems

- WaveLinx
- Enlighted

Dimensional Details







Ordering Information

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

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

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

NOTES:

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

Product Specifications

Construction

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

Optics

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

Electrical

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

Mounting

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

Finish

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

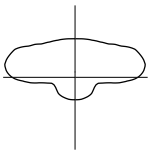
Warranty

- Five-year warranty

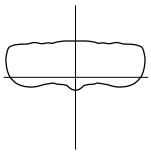
Optical Distributions

Asymmetric Area Distributions

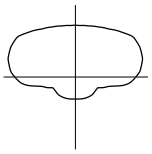
T2 (Type II)



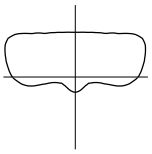
SL2 (Type II with Spill Control)



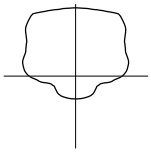
T3 (Type III)



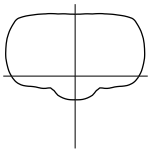
SL3 (Type III with Spill Control)



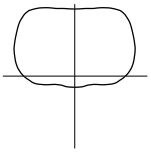
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

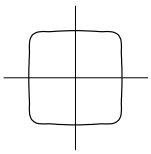


SL4 (Type IV with Spill Control)

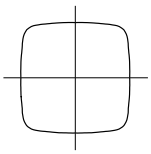


Symmetric Distributions

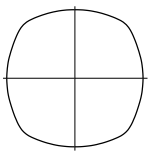
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

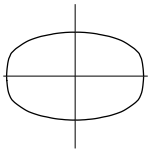


5WQ (Type V Square Wide)

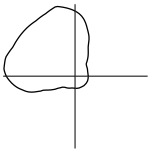


Specialized Distributions

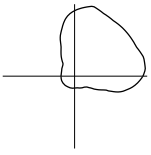
RW (Rectangular Wide Type I)



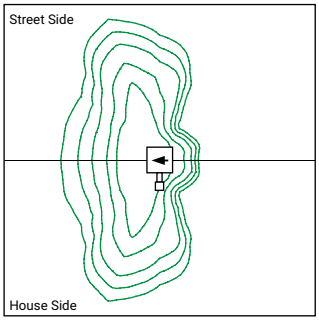
SLL (90° Spill Light Eliminator Left)



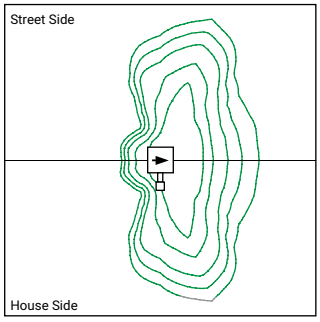
SLR (90° Spill Light Eliminator Right)



Optic Orientation



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

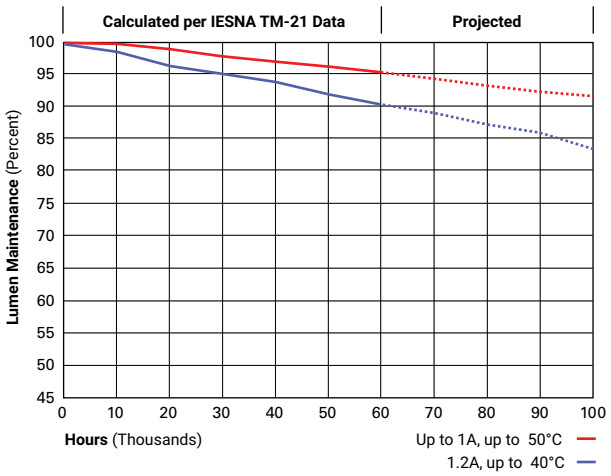
Energy and Performance Data

Lumen Multiplier

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

Lumen Maintenance

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



Energy and Performance Data

View GWC Galleon Wall IES files

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

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

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

3000K CCT, 80 CRI

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

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

Control Options

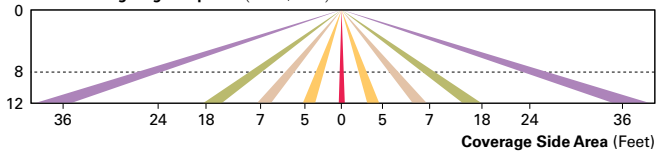
0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

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

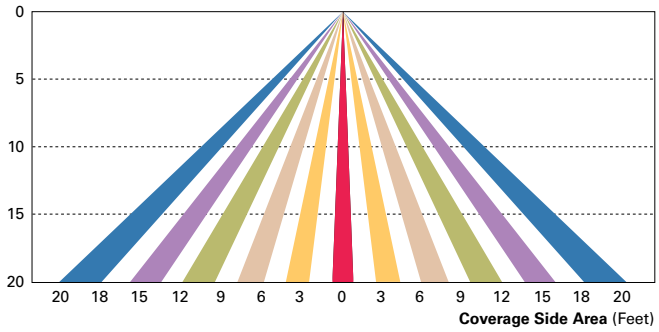
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the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

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

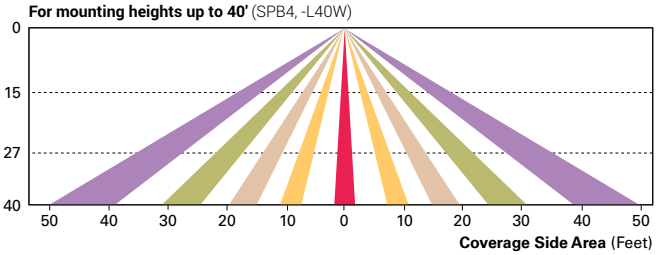
For mounting heights up to 8' (SPB1, -L08)



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

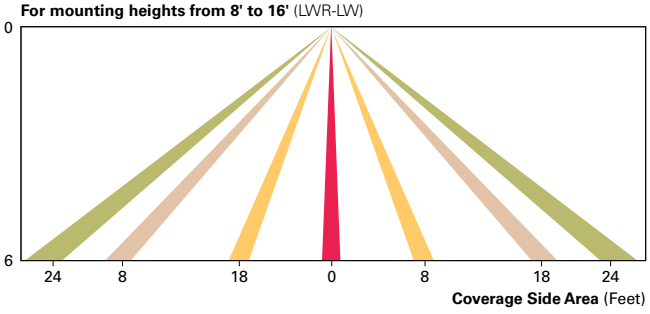


For mounting heights up to 40' (SPB4, -L40W)

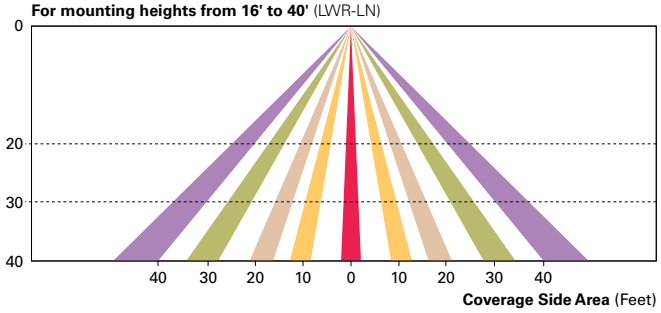


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable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

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



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



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

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

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Product Features

LumenSafe Technology

Interactive Menu

Product Certifications

Quick Facts

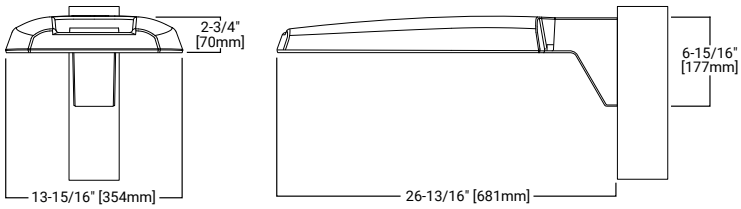
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

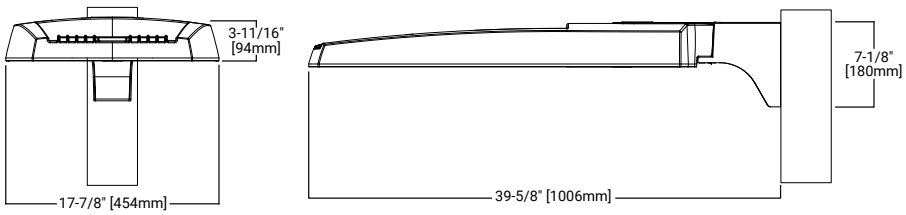
- WaveLinx
- Enlighted

Dimensional Details

Prevail



Prevail XL



Ordering Information

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

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

Options (Add as Suffix)

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

Accessories (Order Separately) [18]

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

NOTES:

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

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

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

Stock Ordering Information

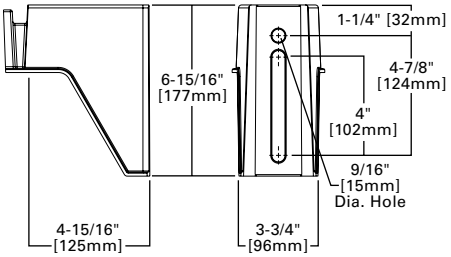
Product Family [1]	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**UNV**=Universal (120-277V) **347**=347V [2]	**T3**=Type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

NOTES:

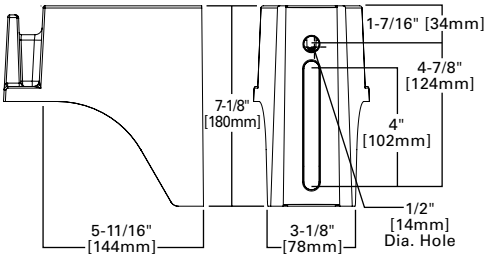
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.

Mounting Details

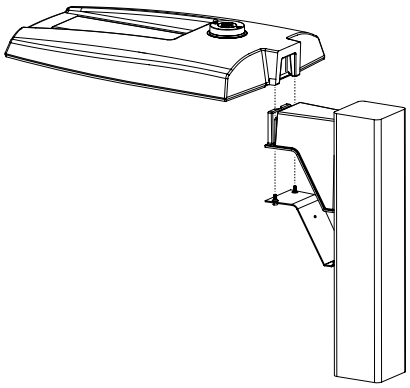
Pole Mount Arm (PRV)



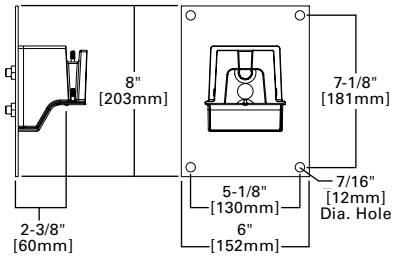
Pole Mount Arm (PRV-XL)



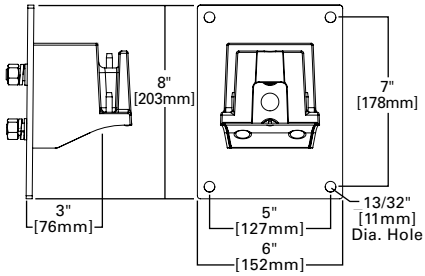
Versatile Mount System



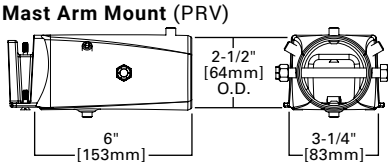
Wall Mount (PRV)



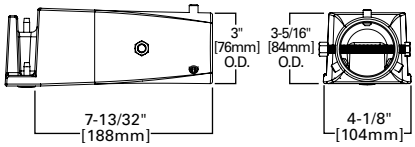
Wall Mount (PRV-XL)



Mast Arm Mount (PRV)



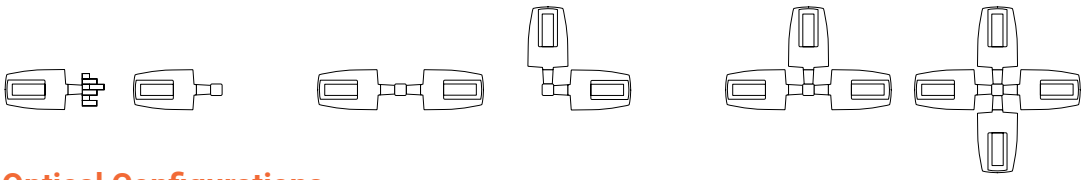
Mast Arm Mount (PRV-XL)



Mounting Configurations and EPAs

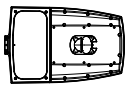
NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

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

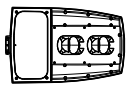


Optical Configurations

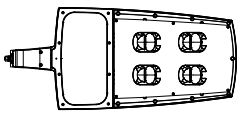
PRV-C15
(7,100 Nominal Lumens)



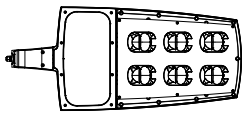
PRV-C25/C40/C60
(13,100/17,100/20,000 Nominal Lumens)



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



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



Product Specifications

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

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

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

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

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

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

Energy and Performance Data

Power and Lumens (PRV)

View PRV IES files

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

Power and Lumens (PRV-XL)

View PRV-XL IES files

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

Lumen Maintenance

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

Lumen Multiplier

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

Control Options

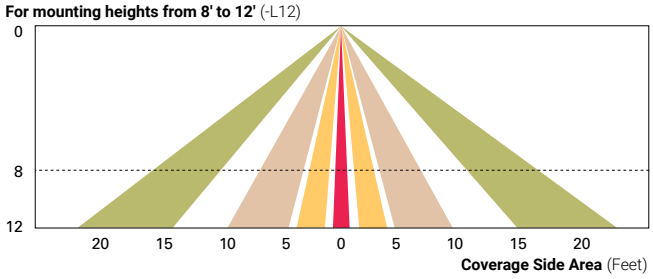
0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

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

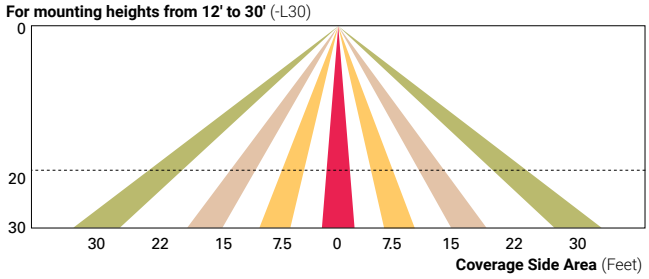
Dimming Occupancy Sensor (SPB, MSP and MS) These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected,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

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

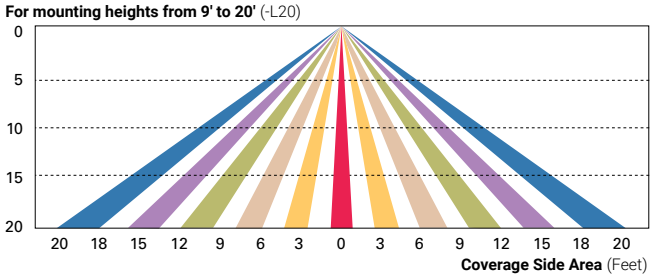
For mounting heights from 8' to 12' (-L12)



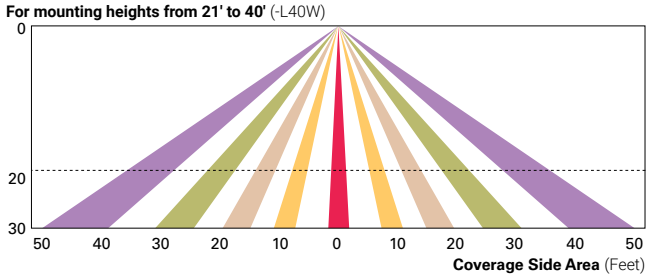
For mounting heights from 12' to 30' (-L30)



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



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

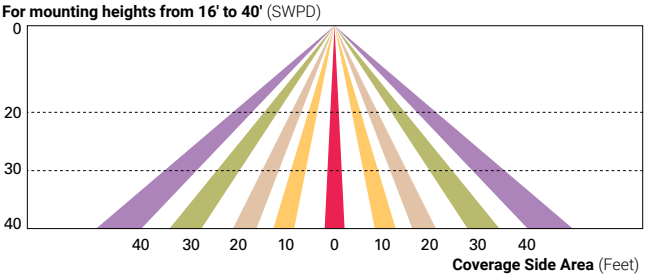


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration.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

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

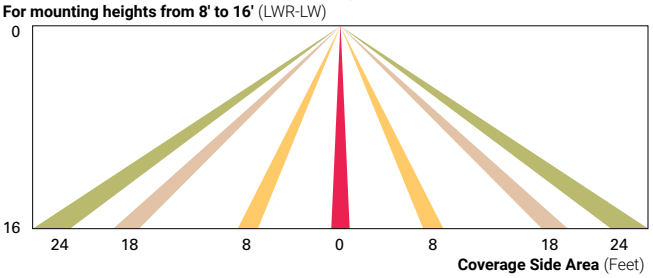
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant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

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

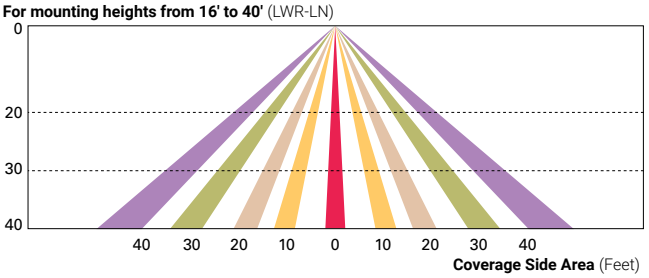


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data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

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



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

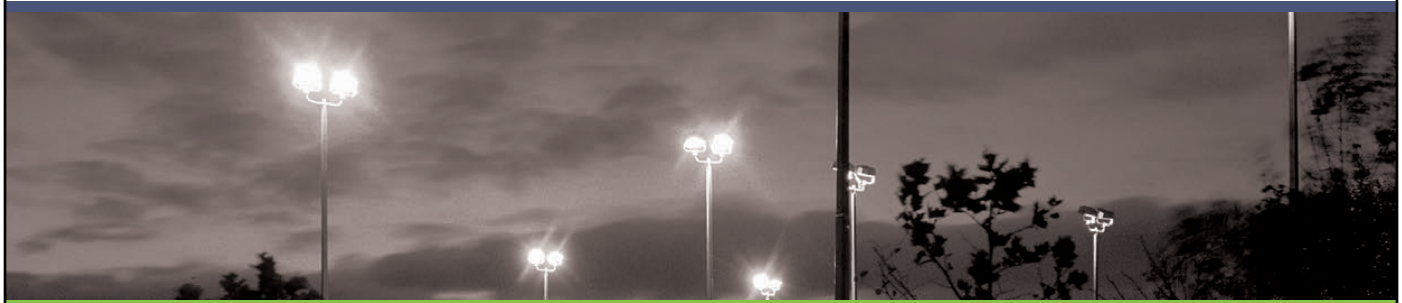


LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional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

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

Project Name _____ Pole Type _____

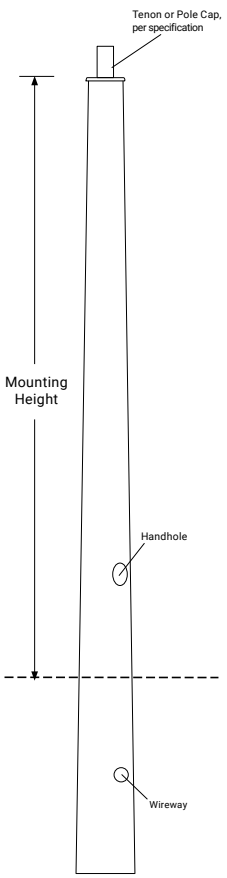
Catalog # _____



Round Tapered Fiberglass Light Poles, Direct Burial

Product Overview

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



NAFCO

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

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

Rev. V05102018

EPA Load Information

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

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

Note: Additional sizes and configurations are available upon request.

NAFCO

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Rev. V05102018

Designation & Dimensional Information

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

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

Note: Additional sizes and configurations are available upon request.

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Rev. V05102018

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

Ordering Information

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

Specify Finish

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

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

Options & Accessories

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

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

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Rev. V05102018

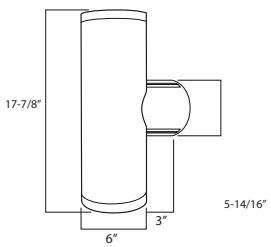
T219LED

BI - DIRECTIONAL LED CYLINDER WALL LUMINAIRE

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

T219LED

DIMENSIONS



FEATURES

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

HOUSING
Rugged die cast aluminum housing.

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

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

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

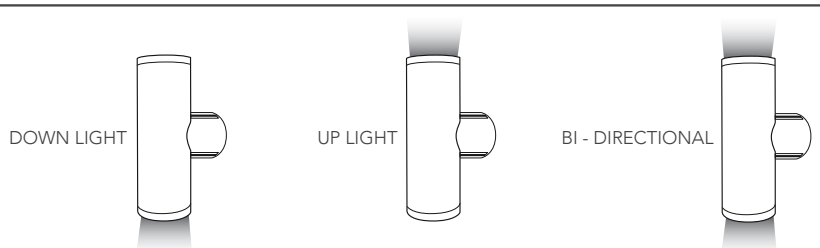
DRIVER
Durable and long lasting LED driver operates at 120-277V and boasts a 90% power factor at 50 to 60 Hz with 0-10V Dimming Constant Current. Driver protections includes: Output open load, over-current and short-circuit, and over-temperature with auto recovery. 40°C Min Temp. 40°C Max Temp. Step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

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

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

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

LIGHT CONFIGURATION



ORDERING INFO

NEXT PAGE

TECH-D
TECHNOLOGY DRIVEN

JOB INFORMATION

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

T219LED

DOWN-LIGHT ORDERING INFORMATION

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

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

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

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

UP-LIGHT ORDERING INFORMATION

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

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

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

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

BI-DIRECTIONAL ORDERING INFORMATION

Specify Voltage

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

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

G2

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

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

TECH-D

B-U-G RATING

Up-Light or Down-Light

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

Up-Light and Down-Light

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

TRAFFIC IMPACT ANALYSIS

For

Flagship Storage

Prepared By: Deanna Foriere, EI

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

June 2021

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

Table of Contents

Introduction:

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

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

Project Description:

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

Existing Condition:

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

Trip Generation:

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

FLAGSHIP STORAGE

Institute of Transportation Engineers: Trip Generation, 10th Edition

WEEKDAY: DAILY AVERAGE

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

WEEKDAY: A.M. PEAK HOUR TRIPS

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

WEEKDAY: P.M. PEAK HOUR TRIPS

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

Internal Capture:

This project contains no internal capture

Pass-by Trip Capture:

This project contains no pass by trips

Traffic Distribution:

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

North =15%
South =85%

Table A. Radius of Impact for Transportation Concurrency Management System

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

Level of Service & Build-out Analysis

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

Intersection/Driveway Analysis

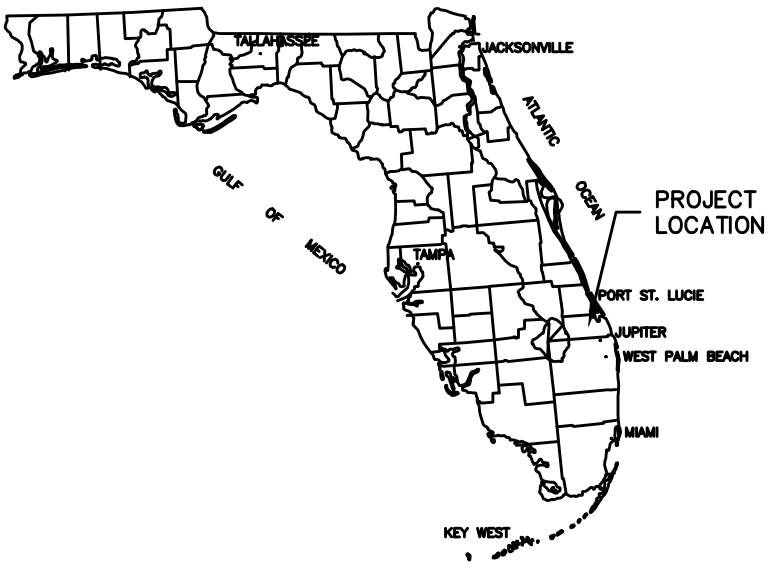
Find the attached driveway analysis with detailed right and left turns in Exhibit 5.

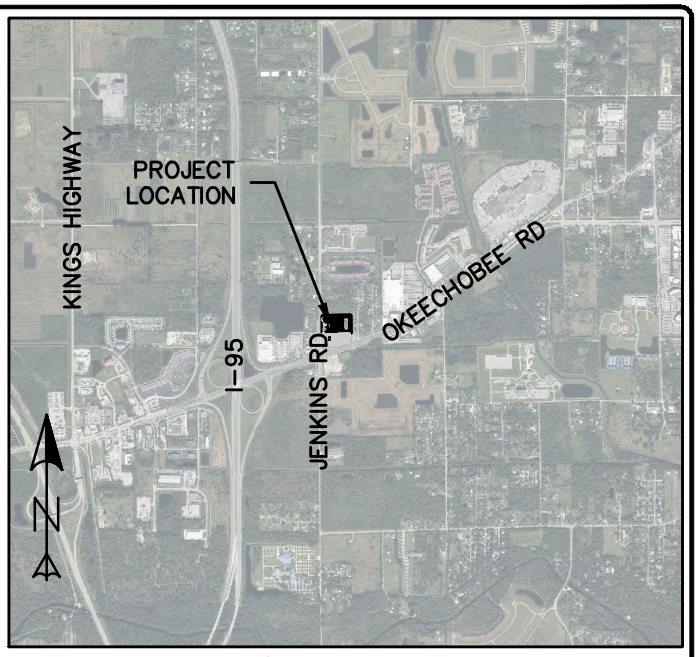
Conclusion:

In conclusion the proposed self-storage development with a total area of ±112,000 S.F. and has a net change in traffic of 236 daily trips with 36 AM Peak Hour Trips, and 46 PM Peak Hour Trips. Analysis of the distribution of trips along the major roads were presented with no LOS exceeded. All roads analyzed were projected to the proposed build out date with the roads growth rate provided by St. Lucie TPO. Because of this, it is EDC belief that this development will have no adverse effects on the surrounding roads.

Exhibit 1: Location Map

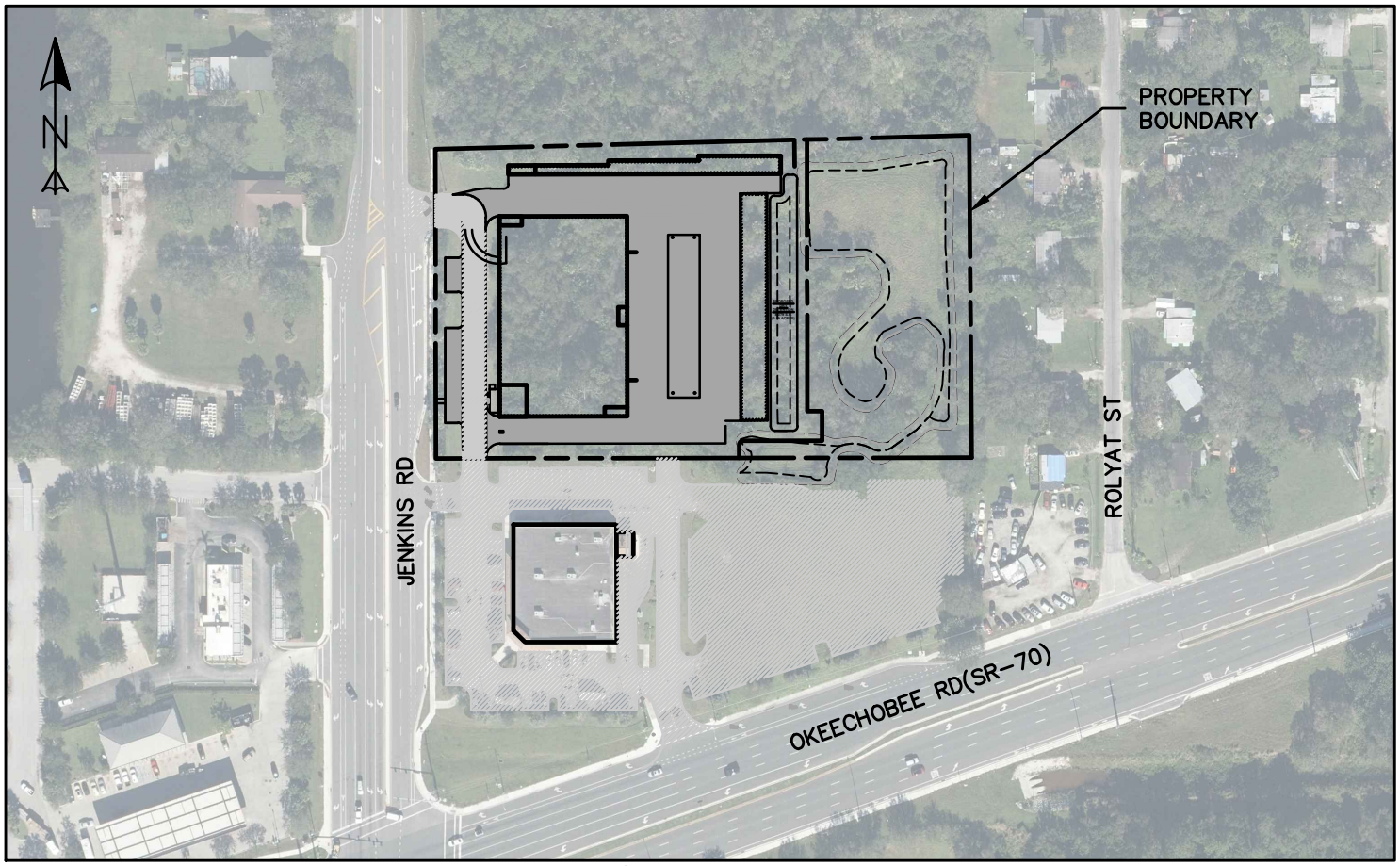
LOCATION MAP





VICINITY MAP

N.T.S.



SITE MAP

SCALE: 1"=100'

21-241

1 OF 1

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FLAGSHIP STORAGE

LOCATION MAP
WITH AERIAL PHOTOGRAPH

FORT PIERCE FLORIDA

DATE REVISION COMMENTS

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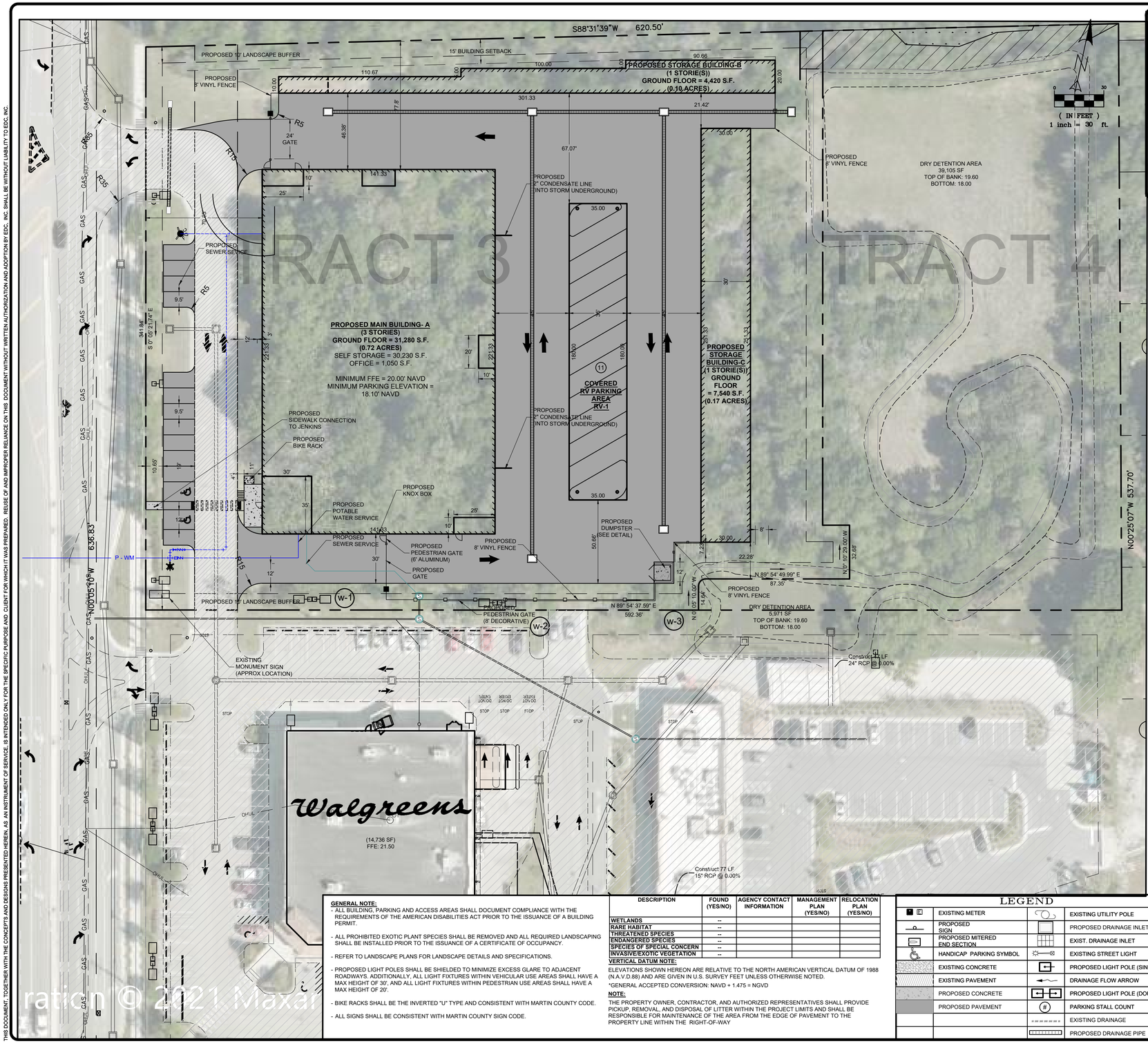
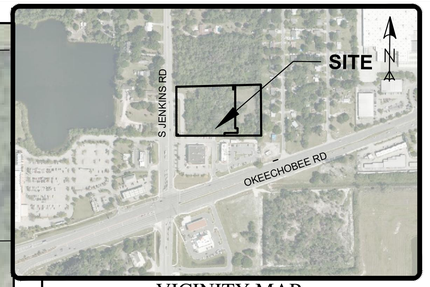
Exhibit 2: Site Plan





VICINITY MAP

SCALE: 1:500

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

PARCEL ID #: 2419-603-0003-000-4 (TRACT 3)
2419-603-0004-000-1 (TRACT 4)

PROJECT NAME: FLAGSHIP STORAGE

OWNER: NNN/1031 #16 JENKINS LLC
2 TOWNE SQ STE 900
SOUTHFIELD, MI 48076

FUTURE LAND USE: GC GENERAL COMMERCIAL
ZONING: C-3 COMMERCIAL

BUILDING DATA

GROSS SQUARE FOOTAGE	112,100 S.F. (2.57 AC)		
MAIN BUILDING-A	**93,840 S.F.**		
1ST FLOOR	31,280 S.F.		
-OFFICE	1,050 S.F.		
-SELF STORAGE	30,230 S.F.		
2ND FLOOR	31,280 S.F.		
3RD FLOOR	31,280 S.F.		
STORAGE BUILDING-B	**4,420 S.F.**		
STORAGE BUILDING-C	**7,540 S.F.**		
COVERED RV PARKING AREA-RV1	**6,300 S.F.**		
PROPOSED BUILDING HEIGHT:	(1 AND 3 STORIE(S))		
MAXIMUM BUILDING HEIGHT:	65'(780") 3 STORY		
MAXIMUM BUILDING COVERAGE:	80%		
TOTAL BUILDING COVERAGE:	49.05%		

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

SITE AREA BREAKDOWN	205,876 S.F.	(4.73 AC)	100.00%
2419-603-0003-000-4 (TRACT 3)	140,536 S.F.	(3.23 AC)	68.29%
2419-603-0004-000-1 (TRACT 4)	65,340 S.F.	(1.50 AC)	31.71%
IMPERVIOUS AREA	**101,969 S.F.**	**(2.34 AC)**	**49.47%**
EXISTING PAVING	8,602 S.F.	(0.20 AC)	04.23%
PROPOSED PAVING	43,427 S.F.	(1.00 AC)	21.14%
PROPOSED BUILDINGS(GROUND)	43,240 S.F.	(0.99 AC)	20.93%
PROPOSED COVERED RV AREA	6,300 S.F.	(0.14 AC)	02.96%
PROPOSED CONCRETE	400 S.F.	(0.01 AC)	00.21%
PERVIOUS AREA	**103,907 S.F.**	**(2.39 AC)**	**50.53%**
OPEN SPACE	64,802 S.F.	(1.49 AC)	31.50%
DRY DETENTION AREA	39,105 S.F.	(0.90 AC)	19.03%
PROPOSED DRY DETENTION	N/A	N/A	N/A

USEABLE OPEN SPACE AREA:
REQUIRED = 56,723 S.F. @ 0.5% = 2,836 S.F.
PROPOSED = 2,836 S.F.

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: --
SOLID WASTES: WASTE PRO

SETBACKS
OWNER: 25' SIDE: 15' REAR: 20'

PARKING CALCULATIONS
ITE PARKING GENERATION MANUAL, 5TH EDITION
PARKING REQUIRED

OFFICE(**710**)	(1,050 S.F.) (1 SPACES/ 300 S.F)	4 SPACES
MINI-WAREHOUSE(**151**)	(29,817 S.F.) (1 SPACES/10,000 S.F)	10 SPACES
TOTAL REQUIRED PARKING SPACES		**14 SPACES (1 HC)**
STANDARD PARKING PROVIDED		14 SPACES (2 HC)
RV STORAGE SPOTS PROVIDED		11 SPACES

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

WATER AND SEWER:

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

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

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

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

NO CAD SURVEY WAS PROVIDED FOR THIS DRAWING. THIS IS STRICTLY CONCEPTUAL.

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

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

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

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

LEGEND

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

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DESIGNED BY	JJL
DRAWN BY	JJL
FILENAME	21-241 flagshipsd.dwg
SITE PLAN	
LAYOUT	
SCALE	AS SHOWN
DATE	16/JUNE/2021

REVISION COMMENTS

DATE

FLAGSHIP STORAGE

SITE PLAN

FLORIDA

FORT PIERCE

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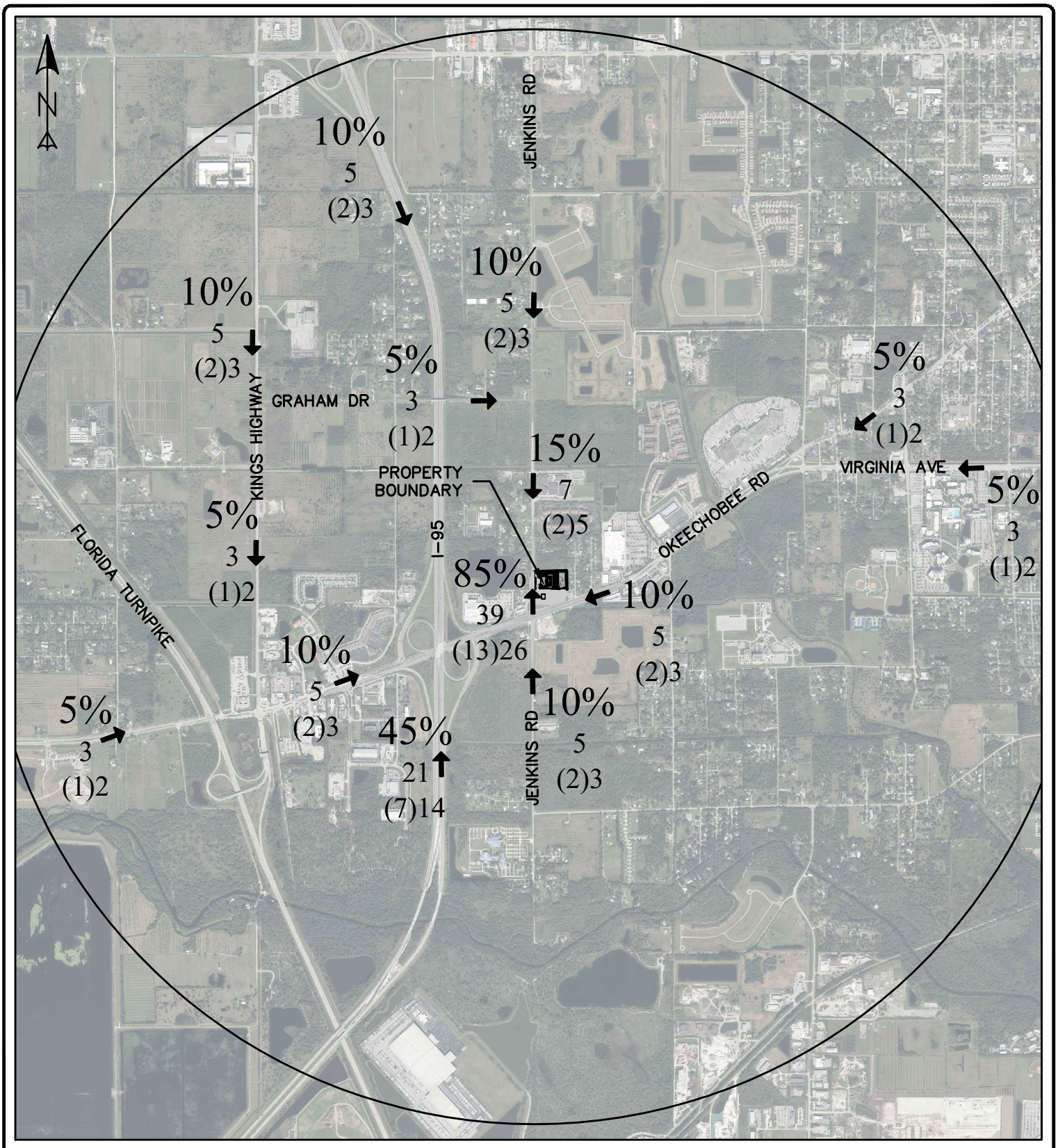
21-241

1 OF 2

Z:\EDC 2021\21-241 - Flagship Storage - Jenkins & Okeechobee\ENGINEERING\AutoCAD\DWGs\21-241 FlagshipR4.dwg, SITE PLAN, 6/30/2021 9:52:15 AM, James, EDC, Inc.

Exhibit 3: Distribution Map



P.M. PEAK HOUR TRIPS: 46
(IN=15) OUT=31

TRIP DISTRIBUTION MAP

N.T.S.

21-241

1 OF 1

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FLAGSHIP STORAGE

TRIP DISTRIBUTION MAP

FORT PIERCE FLORIDA

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Exhibit 4: LOS Analysis

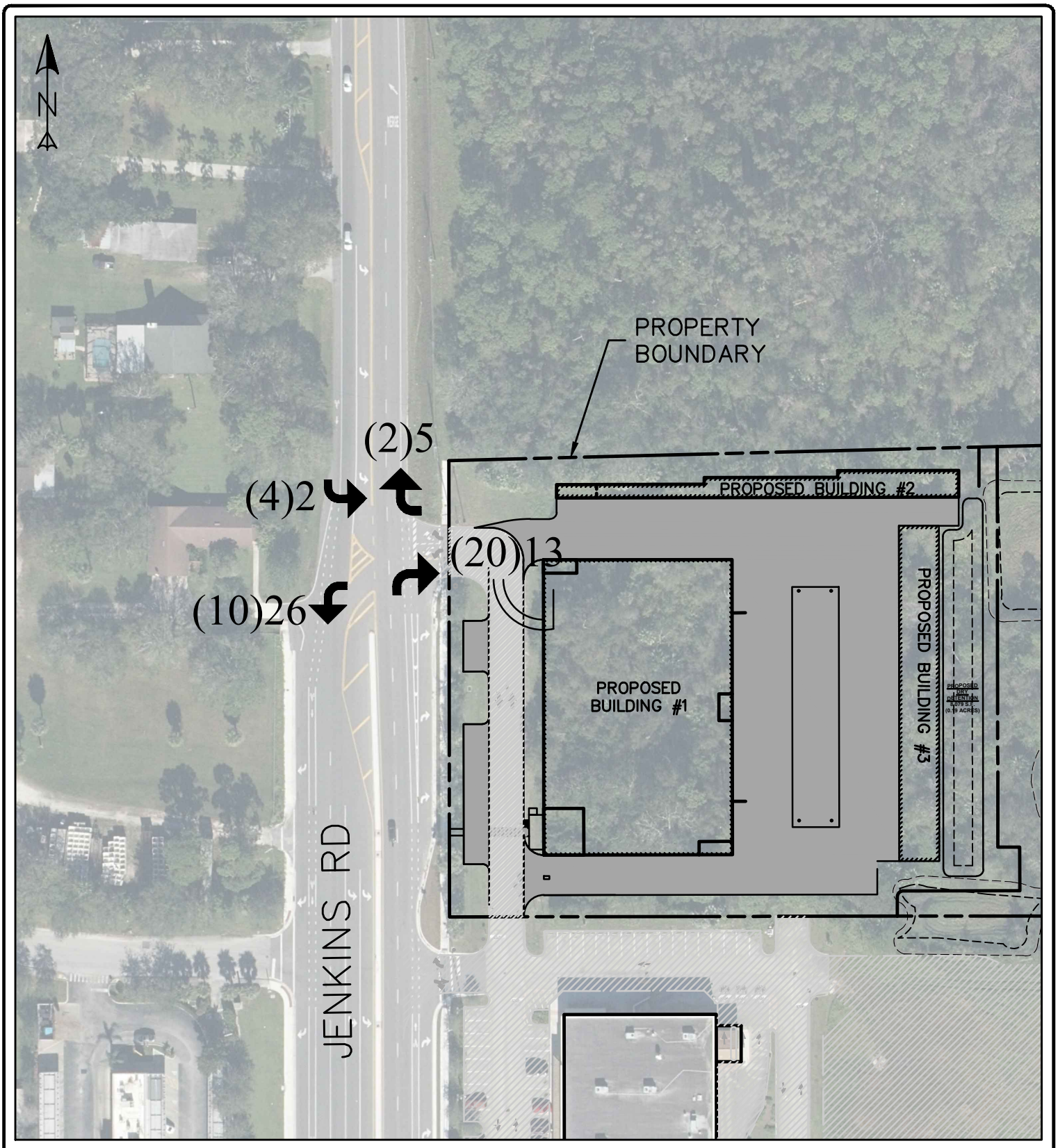
Trip Distribution LOS Analysis

ROW Segment	From	To	LOS	Peak Hr Service Capacity	Exist Peak Hr Peak Direction	Annual Growth Rate*	Build Out Year 2023 Projected Traffic	Adopted LOS Exceeded at Build Out?	Peak Hr Project Volume	% project of LOS Capacity	Total Peak Hr Volume	Adopted LOS to be Exceeded
I-95	MIDWAY RD	OKEECHOBEE RD	D	4580	3806	1.37%	3910	NO	21	0%	3931	NO
I-95	OKEECHOBEE RD	ORANGE AVE	B	7320	2789	-1.15%	2725	NO	5	0%	2730	NO
JENKINS RD	EDWARDS RD	OKEECHOBEE RD	C	880	553	1.60%	571	NO	5	1%	576	NO
JENKINS RD**	OKEECHOBEE RD	GRAHAM RD	C	1865	569	2.17%	594	NO	46	2%	640	NO
JENKINS RD	GRAHAM RD	PETERSON RD	C	630	569	2.17%	594	NO	5	1%	599	NO
JENKINS RD	PETERSON RD	ORANGE AVE	C	920	569	2.17%	594	NO	5	1%	599	NO
KINGS HWY	OKEECHOBEE RD	CROSSROADS PKWY	C	930	341	0.70%	346	NO	3	0%	349	NO
KINGS HWY	CROSSROADS PKWY	GRAHAM RD	C	660	341	-0.90%	335	NO	3	0%	338	NO
KINGS HWY	GRAHAM RD	PICOS RD	C	660	331	-0.90%	325	NO	5	1%	330	NO
KINGS HWY	PICOS RD	ORANGE AVE	C	830	331	-0.90%	325	NO	5	1%	330	NO
OKEECHOBEE RD	MCCARTY RD	FLORIDA'S TURNPIKE	B	1810	435	1.12%	445	NO	3	0%	448	NO
OKEECHOBEE RD	FLORIDA'S TURNPIKE	KINGS HWY	C	2010	435	-0.95%	427	NO	3	0%	430	NO
OKEECHOBEE RD	KINGS HWY	CROSSROADS PKWY	C	4170	1240	-0.95%	1216	NO	7	0%	1223	NO
OKEECHOBEE RD	CROSSROADS PKWY	I-95	C	4170	1436	-0.95%	1409	NO	7	0%	1416	NO
OKEECHOBEE RD	I-95	JENKINS RD	C	4240	1865	0.79%	1894	NO	33	1%	1927	NO
OKEECHOBEE RD	JENKINS	MCNEIL RD	C	4040	1865	0.79%	1894	NO	5	0%	1899	NO
OKEECHOBEE RD	MCNEIL RD	VIRGINIA AVE	C	3170	1742	-0.15%	1737	NO	5	0%	1742	NO
OKEECHOBEE RD	VIRGINIA AVE	HARTMAN RD	C	2100	727	-0.31%	722	NO	3	0%	725	NO
OKEECHOBEE RD	HARTMAN RD	35TH ST	C	1630	727	1.89%	754	NO	3	0%	757	NO
VIRGINIA AVE	OKEECHOBEE RD	HARTMAN RD	C	3020	1074	0.51%	1085	NO	3	0%	1088	NO
VIRGINIA AVE	HARTMAN RD	35TH ST	C	3020	1074	0.51%	1085	NO	3	0%	1088	NO

* Annual Growth Rate collected from St. Lucie TPO Traffic Counts Interactive Map

** Jenkins Rd Peak Hr Capcity assumed due to new road construction, averaged from Okeechobee Rd where 4 lane divided

Exhibit 5: Driveway Map



(A.M. PEAK HOUR TRIPS: 36)
P.M. PEAK HOUR TRIPS: 46

DRIVEWAY/ INTERSECTION MAP

N.T.S.

21-241

1 OF 1

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FLAGSHIP STORAGE

DRIVEWAY/INTERSECTION MAP

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Supporting Documents

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,800	2019	920	213	C	0.245	194	C	0.223
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	83,500	2019	4,580	4,276	C	0.934	3,862	C	0.843
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	65,469	2018	4,580	3,682	C	0.804	3,175	B	0.945
I-95	MIDWAY RD to OKEECHOBEE RD	941902	77,647	2018	4,580	4,687	D	0.852	3,806	C	0.831
I-95	OKEECHOBEE RD to ORANGE AVE	940260	65,918	2019	7,320	2,789	B	0.620	2,789	B	0.620

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	57,000	2019	7,320	2,742	B	0.609	2,524	B	0.561
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	6,800	2019	750	405	D	0.540	463	D	0.617
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,600	2019	750	327	C	0.884	318	C	0.859
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,400	2019	790	433	D	0.548	509	D	0.644
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,400	2019	540	433	D	0.802	509	D	0.943
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,850	2019	1,080	135	B	0.329	146	B	0.356
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,850	2019	3,240	135	B	0.075	146	B	0.081
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,200	2019	3,240	583	B	0.322	613	B	0.339
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,200	2019	700	583	C	0.883	613	C	0.929
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,200	2019	880	583	C	0.702	613	C	0.739
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,200	2019	920	675	C	0.776	568	C	0.653
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,200	2019	790	675	D	0.854	568	D	0.719
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to L20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

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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
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	7,600	2019	830	333	C	0.401	341	C	0.411
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,600	2019	660	333	C	0.505	341	C	0.517
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2019	660	345	C	0.523	331	C	0.502
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2019	830	345	C	0.416	331	C	0.399
KINGS HWY	ORANGE AVE to ANGLE RD	940077	13,900	2019	870	732	C	0.841	737	C	0.847
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	13,100	2019	830	721	C	0.869	725	C	0.873
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,900	2019	830	924	F	1.050	868	D	0.986
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

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St. Lucie Transportation Planning Organization

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466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	8,800	2019	1,340	469	B	0.350	458	B	0.342
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	8,800	2019	1,740	469	B	0.270	458	B	0.263
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	8,800	2019	1,740	469	B	0.270	458	B	0.263
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,381	2019	1,810	346	B	0.191	346	B	0.191
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,400	2019	1,810	420	B	0.232	435	B	0.240
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,400	2019	2,010	420	C	0.209	435	C	0.216
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	26,000	2019	4,170	1,175	C	0.282	1,240	C	0.297
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	32,500	2019	4,170	1,406	C	0.337	1,436	C	0.344
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,000	2019	4,240	2,156	C	0.517	1,865	C	0.447
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,000	2019	4,040	2,156	C	0.543	1,865	C	0.470
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	30,500	2019	3,170	1,669	C	0.540	1,742	C	0.564
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,750	2019	750	82	C	0.222	82	C	0.222

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Traffic Counts and Level of Service Report
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Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	33,500	2020	2,000	1,766	C	0.925	1,742	C	0.912
US 1	OLD DIXIE HWY to AVENUE O	940123	30,000	2019	2,000	2,082	F	1.041	1,628	C	0.852
US 1	AVENUE O to SR A1A NORTH	940123	30,000	2019	2,100	2,082	D	0.991	1,628	C	0.810
US 1	SR A1A NORTH to JUANITA AVE	940010	20,500	2019	2,100	1,230	C	0.612	985	C	0.490
US 1	JUANITA AVE to ST LUCIE BLVD	940010	20,500	2019	2,100	1,230	C	0.612	985	C	0.490
US 1	ST LUCIE BLVD to 25TH ST	940009	24,500	2019	2,100	1,459	C	0.726	1,399	C	0.696
US 1	25TH ST to INDRIO RD	940009	24,500	2019	2,100	1,459	C	0.726	1,399	C	0.696
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	24,500	2019	2,100	1,333	C	0.663	1,326	C	0.660
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	24,500	2019	2,100	1,333	C	0.663	1,326	C	0.660
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2019	2,100	779	C	0.388	817	C	0.406
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,911	2017	2,100	756	C	0.376	804	C	0.400
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,600	2017	2,100	619	C	0.308	575	C	0.286
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,633	2017	920	249	C	0.286	235	C	0.270
VIRGINIA AVE	35TH ST to 25TH ST	940032	23,000	2019	3,020	1,186	C	0.403	1,155	C	0.393
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	21,000	2019	3,020	1,115	C	0.379	1,074	C	0.365
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	21,000	2019	3,020	1,115	C	0.379	1,074	C	0.365
VIRGINIA AVE	25TH ST to 13TH ST	940033	23,500	2019	3,020	1,229	C	0.418	1,308	C	0.445
VIRGINIA AVE	13TH ST to 11TH ST	940794	25,500	2019	3,020	1,228	C	0.418	1,228	C	0.418
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	25,500	2019	3,170	1,228	C	0.397	1,228	C	0.397
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	22,000	2019	3,020	1,198	C	0.407	1,118	C	0.380
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	19,200	2019	3,170	1,083	C	0.350	1,059	C	0.343
VIRGINIA AVE	COLONIAL RD to US 1	940034	19,200	2019	3,020	1,083	C	0.368	1,059	C	0.360
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	14,000	2019	2,650	732	C	0.595	797	C	0.648
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	14,000	2019	1,710	732	C	0.951	797	D	0.466
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,000	2019	1,710	1,208	D	0.706	1,265	D	0.740

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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	Vacant	GC (FP)	CG (FP)
South	Walgreens / Chick-fil-A	GC (FP)	CG (FP)
East	Starbucks / Residential	Starbucks - GC (FP) Residential - COM (SLC)	Starbucks - CG (FP) Residential - CO (SLC)
West	Commercial	MXD (SLC)	CG (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	15 du / ac	4.73	X
****Proposed**	GC	C-3	1.0 (FAR)	4.73	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 206,038.8 x 0.125 = 25,754.85 gpd
**Proposed Zoning/FLU	Total gallons per day 112,100 sf x 0.125 = 14,012.50 gpd
**Change in Demand	Total gallons per day decrease of 11,742.35 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 206,038.8 x 0.125 = 25,754.85 gpd
**Proposed Zoning/FLU	Total gallons per day 112,100 sf x 0.125 = 14,012.50 gpd
**Change in Demand	Total gallons per day decrease of 11,742.35 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	N/A		
Urban District	5 acres per 1,000 people	N/A		
Community	2.5 acres per 1,000 people	N/A		
Neighborhood	1.36 acres per 1,000 people	N/A		

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	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	N/A	N/A
****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	206,038.80 x 0.05 per sf = 10,301.94 cy
****Proposed Zoning/FLU**	112,100 x 0.05 per sf = 5,605 cy
***Change in Demand**	decrease of 4,696.94 cy

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

Impact	The surface water management system for this project will collect site runoff in a series of inlets which will convey the runoff to the existing master drainage system.

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	LU Code 934 - 97,035	AM: 10,502 / PM: 10,582
****Proposed Zoning/FLU**	LU Code 151 - 169	AM: 22 / PM: 22
***Change in Demand**	Trips decrease of 96,866	Trips decrease 10,480 / decrase 10,480
Impact to Capacity	Major decrease in trips.	

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: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(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					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Self Storage Bldg A	1	93,840 sf		2022	2023
RV Storage	1	6,300 sf		2022	2023
Self Storage Blds B & C	2	11,960 sf		2023	2024

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

PERSPECTIVE: NORTH

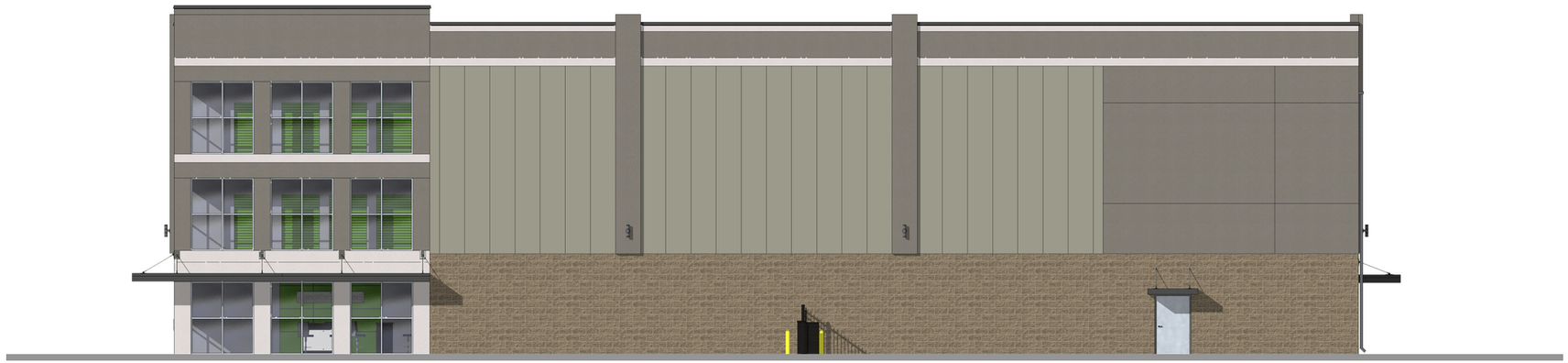
N.T.S.

FORT PIERCE STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-001 PERSPECTIVE VIEW 06-30-2021

ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

41’-6”

38’-0”

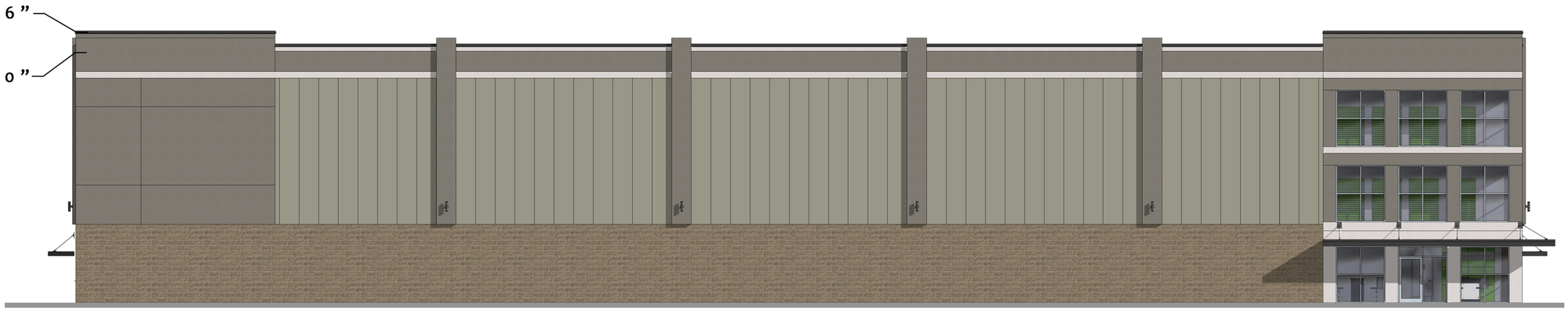


SOUTH ELEVATION

1/16” = 1’-0”

FORT PIERCE STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-002 SOUTH ELEVATION 06-30-2021

ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE



WEST ELEVATION

1/16” = 1’-0”

FORT PIERCE STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-003 WEST ELEVATION 06-30-2021

ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE

EAST ELEVATION

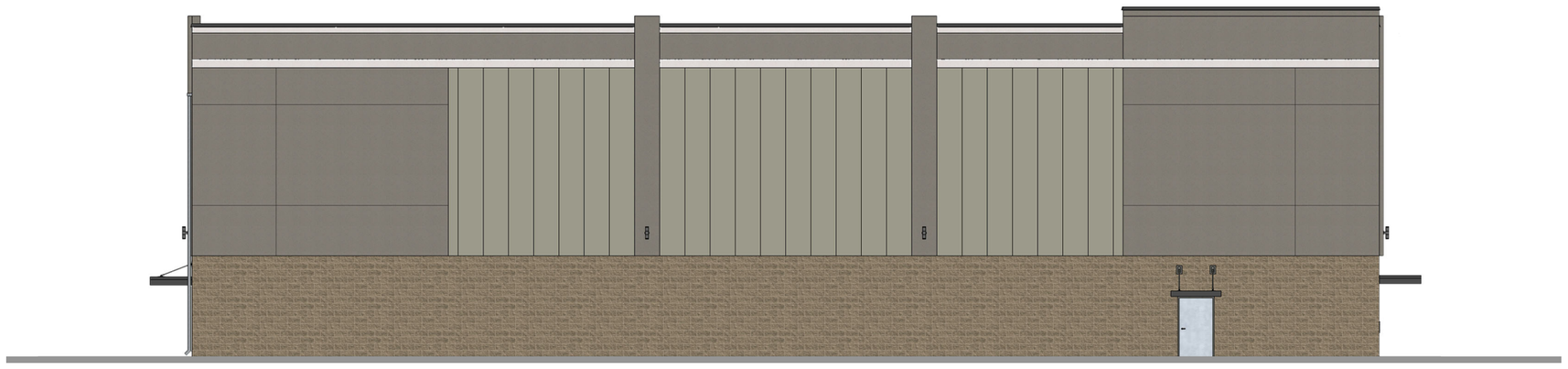
1/16” = 1’-0”

FORT PIERCE STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-004 EAST ELEVATION 06-30-2021

ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE

41’-6”

38’-0”



NORTH ELEVATION

1/16” = 1’-0”

FORT PIERCE STORAGE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-005 NORTH ELEVATION 06-30-2021

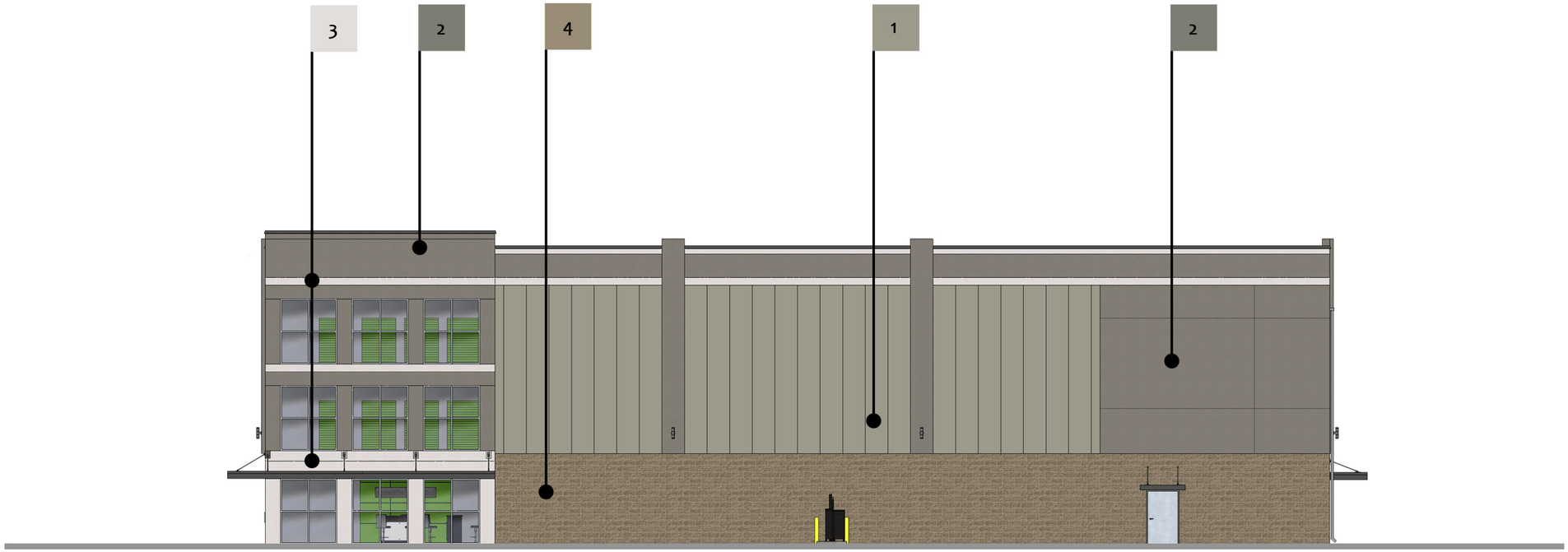
ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE

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

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

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

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



MATERIAL OUTLINE

1/16” = 1’-0”

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

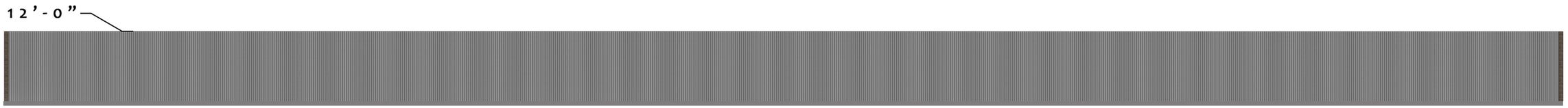
ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE

SOUTH ELEVATION

NTS

NORTH ELEVATION

NTS



SOUTHWEST ELEVATION

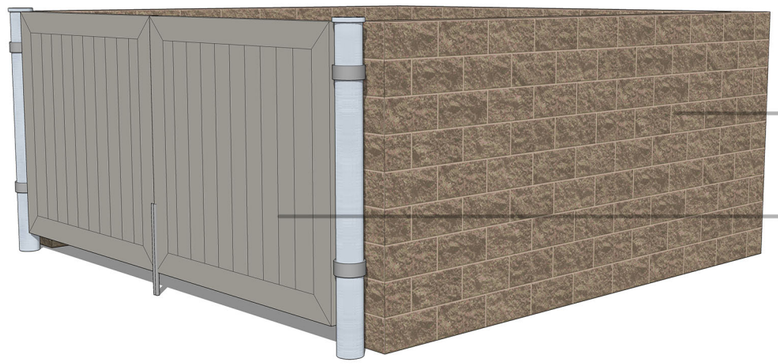
NTS

WEST ELEVATION

NTS

FORT PIERCE
FLAGSHIP DEVELOPMENT
OKEECHOBEE CROSSINGS FORT PIERCE, FL
A-007 EXTERIOR STORAGE AGE 06-30-2021

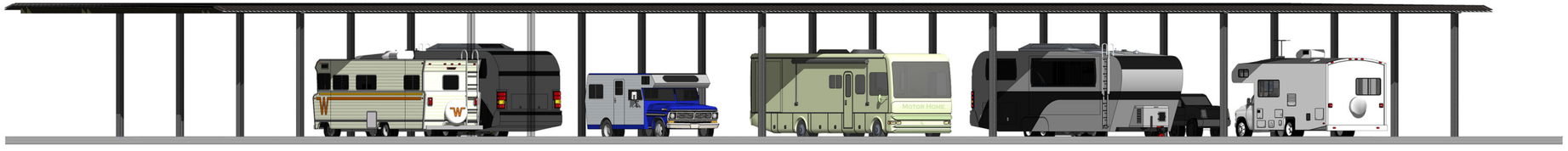
ELEVEN 18 ARCHITECTURE
A WOMEN'S BUSINESS ENTERPRISE



DUMPSTER ENCLOSURE

N.T.S.

16’-7”—



RV CANOPY ELEVATION

1/16” = 1’-0”

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

ELEVEN 18 ARCHITECTURE
A WOMEN’S BUSINESS ENTERPRISE

GROUND FLOOR = 4,420 S.F.
(0.10 ACRES)

S88°31'39"W 620.50'

194.79'(M) 195.00'(D)
EAST (D)

397.20'

16.77
18.27

30.01'

90'-8"
100'
110'-8"
10'
20'
301'-4"

10' x 10' | 10' x 15' | 10' x 20'

STRUCTURE B 4,420 SQ.FT.

46'-4 11/16"

141'-4"
70'-8" 70'-8"

LOADING AREA

110'-8"

NORTH (D)

N

STRUCTURE A-1
+/- 31,280 SQ.FT.

OFFICE
30'x35'

LOADING AREA

221'-4"
100'-8"
44'-11 15/16"
0°5'22"

30'
12'

CANOPY RV-1 +/- 5,334 SQ.FT.
(5) 24' & (1) 12' Bays w/ (11) 12' parking spots

152'-5 1/16"
40'-5"
35'
12'
45'

STRUCTURE C 7,540 SQ.FT.

30'
10' x 30'
251'-4"

PROPOSED
DRY
DETENTION
8,079 S.F.
(0.19 ACRES)

S00°05'10"E 255.01'

S00°05'10"W 636.83'

EAST-OF-WAY LINE OF JENKINS ROAD

19103.19 SQUARE FEET
0.44 ACRES +

OF WAY DEDICATION

636.72'

335.50'

NOTE:
ALL DIMENSIONS MUST BE VERIFIED
BY CERTIFIED CIVIL ENGINEER

DATE 6/29/2021

DRAWN BY: JPH

JENKINS Rd. SELF STORAGE
FORT PIERCE, FL

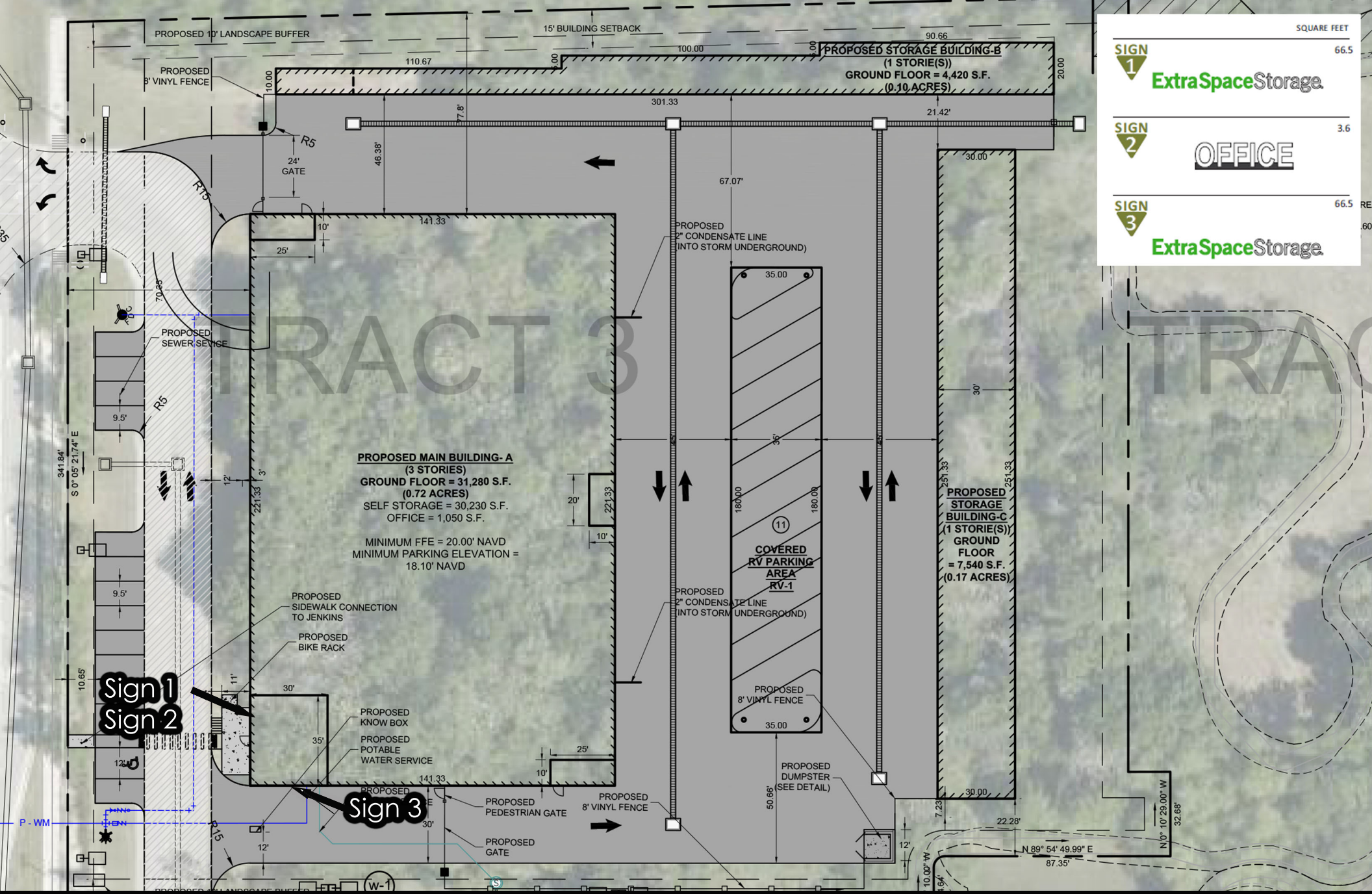
RABCO ENTERPRISES, LLC
10141 CROWN PARK CIRCLE • WINTER GARDEN, FL 34787
800/989-0220 • CB C04783 • FAX: 407/877-9065

JOB #: B6613PH1

SITE

Fort Pierce
Jenkins Road
Fort Pierce, Florida

sign & lighting



SQUARE FEET

SIGN 1 — 66.5 — ExtraSpaceStorage

SIGN 2 — 3.6 — OFFICE

SIGN 3 — 66.5 — ExtraSpaceStorage

Flagship Jenkins & Okeechobee

Signage Exhibit

Fort Pierce, FL

NORTH

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ELEVATION

SIGN 1

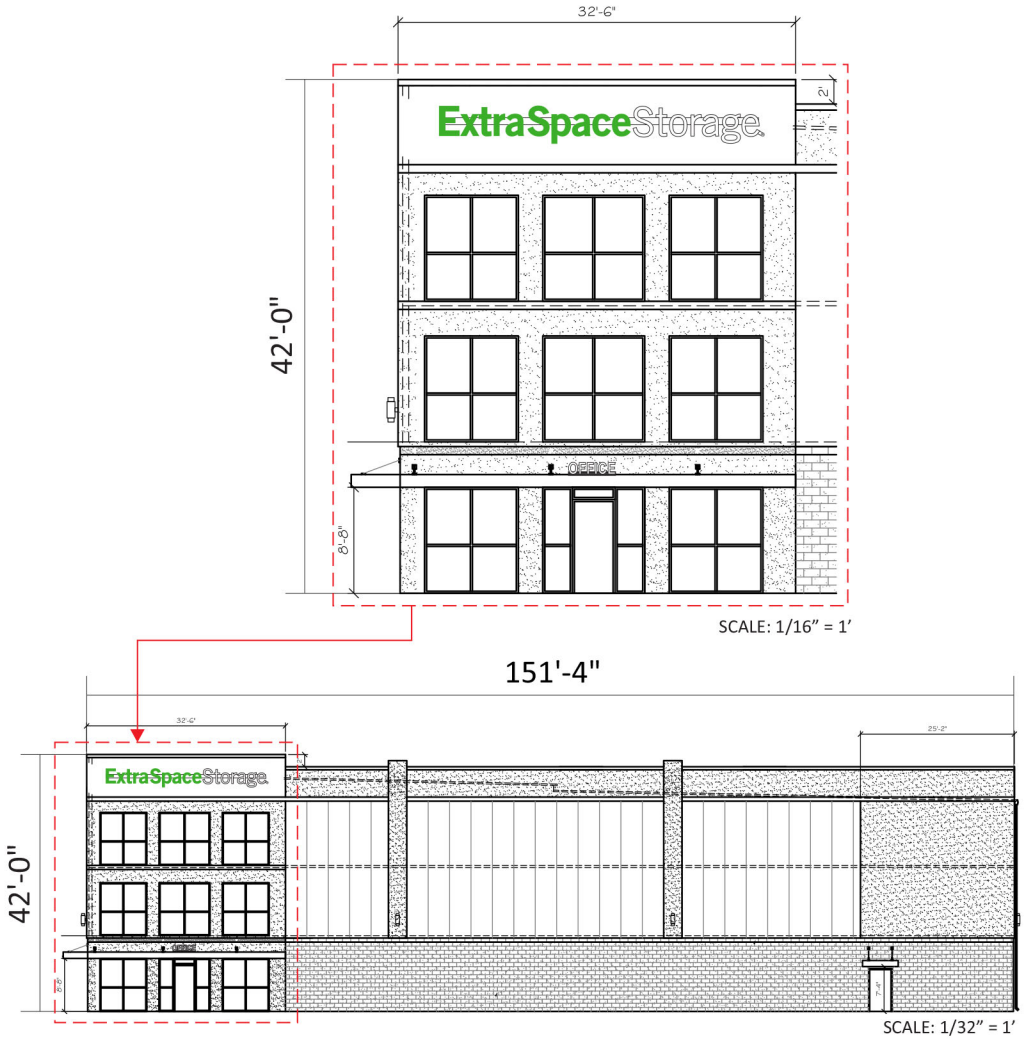
SCOPE OF WORK:
Manufacture and install 1 set of Standard 30" channel letters on raceway Green / White faces
Placement centered on west elevation left side over windows. Raceway color TBD

SQUARE FEET CALCULATIONS		
Allowable	Existing	Proposed
NA	0	66.5

SIGN 2

SCOPE OF WORK:
Manufacture and install 1 set of Standard "Office" Channel letters on raceway White faces
Placement West elevation bottom floor left end over door on awning

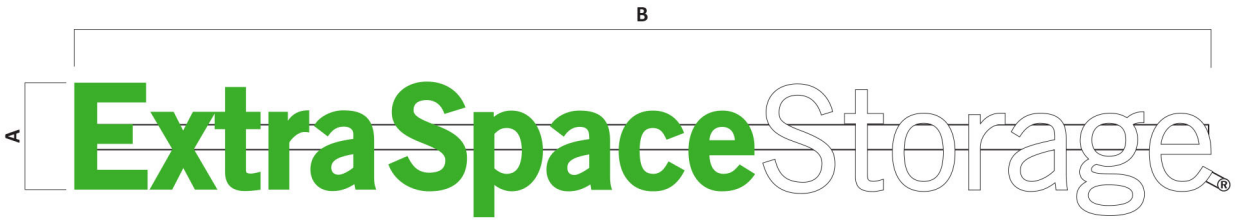
SQUARE FEET CALCULATIONS		
Allowable	Existing	Proposed
NA	0	3.6



RACEWAY MOUNT CHANNEL LETTERS

SIGN 1

A	B	SQUARE FEET
2'-6"	26'-7 ½"	66.5

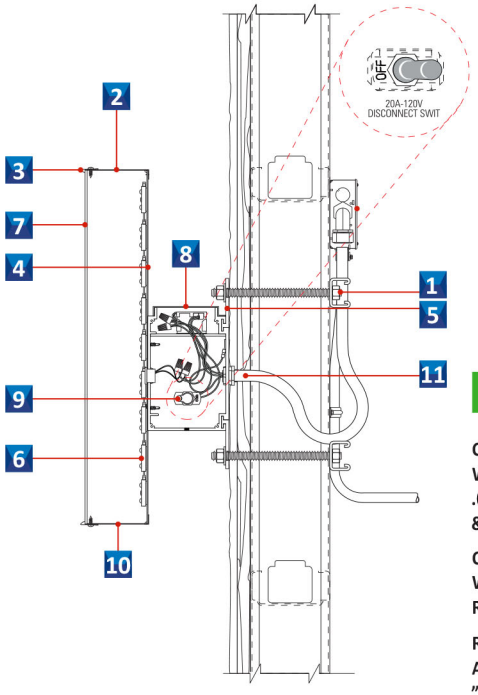


ExtraSpace Storage®

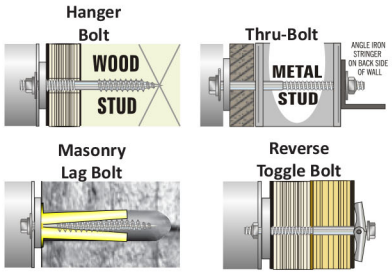
SPECIFICATION

1. NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
2. 5" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GUAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
3. TRIM CAP RETAINER DOVE GRAY
4. FLAT ALUMINUM BACK
5. ¼" THICK METAL FLAT BAR FOR A SECURE INSTALLATION
6. USLED DIODE MODULE WHITE
7. 3/16" #7328 ACRYLIC FACE WHITE WITH 1ST SURFACE TRANSLUCENT VINYL AS SHOWN
8. LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7 ¼" X 7 ¼" EXTRUDED .050 ALUM. RACEWAY SUPPORT/WIRING BOX PAINTED TO BE DETERMINED
9. VISIBLE CUT-OFF SWITCH WITH FLIP-UP COVER
10. ¼" WEEP HOLES (2) TWO PER LETTER
11. GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE.

SECTION DETAIL



MOUNTING DETAILS



*All Hardware to be Galvanized and Non Corrosive

COLOR SCHEDULE

GREEN	#2500-106 BRILLIANT
GREY	DOVE GRAY TRIMCAP
BLACK	PMS BLACK #2500-022
WHITE	

ELECTRICAL REQUIREMENT

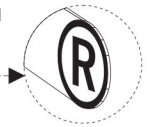
L.E.D.	"USLED" WHITE L.E.D. MODULES
POWER SUPPLY	24V "ADVANCE" POWER SUPPLY
AMPS	0.79A
CIRCUITS	(1) 20A-120V
DISCONNECT	(1) 20A-120V

MANUFACTURING NOTES

CHANNEL LETTER SETS SMALLER THAN 48" WILL BE CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS

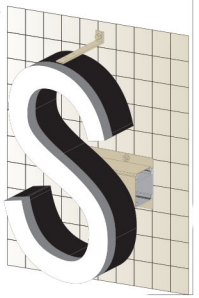
CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS

REGISTRATION MARK TO BE BLACK VINYL ON ALUMINUM TAB ATTACHED TO BACK OF "e" CHANNEL LETTER.



BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .090" ALUMINUM PAINTED TO MATCH RW POP-RIVITED TO RETURN (FACING UP TO HIDE FROM SIGHT)

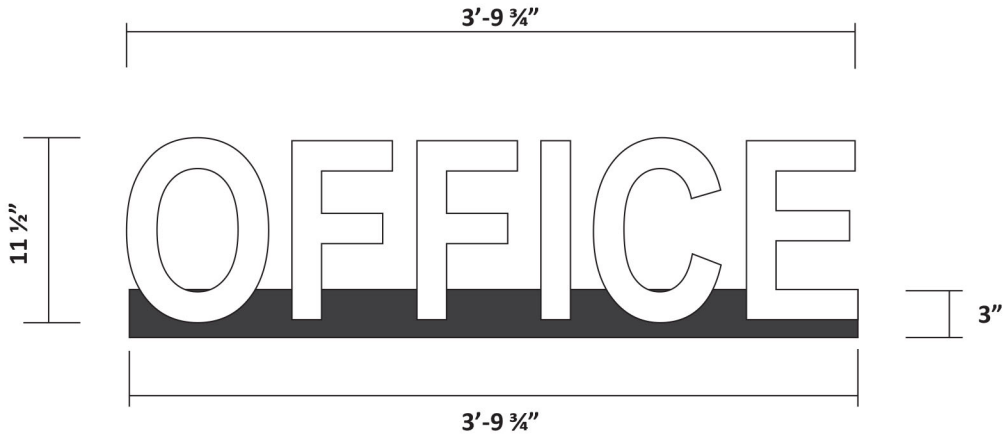


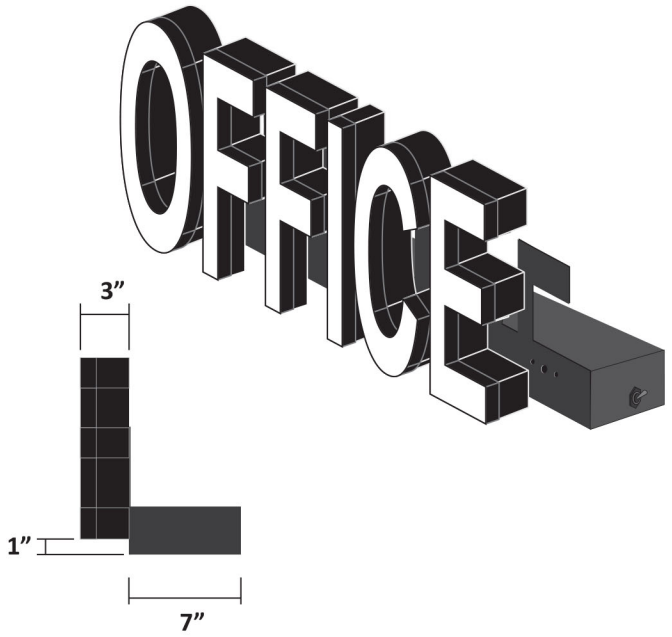
CANOPY OFFICE SIGN

SIGN 2

SCALE: 1''= 1'-0"

3.6 SQ/FT

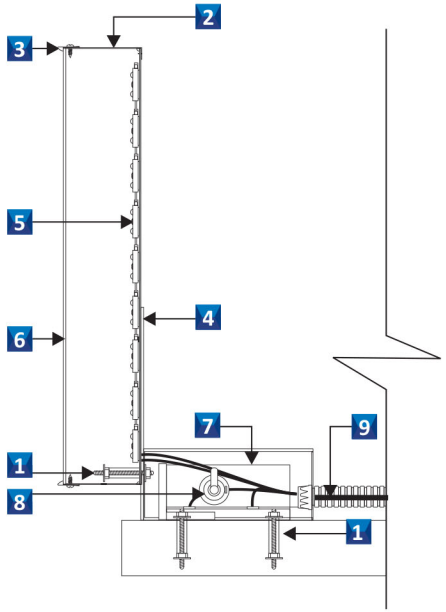




SPECIFICATIONS

1. NON-CORROSIVE #10 ¼" PITCH SCREW GALVANIZED
2. 3" FABRICATED ALUMINUM LETTER RETURNS SEE MFG. NOTE FOR GAGE. GLOSS BLACK PAINT INTERIOR WITH LIGHT ENHANCING PAINT
3. TRIM CAP RETAINER
4. FLAT ALUMINUM BACK MOUNTED TO 1/2 HEIGHT ALUMINUM PLATE ATTACHED BY NON-CORROSIVE #10 ¼" PITCH SCREW - GALVANIZED
5. USLED DIODE MODULE WHITE
6. 3/16" #2447 ACRYLIC FACE
7. LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 0.063" ALUM. RACEWAY SUPPORT / WIRING BOX (3" X 7" X 45 3/4") PAINTED SW7069 – IRON ORE
8. VISIBLE DISCONNECT SWITCH
9. DEDICATED ELECTRICAL IN FLEX CONDUIT SEALED WATER TIGHT AT WALL PENITRATIONS.

SECTION



COLOR SCHEDULE

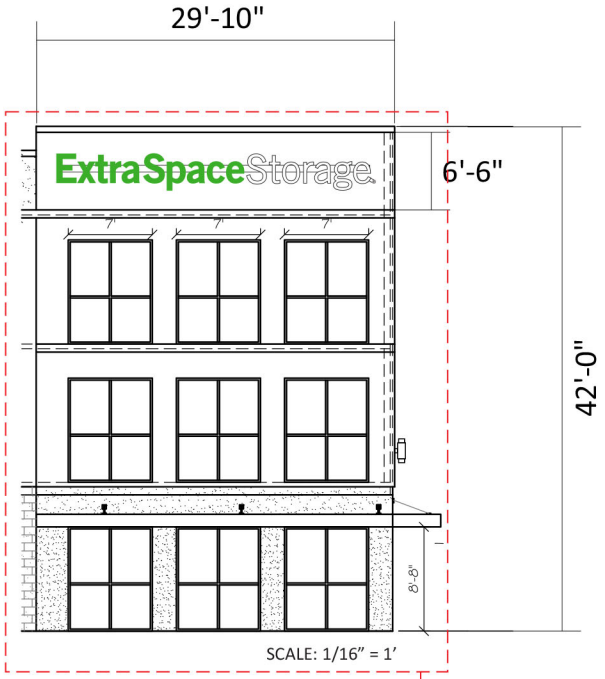
IRON ORE	#7069 IRON ORE
BLACK	PMS BLACK
WHITE	

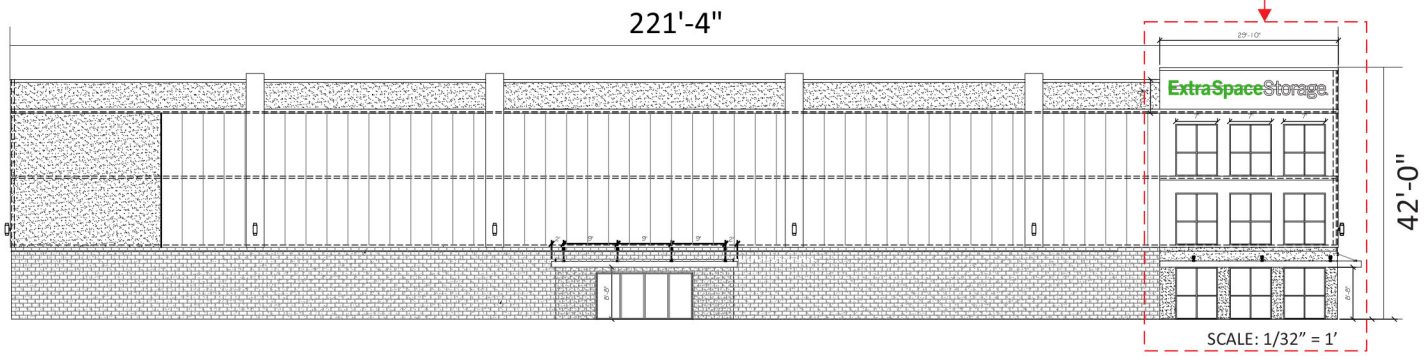
ELEVATION

SIGN 3

SCOPE OF WORK:
Manufacture and install 1 set of Standard 30" channel letters on raceway Green / White faces
Placement centered on north elevation right side over windows. Raceway color TBD

SQUARE FEET CALCULATIONS		
Allowable	Existing	Proposed
NA	0	66.5





RACEWAY MOUNT CHANNEL LETTERS

SIGN 3

A	B	SQUARE FEET
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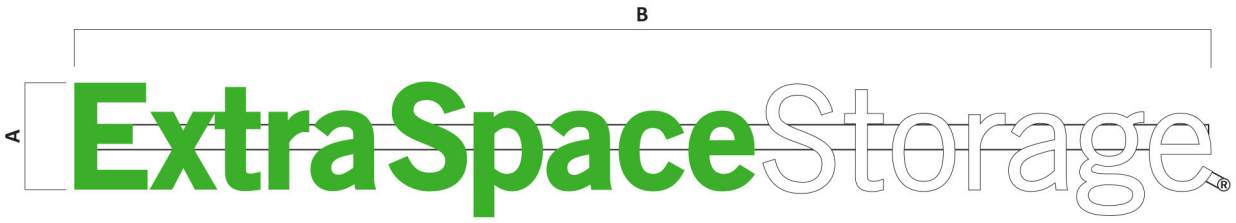

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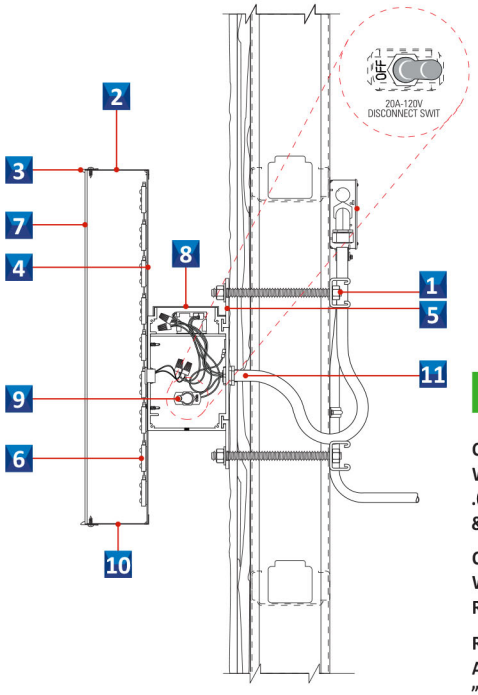

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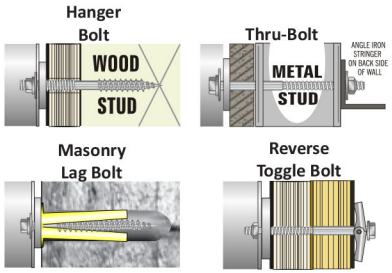

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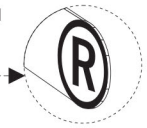

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