CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, September 16, 2021 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **New Business:**

   a. Future Land Use & Zoning Map Amendment - Privilege South (6 Parcels)

   b. Development & Design Review – Crossroads Parkway Warehouse

   c. Annexation – 2120 N. Old Dixie Highway

   d. Development & Design Review – Jetson Expansion – 4145 S. US Highway 1 and 504 Tumblin Kling Road

   e. Site Plan, Design Review, PD Amendment - Willow Lakes Resort Village - 10050 W. Midway Road

   f. Minor Site Plan - Enterprise Rent-A-Car - 5400 S. US Highway 1

   g. Minor Site Plan - St. Lucie County Parking Lot - 2300 Virginia Avenue

   h. Variance – Wawa – 2101 S. US Highway 1

   i. Variance - Borosky Residence - 1724 Coral Circle

   j. Text Amendment - Chapter 125 - Board of Adjustment

4. **PUBLIC COMMENTS**

5. **STAFF COMMENTS**

6. **ADJOURNMENT**

Technical Review Committee **3. a.**

Meeting Date: 09/16/2021

REQUESTED ACTION

Future Land Use & Zoning Map Amendment - Privilege South (6 Parcels)

LOCATION

Parcel ID: 1. 2428-331-0001-050-9 2. 2428-331-0001-030-3 3. 2428-331-0002-000-1 4. 2428-331-0004-010-8 5. 2428-701-0004-000-0 6. 2428-701-0003-000-3

RESPONSIBLE STAFF

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

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 09/02/2021 10:11 AM

Final Approval Date: 09/02/2021

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# 21-06000008

DATE: SEPTEMBER 2, 2021

Rezoning and Future Land Use – Privilege South

Application for a Zoning Atlas Map Amendment and a Future Land Use Map Amendment. The property is zoned County Agricultural Residential 1 du/acre (AR-1) with a Future Land Use of County Residential Urban 5 du/ac (RU). The properties are approximately 15.60 acres in combined size. The properties are currently being annexed and upon annexation would have a City Future Land Use of Low Density Residential (RL) and Zoning of Single Family Estate Density Zone (E-1). The requested amendments would seek to change the Future Land Use to Medium Density Residential (RM) and change the Zoning to Medium Density Residential (R-4). As noted, the properties are currently going through the Cities Annexation process. The parcel IDs are 2428-331-0001-050-9, 2428-331-0001-030-3, 2428-331-0002-000-1, 2428-331-0004-010-8, 2428-701-0004-000-0, 2428-701-0003-000-3.

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 September 14, 2021.

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

Thank you.

Brandon Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☑ Future Land Use Map Amendment – Large Scale (>10 acres)

☐ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

☑ Warranty Deed & Legal Description

☑ St. Lucie County Property Record Card

☑ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.

☑ Current Survey

☑ Environmental Study

☑ Traffic Impact Report

☑ *** Capacity Analysis-Separate Form

☑ Drainage Analysis

☑ Historical Report

☐ 1 CD of all documents submitted in PDF

☐ Other_____

1. Property Address/Location: 2111 Dave Road, 2002 and 2140 Bell Ave and TBD parcels.
2. Property Tax ID(s): 2428-331-0001-050-9, 2428-331-0001-030-3, 2428-331-0002-000-1, 2428-331-0004-010-8, 2428-701-0004-000-0 & 2428-701-0003-000-3
3. Total Acreage: 15.598 acres
4. Existing Future Land Use Designation: RU
5. Existing Zoning Classification: AR-1
6. Proposed Zoning Classification: R-4
7. Other applications being submitted concurrent with this application, if any: Annexation, Rezone
8. Describe the existing uses, improvements and structures on the amendment lands: Undeveloped
9. Are there any identified or possible historical structures on the amendment lands? No
10. The reason for making this request: To assign City of Fort Pierce FLU designation to allow for a townhome community upon annexation of parcels.

11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Developed & Undeveloped Residential Parcels	RM (FP)	R-3 (FP)
South	ROW Bell Ave followed by Developed & Undeveloped Residential Parcels	RU (SLC) & P/F (SLC) & CPUB (SLC)	RE-1 (SLC) & RS-3 (SLC) & CPUB (SLC) & I (SLC)
East	ROW of Sunrise Blvd. followed by Developed & Undeveloped Residential Parcels	RU (SLC)	AR-1 (SLC) & RS-2 (SLC) & I (SLC) & RS-4 (SLC)
West	Developed & Undeveloped Residential Parcels	RJ (SLC) & P/F (SLC)	AR-1 (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RU	AR-1	5 du / ac	15.71	
Proposed	RM	R-4	12-18 du / ac	15.71	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day (78.55 x 2.6 person/du) = 204.23 x 100 - 20,423 gpd
Proposed Zoning	Total gallons per day (282.78 x 2.6 person/du) = 735.228 x 100 = 73,522.80 gpd
Change in Demand	**Total gallons per day** increase of 53,099.80 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
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Change in Demand	**Total gallons per day** increase of 53,099.80 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	888.62	899.24	increase of 10.62
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

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

	K-8	High
School Name	Samuel S. Gaines Academy	Fort Pierce Central
City	Fort Pierce	Fort Pierce
Distance	4.4 miles	0.81 miles
Current Zoning Enrollment Demand	12.68	29.59
Proposed Zoning Enrollment Demand	45.66	106.53
Change in Demand	increase of 32.97	increase of 76.94

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	78.55 du / 8 yd per 60 units = 1.31 (8 yd)
Proposed Zoning	282.78 du / 8 yd per 60 units = 4.71 (8 yd)
Change in Demand	increase of 3.40 (8 yd)

F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure.

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	742	60 / 79
Proposed Zoning	2,070	158 / 189
Change in Demand	Trips increase 1,328	Trips increase 98 / 110
Impact to Capacity	increase in trips. - Please see attached traffic study.	

12. Name of Owner(s): Privilege Development, LLC
Mailing Address: 704 E. Hallandale Beach Blvd.
City Hallandale State FL Zip 34987
Phone # 786-925-4996
E-mail: simon-cohen@hotmail.fr

13. Name of Applicant: Bradley J. Currie, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

14. Name of Representative: Bradley J. Currie, Engineering Design & Construction, Inc.
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

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

I certify that: (Check One)

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

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

Applicant's Signature 08/05/2021 Date

10250 SW Village Parkway, Suite 201, Port St. Lucie
Address State FL 34987 Zip

772-462-2455 772-408-4208 bradcurrie@edc-inc.com
Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature(s) below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Simon Cohen Brad Currie (Auth Agent) 786-925-4996
Property Owner's Name (Please Print) Phone
704 E. Hallandale Beach Blvd. FL 33008
Address State Zip
Auth. Agent 08/05/2021
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 5th day of August, 2021, by Brad Currie (auth agent) who is personally known to me or has produced _____ as identification.

Patricia M. Sesta
Signature of Notary (seal)

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

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

1. Property Address/Location: 2111 Dade Road, 2002 and 2140 Bell Avenue and TBD Parcels
2. Property Tax ID(s): 2428-331-0001-050-9, 2428-331-0001-030-3, 2428-331-0002-000-1, 2428-331-0004-010-8, 2428-701-0004-(
3. Total Acreage: 15.598
4. Existing Future Land Use Designation: RU (SLC)
5. Existing Zoning Classification: AR-1 (SLC)
6. Proposed Zoning Classification: RM
7. Other applications being submitted concurrent with this application, if any: Annexation & FLU Amendment

8. Describe the existing uses, improvements and structures on the amendment lands: Undeveloped & Developed Residential

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: to allow for the development of an 80-unit townhome community with associated site improvements

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Developed & Undeveloped Residential Parcels	RM (FP)	R-3 (FP)
South	ROW Bell Ave followed by Developed & Undeveloped Residential Parcels	RU (SLC) & P/F (SLC) & CPUB (SLC)	RE-1 (SLC) & RS-3 (SLC) & CPUB (SLC) & I (SLC)
East	ROW of Sunrise Blvd. followed by Developed & Undeveloped Residential Parcels	RU (SLC)	AR-1 (SLC) & RS-2 (SLC) & I (SLC) & RS-4 (SLC)
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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	888.62	899.24	increase of 10.62
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
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	K-8	High
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F. Stormwater:
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Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	742	60 / 79
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Applicant's Signature 06/05/2021 Date

10250 SW Village Parkway, Suite 201, Port St. Lucie	FL	34987
Address	State	Zip

772-462-2455	772-408-4208	bradcurrie@edc-inc.com
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Simon Cohen Brad Currie (auth agent)	786-925-4996
Property Owner's Name (Please Print)	Phone

704 E. Hallandale Beach Blvd., Hallandale	FL	33008
Address	State	Zip

Property Owner's Signature — Date: 08/05/2021

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 5th day of August, 2021, by Brad Currie who is personally known to me or has produced _____as ident

Patricia M. Sesta
Signature of Notary

(seal) Notary Public State of Florida Patricia M Sesta My Commission HH 006604 Expires 08/11/2024

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

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	Future Land Use	Zoning Classification	Maximum Intensity **Residential: Dwelling Units per Acre** **Other: Square Footage**	Total Acreage	Flood Zone
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****Proposed**	RM	R-4	12-18 du / ac	15.71	N/A

II. Public Facilities Information:

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Impact	Stormwater runoff will be collected through a series of inlets that will be directed into a dry detention area which will outfall through a control structure.

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	742	60 / 79
****Proposed Zoning/FLU**	2,070	158 / 189
***Change in Demand**	Trips increase 1,328	Trips increase 98 / 110
Impact to Capacity	impact to daily trips (see attached traffic study)	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: N/A Single Family: Multifamily: 80 town
Non-residential (square footage): N/A
Mixed-use (describe use): N/A
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	1	80	15.71	2022	2024
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
N/A					

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? N/A

2. What is the current use of the structure to be demolished or re-used? N/A

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

PROJECT NARRATIVE & COVER LETTER
Privilege South
Future Land Use & Zoning Applications
July 27, 2021

REQUEST

On behalf of the petitioner, Engineering Design & Construction, Inc. is requesting approval of a future land use amendment and rezone for a proposed multi-family development located east of Sunrise Boulevard and south of Dade Road in St. Lucie County, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located in St. Lucie County. Below is a list of the parcels associated with this request:

Parcel ID	Jurisdiction	FLU	Zoning
2428-331-0001-050-9	St. Lucie	RU	AR-1
2428-331-0001-030-3	St. Lucie	RU	AR-1
2428-701-0003-000-3	St. Lucie	RU	AR-1
2428-701-0004-000-0	St. Lucie	RU	AR-1
2428-331-0002-000-1	St. Lucie	RU	AR-1
2428-331-0004-010-8	St. Lucie	RU	AR-1
TOTAL ACREAGE:	**15.595 Acres**		

The subject parcels are located in St. Lucie County and have a Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Agricultural, Residential-1 (AR-1). The applicant is requesting approval to change the Future Land Use designation to Low Density Medium (RM) and change the Zoning to Medium Density Residential Zone (R-4). The applicant has submitted to the City of Fort Pierce to annex the proposed parcels for the development of a proposed multi-family development. A pre-application meeting was held in September 2019. A second pre-application meeting was held on May 5, 2021.

Parcel ID #'s: 2428-331-0001-050-9 (1.11 acres) and 2428-331-0001-030-3 (2.22 acres)

North of these parcels is the right-of-way of Dade Road. North of the right-of-way is an undeveloped residential tract owned by the applicant. This parcel has a City of Fort Pierce Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Medium Density Residential (R-4). To the east of these parcels are is a residential parcel. This parcel has a St. Lucie County Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Residential, Single Family – 2 (RS-2). West of these parcels is a residential parcel. This parcel has a St. Lucie County Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). The parcel south of these is included as part of this application request and is owned by the applicant.

Parcel ID #'s: 2428-701-0004-000-0 (0.97 acres)

North of this parcel lies the right-of-way of Dade Road followed by a residential parcel. The residential parcel is located in St. Lucie County and has a Future Land Use designation of Residential, Medium (RM) and an underlying Zoning designation of Residential, Multiple-Family – 9 (RM-9). East of this parcel is a developed residential parcel. This parcel is located in St. Lucie

County and has a Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). West of this parcel is a developed residential parcel. This parcel is located in St. Lucie County and has a Future Land Use designation of Residential, Urban (RU) and a Zoning designation of Agricultural, Residential – 1 (AR-1). The parcel just south of this is included as part of this application request and is owned by the applicant.

Parcel ID #'s: 2428-701-0002-000-6

To the north of this parcel lies a residential parcel. This parcel is located in St. Lucie County and has a Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). The parcel to the northwest is noted in the previous paragraph above and is included in this application and is owned by the applicant. East of the subject parcel is the right-of-way of Sunrise Boulevard followed by residential parcels. These parcels are located in St. Lucie County and have a Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). West of the subject parcel is a developed residential parcel. This parcel is located in St. Lucie County and has a Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). South of this parcel is a developed church parcel. This parcel has a St. Lucie County Future Land Use designation of Public Facilities (P/F) and has an underlying Zoning designation of Institutional (I).

Parcel ID #'s: 2428-331-0002-000-1 (9.26 acres) and 2428-331-0004-010-8 (0.52 acres)

To the northwest of these parcels are two (2) parcels that are included with this application and are owned by the applicant. To the northwest of these parcels are developed residential parcels. These parcels have a St. Lucie County Future Land Use designation of Residential, Urban (RU) and Zoning designations of Residential, Single Family – 2 (RS-2) and Agricultural, Residential – 1 (AR-1). East of these parcels are developed residential parcels. These parcels have a St. Lucie County Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Agricultural, Residential – 1 (AR-1). South of the subject parcels lies the right-of-way of Bell Avenue. There are three parcels located south of Bell Avenue. The parcel to the southeast is a residential parcel. This parcel has a St. Lucie County Future Land Use designation of Residential, Urban and an underlying Zoning designation of Residential, Estate – 1 (RE-1). The parcel further east has a St. Lucie County Future Land Use designation of Residential, Urban (RU) and an underlying Zoning designation of Residential, Single-Family – 3 (RS-3). The parcel east of that has a St. Lucie County Future Land Use designation of Conservation Public (CPUD) and an underlying Zoning designation of Conservation – Public (CPUB).

The attached package includes the Application for a Future Land Use Amendment and Rezone of the subject parcels along with the required supplemental material.

Based on the above and attached information, the applicant respectfully requests approval of the applications associated with this development.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2869378 OR BOOK 2575 PAGE 681, Recorded 05/30/2006 at 09:46 AM
Doc Tax: $28000.00

This Instrument Prepared By:
STACIE L. C. McELROY, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No.: **2428-321-0001-000/3**
2428-601-0252-000/6

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 22 day of May, 2006, by **MITCH GEVINSON and TERI GEVINSON, his wife, as to an undivided one-half (1/2) interest and JEFFREY PAPELL, as to an undivided one-half (1/2) interest**, whose address is 300 Meridian Avenue, Suite 6, Miami, Florida 33139 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company, Document Number L05000084809**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, Florida 33180 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described as follows:

PARCEL 1:

The East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS AND EXCEPTING THEREFROM all rights-of-way for public roads and drainage canals.

PARCEL 2:

Lots 1 through 4; the West 130 feet of Lots 5 through 16; all of Lot 17; the West 130 feet of Lots 18 and 19, Block F, MARAVILLA HEIGHTS, according to the Plat thereof recorded in Plat Book 5, Page 1, of the Public Records of St. Lucie County, Florida.

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

THE LAND is unimproved property, and is not now, nor ever has been, the homestead of any of the Grantors, nor is it contiguous thereto.

IN WITNESS WHEREOF, the parties referred to above as Grantors have caused this instrument to be executed and delivered in their names and have intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of 1st Witness

Printed Name of 1st Witness

Signature of 2nd Witness

Printed Name of 2nd Witness

(As to Gevinson)

MITCH GEVINSON

TERI GEVINSON

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of May, 2006, by Mitch Gevinson and Teri Gevinson. Said persons (check one) ☒ are personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: N/A.

NOTARY PUBLIC-STATE OF FLORIDA
Sheree Katzman {Notary Stamp}
Commission # DD250887
Expires: SEP. 17, 2007
Bonded Thru Atlantic Bonding Co., Inc.

Print Name: Sheree Katzman
Notary Public, State of Florida
Commission No.:
My Commission Expires:

ADDITIONAL GRANTOR'S SIGNATURE ON FOLLOWING PAGE

IN WITNESS WHEREOF, the parties referred to above as Grantors have caused this instrument to be executed and delivered in their names and have intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of 1st Witness

Printed Name of 1st Witness

Signature of 2nd Witness

Printed Name of 2nd Witness

(As to Papell)

JEFFREY PAPELL

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of May, 2006, by Jeffrey Papell. Said person (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: N/A.

Print Name: Sheree Katzman
Notary Public, State of Florida
Commission No.:
My Commission Expires:

{Notary Stamp}
NOTARY PUBLIC-STATE OF FLORIDA
Sheree Katzman
Commission # DD250887
Expires: SEP 17, 2007
Bonded Thru Atlantic Bonding Co., Inc.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2877592 OR BOOK 2586 PAGE 774, Recorded 06/09/2006 at 02:33 PM
Doc Tax: $1715.00

This Instrument Prepared By:
Stacie L. C. McElroy, Esquire
DEAN, MEAD, MINTON & ZWEMER
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No. **2428-331-0001-050/9**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 8th day of June, 2006, by **GROVER P. TAYLOR and ROBERTA J. TAYLOR, his wife**, whose address is 2111 Dade Road, Fort Pierce, FL 34982 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, FL 33180 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Linda M. Owens
Signature of Witness

Linda M. Owens
Printed Name of Witness

Stacie L. C. McElroy
Signature of Witness

Stacie L. C. McElroy
Printed Name of Witness

Grover P. Taylor

Roberta J. Taylor

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 8th day of June, 2006, by Grover P. Taylor and Roberta J. Taylor. Said persons (check one) ☐ are personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Stacie L. C. McElroy
Print Name: Stacie L. C. McElroy
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

{Notary Stamp}

STACIE L. C. MCELROY
MY COMMISSION # DD 256862
EXPIRES: October 8, 2007
Bonded Thru Notary Public Underwriters

Exhibit "A"

Legal Description

ALL THAT CERTAIN LAND LOCATED AND SITUATE IN ST. LUCIE COUNTY, FLORIDA, VIZ:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE SECTION LINE, A DISTANCE OF 1282.84 FEET MORE OR LESS; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 794.54 FEET MORE OR LESS, WHICH IS ESTABLISHED AS THE POINT OF BEGINNING; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS; THENCE RUNNING IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2750954 OR BOOK 2422 PAGE 151, Recorded 11/28/2005 at 01:06 PM
Doc Tax: $3430.00

This Instrument Prepared By:
Stacie L. C. McElroy, Esquire
DEAN, MEAD, MINTON & ZWEMER
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No. **2428-331-0002-000/1**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 22 day of November, 2005, by **MARTHA J. CRAMER, a single woman**, whose address is 475 Orr Road, Brevard, NC 28712 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, FL 33180 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described in as follows:

The West 5 Acres, more or less, of the East 10 Acres of the South 25 Acres of the Southwest Quarter of the Southwest Quarter, of Section 28, Township 35 South, Range 40 East, Excepting therefrom the South 10 feet thereof, and also excepting therefrom all rights of way for Public Roads.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes

accruing subsequent to December 31, 2005, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

GRANTOR HEREBY certifies that the Land is not the constitutional homestead of Grantor.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature of Witness

Printed Name of Witness

Signature of Witness – Stacie L. C. McElroy

Printed Name of Witness

Martha J. Cramer

Martha J. Cramer

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 10th day of November, 2005, by Martha J. Cramer. Said person (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____ _____.

{Notary Stamp}

STACIE L. C. MCELROY
MY COMMISSION # DD 256862
EXPIRES: October 8, 2007
Bonded Thru Notary Public Underwriters

Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

F0043164v1

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2783739 OR BOOK 2467 PAGE 1636, Recorded 01/20/2006 at 03:17 PM
Doc Tax: $388.50

This Instrument Prepared By:
Record and Return To:
Stacie L. C. McElroy, Esquire
DEAN, MEAD, MINTON & ZWEMER
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No. **2428-331-0004-010/8**

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the ____ day of January, 2006, by **ALAN BRUCE HULME**, a married man, ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, FL 33180 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described in as follows:

The North 200 feet of the South 425 feet of the East one-half of the East 5 acres of the South 25 acres of the SW ¼ of the SW ¼ of Section 28, Township 35 South, Range 40 East, more particularly described as the East, and less the East 20 feet of the South 425 feet for ingress and egress.

Together with and subject to easement rights and reservations as described in Grant and Reservation of Easement recorded in O.R. Book 457, Page 531, Public Records of St. Lucie County, Florida.

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same

against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

GRANTOR HEREBY certifies that the Land is not the constitutional homestead of Grantor.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

1st Witness Signature

James V. Mesire Jr.

1st Witness Printed Name

Curtis D Young

2nd Witness Signature

Curtis D. Young

2nd Witness Printed Name

Alan B Hulme

Alan Bruce Hulme

Address: 4109 Winnipeg Way
West Palm Beach, FL 33409

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing General Warranty Deed was acknowledged before me this 16 day of January, 2006, by Alan Bruce Hulme. Said person (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

{Notary Stamp}

DINA BELLECHASES
MY COMMISSION # DD 240690
EXPIRES: December 13, 2007
Bonded Thru Notary Public Underwriters

Dina Bellechaes

Print Name: Dina Bellechases
Notary Public, State of Florida
Commission No.: DD240690
My Commission Expires: 12/13/2007

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2865057 OR BOOK 2570 PAGE 2814, Recorded 05/23/2006 at 02:45 PM
Doc Tax: $3570.00

This Instrument Prepared By:
STACIE L. C. McELROY, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel ID Nos.: **2428-331-0001-030-3**
2428-701-0003-000-3
2428-701-0004-000-0

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 22 day of May, 2006, by **ELFROS FLORIDA REALTY, LLC, a Florida limited liability company, Document Number L06000024833**, whose address is 2924 Sunrise Boulevard, Fort Pierce, Florida 34982 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company, Document Number L05000084809**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, Florida 33180 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, and to easements, restrictions, agreements,

conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Frances B Sarasola
Signature of Witness
FRANCES B. SARASOLA
Printed Name of Witness

Stacie L. McElroy
Signature of Witness
STACIE L. MCELROY
Printed Name of Witness

ELFROS FLORIDA REALTY, LLC,
a Florida limited liability company

By: Oswaldo Benitez
Oswaldo Benitez, Manager

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of May, 2006, by Oswaldo Benitez as Manager of Elfros Florida Realty, LLC, a Florida limited liability company. Said person (check one) ☐ is personally known to me, ☒ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Stacie L. McElroy
Print Name:
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

{Notary Stamp}

STACIE L. C. MCELROY
MY COMMISSION # DD 256862
EXPIRES: October 8, 2007
Bonded Thru Notary Public Underwriters

F0048688v1

Exhibit "A"

Legal Description

PARCEL 1:

St. Lucie County, Florida Parcel ID No. 2428-331-0001-030/3

TRACT #3

Commencing at the Southwest corner of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, thence running in a Northerly direction along the Section line a distance of 1282.84 feet more or less, thence running in an Easterly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 1007.34 feet more or less which is established as the Point of Beginning; thence running in an Easterly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 106.4 feet more or less, thence running in a Southerly direction along a line parallel to the Easterly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 455.48 feet more or less, thence running in a Westerly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 106.4 feet more or less, thence running in a Northerly direction along a line parallel to the Easterly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 455.48 feet more or less, to the Point or Place of Beginning.

TRACT #4

Commencing at the Southwest corner of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, thence running in a Northerly direction along the Section line a distance of 1282.84 feet more or less, thence running in an Easterly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 900.94 feet more or less, which is established as the Point of Beginning; thence running in an Easterly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28, a distance of 106.4 feet more or less, thence running in a Southerly direction along a line parallel to the Easterly line of the Southwest quarter of the Southwest Quarter of Section 28 a distance of 455.48 feet more or less, thence running in a Westerly direction along a line parallel to the Northerly line of the Southwest quarter of the Southwest quarter of Section 28 a distance of 106.4 feet more or less, thence running in a Northerly direction along a line parallel to the Easterly line of the Southwest quarter of the Southwest quarter of Section 28, a distance of 455.48 feet more or less, to the Point or Place of Beginning.

PARCEL 2:

St. Lucie County, Florida Parcel ID No. 2428-701-0003-000/3

Lots 3 and 5, of CLYATT'S SUBDIVISION, as per plat thereof on file in Plat Book 4, Page 61, of the Public Records of St. Lucie County, Florida.

PARCEL 3:

St. Lucie County, Florida Parcel ID No. 2428-701-0004-000/0

Lot 4, CLYATT'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 4, Page 61, of the Public Records of St. Lucie County, Florida.

Privilege Development, LLC
704 E. Hallandale Beach Blvd.
Hallandale, FL 33008

AGENT CONSENT FORM

Project Name: Sunrise & Bell

Parcel ID: 2428-601-0252-000-6, 2428-321-0001-000-3, 2428-701-0004-000-0, 2428-701-0003-000-3, 2428-331-0001-030-3, 2428-331-0001-050-9, 2428-331-0002-000-1 and 2428-331-0004-010-8

BEFORE ME THIS DAY PERSONALLY APPEARED Simon Cohen, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 12th day of September 2019, by Simon Cohen (Name of Person Acknowledging) who is personally known to me or who has produced n/a (type of identification) as identification and who did (did not) take an oath.

Patricia Sesta
Notary Signature

Patricia Sesta
Printed Name of Notary

Patricia M. Sesta
NOTARY PUBLIC
STATE OF FLORIDA
(Notary Seal)
Comm# FF983414
Expires 8/11/2020

8/11/2020
My commission expires

Owner's Signature

Simon Sidney Cohen Privilege development
Owner's Name

Po Box 3945
Street Address

Hallandale, Florida 33008
City, State, Zip

Desk: 772-462-2455
Mob:
Telephone / Email

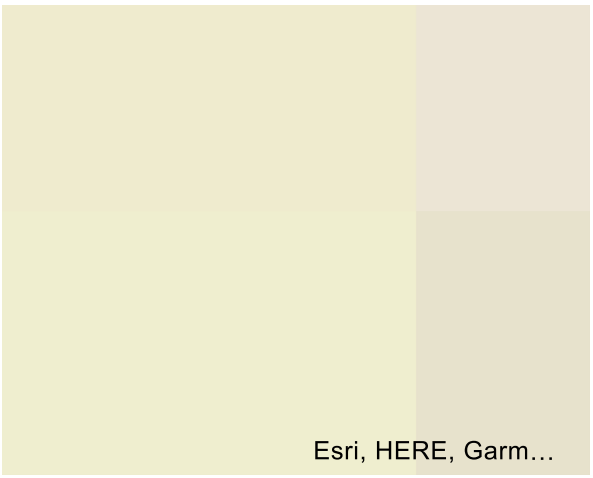
simon-cohen@hotmail.fr

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

Your report is loading.

Parcel Report





Parcel

Parcel ID:	2428-331-0001-030-3
Property ID:	32187
Owner 1:	Privilege Development LLC
Site Address:	DADE RD

Owner

Owner 1:	Privilege Development LLC
Owner 2:	
Owner 3:	
Mailing Address:	PO Box 3945 Hallandale, FL 33008-3945

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0002 - Saint Lucie County
Subdivision:	Hawley Acres (Unrecorded)
Just/Market Value:	$76,900
Finished Area:	
Acres:	2.22
Total Area:	96,703.2

Legal Description

Legal Description: 28 35 40 FROM NW COR OF SW 1/4 OF SW 1/4 RUN ELY ALG 1/4 SEC LI900.94 FT, TH SLY 25 FT TO POB, THSLY 455.48 FT, TH ELY 212.8 FT, THNLY 455.48 FT, TH WLY 212.8 FT M/L TO POB (2.22 AC) (OR 2570-2814)

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 Credit
2018	$76,900	$0	$76,900	$0	$32,186	$0	$32,186	$44,714	$0
2017	$53,500	$0	$53,500	$0	$29,260	$0	$29,260	$24,240	$0
2016	$26,600	$0	$26,600	$0	$26,600	$0	$26,600	$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	2.22	$38.85

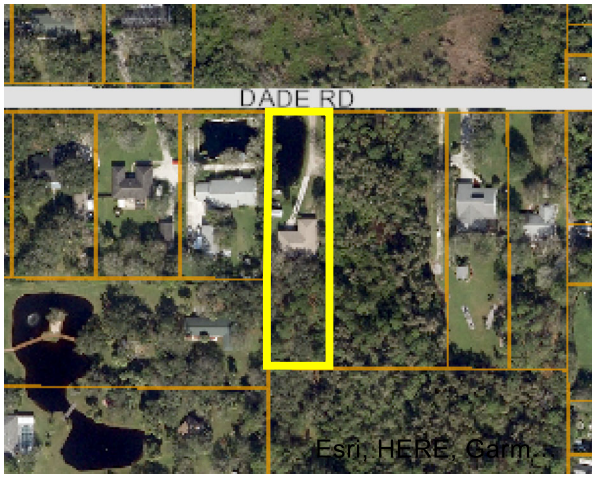
Improvements

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

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

Parcel Report





Parcel

Parcel ID:	2428-331-0001-050-9
Property ID:	32188
Owner 1:	Privilege Development LLC
Site Address:	2111 DADE RD

Owner

Owner 1:	Privilege Development LLC
Owner 2:	
Owner 3:	
Mailing Address:	PO Box 3945 Hallandale, FL 33008-3945

Overview

Primary Land Use:	0100 - SF Res
District Group:	0002 - Saint Lucie County
Subdivision:	Hawley Acres (Unrecorded)
Just/Market Value:	$190,400
Finished Area:	2,182
Acres:	1.11
Total Area:	48,351.6

Legal Description

Legal Description: 28 35 40 FROM SW COR OF SEC RUN NL ALG W SEC LI 1282.84 FT, TH ELY // TO N LI OF SW 1/4 OF SW 1/4 794.54 FT TO POB, TH CONT ELY106.4 FT, TH SLY // TO E LI OF SW1/4 OF SW 1/4 455.48 FT, TH WLY // TO N LI OF SW 1/4 OF SW 1/4 106.4 FT, TH NLY // TO E LI OF SW1/4 OF SW 1/4 OF SW 1/4 455.48 FT TO POB (1.11 AC) (OR 2586-774)

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 Credit
2018	$190,400	$144,500	$44,400	$1,500	$174,724	$0	$174,724	$15,676	$0
2017	$168,900	$132,500	$34,700	$1,700	$158,840	$0	$158,840	$10,060	$0
2016	$144,400	$116,000	$26,700	$1,700	$144,400	$0	$144,400	$0	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

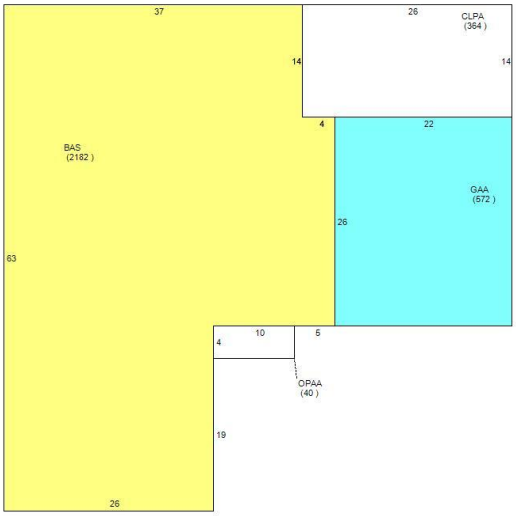
Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	1.11	$25.00
County Solid Waste	2009	12	$276.14

Improvements

Building Sequence:	1
Bedrooms:	3
Bathrooms:	2
Building Type:	HC+ -
Story Height:	1 Story
No of Living Units:	1
Total Finished Area:	2,182
Gross Sketched Area:	3,158
Year Built:	1987
Effective Year:	1987
Primary Roof Cover:	Fibrglss Shg
Primary Roof Structure:	Hip
Primary Wall:	CB Stucco
A/C %:	100

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	OPAA	Open Porch Attached Average	0	40
1	GAA	Garage Attached Average	0	572
1	CLPA	Closed Porch Average	0	364
1	BAS	BASE AREA	2,182	2,182

SFYI

Description	Units	Year Built
UTILITY ROOM AVERAGE QUALITY	224	1999
WOOD FENCE 4' TALL	90	1999
Driv-Concret	750	1987

Land Lines

Line Number	Units	Unit Type
1	1.11	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
06/08/2006	$245,000	XX00	WD	Taylor Grover P	2586-774	Clerk of Courts
10/28/1996	$119,900	XX00	WD	Frohlich Peter	1043-1335	Clerk of Courts
03/31/1987	$11,000	XX01	CV		541-1955	Clerk of Courts
07/01/1979	$0	XX01	CV		312-2481	Clerk of Courts

Photos


11/18/2014

Saint Lucie County Property Appraiser
Michelle Franklin CFA

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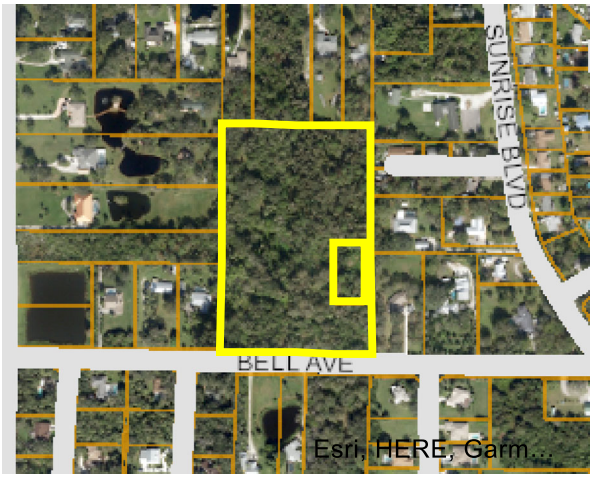
Parcel Report





Parcel

Parcel ID:	2428-331-0002-000-1
Property ID:	32202
Owner 1:	Privilege Development LLC
Site Address:	2140 BELL AVE

Owner

Owner 1:	Privilege Development LLC
Owner 2:	
Owner 3:	
Mailing Address:	PO Box 3945 Hallandale, FL 33008-3945

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0002 - Saint Lucie County
Subdivision:	Hawley Acres (Unrecorded)
Just/Market Value:	$232,600
Finished Area:	
Acres:	9.26
Total Area:	403,366

Legal Description

Legal Description: 28 35 40 E 10 AC OF S 25 AC OF SW 1/4 OF SW 1/4-LESS S 25 FT FOR RD R/W AND LESS N 200 FT OF S 425 FT (LESS E 20 FT)-(9.26 AC) (OR 2422-151:2467-1638:2467-1631

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 Credit
2018	$232,600	$0	$223,400	$9,200	$146,410	$0	$146,410	$86,190	$0
2017	$206,600	$0	$196,800	$9,800	$133,100	$0	$133,100	$73,500	$0
2016	$121,000	$0	$111,100	$9,900	$121,000	$0	$121,000	$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	9.26	$162.05

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

SFYI

Description	Units	Year Built
CHAIN LINK FENCE 4' TALL	2,680	2006

Land Lines

Line Number	Units	Unit Type
1	9.26	Acre

Permits

Permit Number	Issue Date	Description
C06060593	06/26/2006	Chainlink Fence

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
11/21/2005	$490,000	XX00	WD	Cramer Martha J	2422-151	Clerk of Courts
06/01/1955	$0	XX00	WD	Hooper, Beatrice	202-67	Clerk of Courts

Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

Parcel Report





Parcel

Parcel ID:	2428-331-0004-010-8
Property ID:	32205
Owner 1:	Privilege Development LLC
Site Address:	2002 BELL AVE

Owner

Owner 1:	Privilege Development LLC
Owner 2:	
Owner 3:	
Mailing Address:	PO Box 3945 Hallandale, FL 33008-3945

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0002 - Saint Lucie County
Subdivision:	Hawley Acres (Unrecorded)
Just/Market Value:	$20,600
Finished Area:	
Acres:	0.52
Total Area:	22,651.2

Legal Description

Legal Description: 28 35 40 N 200 FT OF S 425 FT OFE 1/2 OF E 5 AC OF S 25 AC OF SW1/4 OF SW 1/4-LESS E 20 FT- (0.52 AC) (OR 2467-1636)

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 Credit
2018	$20,600	$0	$20,600	$0	$9,317	$0	$9,317	$11,283	$0
2017	$16,100	$0	$16,100	$0	$8,470	$0	$8,470	$7,630	$0
2016	$7,700	$0	$7,700	$0	$7,700	$0	$7,700	$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	2013	0.52	$25.00

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	0.515	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
01/15/2006	$55,500	XX00	WD	Hulme Alan B	2467-1636	Clerk of Courts
01/21/2005	$100	XX01	QC	Faucher Brian J	2162-1892	Clerk of Courts
05/19/2000	$100	XX01	WD	Hulme Alan B	1315-2750	Clerk of Courts
06/01/1980	$0	XX01	CV		354-147	Clerk of Courts

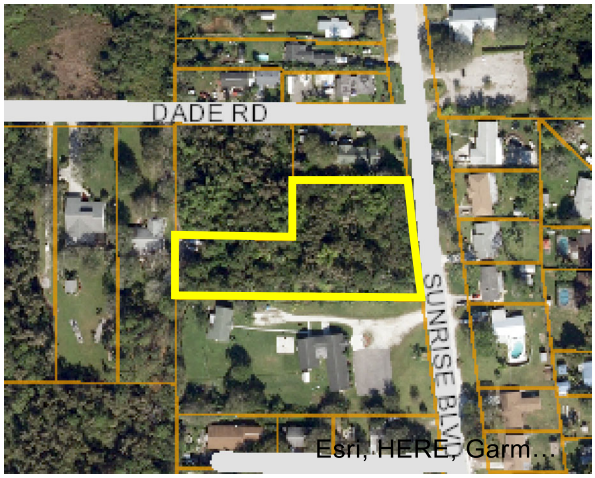
Photos

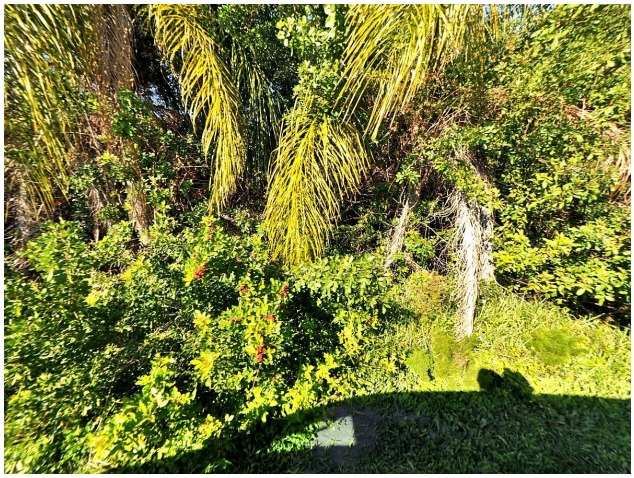


Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

Parcel Report





Parcel

Parcel ID:	2428-701-0003-000-3
Property ID:	32480
Owner 1:	Privilege Development LLC
Site Address:	SUNRISE BLVD

Owner

Owner 1:	Privilege Development LLC
Owner 2:	
Owner 3:	
Mailing Address:	PO Box 3945 Hallandale, FL 33008-3945

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0002 - Saint Lucie County
Subdivision:	Clyatt's Subdivision
Just/Market Value:	$61,600
Finished Area:	
Acres:	1.54
Total Area:	67,082.4

Legal Description

Legal Description:	CLYATT`S S/D LOTS 3 AND 5 (1.54 AC) (OR 2570-2814)

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 Credit
2018	$61,600	$0	$61,600	$0	$33,517	$0	$33,517	$28,083	$0
2017	$42,500	$0	$42,500	$0	$30,470	$0	$30,470	$12,030	$0
2016	$27,700	$0	$27,700	$0	$27,700	$0	$27,700	$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	2013	1.54	$26.95

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

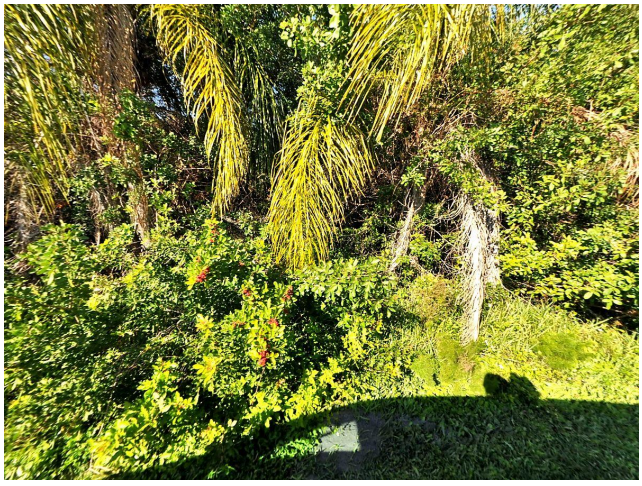
Land Lines

Line Number	Units	Unit Type
1	1.54	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/22/2006	$510,000	XX02	WD	Elfros Florida Realty LLC	2570-2814	Clerk of Courts
03/21/2006	$100	XX02	WD	Benitez (TR) Oswaldo	2536-2688	Clerk of Courts
10/29/2003	$0	XX02	PR	Benitez ,Oswaldo D	1838-1169	Clerk of Courts
02/28/1982	$15,500	XX00	CV		372-1218	Clerk of Courts
08/01/1972	$6,400	XX00	CV		205-213	Clerk of Courts

Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

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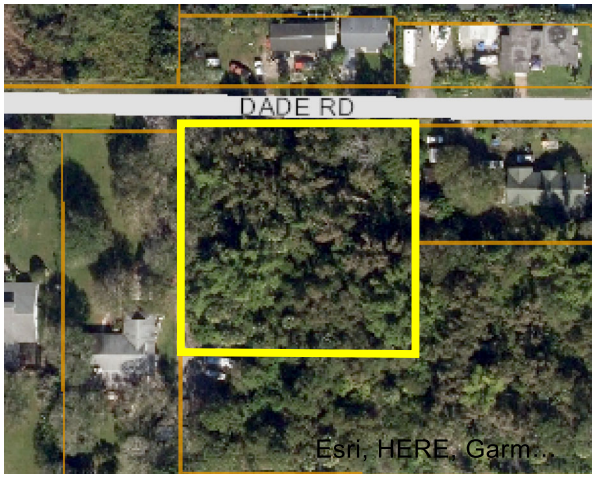
Parcel Report





Parcel

Parcel ID:	2428-701-0004-000-0
Property ID:	32481
Owner 1:	Privilege Development LLC
Site Address:	DADE RD

Owner

Owner 1:	Privilege Development LLC
Owner 2:	
Owner 3:	
Mailing Address:	PO Box 3945 Hallandale, FL 33008-3945

Overview

Primary Land Use:	0000 - Vac Res
District Group:	0002 - Saint Lucie County
Subdivision:	Clyatt's Subdivision
Just/Market Value:	$38,800
Finished Area:	
Acres:	0.97
Total Area:	42,253.2

Legal Description

Legal Description:	CLYATT`S S/D LOT 4 (0.97 AC) (OR 2570-2814)

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 Credit
2018	$38,800	$0	$38,800	$0	$21,175	$0	$21,175	$17,625	$0
2017	$30,300	$0	$30,300	$0	$19,250	$0	$19,250	$11,050	$0
2016	$17,500	$0	$17,500	$0	$17,500	$0	$17,500	$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	0.97	$25.00

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	0.97	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/22/2006	$510,000	XX02	WD	Elfros Florida Realty LLC	2570-2814	Clerk of Courts
03/21/2006	$100	XX02	WD	Benitez (TR) Oswaldo	2536-2688	Clerk of Courts
10/29/2003	$0	XX02	PR	Benitez ,Oswaldo D	1838-1169	Clerk of Courts
08/01/1987	$0	XX01	CV		558-2081	Clerk of Courts
08/01/1987	$10,000	XX00	CV		554-2495	Clerk of Courts

Photos



BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT

SYMBOL & ABBREVIATION LEGEND:

Symbol / Abbreviation	Meaning
(A)	AIR RELEASE VALVE
AL	ARC LENGTH
ASPH	ASPHALT
BFP	BACK FLOW PREVENTER
	BENCHMARK (BM)
	BIKE RACK
CATV □	CABLE RISER
(C)	CALCULATED
	CATCH BASIN
℄	CENTERLINE
CCR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
CHD.	CHORD
CO ○	CLEAN OUT
COMM RISER	COMMUNICATION RISER
CONC	CONCRETE
	CONCRETE LIGHT POST
CM	CONCRETE MONUMENT
CPP	CONCRETE POWER POLE (CPP)
	CONCRETE POWER POLE W/STREET LIGHT
	CONCRETE SIGNAL LIGHT POLE
CMP	CORRUGATED METAL PIPE
	CURB INLET
	DECORATIVE LIGHT POST
(D)	DEED
D.B.	DEED BOOK
ø	DIAMETER (DIA.)
(D)	DRAINAGE MANHOLE
DIP	DUCTILE IRON PIPE
E	EAST/EASTING
EOW	EDGE OF WATER
EB	ELECTRIC BOX
EHH	ELECTRIC HAND HOLE (EHH)
EM	ELECTRIC METER
ELEC. PANEL	ELECTRICAL PANEL
EL./ELEV.	ELEVATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.O.	FIBER OPTIC
FOHH	FIBER OPTIC HAND HOLE
FO	FIBER OPTIC MARKER
FIBER RISER	FIBER OPTIC RISER
(M)	FIELD MEASURED
F.F.E.	FINISHED FLOOR ELEVATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER AND LIGHT
FT	FOOT
FM	FORCE MAIN
FND	FOUND
(F)	FPL MANHOLE
SQ FT.	SQUARE FEET
GAS	GAS VALVE
GIS	GEOGRAPHIC INFORMATION SYSTEMS
GND	GROUND
	GROUND LIGHT
	GUY WIRE ANCHOR
	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HWF	HOG WIRE FENCE
HYD	HYDRANT
IN	INCH
INV	INVERT
IP	IRON PIPE
IR	IRON ROD
IR/C	IRON ROD AND CAP
	IRRIGATION CONTROL VALVE
L	LENGTH
	LIGHT POST
MAG/D	MAG NAIL MAG BRAND NAIL
(M)	MAILBOX
M.C.	MARTIN COUNTY
MHWL	MEAN HIGH WATER LINE
MLWL	MEAN LOWER WATER LINE
	METAL LIGHT POST
MP	METAL PIPE
(W)	MONITORING WELL
MON	MONUMENT
NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
N/D	NON DESCRIPT NAIL AND DISK
N.R.	NON RADIAL
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
N	NORTH OR NORTHING
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
OHW	OVER HEAD WIRES
PG	PAGE
PCN	PARCEL CONTROL NUMBER
PK NAIL	PARKER-KALON NAIL
PK/D	PARKER-KALON NAIL & DISK
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
P.B.	PLAT BOOK
(P)	PLAT DATA
P.O.B.	POINT OF BEGRIMING
P.O.C.	POINT OF COMMENCEMENT
P.C.C.	POINT OF COMPOUND CURVE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.T.	POINT OF TERMINUS
PVC	POLYVINYL CHLORIDE
PSL	PORT SAINT LUCIE, FLORIDA
PLS	PROFESSIONAL LAND SURVEYOR
R	RADIUS
RGE	RANGE
RTK	REAL TIME KINEMATIC
RWV	RECLAIMED WATER VALVE
RLS	REGISTERED LAND SURVEYOR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
R/C	ROD AND CAP
(S)	SANITARY MANHOLE
SV	SANITARY VALVE
SEC	SECTION
●	SET 5/8" IRC EDC LB 8098 UNLESS NOTED OTHERWISE
	RIGHT-OF-WAY CONTROL
	SIGN
S	SOUTH
	SPIGOT
	SPRINKLER VALVE
S.L.C.	ST. LUCIE COUNTY
STA	STATION
(D)	STORMWATER DRAINAGE MANHOLE
	STREET SIGN
TELE RISER	TELEPHONE RISER BOX
TOE	TOE OF SLOPE
TOB	TOP OF BANK/BERM
T.O.N.	TOP OF NUT
X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
TWNSHP	TOWNSHIP
(T)	TRAFFIC HANDHOLD
TSCB	TRAFFIC SIGNAL CONTROL BOX
TYP	TYPICAL
UNK	UNKNOWN
UNK HH	UNKNOWN HANDHOLD
RISER BOX	UNKNOWN RISER BOX
(U)	UNKNOWN TYPE MANHOLE
VCP	VITRIFIED CLAY PIPE
WM	WATER METER
(W)	WATER SERVICE METER (WM)
WV	WATER VALVE (WV)
W	WEST
WF	WOOD FENCE
	WOOD POLE STREET LIGHT
	WOOD POWER POLE

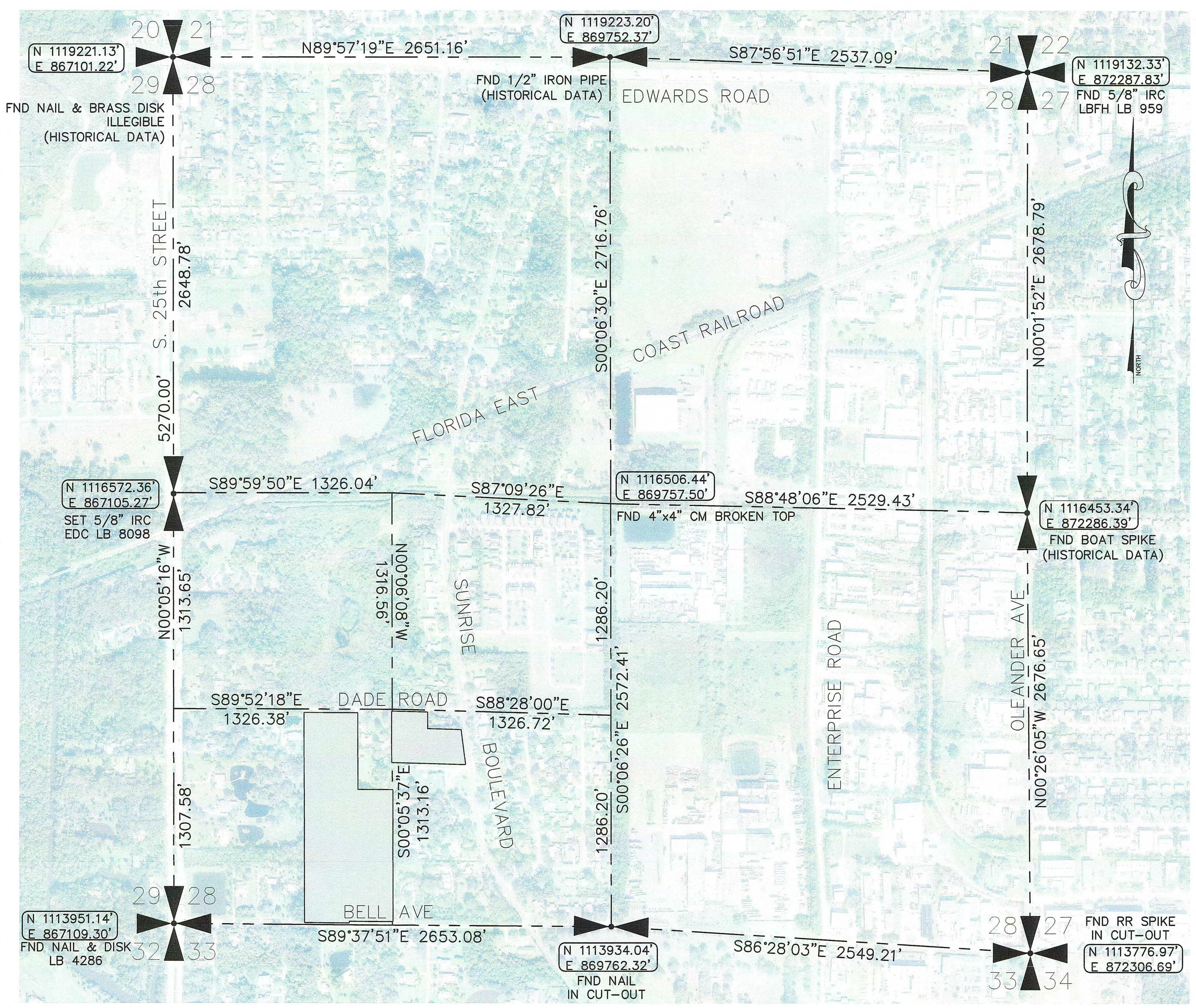
SHEETS:

1. COVER SHEET
2. BOUNDARY SKETCH
3. IMPROVEMENTS AND TREES
4. TREE DATA TABLE

GRAPHIC SCALE

500 0 250 500 1000 2000

(IN FEET)
1 inch = 500 ft.



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 JANUARY 23, 2021.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. 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 THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
5. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY 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 WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 28, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. 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.
10. 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.
11. 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.
12. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0188K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
13. IMPROVEMENTS SHOWN ARE DERIVED FROM AERIAL IMAGERY OBTAINED FROM F.D.O.T. DATED 2018.
14. IT IS THE OPINION OF THIS SURVEYOR THAT THERE IS A GAP BETWEEN THE NORTH LINE OF THE SOUTH 25 ACRESAND THE SOUTH LINE OF THE "NORTH 455'" PARCEL BASED ON OCCUPATION AND THE BREAKDOWN OF THE SECTION.
15. THE LEGAL DESCRIPTION RECORDED IN ORB 2422/151 DOES NOT INCLUDE THE EASTERY 5 ACRES OF THE EASTERLY 10 ACRES OF THE SOUTHERLY 25 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28-35S-40E.
16. IT IS MY OPINION THAT THE PROPERTY LINES WITHIN THE SOUTHWEST QUARTER SECTION 28-35S-40E ARE BASED ON VARIOUS RESOLUTIONS OF THE BREAKDOWN OF THE SECTION.

LEGAL DESCRIPTION:

OWNERS POLICY
POLICY # OPM-2828049
EFFECTIVE DATE: NOVEMBER 28, 2005 AT 1:06 PM
ORB 2422, PAGE 151

THE WEST 5 ACRES, MORE OR LESS, OF THE EAST 10 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM THE SOUTH 10 FEET THEREOF, AND ALSO EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

OWNERS POLICY
POLICY # OPM-2828064
EFFECTIVE DATE: JUNE 9, 2006 AT 2:33 PM

EXHIBIT "A"

ALL THAT CERTAIN LAND LOCATED AND SITUATE IN ST LUCIE COUNTY, FLORIDA, VIZ.:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE SECTION LINE, A DISTANCE OF 1282.84 FEET MORE OR LESS; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 794.54 FEET MORE OR LESS, WHICH IS ESTABLISHED AS THE POINT OF BEGINNING; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A SOUTHERLY DIRECTIONALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS; THENCE RUNNING IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTEROF SECTION 28 A DISTANCE OF 106.4 FEET MORE OR LESS; THENCE RUNNING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

OWNER POLICY
POLICY # OPM-2828062
EFFECTIVE DATE: MAY 23, 2006 AT 2:45 PM

EXHIBIT "A"

PARCEL 1

ST. LUCIE COUNTY, FLORIDA PARCEL ID NO. 2428-331-0001-030/3

TRACT#3

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE SECTION LINE A DISTANCE OF 1282.84 FEET MORE OR LESS, THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 1007.34 FEET MORE OR LESS WHICH IS ESTABLISHED AS THE POINT OFBEGINNING; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST

QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 106.4 FEET MORE OR LESS, THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 455.48 FEET MORE OR LESS, THENCE RUNNING IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 106.4 FEET MORE OR LESS, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 455.48 FEET MORE OR LESS, TO THE POINT OR PLACE OF BEGINNING.

TRACT#4

COMMENCING AT THE SOUTHWEST COMER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE SECTION LINE A DISTANCE OF 1282.84 FEET MORE OR LESS, THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 900.94 FEET MORE OR LESS, WHICH IS ESTABLISHED AS THE POINT OF BEGINNING; THENCE RUNNING IN AN EASTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 106.4 FEET MORE OR LESS, THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 455.48 FEET MORE OR LESS, THENCE RUNNING IN A WESTERLY DIRECTION ALONG A LINE PARALLEL TO THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 A DISTANCE OF 106.4 FEET MORE OR LESS, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG A LINE PARALLEL TO THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 455.48 FEET MORE OR LESS, TO THE POINT OR PLACE OF BEGINNING.

PARCEL 2:

ST. LUCIE COUNTY, FLORIDA PARCEL ID NO. 2428-701-0003-000/3

LOTS 3 AND 5, OF CLYATT'S SUBDIVISION, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

St. Lucie County, Florida Parcel ID No. 2428-701-0004-000/0

Lot 4, CLYATT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 15.595 ACRES (TOTAL), MORE OR LESS.

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

MICHAEL T. OWEN
License Number 5556
3-18-2021
SIGNATURE DATE
STATE OF FLORIDA
Professional Surveyor and Mapper

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

DRAWN BY	DAD
CHECKED BY	MTO
FIELD CREW	SV
FILENAME	19-352&20-446_SV.dwg
LAYOUT	LAYOUT1
SCALE	AS SHOWN
DATE	March 11, 2021

DATE	REVISION COMMENTS
02/22/2021	ADDED OCCUPATIONAL LINES AND ACREAGE

BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPEMENT

RECORD INFORMATION
SEC. 28, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA

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

20-446

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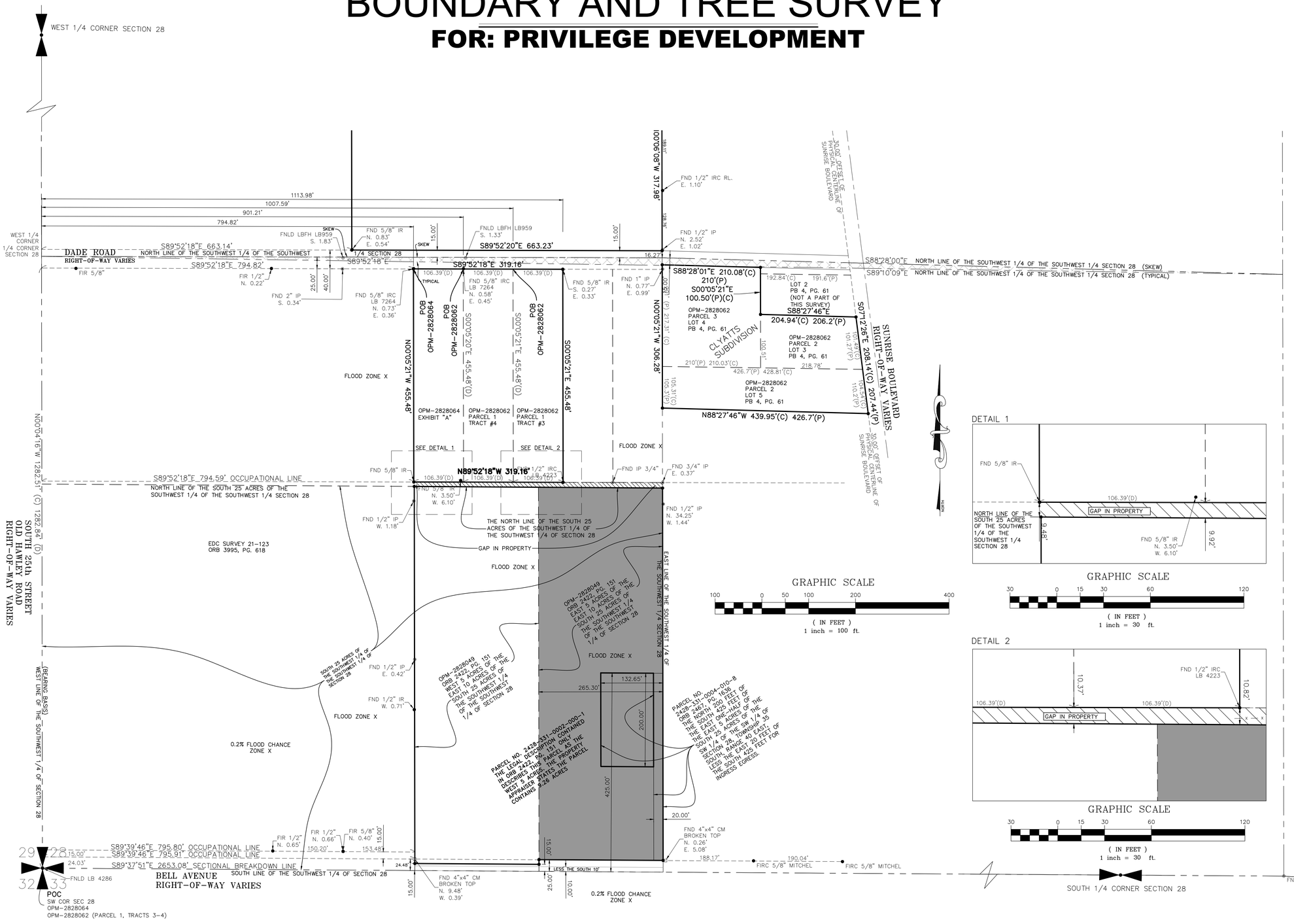
BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT



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PLOT	LAYOUT
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BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPEMENT

RECORD INFORMATION
SEC. 28, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
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20-446

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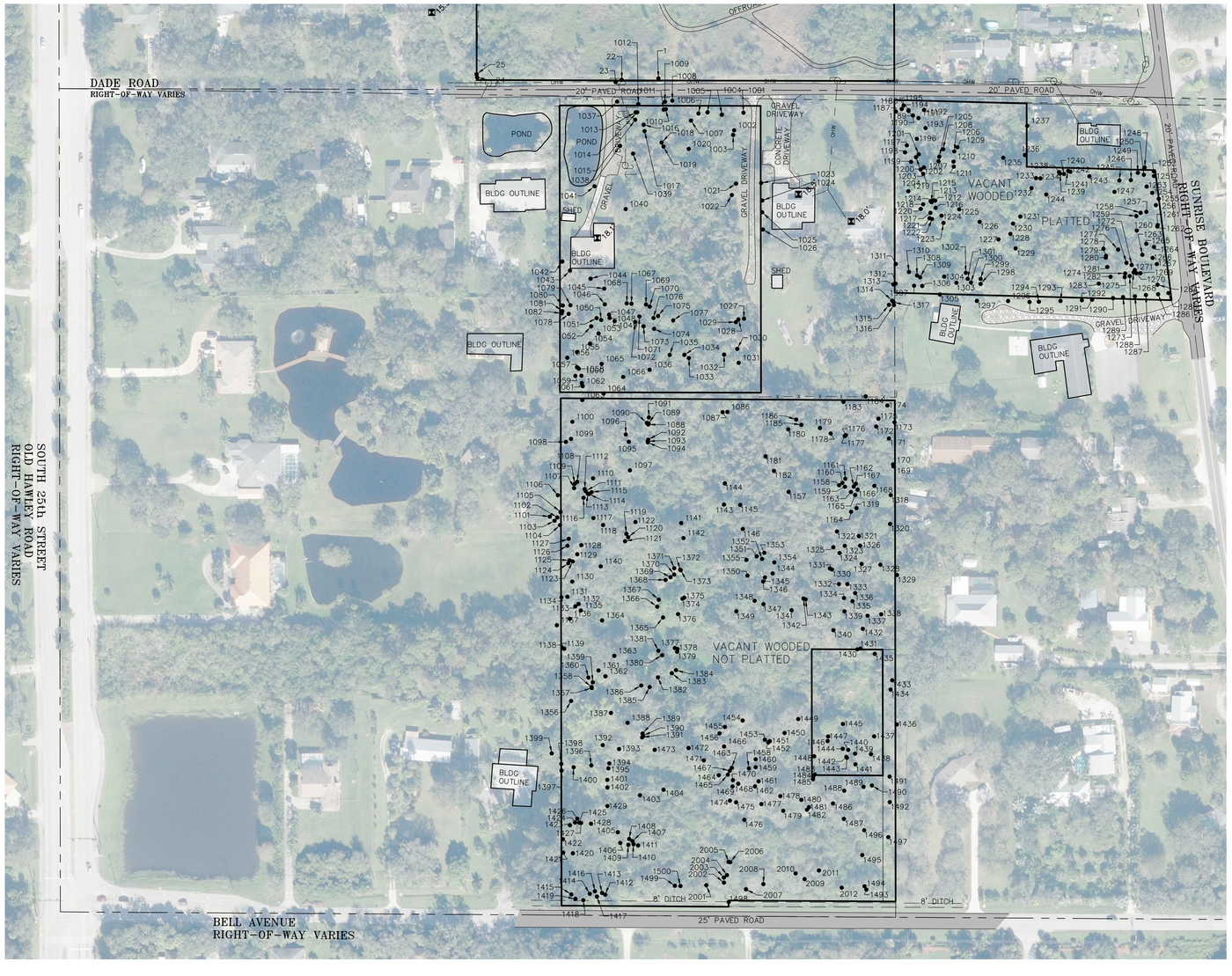
BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

ENGINEERS SURVEYORS ENVIRONMENTAL
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DAD	DRAWN BY
MTO	CHECKED BY
SV	FIELD CREW
19-3538/20-446_SV.dwg	FILENAME
	LAYOUT1
	LAYOUT
	AS SHOWN
	SCALE
March 11, 2021	DATE

DATE	REVISION COMMENTS
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BOUNDARY AND TREE SURVEY

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SAINT LUCIE COUNTY, FLORIDA

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BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPMENT

TAG NUMBER	NORTHING	EASTING	DBH	TYPE
1	1115275	868059		CABBAGE PALM
22	1115273	868001		CABBAGE PALM
23	1115269	867991		CABBAGE PALM
24	1115276	867771		CABBAGE PALM
25	1115282	867770		CABBAGE PALM
1001	1115220	868194	24	OAK
1002	1115192	868179		CABBAGE PALM
1003	1115185	868178	48	OAK
1004	1115217	868160	16	PINE
1005	1115221	868137	16	PINE
1006	1115219	868123	25	OAK
1007	1115208	868111	14	PINE
1008	1115239	868081		CABBAGE PALM
1009	1115238	868069		CABBAGE PALM
1010	1115226	868071		CABBAGE PALM
1011	1115225	868067		CABBAGE PALM
1012	1115234	868027		CABBAGE PALM
1013	1115221	868023		CABBAGE PALM
1014	1115221	868025		CABBAGE PALM
1015	1115209	868022	15	PINE
1016	1115201	868036		CABBAGE PALM
1017	1115191	868037	14	PINE
1018	1115173	868064	14	PINE
1019	1115167	868067		CABBAGE PALM
1020	1115163	868107	16	PINE
1021	1115108	868182		QUEEN PALM
1022	1115090	868176		QUEEN PALM
1023	1115109	868222	36	OAK
1024	1115081	868224	24	OAK
1025	1115062	868224	18	OAK
1026	1115035	868225	14	OAK
1027	1114893	868195	16	PINE
1028	1114892	868186		CABBAGE PALM
1029	1114888	868182		CABBAGE PALM
1030	1114845	868184	18	PINE
1031	1114823	868186	24	PINE
1032	1114836	868163	18	OAK
1033	1114831	868107	24	OAK
1034	1114836	868100	18	PINE
1035	1114836	868077	14	PINE
1036	1114812	868045	14	PINE
1037	1115238	867993		CABBAGE PALM
1038	1115168	867998	16	OAK
1039	1115155	868019		CABBAGE PALM
1040	1115067	868007	20	OAK
1041	1115104	867958		CABBAGE PALM
1042	1114984	867906		CABBAGE PALM
1043	1114970	867919	34	OAK
1044	1114957	867951	27	OAK
1045	1114941	867973	26	OAK
1046	1114916	867974	19	PINE
1047	1114900	867981	14	PINE
1048	1114894	867982	14	PINE
1049	1114889	867989	14	PINE
1050	1114891	867968	15	PINE
1051	1114894	867961	15	OAK
1052	1114881	867952	15	PINE
1053	1114870	867964	18	OAK
1054	1114854	867950	20	PINE
1055	1114840	867930		CABBAGE PALM
1056	1114831	867914		CABBAGE PALM
1057	1114816	867930	19	PINE

1058	1114814	867932	18	PINE
1059	1114802	867927	14	PINE
1060	1114803	867937	18	PINE
1061	1114791	867937	14	PINE
1062	1114786	867939	16	PINE
1063	1114764	867938	72	OAK
1064	1114774	867972	22	OAK
1065	1114822	867969	26	OAK
1066	1114801	868003	15	PINE
1067	1114917	868016	18	PINE
1068	1114918	868009	15	OAK
1069	1114916	868039	14	PINE
1070	1114912	868045	16	OAK
1071	1114897	868029	14	PINE
1072	1114888	868022	14	PINE
1073	1114881	868035		CABBAGE PALM
1074	1114877	868052	18	PINE
1075	1114897	868059	18	PINE
1076	1114894	868051		CABBAGE PALM
1077	1114891	868082	16	PINE
1078	1114901	867917		CABBAGE PALM
1079	1114915	867919	19	OAK
1080	1114914	867907	14	OAK
1081	1114905	867906	16	OAK
1082	1114902	867905	27	OAK
1086	1114745	868169	16	PINE
1087	1114745	868161	14	OAK
1088	1114725	868043		QUEEN PALM
1089	1114727	868043		QUEEN PALM
1090	1114728	868041		QUEEN PALM
1091	1114736	868044		QUEEN PALM
1092	1114701	868043		QUEEN PALM
1093	1114698	868042		QUEEN PALM
1094	1114697	868042		QUEEN PALM
1095	1114698	868012		CABBAGE PALM
1096	1114709	868007	36	OAK
1097	1114652	868014	28	PINE
1098	1114698	867912		CABBAGE PALM
1099	1114702	867920		CABBAGE PALM
1100	1114729	867922	28	OAK
1101	1114579	867887		CABBAGE PALM
1102	1114578	867899		CABBAGE PALM
1103	1114572	867894	20	PINE
1104	1114565	867903	16	OAK
1105	1114586	867904	14	PINE
1106	1114613	867899	24	PINE
1107	1114624	867925	17	PINE
1108	1114634	867930	24	PINE
1109	1114631	867926		CABBAGE PALM
1110	1114640	867955		CABBAGE PALM
1111	1114619	867944		CABBAGE PALM
1112	1114623	867942	14	PINE
1113	1114615	867947	15	PINE
1114	1114615	867949	15	PINE
1115	1114618	867953	18	PINE
1116	1114609	867940		CABBAGE PALM
1117	1114577	867956	20	PINE
1118	1114566	867971	32	OAK
1119	1114552	868008	36	OAK
1120	1114546	868011		CABBAGE PALM
1121	1114540	868006		CABBAGE PALM
1122	1114570	868023	36	OAK
1123	1114508	867923	24	PINE

1124	1114505	867916		CABBAGE PALM
1125	1114509	867918		CABBAGE PALM
1126	1114533	867915		CABBAGE PALM
1127	1114544	867917		QUEEN PALM
1128	1114534	867937		CABBAGE PALM
1129	1114519	867930		CABBAGE PALM
1130	1114476	867922	14	PINE
1131	1114452	867914	24	PINE
1132	1114440	867932	16	PINE
1133	1114436	867927		CABBAGE PALM
1134	1114451	867905		CABBAGE PALM
1135	1114430	867936		CABBAGE PALM
1136	1114417	867918		CABBAGE PALM
1137	1114406	867898		CABBAGE PALM
1138	1114370	867906		CABBAGE PALM
1139	1114369	867910		CABBAGE PALM
1140	1114500	867967	33	OAK
1141	1114569	868095		QUEEN PALM
1142	1114545	868099	60	OAK
1143	1114598	868163	18	PINE
1144	1114632	868165		CABBAGE PALM
1145	1114598	868189	18	PINE
1146	1114559	868193	16	OAK
1157	1114618	868266		CABBAGE PALM
1158	1114629	868346		CABBAGE PALM
1159	1114626	868355	18	PINE
1160	1114633	868351	19	OAK
1161	1114639	868356		CABBAGE PALM
1162	1114627	868369		CABBAGE PALM
1163	1114618	868365		CABBAGE PALM
1164	1114587	868365		CABBAGE PALM
1165	1114613	868371	18	PINE
1166	1114622	868375	14	PINE
1167	1114631	868373	16	PINE
1168	1114628	868402	16	PINE
1169	1114659	868432	16	PINE
1170	1114662	868432	14	OAK
1171	1114703	868425	17	PINE
1172	1114722	868405		CABBAGE PALM
1173	1114729	868434		CABBAGE PALM
1174	1114755	868423	24	OAK
1175	1114734	868408		CABBAGE PALM
1176	1114708	868357		CABBAGE PALM
1177	1114707	868355		CABBAGE PALM
1178	1114711	868333		CABBAGE PALM
1179	1114720	868316	14	PINE
1180	1114718	868265	14	PINE
1181	1114675	868229	16	OAK
1182	1114652	868243	24	OAK
1183	1114761	868353	24	PINE
1184	1114770	868388		CABBAGE PALM
1185	1114725	868286	14	PINE
1186	1114733	868278		CABBAGE PALM
1187	1115222	868436	18	OAK
1188	1115226	868445	18	OAK
1189	1115223	868456	18	OAK
1190	1115216	868463	14	OAK
1191	1115212	868472	14	OAK
1192	1115225	868481	16	OAK
1193	1115196	868483	18	OAK
1194	1115224	868456		CABBAGE PALM
1195	1115232	868448		CABBAGE PALM
1196	1115179	868469	16	OAK

1197	1115169	868454	20	OAK
1198	1115157	868451	20	OAK
1199	1115142	868460	20	OAK
1200	1115150	868468		CABBAGE PALM
1201	1115154	868473		CABBAGE PALM
1202	1115134	868481		CABBAGE PALM
1203	1115130	868475		CABBAGE PALM
1204	1115123	868480		CABBAGE PALM
1205	1115151	868505		CABBAGE PALM
1206	1115159	868529		CABBAGE PALM
1207	1115143	868504	14	OAK
1208	1115162	868511		CABBAGE PALM
1209	1115165	868534		CABBAGE PALM
1210	1115143	868528		CABBAGE PALM
1211	1115135	868528		CABBAGE PALM
1212	1115081	868499		CABBAGE PALM
1213	1115081	868496		CABBAGE PALM
1214	1115080	868491		CABBAGE PALM
1215	1115078	868493		CABBAGE PALM
1216	1115069	868499	24	OAK
1217	1115061	868491		CABBAGE PALM
1218	1115075	868479		CABBAGE PALM
1219	1115096	868456		CABBAGE PALM
1220	1115068	868476	14	OAK
1221	1115053	868490		CABBAGE PALM
1222	1115052	868493		CABBAGE PALM
1223	1115045	868512		CABBAGE PALM
1224	1115057	868509		CABBAGE PALM
1225	1115067	868537		CABBAGE PALM
1226	1115047	868569		CABBAGE PALM
1227	1115019	868599	22	OAK
1228	1115028	868618	18	OAK
1229	1115005	868626		CABBAGE PALM
1230	1115044	868622		CABBAGE PALM
1231	1115055	868634		CABBAGE PALM
1232	1115101	868652		CABBAGE PALM
1233	1115117	868659	26	OAK
1234	1115116	868666		CABBAGE PALM
1235	1115149	868607		CABBAGE PALM
1236	1115153	868641		CABBAGE PALM
1237	1115200	868645		CABBAGE PALM
1238	1115126	868695	18	OAK
1239	1115124	868697		CABBAGE PALM
1240	1115123	868703		CABBAGE PALM
1241	1115128	868710		CABBAGE PALM
1242	1115127	868713		CABBAGE PALM
1243	1115120	868743	14	OAK
1244	1115091	868675	16	OAK
1245	1115113	868791		CABBAGE PALM
1246	1115113	868809		CABBAGE PALM
1247	1115095	868783		CABBAGE PALM
1248	1115133	868831	28	OAK
1249	1115125	868820	16	OAK
1250	1115122	868830	16	OAK
1251	1115120	868846	18	OAK
1252	1115127	868846		CABBAGE PALM
1253	1115103	868834		CABBAGE PALM
1254	1115093	868843	32	OAK
1255	1115084	868854		CABBAGE PALM
1256	1115074	868849		CABBAGE PALM
1257	1115063	868834		CABBAGE PALM
1258	1115061	868825	20	OAK
1259	1115056	868818	22	OAK

1260	1115033	868819	16	PINE
1261	1115042	868852	14	PINE
1262	1115040	868851	18	OAK
1263	1114995	868828	18	OAK
1264	1115007	868846	27	OAK
1265	1115012	868834		CABBAGE PALM
1266	1114990	868844	18	OAK
1267	1114980	868851	14	OAK
1268	1114967	868814	19	PINE
1269	1114965	868824		CABBAGE PALM
1270	1114965	868818		CABBAGE PALM
1271	1114971	868816		CABBAGE PALM
1272	1114979	868811		CABBAGE PALM
1273	1114961	868807		CABBAGE PALM
1274	1114965	868800		CABBAGE PALM
1275	1114959	868800		CABBAGE PALM
1276	1114982	868802		CABBAGE PALM
1277	1115003	868789		CABBAGE PALM
1278	1115004	868766		CABBAGE PALM
1279	1114993	868770		CABBAGE PALM
1281	1114975	868772	16	PINE
1282	1114960	868777	16	OAK
1283	1114949	868758		CABBAGE PALM
1284	1114947	868852	28	PINE
1285	1114934	868869		QUEEN PALM
1286	1114932	868853		QUEEN PALM
1287	1114931	868833		QUEEN PALM
1288	1114929	868816		QUEEN PALM
1289	1114928	868797		QUEEN PALM
1290	1114926	868781		QUEEN PALM
1291	1114924	868748		QUEEN PALM
1292	1114922	868732		QUEEN PALM
1293	1114921	868698		QUEEN PALM
1294	1114920	868663		QUEEN PALM
1295	1114920	868648		QUEEN PALM
1296	1114921	868614		QUEEN PALM
1297	1114922	868565	22	OAK
1298	1114948	868571		CABBAGE PALM
1299	1114956	868571		CABBAGE PALM
1300	1114951	868555		CABBAGE PALM
1301	1114957	868550	14	OAK
1302	1114966	868547	14	PINE
1303	1114950	868532	18	PINE
1304	1114960	868513	18	OAK
1305	1114932	868506		QUEEN PALM
1306	1114945	868478	24	PINE
1307	1114946	868465	14	OAK
1308	1114962	868470	18	PINE
1309	1114959	868475		CABBAGE PALM
1310	1114967	868457		CABBAGE PALM
1311	1114980	868436	24	OAK
1312	1114949	868436		CABBAGE PALM
1313	1114948	868432		CABBAGE PALM
1314	1114922	868430		CABBAGE PALM
1315	1114915	868425		CABBAGE PALM
1316	1114915	868433	20	PINE
1317	1114920	868432	18	PINE
1318	1114613	868428	24	PINE
1319	1114592	868374	14	PINE
1320	1114567	868427	20	PINE
1321	1114548	868377	16	OAK
1322	1114555	868343	16	OAK
1323	1114532	868355	16	OAK

1324	1114521	868347	24	OAK
1325	1114530	868337		CABBAGE PALM
1326	1114533	868379		CABBAGE PALM
1327	1114504	868382		CABBAGE PALM
1328	1114503	868412		CABBAGE PALM
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1330	1114495	868335	14	PINE
1331	1114497	868331	14	PINE
1332	1114472	868346	14	OAK
1333	1114472	868359	16	OAK
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1336	1114457	868371		CABBAGE PALM
1337	1114422	868391	18	OAK
1338	1114424	868413	16	OAK
1339	1114428	868355	18	OAK
1340	1114398	868337	14	OAK
1341	1114430	868271		CABBAGE PALM
1342	1114449	868289		CABBAGE PALM
1343	1114448	868293	18	OAK
1344	1114489	868240	18	OAK
1345	1114482	868228		QUEEN PALM
1346	1114476	868225		QUEEN PALM
1347	1114440	868226		QUEEN PALM
1348	1114445	868212	20	PINE
1349	1114429	868183	36	OAK
1350	1114485	868200		CABBAGE PALM
1351	1114516	868215		CABBAGE PALM
1352	1114512	868224		CABBAGE PALM
1353	1114521	868227		CABBAGE PALM
1354	1114506	868243		CABBAGE PALM
1355	1114510	868199	14	OAK
1356	1114286	867920	44	OAK
1357	1114307	867953		QUEEN PALM
1358	1114308	867953		QUEEN PALM
1359	1114316	867955		CABBAGE PALM
1360	1114323	867948		CABBAGE PALM
1361	1114335	867964		CABBAGE PALM
1362	1114325	867975		CABBAGE PALM
1363	1114358	867989	33	OAK
1364	1114414	867970		QUEEN PALM
1365	1114419	868066		CABBAGE PALM
1366	1114436	868057		CABBAGE PALM
1367	1114447	868060		CABBAGE PALM
1368	1114478	868070		CABBAGE PALM
1369	1114483	868078		CABBAGE PALM
1370	1114487	868084		CABBAGE PALM
1371	1114497	868084		CABBAGE PALM
1372	1114495	868094		CABBAGE PALM
1373	1114494	868095		CABBAGE PALM
1374	1114448	868097		CABBAGE PALM
1375	1114450	868100		CABBAGE PALM
1376	1114424	868090	22	PINE
1377	1114370	868085		QUEEN PALM
1378	1114369	868089		QUEEN PALM
1379	1114364	868089		CABBAGE PALM
1380	1114359	868065		CABBAGE PALM
1381	1114366	868059		CABBAGE PALM
1382	1114324	868058		CABBAGE PALM
1383	1114330	868080		CABBAGE PALM
1384	1114335	868087		CABBAGE PALM
1385	1114308	868045		QUEEN PALM
1386	1114311	868032	60	OAK

1387	1114267	867984		CABBAGE PALM
1388	1114251	868010		QUEEN PALM
1389	1114234	868034		QUEEN PALM
1390	1114231	868035	36	OAK
1391	1114228	868033		QUEEN PALM
1392	1114216	867971		QUEEN PALM
1393	1114210	867997	16	OAK
1394	1114187	867981		QUEEN PALM
1395	1114179	867980		QUEEN PALM
1396	1114184	867952		CABBAGE PALM
1397	1114175	867905		CABBAGE PALM
1398	1114186	867905		CABBAGE PALM
1399	1114203	867890		CABBAGE PALM
1400	1114181	867924		QUEEN PALM
1401	1114161	867978		QUEEN PALM
1402	1114149	867978	18	PINE
1403	1114136	868030	24	OAK
1404	1114145	868067		QUEEN PALM
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1407	1114063	868018		CABBAGE PALM
1408	1114067	868013		CABBAGE PALM
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1410	1114059	868020		CABBAGE PALM
1411	1114057	868027		CABBAGE PALM
1412	1113979	867974	18	OAK
1413	1113981	867970	22	OAK
1414	1113980	867950	20	OAK
1415	1113979	867921	22	OAK
1416	1113984	867958		CABBAGE PALM
1417	1113975	867961	24	PINE
1418	1113970	867940	21	OAK
1419	1113972	867927		CABBAGE PALM
1420	1114044	867923	53	OAK
1421	1114045	867908		CABBAGE PALM
1422	1114067	867907		CABBAGE PALM
1423	1114089	867918		CABBAGE PALM
1424	1114093	867927		QUEEN PALM
1425	1114093	867933		QUEEN PALM
1426	1114099	867930		CABBAGE PALM
1427	1114092	867936	34	PINE
1428	1114091	867952	24	OAK
1429	1114119	867978		QUEEN PALM
1430	1114368	868375	19	PINE
1431	1114369	868380		CABBAGE PALM
1432	1114401	868384	14	PINE
1433	1114319	868430	28	OAK
1434	1114304	868428	16	OAK
1435	1114361	868403	14	OAK
1436	1114249	868438	32	OAK
1437	1114230	868402	20	OAK
1438	1114202	868397		CABBAGE PALM
1439	1114202	868371		CABBAGE PALM
1440	1114208	868360		CABBAGE PALM
1441	1114185	868372		CABBAGE PALM
1442	1114197	868357		CABBAGE PALM
1443	1114196	868358	16	PINE
1444	1114210	868352	18	PINE
1445	1114250	868352	22	PINE
1446	1114222	868328	30	OAK
1447	1114230	868329		CABBAGE PALM
1448	1114198	868306		QUEEN PALM
1449	1114257	868281	24	OAK

1450	1114235	868259	32	OAK
1451	1114222	868236		CABBAGE PALM
1452	1114220	868234		CABBAGE PALM
1453	1114225	868228		CABBAGE PALM
1454	1114255	868193	20	OAK
1455	1114245	868165		QUEEN PALM
1456	1114235	868156		QUEEN PALM
1458	1114179	868203		CABBAGE PALM
1459	1114181	868213		CABBAGE PALM
1460	1114194	868213		CABBAGE PALM
1461	1114159	868218		CABBAGE PALM
1462	1114150	868212	24	OAK
1463	1114180	868176		QUEEN PALM
1464	1114168	868155		CABBAGE PALM
1465	1114169	868169		CABBAGE PALM
1466	1114214	868163		QUEEN PALM
1467	1114175	868172	14	OAK
1468	1114155	868186		CABBAGE PALM
1469	1114150	868177		CABBAGE PALM
1470	1114160	868177		CABBAGE PALM
1471	1114192	868131		QUEEN PALM
1472	1114211	868107	48	OAK
1473	1114208	868053		QUEEN PALM
1474	1114128	868173	22	OAK
1475	1114125	868182	18	OAK
1476	1114097	868195	32	OAK
1477	1114122	868223	36	OAK
1478	1114135	868253	18	OAK
1479	1114112	868257	28	OAK
1480	1114129	868286	16	OAK
1481	1114117	868298		CABBAGE PALM
1482	1114113	868295		CABBAGE PALM
1483	1114169	868307		CABBAGE PALM
1484	1114165	868305	18	OAK
1485	1114162	868304	14	OAK
1486	1114123	868336	36	OAK
1487	1114099	868354	26	OAK
1488	1114144	868354	22	OAK
1489	1114150	868385	22	OAK
1490	1114152	868398		CABBAGE PALM
1491	1114166	868426	16	OAK
1492	1114126	868426	36	OAK
1493	1113987	868389	60	OAK
1494	1113992	868386		CABBAGE PALM
1495	1114041	868383		CABBAGE PALM
1496	1114081	868386	16	OAK
1497	1114070	868424		CABBAGE PALM
1498	1113967	868171		CABBAGE PALM
1499	1113993	868085		CABBAGE PALM
1500	1113992	868094	72	OAK
2001	1113994	868135		CABBAGE PALM
2002	1113998	868163		CABBAGE PALM
2003	1114006	868163	20	OAK
2004	1114010	868168	20	OAK
2005	1114030	868170		CABBAGE PALM
2006	1114030	868173		CABBAGE PALM
2007	1113987	868198		CABBAGE PALM
2008	1113995	868226	26	OAK
2009	1114003	868291	18	OAK
2010	1114012	868277	28	OAK
2011	1114017	868314		CABBAGE PALM
2012	1113990	868350		CABBAGE PALM

ENGINEERS SURVEYORS
ENVIRONMENTAL

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

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

DAD
DRAWN BY
MTO
CHECKED BY
SV
FIELD CREW
19-352&20-446_SV.dwg
FILENAME
LAYOUT1
LAYOUT
AS SHOWN
SCALE
March 11, 2021
DATE

02/22/2021 | ADDED OCCUPATIONAL LINES AND ACREAGE
DATE | REVISION COMMENTS

BOUNDARY AND TREE SURVEY

FOR: PRIVILEGE DEVELOPEMENT

RECORD INFORMATION
SEC. 28, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA

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

20-446

Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\SURVEY\Dwg - PDF\Survey\19-352&20-446_SV.dwg, 3/18/2021 4:49 PM
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ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

October 1, 2019

Privilege Development, LLC
PO Box 3945 Hallandale, FL 33008

Reference: **Environmental Assessment- North Parcels**
2111 Dade Road, Ft. Pierce, St Lucie County, Florida
Parcel ID # 2428-331-0001-050-9, 2428-331-0001-030-3, 2428-331-0002-000-1, 2428-331-0004-010-8, 2428-701-0004-000-0, 2428-701-0003-000-3

Dear Privilege Development,

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

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to St Lucie County regulations.

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

Respectfully submitted,
EDC, Inc.

Drew Gatewood, Ms, PWS
Project Manager/ Sr. Biologist

10250 SW Village Parkway
Port St Lucie, FL 34987
772.223.5200
772.223.5103 fax
www.edc-inc.com

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

2111 Dade Road
Ft Pierce, St Lucie County, Florida

Date: October 1, 2019
Project # 19-352

Prepared For:
Privilege Development

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 a 18.75 acre site, located at 2111 Dade Road in Ft Pierce, St Lucie County, Florida. The parcel is currently undeveloped.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on October 1, 2019 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 native habitat located on site. This site consisted of the following vegetation; native vegetation – laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii var. densa*), cabbage palm (*Sabal palmetto*), saw palmetto (*Serenoa repens*), primrose willow (*Ludwigia*, sp) swamp fern (*Blechnum serrulatum*); and exotic vegetation – Caesar's weed (*Urena lobata*), Melaleuca (*Melaleuca sp*), Bahia grass (*Paspalum notatum*), old world climbing fern (*Lygodium microphyllum*), and Brazilian pepper (*Schinus terebinthifolius*).

WETLAND DELINEATION:
According to aerial photographs and site visit, it appears that there are wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. All of these components were found during the field reconnaissance on the property. A wetland delineation and verification by the state and USACOE needs to be done to determine the extent of these wetlands

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 were found on the site nor, were any other state or federally listed species during the site visit.

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

Oldsmar sand depressional – This is a nearly level, poorly drained soil found in broad open areas of the flatwoods. The natural vegetation associated with this soil type is slash pine and an understory of saw palmetto, gallberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland threeawn, bluestem and panicum. Typically, the surface layer is dark gray sand with a light gray and grayish brown subsurface layer. Under natural conditions, this soil is not suited to cultivate crops or for pasture because of ponding. However, if intensive management, soil improving measures and a good water control system are implemented, the soil is suitable for vegetable crops and pasture.

Ankona and Farmton sand – is poorly drained soil is found in broad areas of flatwoods. Typically the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer extends to a depth of 35 inches and is fine sand. The seasonal high water table in Immokalee soil is at a depth of 6 to 8 inches from June through September. During the remainder of the year it is typically at a depth of 18 to 40 inches. Natural vegetation consists of slash pine and scattered oak with an understory of saw palmetto, gallberry, fetterbush, pineland threeawn, chalky bluestem, and Indian grass. This soil is poorly suited for crops and citrus. Water control measures are needed to overcome excessive wetness.

Tantile and Pomona sands – This soil is a nearly level, poorly drained soil in low poorly defined drainage ways in the flatwoods. The water table is typically at a depth of less than 10 inches for cumulative periods of 2 to 6 months during wet seasons, and recedes to a depth of 40 inches or more during extended dry periods.

Nettles and Oldsmar Sands - 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.

St Lucie County Regulations

According to the St Lucie County Property Appraiser's Report, the subject property has a land use code of 0000 Vacant Residential. A tree survey may be required prior to any land clearing activities.

No significant cultural resources were found. The Florida State Historic Preservation Office (SHPO) issued an "all clear on docket" status.

SUMMARY:

It is the professional opinion of EDC that there are wetlands/surface waters within the property boundaries, and a delineation and verification needs to be done by the state and USACOE to determine the extent. No culturally significant Historical Resources were found on the subject properties, verified with the State Historic Preservation Office. In addition, no gopher tortoises or any other state or federally listed species were found on the site.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

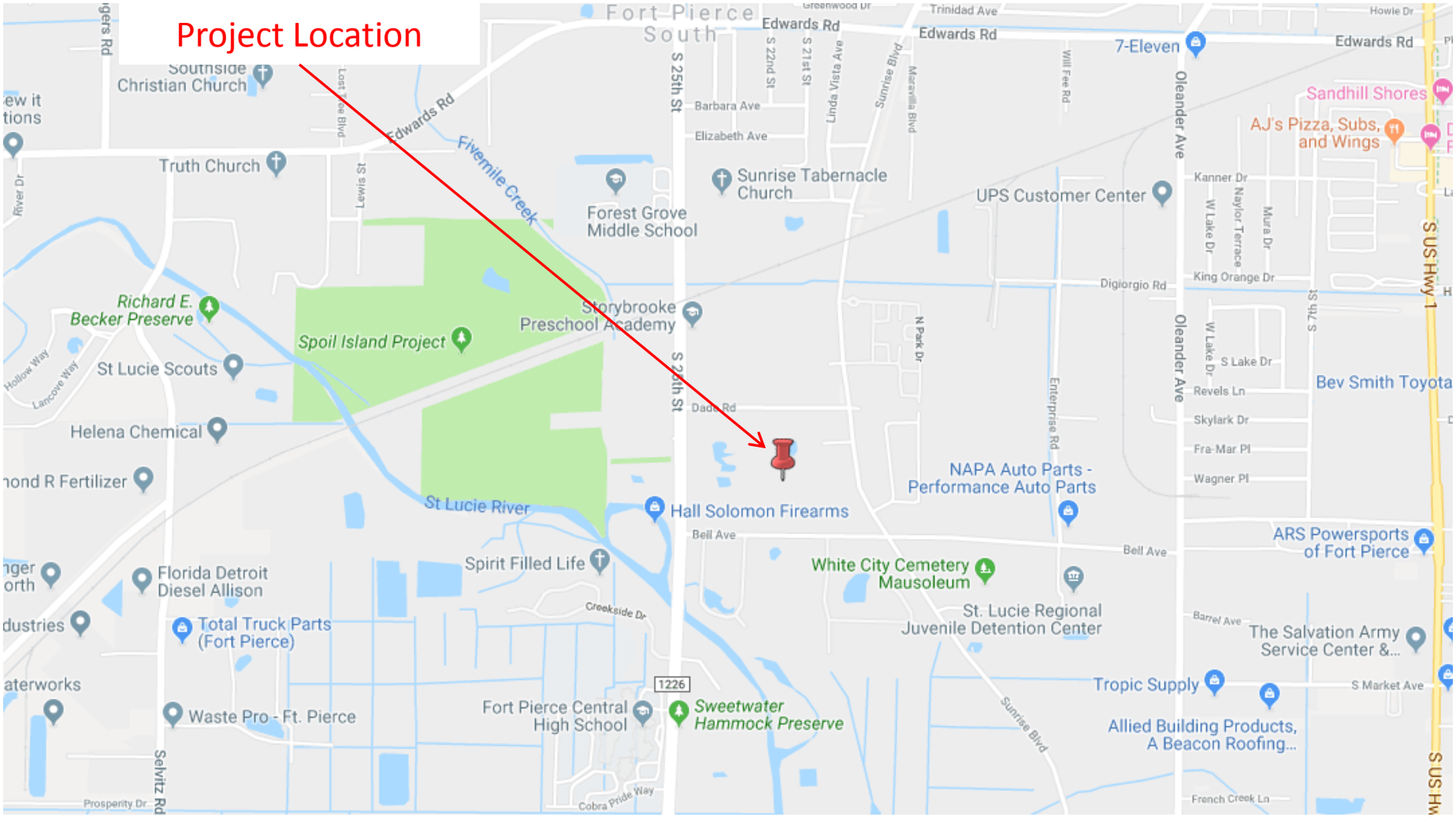
Environmental Site Assessment

Bell Avenue

Fort Pierce, St. Lucie County, FL

Location Map

Project: 19-352	South Parcels	9/20/2019



ENGINEERS SURVEYORS ENVIRONMENTAL

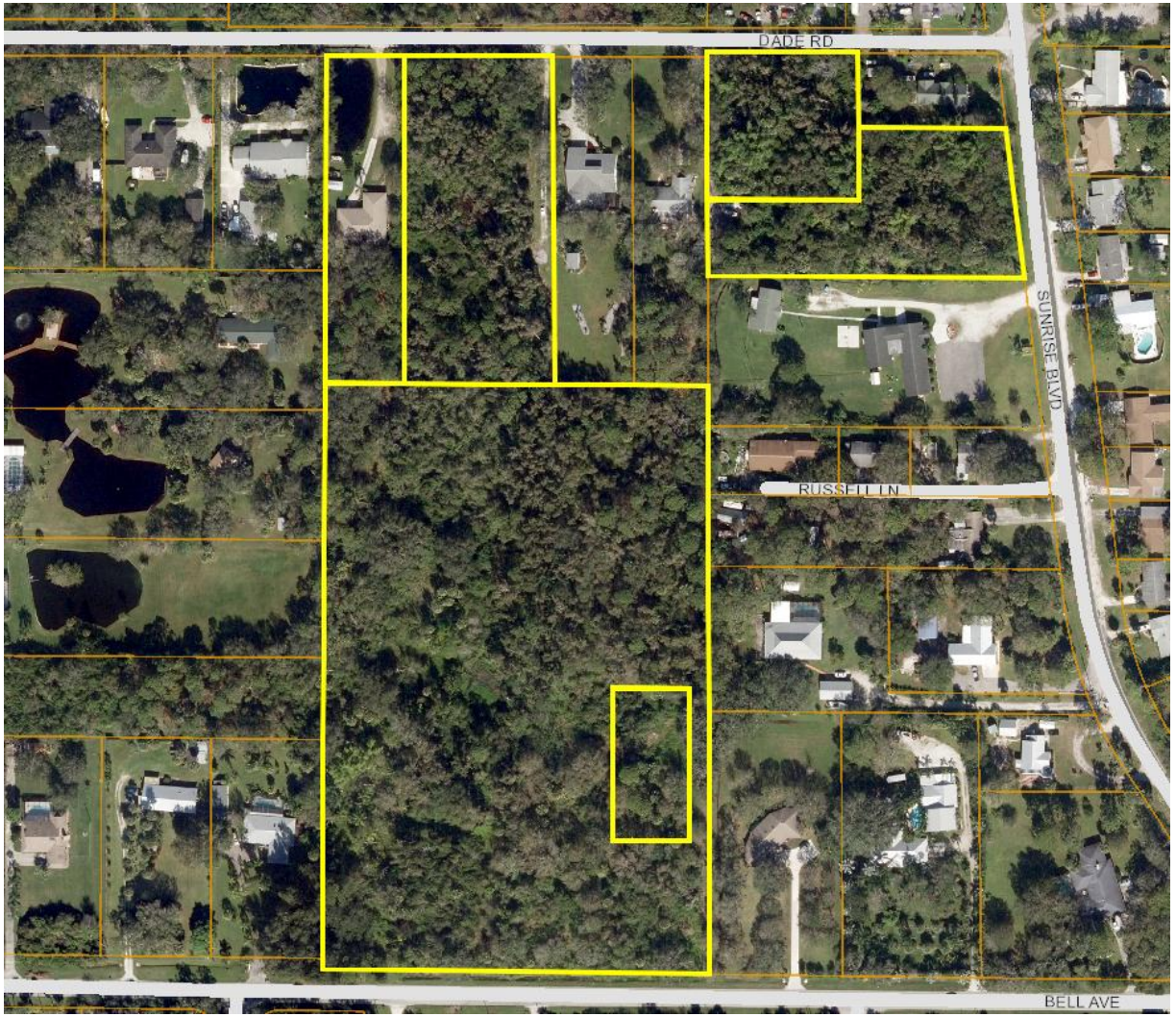
Environmental Site Assessment

Bell Avenue

Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 19-325	South Parcels	9/20/2019



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Bell Avenue

Fort Pierce, St. Lucie County, FL

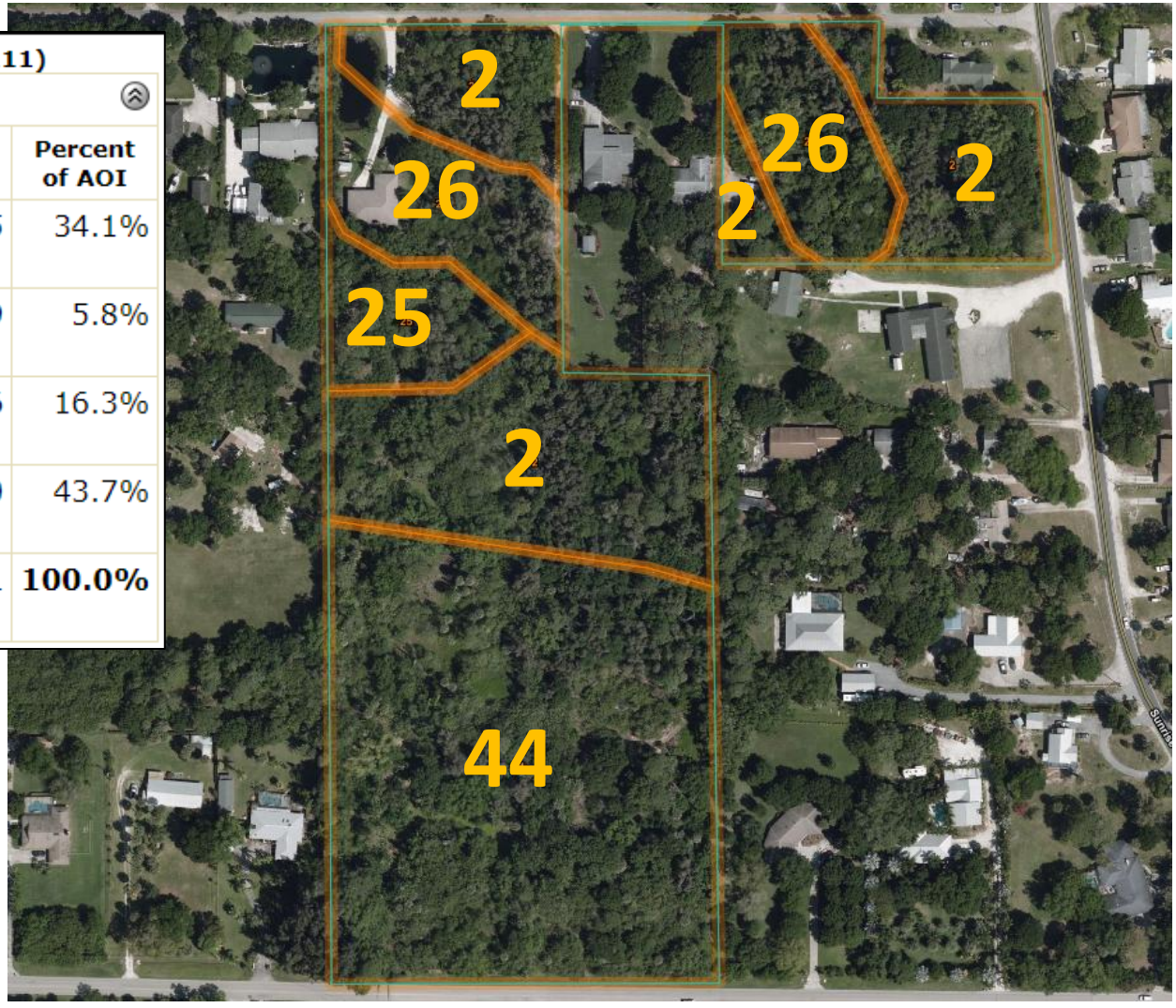
Soil Map

Project: 19-352	South Parcels	9/20/2019

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	5.5	34.1%
25	Nettles and Oldsmar sands	0.9	5.8%
26	Oldsmar sand, depressional	2.6	16.3%
44	Tantile and Pomona sands	7.0	43.7%
Totals for Area of Interest		**16.1**	**100.0%**



ENGINEERS SURVEYORS ENVIRONMENTAL

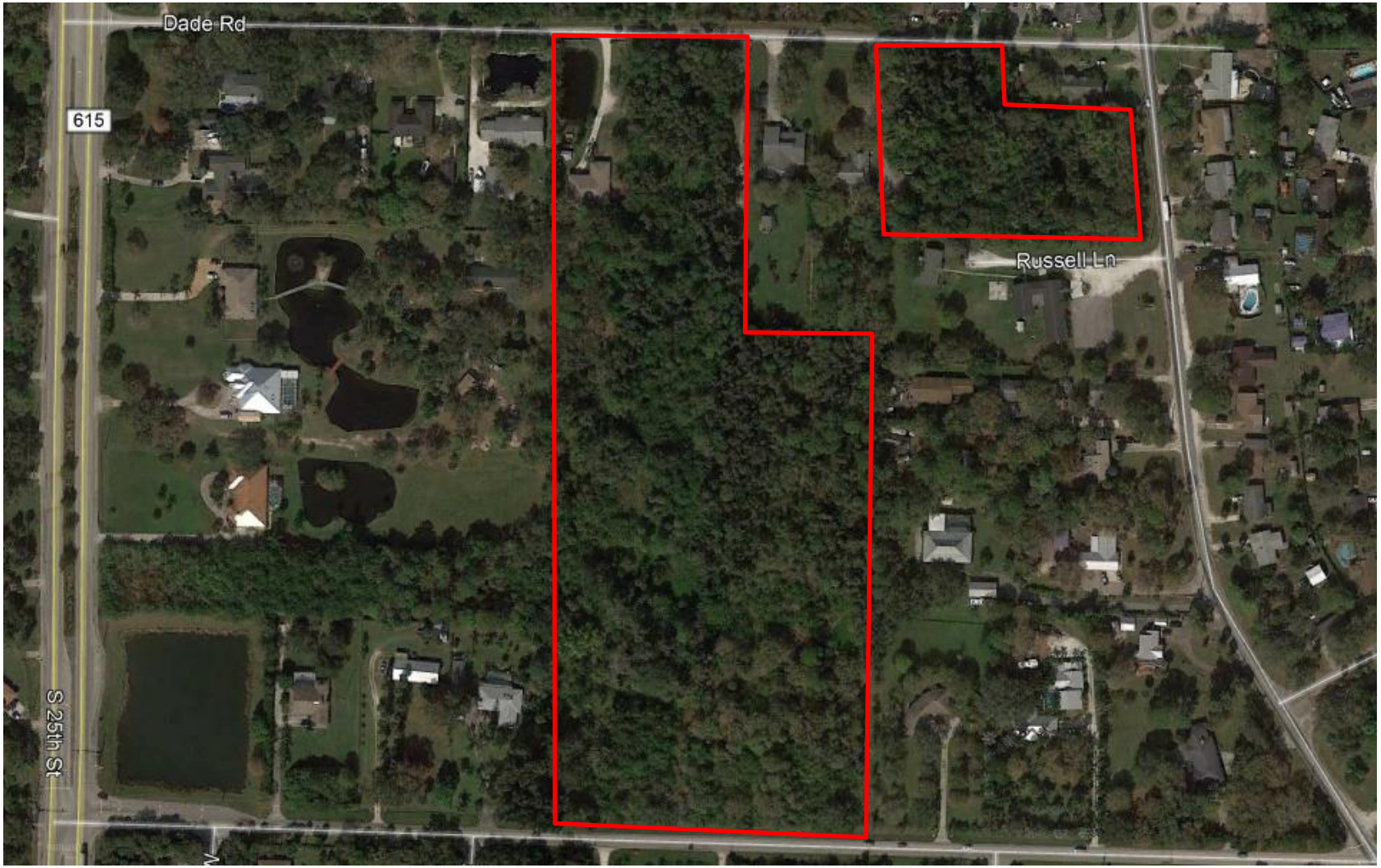
Environmental Site Assessment

Bell Avenue

Fort Pierce, St. Lucie County, FL

Wetland Map

Project: 19-352	South Parcels	9/20/2019



O'ROURKE
ENGINEERING & PLANNING

LAND USE PLAN AMENDMENT

FOR

Dade and Sunrise

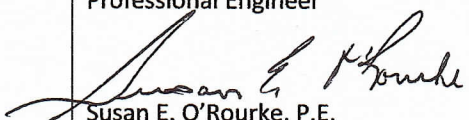
Prepared for:

Mrs. Patricia Sesta
EDC
10250 SW Village Parkway Suite 201
Port St. Lucie, FL 34987

Prepared by

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

August 3, 2021
SR21024.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 8/3/21 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

August 3, 2021

Ms. Patricia Sesta
EDC
10250 SW Village Parkway Suite 201
Port St. Lucie, FL 34987

Re: Dade and Sunrise

Dear Ms. Sesta:

O'Rourke Engineering & Planning has completed the analysis of the Land Use Plan Amendment for a 15.585-acre parcel located west of Sunrise Boulevard and south of Dade Road in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

Dade & Sunrise – LUPA Report 08.03.2021

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APPENDICES

APPENDIX A: Site Location
APPENDIX B: Roadway Details/2045 Model Data
APPENDIX C: St. Lucie County 2019 Level of Service Report,
FDOT 2020 Quality Level of Service, Other Project Data, Growth Rate Data
APPENDIX D: Artplan Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed Land Use Plan Amendment associated with 15.585 acres located west of Sunrise Boulevard and south of Dade Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the impact of the change in land use on the surrounding roadway system.

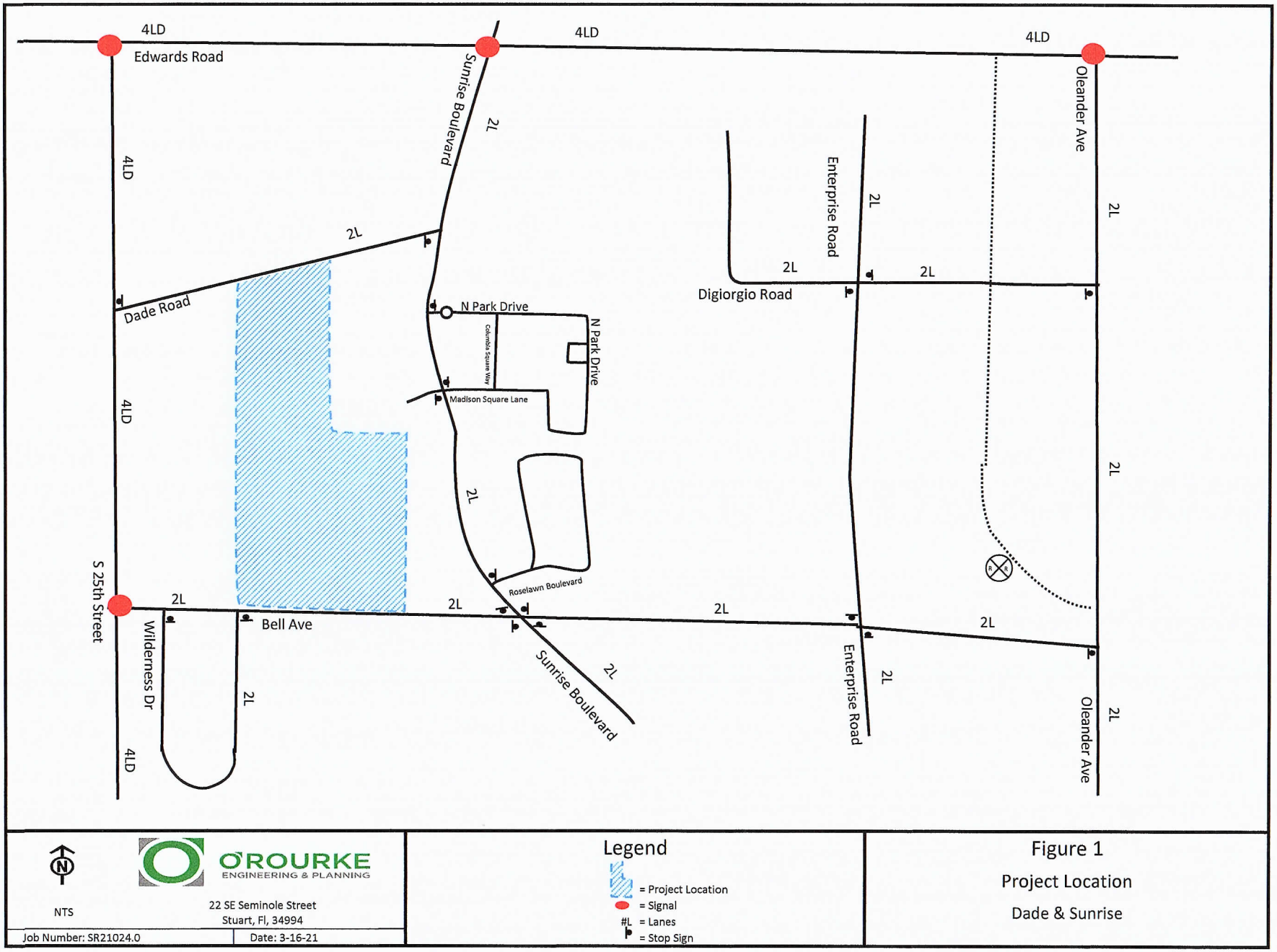
In order to make that determination, the following analytical steps were taken:

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of 15.585 acres located west of Sunrise Boulevard and south of Dade Road in Ft. Pierce, St. Lucie County, Florida. The property has an existing land use of residential urban (RU) which allows 5 single-family dwelling units per acre. Therefore, a maximum of 77 single-family dwelling units is possible with the existing land use. The proposal is to change the land use to Residential Medium (RM) which allows 12 dwelling units per acre for a maximum of 187 dwelling units. The site is currently vacant. The project location is shown in **Figure 1**. **Appendix A** shows the details of the site.


4LD
Edwards Road
4LD
4LD
Oleander Ave
Sunrise Boulevard
2L
4LD
2L
Enterprise Road
2L
2L
2L
Digiorgio Road
2L
Dade Road
N Park Drive
N Park Drive
Columbia Square Way
Madison Square Lane
4LD
2L
Roselawn Boulevard
S 25th Street
2L
2L
2L
2L
Bell Ave
Wilderness Dr
2L
Sunrise Boulevard
2L
Enterprise Road
2L
Oleander Ave
2L
4LD
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR21024.0
Date: 3-16-21
Legend
= Project Location
= Signal
#L = Lanes
= Stop Sign
Figure 1
Project Location
Dade & Sunrise

ROADWAY CONDITIONS

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

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

Existing/Proposed Lane Geometrics and Traffic Control

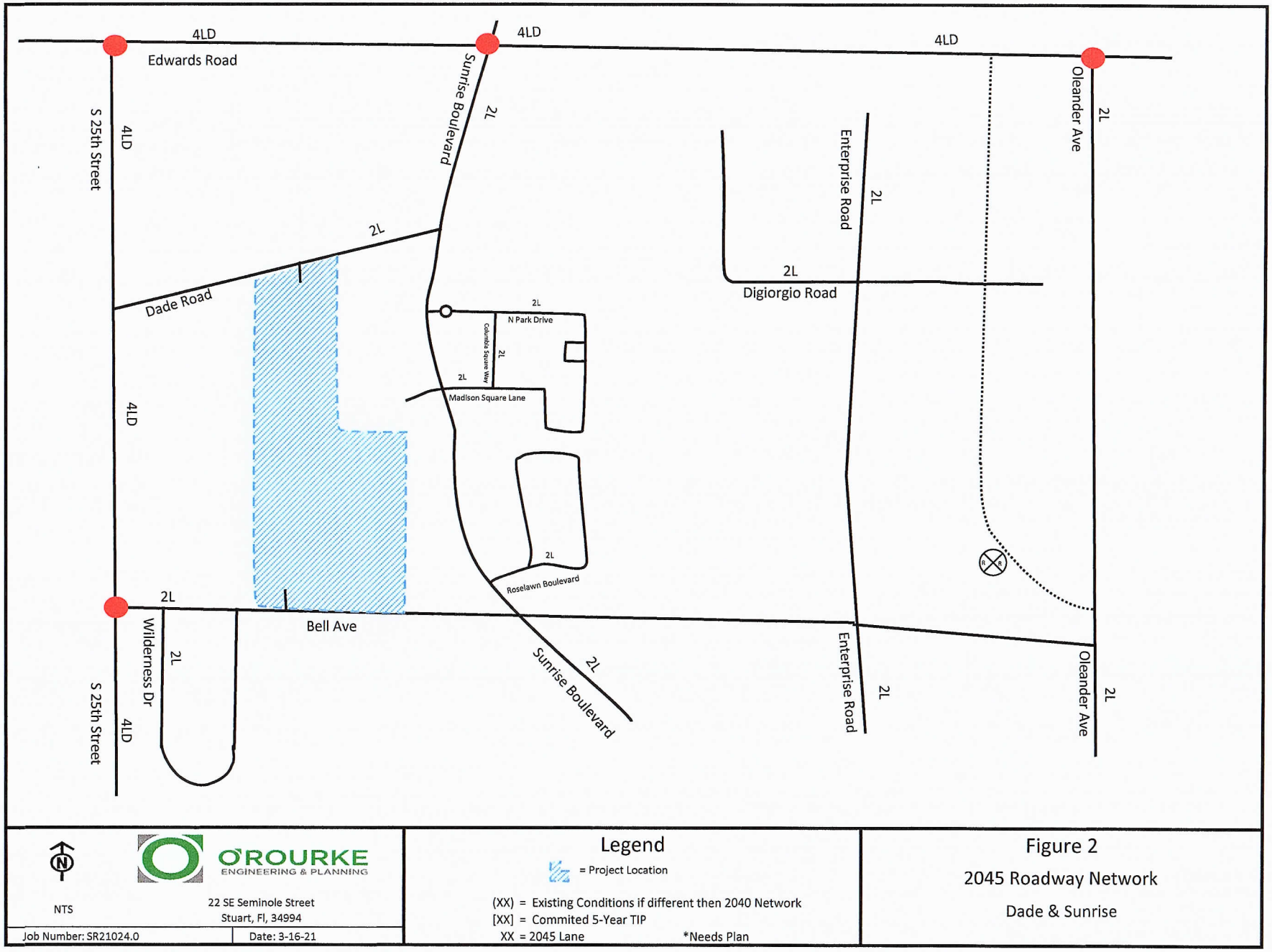
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Edwards Rd is a four-lane divided urban minor arterial with a east/west alignment
- 25th Street is a four-lane divided urban principal arterial with a north/south alignment.
- Bell Ave is a two-lane urban collector roadway with an east/west alignment.
- Oleander Ave is a two-lane urban minor arterial with an north/ south alignment.
- Sunrise Blvd is a two-lane urban collector with a north/south alignment.

The roadway network is shown in **Figure 2** with notations for Existing, Existing + Committed, and the 2045 Network. Roadway details are included in **Appendix B**.

Existing Traffic Volumes/ Service Volume

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



NTS Job Number: SR21024.0	O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Date: 3-16-21	Legend = Project Location (XX) = Existing Conditions if different then 2040 Network [XX] = Commited 5-Year TIP XX = 2045 Lane *Needs Plan

Figure 2

2045 Roadway Network

Dade & Sunrise

PROJECT TRAFFIC

To estimate future traffic generated by the LUPA, the ITE Trip Generation, 10th Edition trip rates for the highest reasonable use in the land use category were applied. Single Family Detached (Land Use Code 210) was applied to estimate the trips generated by the 77 units for the existing future land use and the 187 units for the proposed FLU. These calculations are shown in **Tables 1a, 1b, and 1c.** The difference in trips between existing and proposed future land uses were calculated to get the net new trips generated by the LUPA and the subject of this study.

As shown, the project will generate 1,031 new daily trips. There will be 79 net new AM peak hour trips with 20 trips entering the project and 59 trips exiting the project. The project will generate 106 net new PM peak hour trips with 67 trips entering the project and 39 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT

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

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 3.**

Table 1 - Trip Generation - Proposed vs. Existing Future Land Use

Table 1a: Daily

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing FLU	Single Family Detached	210	77	DU	Ln(T) = 0.92Ln(X) + 2.71	50%	50%	409	409	818
Proposed FLU	Single Family Detached	210	187	DU	Ln(T) = 0.92Ln(X) + 2.71	50%	50%	925	924	1,849
NET CHANGE								**516**	**515**	**1,031**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

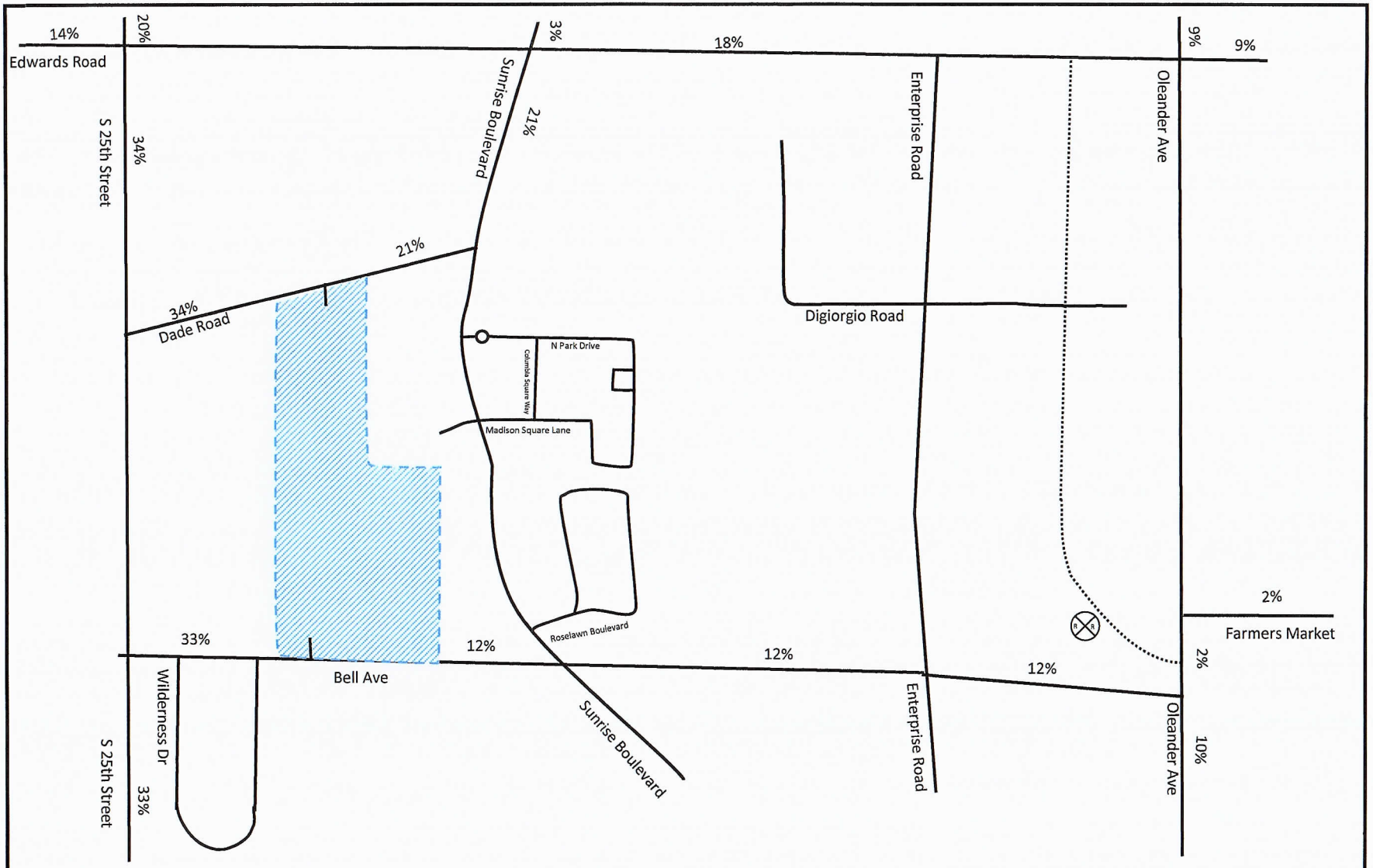
Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing FLU	Single Family Detached	210	77	DU	T = 0.71(X) + 4.80	25%	75%	15	44	59
Proposed FLU	Single Family Detached	210	187	DU	T = 0.71(X) + 4.80	25%	75%	35	103	138
NET CHANGE								**20**	**59**	79

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Future Land Use	Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
						In	Out	In	Out	Total
Existing FLU	Single Family Detached	210	77	DU	Ln(T) = 0.96Ln(X) + 0.20	63%	37%	50	29	79
Proposed FLU	Single Family Detached	210	187	DU	Ln(T) = 0.96Ln(X) + 0.20	63%	37%	117	68	185
NET CHANGE								**67**	**39**	**106**

Source: ITE 10th Edition Trip Generation Rates


14%
20%
3%
18%
9%
9%
Edwards Road
S 25th Street
34%
Sunrise Boulevard
21%
Enterprise Road
Oleander Ave
21%
34%
Dade Road
Digiorgio Road
N Park Drive
Columbia Square Way
Madison Square Lane
Roselawn Boulevard
2%
Farmers Market
33%
12%
12%
12%
2%
Bell Ave
Wilderness Dr
Sunrise Boulevard
Enterprise Road
Oleander Ave
S 25th Street
33%
10%
O'ROURKE
ENGINEERING & PLANNING
NTS
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR21024.0
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Legend
= Project Location
Figure 3
Percent Assignment
Dade & Sunrise LUPA

2045 ANALYSIS

The change in trips for the AM and PM peak hour was tested against the 2045 network. **Tables 2a and 2b** summarize the percent impact of the change in land use on the 2045 network. Links where the project traffic was significant were analyzed to determine if the levels of service were maintained with the increase in traffic. 2045 AADT volumes were obtained from the St. Lucie County LRTP cost feasible model. These volumes were adjusted using FDOT K and D factors to obtain the 2045 Peak Hour volumes. The increase in project trips from the proposed LUPA were then added to generate the 2045 total traffic volumes. These volumes were then compared to the 2045 cost feasible network to determine if capacity was available. **Tables 3a and 3b** summarize the results. All links operate at an acceptable LOS in the 2045 Long Range scenario.

2045 model data is included in **Appendix B.**

Five Year Analysis

The traffic estimated to occur in the next 5 years should be cost feasible. The entire 187 Single -Family dwelling units could be completed in 5 years. **Tables 4a and 4b** summarize the project percent impact with the trips anticipated in the next 5 years. These links were analyzed further to ensure they will meet concurrency. Existing traffic volumes were grown using an area wide historical growth rate of 5.37%. The trips from the proposed LUPA expected in the next five years were then added to generate total traffic. The total traffic volumes were then compared to the allowable service volumes to determine concurrency. **Table 5a and 5b** summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service in the 5-year analysis.

Appendix C includes the growth rate calculation.

CONCLUSION

With its 79 net new AM peak hour trips and 106 net new PM peak hour trips, all links operate at acceptable levels of service with the planned roadway network. Therefore, the project meets the requirements for land use plan amendments.

TABLE 2a - 2045 Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)(2)	2040 Peak Hour Service Capacity(1)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	YES	790	7	0.89%	33%
	25th St	Sunrise Blvd	WB	OUT	YES	790	19	2.41%	33%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	600	7	1.17%	12%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	600	2	0.33%	12%
Edwards Rd	Sunrise Blvd	Oleander Ave	EB	OUT	NO	1630	11	0.67%	18%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	1630	4	0.25%	18%
25th St	Midway Rd	Bell Ave	NB	IN	NO	2100	7	0.33%	33%
	Midway Rd	Bell Ave	SB	OUT	NO	2100	19	0.90%	33%
	Bell Ave	Edwards Rd	NB	IN	NO	2100	7	0.33%	34%
	Bell Ave	Edwards Rd	SB	OUT	NO	2100	20	0.95%	34%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	2000	12	0.60%	20%
	Edwards Rd	Cortez Blvd	SB	IN	NO	2000	4	0.20%	20%
Sunrise Blvd	Bell Ave	Edwards Rd	NB	IN	NO	750	4	0.53%	21%
	Bell Ave	Edwards Rd	SB	OUT	NO	750	12	1.60%	21%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	600	2	0.33%	3%
	Edwards Rd	Cortez Blvd	SB	IN	NO	600	1	0.17%	3%
Oleander Ave	Weatherbee Rd	Bell Ave	NB	IN	NO	540	2	0.37%	10%
	Weatherbee Rd	Bell Ave	SB	OUT	NO	540	6	1.11%	10%
	Bell Ave	Farmers Market	NB	IN	NO	540	0	0.00%	2%
	Bell Ave	Farmers Market	SB	OUT	NO	540	1	0.19%	2%
	Farmers Market	Edwards Rd	NB	OUT	NO	750	5	0.67%	9%
	Farmers Market	Edwards Rd	SB	IN	NO	750	2	0.27%	9%

(1) 2045 Cost Feasible Roadway Network, using FDOT 2019 Service Capacity Tables

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

Two-Way: 79
Net In: 20
Net Out: 59

TABLE 2b - 2045 Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity(1)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	YES	790	22	2.78%	33%
	25th St	Sunrise Blvd	WB	OUT	YES	790	13	1.65%	33%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	600	5	0.83%	12%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	600	8	1.33%	12%
Edwards Rd	Sunrise Blvd	Oleander Ave	EB	OUT	NO	1630	7	0.43%	18%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	1630	12	0.74%	18%
25th St	Midway Rd	Bell Ave	NB	IN	NO	2100	7	0.33%	33%
	Midway Rd	Bell Ave	SB	OUT	NO	2100	19	0.90%	33%
	Bell Ave	Edwards Rd	NB	IN	NO	2100	7	0.33%	34%
	Bell Ave	Edwards Rd	SB	OUT	NO	2100	20	0.95%	34%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	2000	12	0.60%	20%
	Edwards Rd	Cortez Blvd	SB	IN	NO	2000	4	0.20%	20%
Sunrise Blvd	Bell Ave	Edwards Rd	NB	IN	NO	750	14	1.87%	21%
	Bell Ave	Edwards Rd	SB	OUT	NO	750	8	1.07%	21%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	600	1	0.17%	3%
	Edwards Rd	Cortez Blvd	SB	IN	NO	600	2	0.33%	3%
Oleander Ave	Weatherbee Rd	Bell Ave	NB	IN	NO	540	7	1.30%	10%
	Weatherbee Rd	Bell Ave	SB	OUT	NO	540	4	0.74%	10%
	Bell Ave	Farmers Market	NB	IN	NO	540	1	0.19%	2%
	Bell Ave	Farmers Market	SB	OUT	NO	540	1	0.19%	2%
	Farmers Market	Edwards Rd	NB	OUT	NO	750	4	0.53%	9%
	Farmers Market	Edwards Rd	SB	IN	NO	750	6	0.80%	9%

(1) 2045 Cost Feasible Roadway Network, using FDOT 2019 Service Capacity Tables

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

Two-Way: 106
Net In: 67
Net Out: 39

TABLE 3a - 2045 Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2045 (1)	K Factor	D Factor	2045 Peak Hour Directional Volumes (2)	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	YES	5607	0.09	0.51	257	790	7	264	0.89%	YES	33%
	25th St	Sunrise Blvd	WB	OUT	YES	5607	0.09	0.49	247	790	19	266	2.41%	YES	33%

(1) St. Lucie County 2045 LRTP Model

(2) Calculated using FDOT K and D Factors

Two-Way:	79
Net In:	20
Net Out:	59

TABLE 3b - 2045 Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2045 (1)	K Factor	D Factor	2045 (2) Peak Hour Directional Volumes	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	YES	5607	0.09	0.51	257	790	22	279	2.78%	YES	33%
	25th St	Sunrise Blvd	WB	OUT	YES	5607	0.09	0.49	247	790	13	260	1.65%	YES	33%

(1) St. Lucie County 2045 LRTP Model

(2) Calculated using FDOT K and D Factors

Two-Way:	106
Net In:	67
Net Out:	39

TABLE 4a - 5-Year Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) [2]	Peak Hour Service Capacity (E+C) [1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	YES	790	12	1.52%	33%
	25th St	Sunrise Blvd	WB	OUT	YES	790	34	4.30%	33%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	600	12	2.00%	12%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	600	4	0.67%	12%
Edwards Rd	Sunrise Blvd	Oleander Ave	EB	OUT	NO	1630	19	1.17%	18%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	1630	6	0.37%	18%
25th St	Midway Rd	Bell Ave	NB	IN	NO	2100	12	0.57%	33%
	Midway Rd	Bell Ave	SB	OUT	NO	2100	34	1.62%	33%
	Bell Ave	Edwards Rd	NB	IN	NO	2100	12	0.57%	34%
	Bell Ave	Edwards Rd	SB	OUT	NO	2100	35	1.67%	34%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	2000	21	1.05%	20%
	Edwards Rd	Cortez Blvd	SB	IN	NO	2000	7	0.35%	20%
Sunrise Blvd	Bell Ave	Edwards Rd	NB	IN	NO	750	7	0.93%	21%
	Bell Ave	Edwards Rd	SB	OUT	NO	750	22	2.93%	21%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	600	3	0.50%	3%
	Edwards Rd	Cortez Blvd	SB	IN	NO	600	1	0.17%	3%
Oleander Ave	Weatherbee Rd	Bell Ave	NB	IN	NO	540	4	0.74%	10%
	Weatherbee Rd	Bell Ave	SB	OUT	NO	540	10	1.85%	10%
	Bell Ave	Farmers Market	NB	IN	NO	540	1	0.19%	2%
	Bell Ave	Farmers Market	SB	OUT	NO	540	2	0.37%	2%
	Farmers Market	Edwards Rd	NB	OUT	NO	750	9	1.20%	9%
	Farmers Market	Edwards Rd	SB	IN	NO	750	3	0.40%	9%

(1) FDOT 2019 Service Capacity Tables & St. Lucie TPO

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

Two-Way:	138
Net In:	35
Net Out:	103

TABLE 4b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links) [2]	Peak Hour Service Capacity (E+C) [1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	YES	790	39	4.94%	33%
	25th St	Sunrise Blvd	WB	OUT	YES	790	22	2.78%	33%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	600	8	1.33%	12%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	600	14	2.33%	12%
Edwards Rd	Sunrise Blvd	Oleander Ave	EB	OUT	NO	1630	12	0.74%	18%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	1630	21	1.29%	18%
25th St	Midway Rd	Bell Ave	NB	IN	NO	2100	12	0.57%	33%
	Midway Rd	Bell Ave	SB	OUT	NO	2100	34	1.62%	33%
	Bell Ave	Edwards Rd	NB	IN	NO	2100	12	0.57%	34%
	Bell Ave	Edwards Rd	SB	OUT	NO	2100	35	1.67%	34%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	2000	21	1.05%	20%
	Edwards Rd	Cortez Blvd	SB	IN	NO	2000	7	0.35%	20%
Sunrise Blvd	Bell Ave	Edwards Rd	NB	IN	YES	750	25	3.33%	21%
	Bell Ave	Edwards Rd	SB	OUT	NO	750	14	1.87%	21%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	600	2	0.33%	3%
	Edwards Rd	Cortez Blvd	SB	IN	NO	600	4	0.67%	3%
Oleander Ave	Weatherbee Rd	Bell Ave	NB	IN	NO	540	12	2.22%	10%
	Weatherbee Rd	Bell Ave	SB	OUT	NO	540	7	1.30%	10%
	Bell Ave	Farmers Market	NB	IN	NO	540	2	0.37%	2%
	Bell Ave	Farmers Market	SB	OUT	NO	540	1	0.19%	2%
	Farmers Market	Edwards Rd	NB	OUT	NO	750	6	0.80%	9%
	Farmers Market	Edwards Rd	SB	IN	NO	750	11	1.47%	9%

(1) FDOT 2019 Service Capacity Tables & St. Lucie TPO

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

Two-Way:	185
Net In:	117
Net Out:	68

TABLE 5a - 5-Year Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	K Factor	D Factor	2019 Peak Hour Directional Volumes	Growth Rate (2)	2026 AM Peak Hour + Growth	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	YES	4758	0.09	0.51	313	5.37%	451	790	12	463	1.52%	YES	33%
	25th St	Sunrise Blvd	WB	OUT	YES	4758	0.09	0.49	301	5.37%	434	790	34	468	4.30%	YES	33%

(1) St. Lucie County 2019 Traffic Counts and LOS Report

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

(3) 2016 count

Two-Way:	138
Net In:	35
Net Out:	103
Years Grown:	7

TABLE 5b - 5-Year Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2019	K Factor	D Factor	2019 Peak Hour Directional Volumes	Growth Rate (2)	2026 PM Peak Hour + Growth	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	YES	4758	0.09	0.51	326	5.37%	470	790	39	509	4.94%	YES	33%
	25th St	Sunrise Blvd	WB	OUT	YES	4758	0.09	0.49	313	5.37%	451	790	22	473	2.78%	YES	33%
Sunrise Blvd	Bell Ave	Edwards Rd	NB	IN	YES	3814	0.09	0.49	275 (3)	5.37%	464	750	25	489	3.33%	YES	21%
	Bell Ave	Edwards Rd	SB	OUT	NO	3814	0.09	0.51	286 (3)	5.37%	483	750	14	497	1.87%	YES	21%

(1) St. Lucie County 2019 Traffic Counts and LOS Report

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

(3) 2016 count

Two-Way:	185
Net In:	117
Net Out:	68
Years Grown:	7

APPENDIX A

SITE DATA

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

TREE MITIGATION TABLE

TREES

TREES PRESERVED				TREES REMOVED				PALMS PRESERVED			PALMS REMOVED		
TREE #	TYPE	D.B.H.		TREE #	TYPE	D.B.H.		TREE #	TYPE		TREE #	TYPE	
S101	PINE	24"		S101	PINE	24"		S101	CABBAGE PALM		S101	CABBAGE PALM	
S102	PINE	24"		S102	PINE	24"		S102	CABBAGE PALM		S102	CABBAGE PALM	
S103	PINE	24"		S103	PINE	24"		S103	CABBAGE PALM		S103	CABBAGE PALM	
S104	PINE	24"		S104	PINE	24"		S104	CABBAGE PALM		S104	CABBAGE PALM	
S105	PINE	24"		S105	PINE	24"		S105	CABBAGE PALM		S105	CABBAGE PALM	
S106	PINE	24"		S106	PINE	24"		S106	CABBAGE PALM		S106	CABBAGE PALM	
S107	PINE	24"		S107	PINE	24"		S107	CABBAGE PALM		S107	CABBAGE PALM	
S108	PINE	24"		S108	PINE	24"		S108	CABBAGE PALM		S108	CABBAGE PALM	
S109	PINE	24"		S109	PINE	24"		S109	CABBAGE PALM		S109	CABBAGE PALM	
S110	PINE	24"		S110	PINE	24"		S110	CABBAGE PALM		S110	CABBAGE PALM	
S111	PINE	24"		S111	PINE	24"		S111	CABBAGE PALM		S111	CABBAGE PALM	
S112	PINE	24"		S112	PINE	24"		S112	CABBAGE PALM		S112	CABBAGE PALM	
S113	PINE	24"		S113	PINE	24"		S113	CABBAGE PALM		S113	CABBAGE PALM	
S114	PINE	24"		S114	PINE	24"		S114	CABBAGE PALM		S114	CABBAGE PALM	
S115	PINE	24"		S115	PINE	24"		S115	CABBAGE PALM		S115	CABBAGE PALM	
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S124	PINE	24"		S124	PINE	24"		S124	CABBAGE PALM		S124	CABBAGE PALM	
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S126	PINE	24"		S126	PINE	24"		S126	CABBAGE PALM		S126	CABBAGE PALM	
S127	PINE	24"		S127	PINE	24"		S127	CABBAGE PALM		S127	CABBAGE PALM	
S128	PINE	24"		S128	PINE	24"		S128	CABBAGE PALM		S128	CABBAGE PALM	
S129	PINE	24"		S129	PINE	24"		S129	CABBAGE PALM		S129	CABBAGE PALM	
S130	PINE	24"		S130	PINE	24"		S130	CABBAGE PALM		S130	CABBAGE PALM	
S131	PINE	24"		S131	PINE	24"		S131	CABBAGE PALM		S131	CABBAGE PALM	
S132	PINE	24"		S132	PINE	24"		S132	CABBAGE PALM		S132	CABBAGE PALM	
S133	PINE	24"		S133	PINE	24"		S133	CABBAGE PALM		S133	CABBAGE PALM	
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S137	PINE	24"		S137	PINE	24"		S137	CABBAGE PALM		S137	CABBAGE PALM	
S138	PINE	24"		S138	PINE	24"		S138	CABBAGE PALM		S138	CABBAGE PALM	
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S141	PINE	24"		S141	PINE	24"		S141	CABBAGE PALM		S141	CABBAGE PALM	
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S147	PINE	24"		S147	PINE	24"		S147	CABBAGE PALM		S147	CABBAGE PALM	
S148	PINE	24"		S148	PINE	24"		S148	CABBAGE PALM		S148	CABBAGE PALM	
S149	PINE	24"		S149	PINE	24"		S149	CABBAGE PALM		S149	CABBAGE PALM	
S150	PINE	24"		S150	PINE	24"		S150	CABBAGE PALM		S150	CABBAGE PALM	
S151	PINE	24"		S151	PINE	24"		S151	CABBAGE PALM		S151	CABBAGE PALM	
S152	PINE	24"		S152	PINE	24"		S152	CABBAGE PALM		S152	CABBAGE PALM	
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S154	PINE	24"		S154	PINE	24"		S154	CABBAGE PALM		S154	CABBAGE PALM	
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S164	PINE	24"		S164	PINE	24"		S164	CABBAGE PALM		S164	CABBAGE PALM	
S165	PINE	24"		S165	PINE	24"		S165	CABBAGE PALM		S165	CABBAGE PALM	
S166	PINE	24"		S166	PINE	24"		S166	CABBAGE PALM		S166	CABBAGE PALM	
S167	PINE	24"		S167	PINE	24"		S167	CABBAGE PALM		S167	CABBAGE PALM	
S168	PINE	24"		S168	PINE	24"		S168	CABBAGE PALM		S168	CABBAGE PALM	
S169	PINE	24"		S169	PINE	24"		S169	CABBAGE PALM		S169	CABBAGE PALM	
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S175	PINE	24"		S175	PINE	24"		S175	CABBAGE PALM		S175	CABBAGE PALM	
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S186	PINE	24"		S186	PINE	24"		S186	CABBAGE PALM		S186	CABBAGE PALM	
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S190	PINE	24"		S190	PINE	24"		S190	CABBAGE PALM		S190	CABBAGE PALM	
S191	PINE	24"		S191	PINE	24"		S191	CABBAGE PALM		S191	CABBAGE PALM	
S192	PINE	24"		S192	PINE	24"		S192	CABBAGE PALM		S192	CABBAGE PALM	
S193	PINE	24"		S193	PINE	24"		S193	CABBAGE PALM		S193	CABBAGE PALM	
TOTAL PRESERVED		24"		TOTAL REMOVED		24"		TOTAL PRESERVED		41	TOTAL REMOVED		41

TREE MITIGATION TABLE

TREES

TREES PRESERVED				TREES REMOVED				PALMS PRESERVED			PALMS REMOVED		
TREE #	TYPE	D.B.H.		TREE #	TYPE	D.B.H.		TREE #	TYPE		TREE #	TYPE	
S194	PINE	24"		S194	PINE	24"		S194	CABBAGE PALM		S194	CABBAGE PALM	
S195	PINE	24"		S195	PINE	24"		S195	CABBAGE PALM		S195	CABBAGE PALM	
S196	PINE	24"		S196	PINE	24"		S196	CABBAGE PALM		S196	CABBAGE PALM	
S197	PINE	24"		S197	PINE	24"		S197	CABBAGE PALM		S197	CABBAGE PALM	
S198	PINE	24"		S198	PINE	24"		S198	CABBAGE PALM		S198	CABBAGE PALM	
S199	PINE	24"		S199	PINE	24"		S199	CABBAGE PALM		S199	CABBAGE PALM	
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S201	PINE	24"		S201	PINE	24"		S201	CABBAGE PALM		S201	CABBAGE PALM	
S202	PINE	24"		S202	PINE	24"		S202	CABBAGE PALM		S202	CABBAGE PALM	
S203	PINE	24"		S203	PINE	24"		S203	CABBAGE PALM		S203	CABBAGE PALM	
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S207	PINE	24"		S207	PINE	24"		S207	CABBAGE PALM		S207	CABBAGE PALM	
S208	PINE	24"		S208	PINE	24"		S208	CABBAGE PALM		S208	CABBAGE PALM	
S209	PINE	24"		S209	PINE	24"		S209	CABBAGE PALM		S209	CABBAGE PALM	
S210	PINE	24"		S210	PINE	24"		S210	CABBAGE PALM		S210	CABBAGE PALM	
S211	PINE	24"		S211	PINE	24"		S211	CABBAGE PALM		S211	CABBAGE PALM	
S212	PINE	24"		S212	PINE	24"		S212	CABBAGE PALM		S212	CABBAGE PALM	
S213	PINE	24"		S213	PINE	24"		S213	CABBAGE PALM		S213	CABBAGE PALM	
S214	PINE	24"		S214	PINE	24"		S214	CABBAGE PALM		S214	CABBAGE PALM	
S215	PINE	24"		S215	PINE	24"		S215	CABBAGE PALM		S215	CABBAGE PALM	
S216	PINE	24"		S216	PINE	24"		S216	CABBAGE PALM		S216	CABBAGE PALM	
S217	PINE	24"		S217	PINE	24"		S217	CABBAGE PALM		S217	CABBAGE PALM	
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S221	PINE	24"		S221	PINE	24"		S221	CABBAGE PALM		S221	CABBAGE PALM	
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S225	PINE	24"		S225	PINE	24"		S225	CABBAGE PALM		S225	CABBAGE PALM	
S226	PINE	24"		S226	PINE	24"		S226	CABBAGE PALM		S226	CABBAGE PALM	
S227	PINE	24"		S227	PINE	24"		S227	CABBAGE PALM		S227	CABBAGE PALM	
S228	PINE	24"		S228	PINE	24"		S228	CABBAGE PALM		S228	CABBAGE PALM	
S229	PINE	24"		S229	PINE	24"		S229	CABBAGE PALM		S229	CABBAGE PALM	
S230	PINE	24"		S230	PINE	24"		S230	CABBAGE PALM		S230	CABBAGE PALM	
S231	PINE	24"		S231	PINE	24"		S231	CABBAGE PALM		S231	CABBAGE PALM	
S232	PINE	24"		S232	PINE	24"		S232	CABBAGE PALM		S232	CABBAGE PALM	
S233	PINE	24"		S233	PINE	24"		S233	CABBAGE PALM		S233	CABBAGE PALM	
S234	PINE	24"		S234	PINE	24"		S234	CABBAGE PALM		S234	CABBAGE PALM	
S235	PINE	24"		S235	PINE	24"		S235	CABBAGE PALM		S235	CABBAGE PALM	
S236	PINE	24"		S236	PINE	24"		S236	CABBAGE PALM		S236	CABBAGE PALM	
S237	PINE	24"		S237	PINE	24"		S237	CABBAGE PALM		S237	CABBAGE PALM	
S238	PINE	24"		S238	PINE	24"		S238	CABBAGE PALM		S238	CABBAGE PALM	
S239	PINE	24"		S239	PINE	24"		S239	CABBAGE PALM		S239	CABBAGE PALM	
S240	PINE	24"		S240	PINE	24"		S240	CABBAGE PALM		S240	CABBAGE PALM	
S241	PINE	24"		S241	PINE	24"		S241	CABBAGE PALM		S241	CABBAGE PALM	
S242	PINE	24"		S242	PINE	24"		S242	CABBAGE PALM		S242	CABBAGE PALM	
S243	PINE	24"		S243	PINE	24"		S243	CABBAGE PALM		S243	CABBAGE PALM	
S244	PINE	24"		S244	PINE	24"		S244	CABBAGE PALM		S244	CABBAGE PALM	
S245	PINE	24"		S245	PINE	24"		S245	CABBAGE PALM		S245	CABBAGE PALM	
S246	PINE	24"		S246	PINE	24"		S246	CABBAGE PALM		S246	CABBAGE PALM	
S247	PINE	24"		S247	PINE	24"		S247	CABBAGE PALM		S247	CABBAGE PALM	
S248	PINE	24"		S248	PINE	24"		S248	CABBAGE PALM		S248	CABBAGE PALM	
S249	PINE	24"		S249	PINE	24"		S249	CABBAGE PALM		S249	CABBAGE PALM	
S250	PINE	24"		S250	PINE	24"		S250	CABBAGE PALM		S250	CABBAGE PALM	
S251	PINE	24"		S251	PINE	24"		S251	CABBAGE PALM		S251	CABBAGE PALM	
S252	PINE	24"		S252	PINE	24"		S252	CABBAGE PALM		S252	CABBAGE PALM	
S253	PINE	24"		S253	PINE	24"		S253	CABBAGE PALM		S253	CABBAGE PALM	
S254	PINE	24"		S254	PINE	24"		S254	CABBAGE PALM		S254	CABBAGE PALM	
S255	PINE	24"		S255	PINE	24"		S255	CABBAGE PALM		S255	CABBAGE PALM	
S256	PINE	24"		S256	PINE	24"		S256	CABBAGE PALM		S256	CABBAGE PALM	
S257	PINE	24"		S257	PINE	24"		S257	CABBAGE PALM		S257	CABBAGE PALM	
S258	PINE	24"		S258	PINE	24"		S258	CABBAGE PALM		S258	CABBAGE PALM	
S259	PINE	24"		S259	PINE	24"		S259	CABBAGE PALM		S259	CABBAGE PALM	
S260	PINE	24"		S260	PINE	24"		S260	CABBAGE PALM		S260	CABBAGE PALM	
S261	PINE	24"		S261	PINE	24"		S261	CABBAGE PALM		S261	CABBAGE PALM	
S262	PINE	24"		S262	PINE	24"		S262	CABBAGE PALM		S262	CABBAGE PALM	
S263	PINE	24"		S263	PINE	24"		S263	CABBAGE PALM		S263	CABBAGE PALM	
S264	PINE	24"		S264	PINE	24"		S264	CABBAGE PALM		S264	CABBAGE PALM	
S265	PINE	24"		S265	PINE	24"		S265	CABBAGE PALM		S265	CABBAGE PALM	
S266	PINE	24"		S266	PINE	24"		S266	CABBAGE PALM		S266	CABBAGE PALM	
S267	PINE	24"		S267	PINE	24"		S267	CABBAGE PALM		S267	CABBAGE PALM	
S268	PINE	24"		S268	PINE	24"		S268	CABBAGE PALM		S268	CABBAGE PALM	
S269	PINE	24"		S269	PINE	24"		S269	CABBAGE PALM		S269	CABBAGE PALM	
S270	PINE	24"		S270	PINE	24"		S270	CABBAGE PALM		S270	CABBAGE PALM	
S271	PINE	24"		S271	PINE	24"		S271	CABBAGE PALM		S271	CABBAGE PALM	
S272	PINE	24"		S272	PINE	24"		S272	CABBAGE PALM		S272	CABBAGE PALM	
S273	PINE	24"		S273	PINE	24"		S273	CABBAGE PALM		S273	CABBAGE PALM	
S274	PINE	24"		S274	PINE	24"		S274	CABBAGE PALM		S274	CABBAGE PALM	
S275	PINE	24"		S275	PINE	24"		S275	CABBAGE PALM		S275	CABBAGE PALM	
S276	PINE	24"		S276	PINE	24"		S276	CABBAGE PALM		S276	CABBAGE PALM	
S277	PINE	24"		S277	PINE	24"		S277	CABBAGE PALM		S277	CABBAGE PALM	
S278	PINE	24"		S278	PINE	24"		S278	CABBAGE PALM		S278	CABBAGE PALM	
S279	PINE	24"		S279	PINE	24"		S279	CABBAGE PALM		S279	CABBAGE PALM	
S280	PINE	24"		S280	PINE	24"		S280	CABBAGE PALM		S280	CABBAGE PALM	
S281	PINE	24"		S281	PINE	24"		S281	CABBAGE PALM		S281	CABBAGE PALM	
S282	PINE	24"		S282	PINE	24"		S282	CABBAGE PALM		S282	CABBAGE PALM	
S283	PINE	24"		S283	PINE	24"		S283	CABBAGE PALM		S283	CABBAGE PALM	
S284	PINE	24"		S284	PINE	24"		S284	CABBAGE PALM		S284	CABBAGE PALM	
S285	PINE	24"		S285	PINE	24"		S285	CABBAGE PALM		S285	CABBAGE PALM	
S286	PINE	24"		S286	PINE	24"		S286	CABBAGE PALM		S286	CABBAGE PALM	
S287	PINE	24"		S287	PINE	24"		S287	CABBAGE PALM		S287	CABBAGE PALM	
S288	PINE	24"		S288	PINE	24"		S288	CABBAGE PALM		S288	CABBAGE PALM	
S289	PINE	24"		S289	PINE	24"		S289	CABBAGE PALM		S289	CABBAGE PALM	
S290	PINE	24"		S290	PINE	24"		S290	CABBAGE PALM		S290	CABBAGE PALM	
S291	PINE	24"		S291	PINE	24"		S291	CABBAGE PALM		S291	CABBAGE PALM	
S292	PINE	24"		S292	PINE	24"		S292	CABBAGE PALM		S292	CABBAGE PALM	
S293	PINE	24"		S293	PINE	24"		S293	CABBAGE PALM		S293	CABBAGE PALM	
TOTAL PRESERVED		24"		TOTAL REMOVED		24"		TOTAL PRESERVED		41	TOTAL REMOVED		41

TREE MITIGATION TABLE

TREES

TREES PRESERVED				TREES REMOVED				PALMS PRESERVED			PALMS REMOVED		
TREE #	TYPE	D.B.H.		TREE #	TYPE	D.B.H.		TREE #	TYPE		TREE #	TYPE	
S294	PINE	24"		S294	PINE	24"		S294	CABBAGE PALM		S294	CABBAGE PALM	
S295	PINE	24"		S295	PINE	24"		S295	CABBAGE PALM		S295	CABBAGE PALM	
S296	PINE	24"		S296	PINE	24"		S296	CABBAGE PALM		S296	CABBAGE PALM	
S297	PINE	24"		S297	PINE	24"		S297	CABBAGE PALM		S297	CABBAGE PALM	
S298	PINE	24"		S298	PINE	24"		S298	CABBAGE PALM		S298	CABBAGE PALM	
S299	PINE	24"		S299	PINE	24"		S299	CABBAGE PALM		S299	CABBAGE PALM	
S300	PINE	24"		S300	PINE	24"		S300	CABBAGE PALM		S300	CABBAGE PALM	
S301	PINE	24"		S301	PINE	24"		S301	CABBAGE PALM		S301	CABBAGE PALM	
S302	PINE	24"		S302	PINE	24"		S302	CABBAGE PALM		S302	CABBAGE PALM	
S303	PINE	24"		S303	PINE	24"		S303	CABBAGE PALM		S303	CABBAGE PALM	
S304	PINE	24"		S304	PINE	24"		S304	CABBAGE PALM		S304	CABBAGE PALM	
S305	PINE	24"		S305	PINE	24"		S305	CABBAGE PALM		S305	CABBAGE PALM	
S306	PINE	24"		S306	PINE	24"		S306	CABBAGE PALM		S306	CABBAGE PALM	
S307	PINE	24"		S307	PINE	24"		S307	CABBAGE PALM		S307	CABBAGE PALM	
S308	PINE	24"		S308	PINE	24"		S308	CABBAGE PALM		S308	CABBAGE PALM	
S309	PINE	24"		S309	PINE	24"		S309	CABBAGE PALM		S309	CABBAGE PALM	
S310	PINE	24"		S310	PINE	24"		S310	CABBAGE PALM		S310	CABBAGE PALM	
S311	PINE	24"		S311	PINE	24"		S311	CABBAGE PALM		S311	CABBAGE PALM	
S312	PINE	24"		S312	PINE	24"		S312	CABBAGE PALM		S312	CABBAGE PALM	
S313	PINE	24"		S313	PINE	24"		S313	CABBAGE PALM		S313	CABBAGE PALM	
S314	PINE	24"		S314	PINE	24"		S314	CABBAGE PALM		S314	CABBAGE PALM	
S315	PINE	24"		S315	PINE	24"		S315	CABBAGE PALM		S315	CABBAGE PALM	
S316	PINE	24"		S316	PINE	24"		S316	CABBAGE PALM		S316	CABBAGE PALM	
S317	PINE	24"		S317	PINE	24"		S317	CABBAGE PALM		S317	CABBAGE PALM	
S318	PINE	24"		S318	PINE	24"		S318	CABBAGE PALM		S318	CABBAGE PALM	
S319	PINE	24"		S319	PINE	24"		S319	CABBAGE PALM		S319	CABBAGE PALM	
S320	PINE	24"		S320	PINE	24"		S320	CABBAGE PALM		S320	CABBAGE PALM	
S321	PINE	24"		S321	PINE	24"		S321	CABBAGE PALM		S321	CABBAGE PALM	
S322	PINE	24"		S322	PINE	24"		S322	CABBAGE PALM		S322	CABBAGE PALM	
S323	PINE	24"		S323	PINE	24"		S323	CABBAGE PALM		S323	CABBAGE PALM	
S324	PINE	24"		S324	PINE	24"		S324	CABBAGE PALM		S324	CABBAGE PALM	
S325	PINE	24"		S325	PINE	24"		S325	CABBAGE PALM		S325	CABBAGE PALM	
S326	PINE	24"		S326	PINE	24"		S326	CABBAGE PALM		S326	CABBAGE PALM	
S327	PINE	24"		S327	PINE	24"		S327	CABBAGE PALM		S327	CABBAGE PALM	
S328	PINE	24"		S328	PINE	24"		S328	CABBAGE PALM		S328	CABBAGE PALM	
S329	PINE	24"		S329	PINE	24"		S329	CABBAGE PALM		S329	CABBAGE PALM	
S330	PINE	24"		S330	PINE	24"		S330	CABBAGE PALM		S330	CABBAGE PALM	
S331	PINE	24"		S331	PINE	24"		S331	CABBAGE PALM		S331	CABBAGE PALM	
S332	PINE	24"		S332	PINE	24"		S332	CABBAGE PALM		S332	CABBAGE PALM	
S333	PINE	24"		S333	PINE	24"		S333	CABBAGE PALM		S333	CABBAGE PALM	
S334	PINE	24"		S334	PINE	24"		S334	CABBAGE PALM		S334	CABBAGE PALM	
S335	PINE	24"		S335	PINE	24"		S335	CABBAGE PALM		S335	CABBAGE PALM	
S336	PINE	24"		S336	PINE	24"		S336	CABBAGE PALM		S336	CABBAGE PALM	
S337	PINE	24"		S337	PINE	24"		S337	CABBAGE PALM		S337	CABBAGE PALM	
S338	PINE	24"		S338	PINE	24"		S338	CABBAGE PALM		S338	CABBAGE PALM	
S339	PINE	24"		S339	PINE	24"		S339	CABBAGE PALM		S339	CABBAGE PALM	
S340	PINE	24"		S340	PINE	24"		S340	CABBAGE PALM		S340	CABBAGE PALM	
S341	PINE	24"		S341	PINE	24"		S341	CABBAGE PALM		S341	CABBAGE PALM	
S342	PINE	24"		S342	PINE	24"		S342	CABBAGE PALM		S342	CABBAGE PALM	
S343	PINE	24"		S343	PINE	24"		S343	CABBAGE PALM		S343	CABBAGE PALM	
S344	PINE	24"		S344	PINE	24"		S344	CABBAGE PALM		S344	CABBAGE PALM	
S345	PINE	24"		S345	PINE	24"		S345	CABBAGE PALM		S345	CABBAGE PALM	
S346	PINE	24"		S346	PINE	24"		S346	CABBAGE PALM		S346	CABBAGE PALM	
S347	PINE	24"		S347	PINE	24"		S347	CABBAGE PALM		S347	CABBAGE PALM	
S348	PINE	24"		S348	PINE	24"		S348	CABBAGE PALM		S348	CABBAGE PALM	
S349	PINE	24"		S349	PINE	24"		S349	CABBAGE PALM		S349	CABBAGE PALM	
S350	PINE	24"		S350	PINE	24"		S350	CABBAGE PALM		S350	CABBAGE PALM	
S351	PINE	24"		S351	PINE	24"		S351	CABBAGE PALM		S351	CABBAGE PALM	
S352	PINE	24"		S352	PINE	24"		S352	CABBAGE PALM		S352	CABBAGE PALM	
S353	PINE	24"		S353	PINE	24"		S353	CABBAGE PALM		S353	CABBAGE PALM	
S354	PINE	24"		S354	PINE	24"		S354	CABBAGE PALM		S354	CABBAGE PALM	
S355	PINE	24"		S355	PINE	24"		S355	CABBAGE PALM

APPENDIX B

Roadway Details

2045 Model Data

St. Lucie County
Daily Volumes
2045 CFP
TCRPM5



B1

(Licensed to Kimley Horn and Associates Inc)

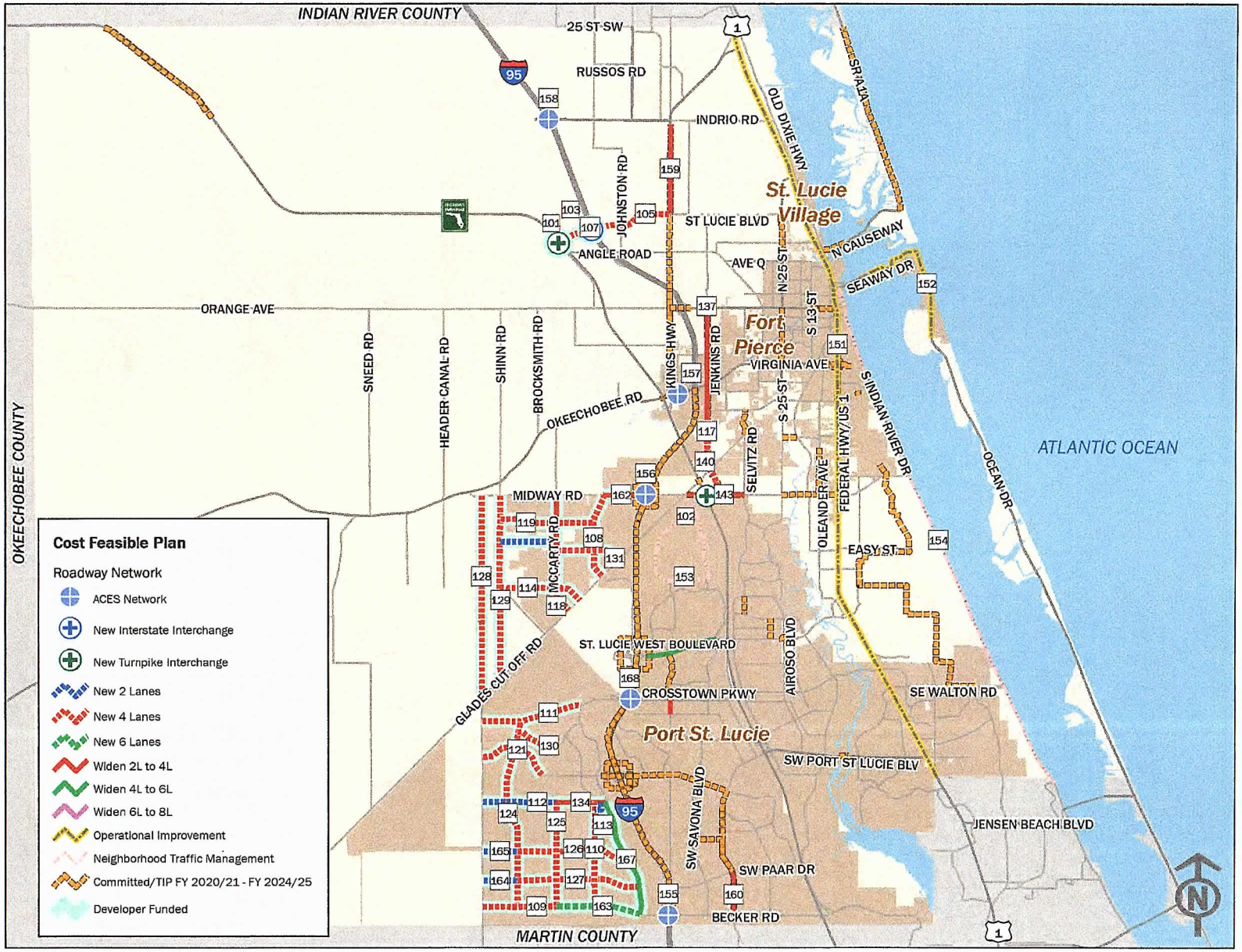
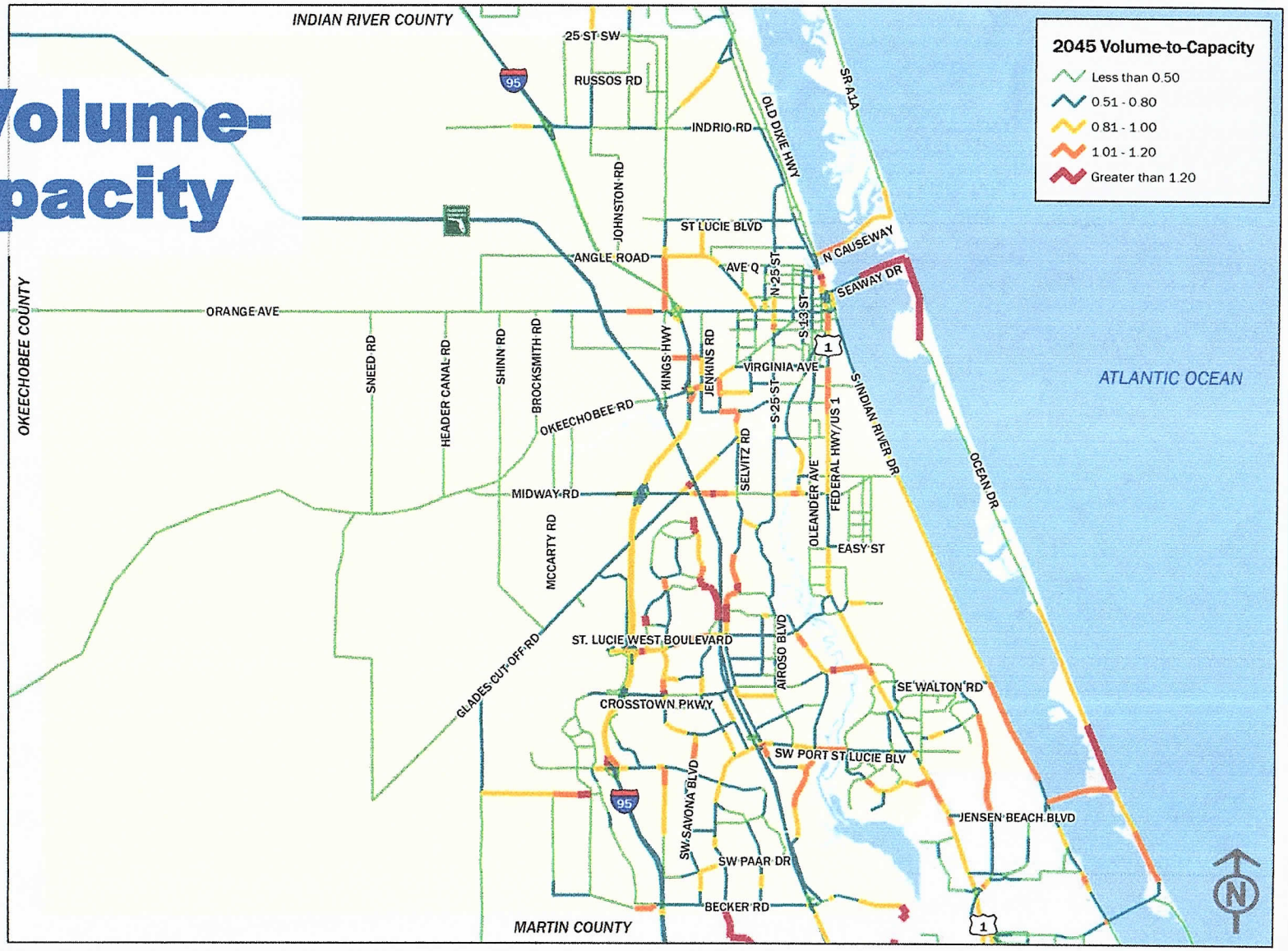


Figure 8-1. Cost Feasible Plan – Roadway Network

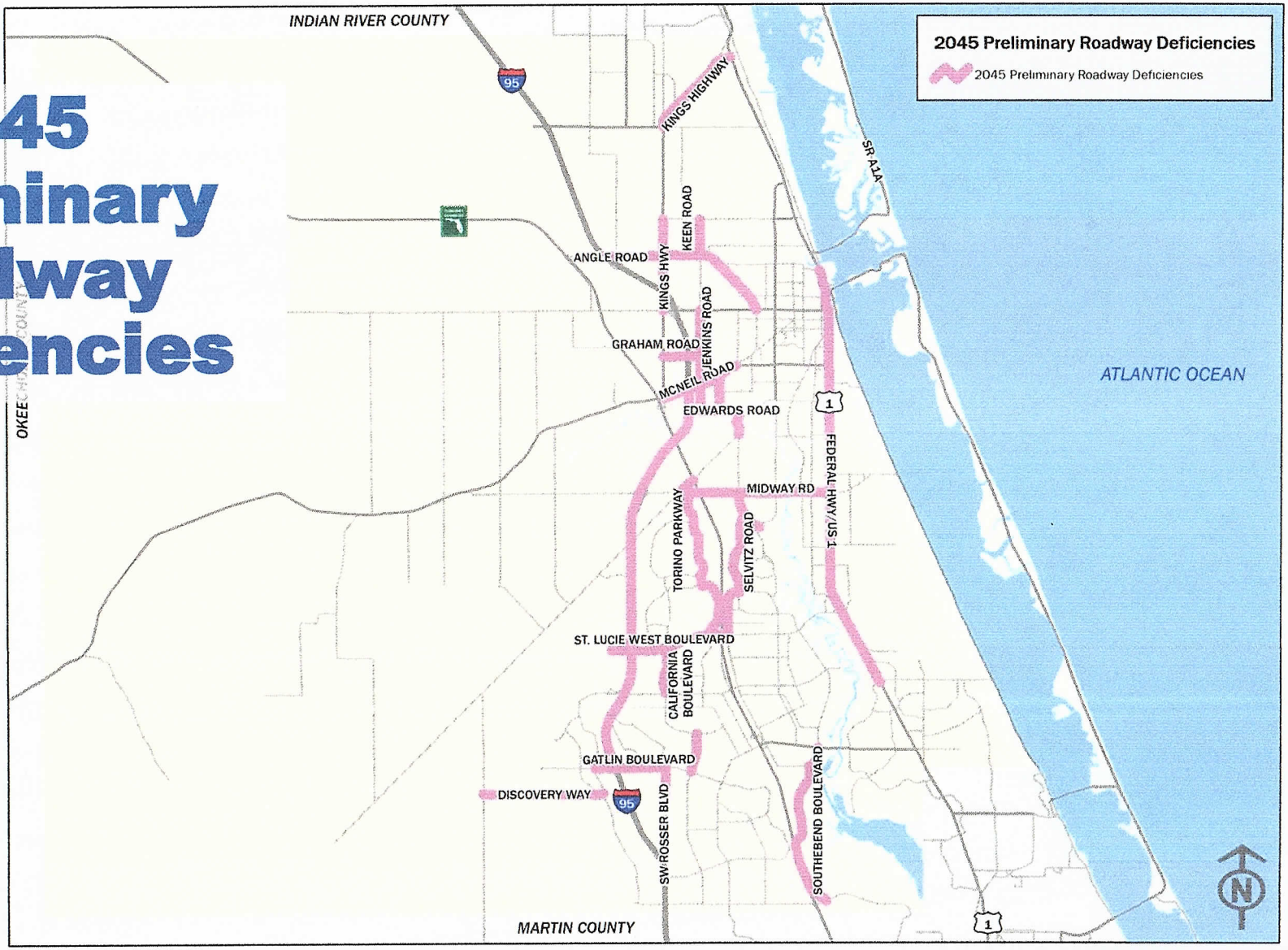
2045 Volume-to-Capacity



B3

SMART MOVES 2045

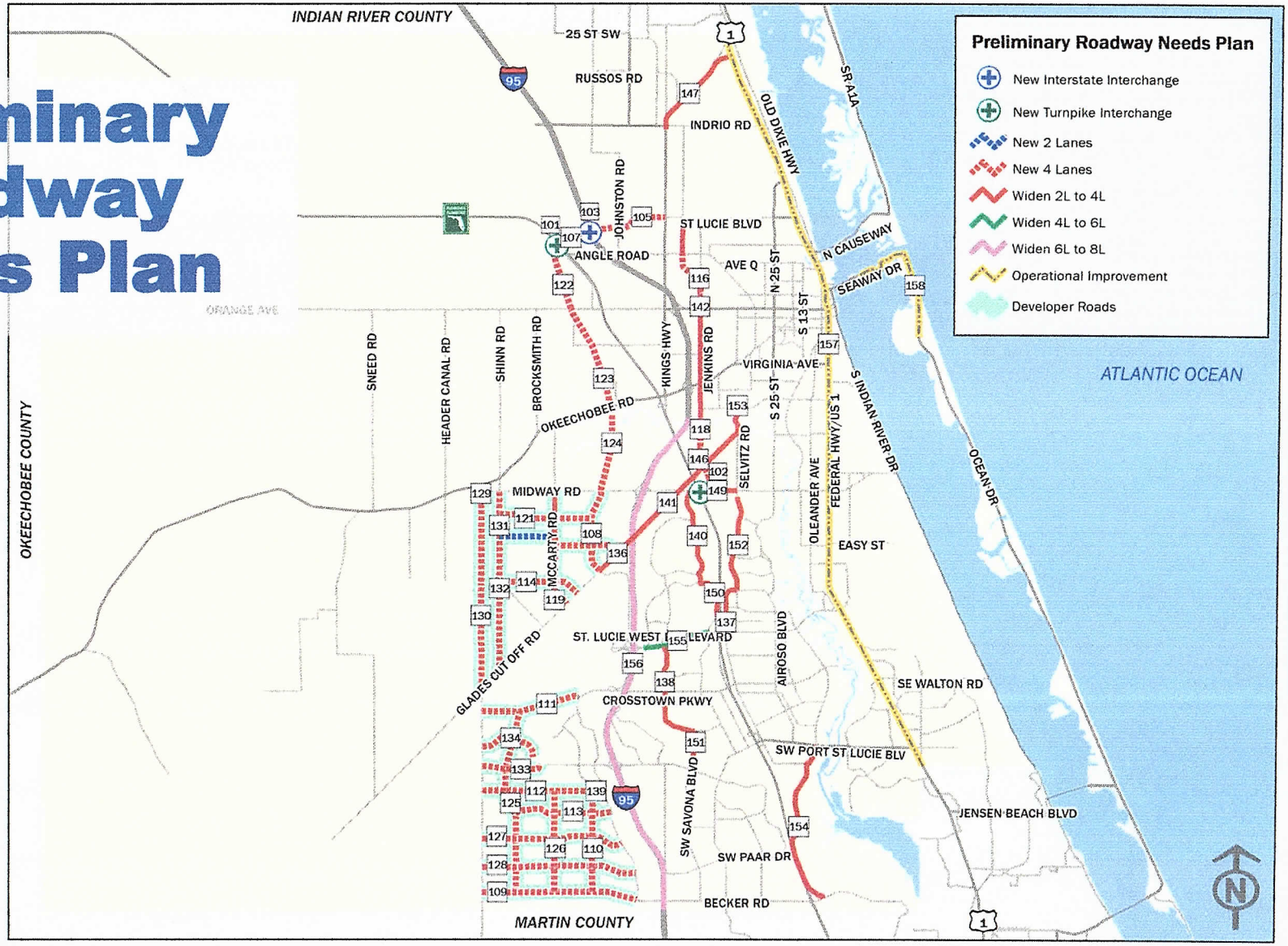
2045 Preliminary Roadway Deficiencies



SMART MOVES 2045

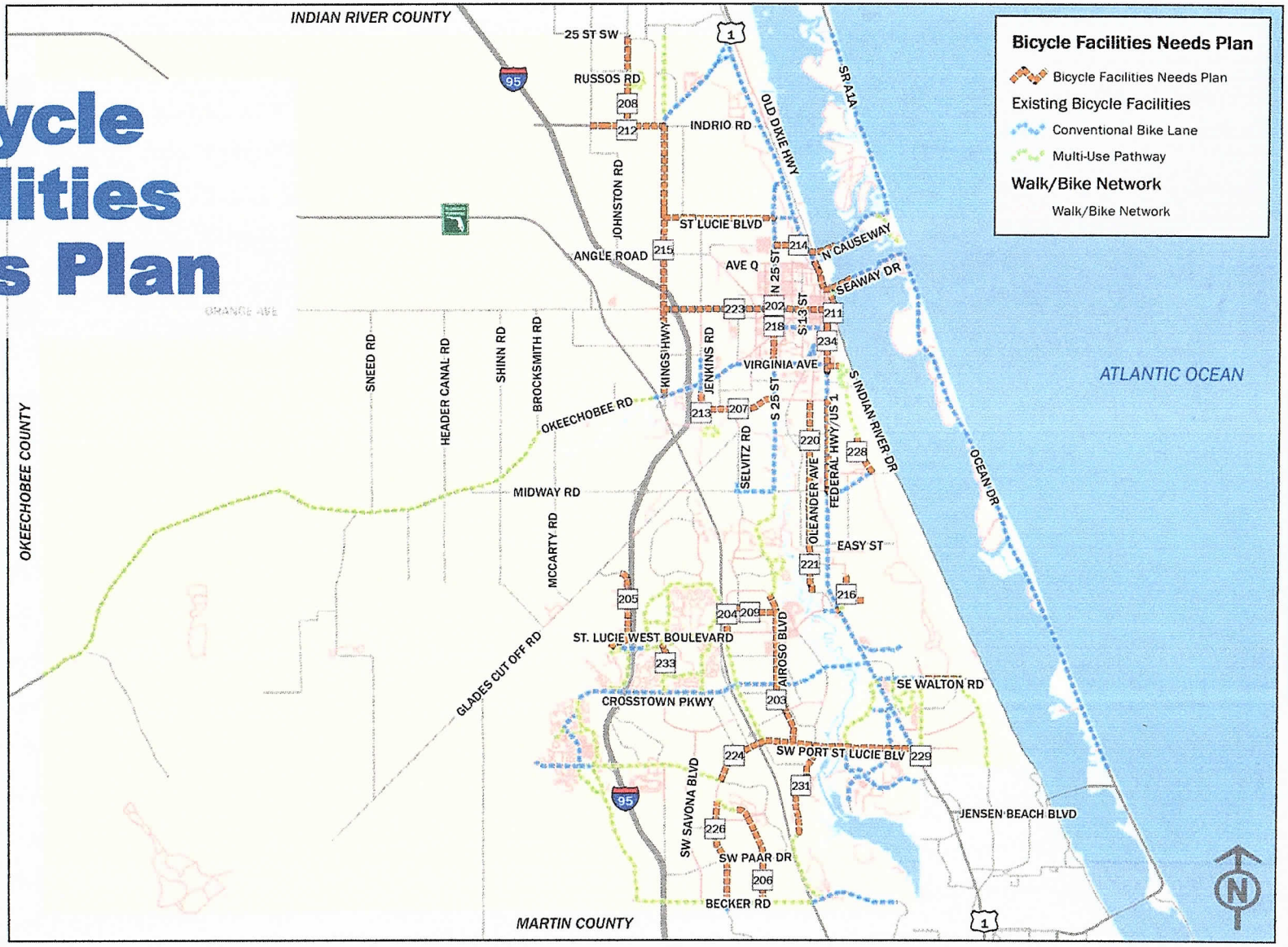
B4

Preliminary Roadway Needs Plan



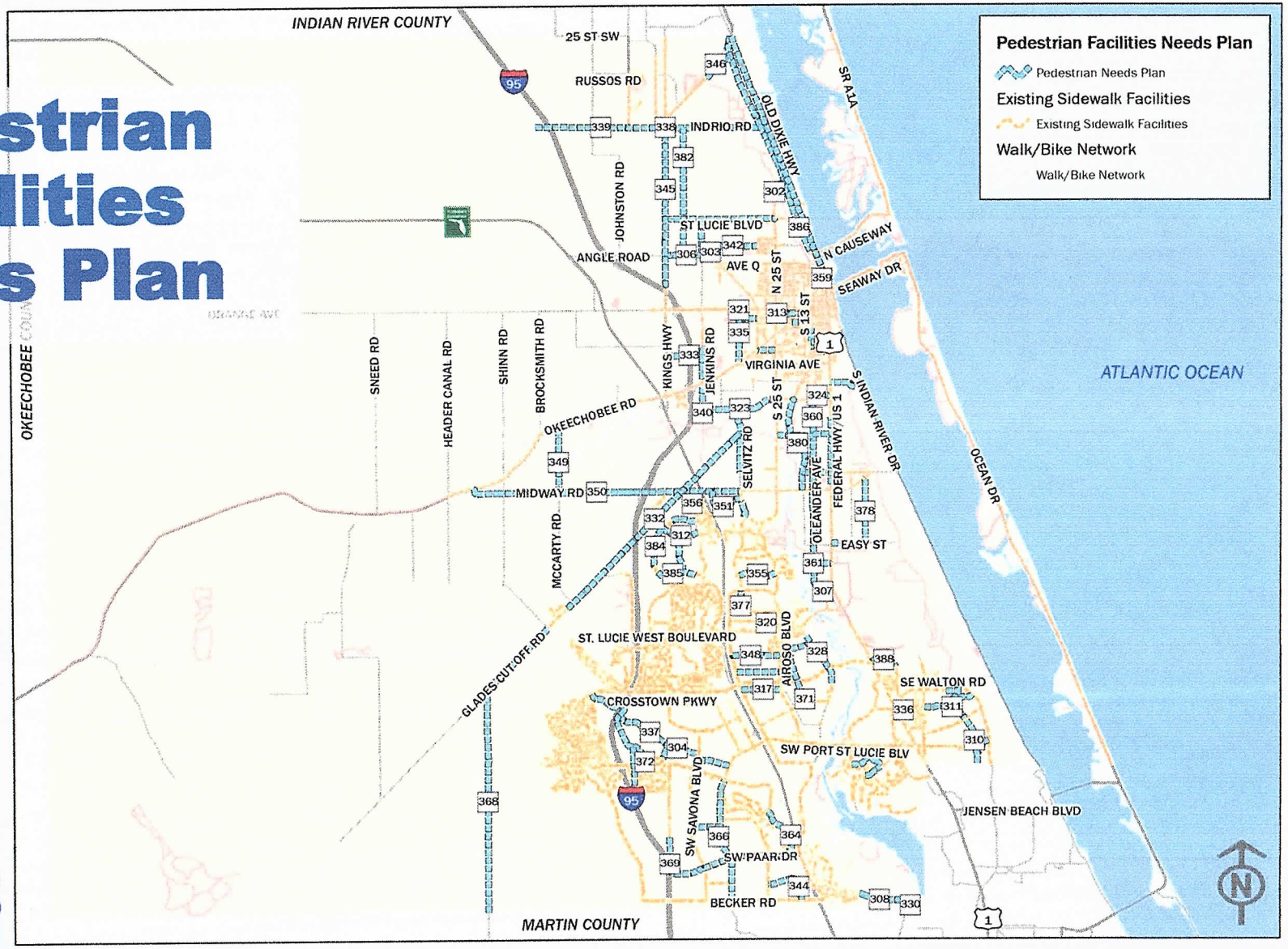
SMART MOVES 2045

Bicycle Facilities Needs Plan



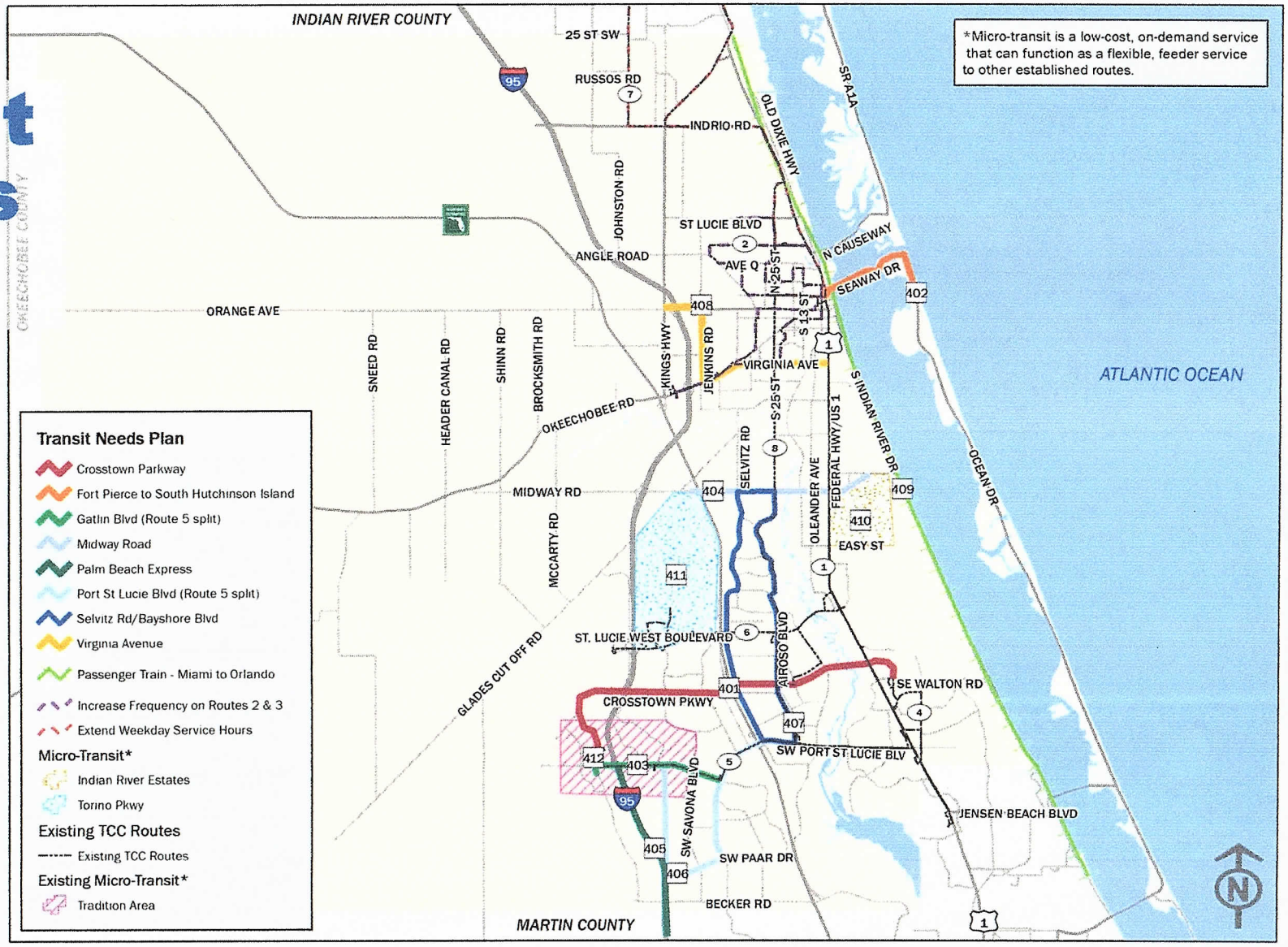
SMART MOVES 2045

Pedestrian Facilities Needs Plan



SMART MOVES 2045

Transit Needs Plan



SMART MOVES 2045

APPENDIX C

ST. LUCIE COUNTY 2019 LEVEL OF SERVICE REPORT

FDOT 2020 QUALITY LEVEL OF SERVICE

OTHER PROJECT DATA

GROWTH RATE DATA

St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
17TH ST	ORANGE AVE to AVENUE D	608	4,033	2016	750	236	C	0.638	225	C	0.608
17TH ST	AVENUE D to AVENUE Q	608	4,033	2016	750	236	C	0.638	225	C	0.608
25TH ST	MIDWAY RD to BELL AVE	940016	19,000	2019	2,100	1,362	C	0.678	1,270	C	0.632
25TH ST	BELL AVE to EDWARDS RD	159	19,040	2019	2,100	1,056	C	0.525	1,053	C	0.524
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	21,500	2019	2,000	1,370	C	0.717	1,366	C	0.715
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	21,000	2020	2,000	1,182	C	0.619	1,261	C	0.660
25TH ST	VIRIGINIA AVE to NEBRASKA AVE	940015	23,000	2019	2,000	1,319	C	0.691	1,182	C	0.619
25TH ST	NEBRASKA AVE to OKEECHOBEE RD	940015	23,000	2019	2,000	1,319	C	0.691	1,182	C	0.619
25TH ST	OKEECHOBEE RD to GEORGIA AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	GEORGIA AVE to DELAWARE AVE	609	23,000	2020	1,630	1,196	D	0.734	1,159	D	0.711
25TH ST	DELAWARE AVE to ORANGE AVE	940014	22,000	2019	1,630	1,145	D	0.702	1,139	D	0.699
25TH ST	ORANGE AVE to AVENUE D	610	19,000	2020	1,630	877	D	0.538	904	D	0.555
25TH ST	AVENUE D to AVENUE Q	940050	19,700	2019	1,630	1,037	D	0.636	1,008	D	0.618
25TH ST	AVENUE Q to JUANITA AVE	945152	18,000	2019	2,000	1,017	C	0.532	932	C	0.488
25TH ST	JUANITA AVE to ST LUCIE BLVD	940791	14,647	2013	2,100	794	C	0.395	745	C	0.371
25TH ST	ST LUCIE BLVD to US 1	945165	9,800	2019	2,100	563	C	0.280	628	C	0.312
33RD ST	OKEECHOBEE RD to DELAWARE AVE	611	7,000	2020	750	419	D	0.559	368	C	0.995
33RD ST	DELAWARE AVE to ORANGE AVE	948507	6,200	2019	790	286	C	0.773	286	C	0.773
35TH ST	KIRBY LOOP RD to CORTEZ BLVD	612	6,300	2020	540	497	D	0.920	406	D	0.752
35TH ST	CORTEZ BLVD to VIRGINIA AVE	612	6,300	2020	790	497	D	0.629	406	D	0.514
35TH ST	VIRGINIA AVE to OKEECHOBEE RD	613	4,600	2016	750	279	C	0.754	280	C	0.757
53RD ST	ANGLE RD to JUANITA AVE	614	2,767	2016	540	148	C	0.548	163	C	0.604
AE BACKUS AVE	7TH ST to US 1	632	1,033	2017	750	70	C	0.189	81	C	0.219
AIROSO BLVD	PORT ST LUCIE BLVD to THORNHILL DR	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423
AIROSO BLVD	THORNHILL DR to CROSSTOWN PKWY	303	15,500	2019	2,100	1,011	C	0.503	851	C	0.423

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
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St. Lucie Transportation Planning Organization

Coco Vista Centre
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Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
AVENUE Q	17TH ST to 13TH ST	701	3,937	2016	540	281	D	0.520	314	D	0.581
AVENUE Q	13TH ST to US 1	685	1,867	2017	540	105	C	0.389	108	C	0.400
AVENUE C	10TH ST to 7TH ST	631	350	2017	540	20	C	0.074	21	C	0.078
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	621	6,000	2019	830	373	C	0.478	324	C	0.415
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	309	28,260	2018	2,100	1,335	C	0.664	1,297	C	0.645
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	948508	20,100	2019	2,100	928	C	0.486	928	C	0.486
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	307	27,000	2019	2,100	1,394	C	0.694	1,356	C	0.675
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	305	17,500	2019	920	829	C	0.953	858	C	0.986
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	622	13,000	2019	790	707	C	0.943	623	C	0.831
BAYSHORE BLVD	SELVITZ RD to 25TH ST	622	13,000	2019	750	707	D	0.943	623	D	0.831
BEACH AVE	OLEANDER AVE to RIO MAR DR	623	3,500	2017	540	247	C	0.915	211	C	0.781
BECKER RD	VILLAGE PKWY to I-95	624	2,500	2017	3,170	196	C	0.063	178	C	0.058
BECKER RD	I-95 to SAVONA BLVD	625	21,000	2019	2,000	1,809	C	0.947	1,616	C	0.846
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	626	18,000	2019	2,100	1,142	C	0.568	1,083	C	0.539
BECKER RD	ALBACORE ST to DARWIN BLVD	302	13,500	2019	1,500	863	C	0.603	842	C	0.589
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	302	13,500	2019	2,100	863	C	0.429	842	C	0.419
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	627	15,000	2019	1,500	1,320	C	0.923	1,244	C	0.870
BECKER RD	DARWIN BLVD to ATHENA DR	627	15,000	2019	2,000	1,320	C	0.691	1,244	C	0.651
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	628	20,000	2019	2,100	1,333	C	0.663	1,657	C	0.824
BECKER RD	SOUTHBEND BLVD to GILSON RD	629	15,000	2019	920	956	F	1.039	1,182	F	1.285
BELL AVE	25TH ST to SUNRISE BLVD	104	4,758	2019	790	313	C	0.803	326	C	0.836
BELL AVE	SUNRISE BLVD to OLEANDER AVE	102	3,854	2019	600	217	C	0.723	223	C	0.743
CASHMERE BLVD	PEACOCK BLVD to TORINO PKWY	676	10,159	2018	630	714	F	1.133	589	C	0.982
CALIFORNIA BLVD	CAMEO BLVD to DEL RIO BLVD	633	7,813	2018	750	503	D	0.671	429	D	0.572
CALIFORNIA BLVD	DEL RIO BLVD to SAVONA BLVD	634	14,000	2019	920	774	C	0.890	771	C	0.886

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Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,500	2020	880	1,030	F	1.170	978	F	1.111
EASY ST	US 1 to BUCHANAN DR	106	8,029	2018	750	601	D	0.801	483	D	0.644
EASY ST	BUCHANAN DR to YUCCA DR	106	8,029	2018	540	601	F	1.036	483	D	0.894
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,500	2020	630	573	C	0.955	594	C	0.990
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,500	2020	700	573	C	0.868	594	C	0.900
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,000	2020	880	755	C	0.910	771	C	0.929
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,697	2019	1,630	877	D	0.538	867	D	0.532
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,207	2019	1,630	754	D	0.463	735	D	0.451
EDWARDS RD	OLEANDER AVE to US 1	173	9,581	2019	1,630	527	C	0.722	460	C	0.630
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,876	2019	750	130	C	0.351	127	C	0.343
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	13,000	2019	920	900	D	0.978	687	C	0.790
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	12,500	2019	880	810	C	0.976	738	C	0.889
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	11,000	2019	920	671	C	0.771	576	C	0.662
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,600	2019	920	559	C	0.643	601	C	0.691
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,467	2018	630	349	C	0.582	365	C	0.608
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,467	2018	880	349	C	0.420	365	C	0.440
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,555	2019	540	267	C	0.989	273	D	0.506
GARDENIA AVE	OLEANDER AVE to US 1	666	2,817	2017	750	188	C	0.508	200	C	0.541
GATLIN BLVD	W OF I-95 to E OF I-95	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	50,500	2019	3,170	3,800	F	1.199	3,098	D	0.977
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,700	2020	600	290	C	0.967	262	C	0.873

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Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,350	2019	870	63	C	0.076	63	C	0.076
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2017	540	175	C	0.648	193	C	0.715
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,498	2017	750	406	D	0.541	426	D	0.568
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,100	2020	750	388	D	0.517	421	D	0.561
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,100	2020	540	388	D	0.719	421	D	0.780
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,500	2020	540	671	F	1.157	647	F	1.116
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,500	2020	750	671	D	0.895	647	D	0.863
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	10,000	2020	750	611	D	0.815	554	D	0.739
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	10,000	2020	540	611	F	1.053	554	E	0.955
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	10,000	2020	790	611	D	0.773	554	D	0.701
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,561	2019	600	259	C	0.863	270	C	0.900
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,689	2019	380	147	B	0.35	147	B	0.35
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,689	2019	1,070	147	B	0.35	147	B	0.35
ORANGE AVE	KINGS HWY to I-95	940041	19,800	2019	2,000	853	C	0.424	859	C	0.427
ORANGE AVE	I-95 to JENKINS RD	940035	15,300	2019	2,000	1,051	C	0.523	988	C	0.492
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	15,000	2019	2,000	807	C	0.401	751	C	0.374
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	15,000	2019	2,000	807	C	0.401	751	C	0.374
ORANGE AVE	ANGLE RD to 25TH ST	940151	10,749	2013	1,710	847	D	0.495	985	D	0.576
ORANGE AVE	25TH ST to 17TH ST	945040	12,300	2019	1,630	643	C	0.881	705	C	0.966
ORANGE AVE	17TH ST to 13TH ST	945040	12,300	2019	1,710	643	C	0.835	705	C	0.916
ORANGE AVE	13TH ST to 10TH ST	945040	12,300	2019	370	643	D	0.857	705	D	0.940
ORANGE AVE	10TH ST to 7TH ST	940155	9,600	2019	300	485	D	0.808	558	D	0.930

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						Volume	LOS	V/C	Volume	LOS	V/C
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	316	46,000	2019	3,170	2,446	C	0.792	2,308	C	0.747
SUNRISE BLVD	MIDWAY RD to BELL AVE	155	3,590	2016	540	249	C	0.922	233	C	0.863
SUNRISE BLVD	BELL AVE to EDWARDS RD	153	3,814	2016	750	253	C	0.684	286	C	0.773
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	7,300	2020	600	647	F	1.011	515	D	0.858
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	7,300	2020	750	647	D	0.863	515	D	0.687
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,300	2020	750	417	D	0.556	411	D	0.548
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	3,900	2017	1,540	243	C	0.352	282	C	0.409
SUNRISE BLVD	7TH ST to US 1	708	3,900	2017	1,710	243	C	0.316	282	C	0.366
TIFFANY AVE	US 1 to HILLMOOR DR	322	15,000	2019	2,100	855	C	0.425	862	C	0.429
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	15,000	2019	2,100	855	C	0.425	862	C	0.429
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,666	2017	2,100	242	C	0.120	261	C	0.130
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	7,800	2018	630	404	C	0.673	443	C	0.738
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	4,314	2018	630	255	C	0.425	223	C	0.372
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	8,367	2018	1,710	996	D	0.582	1,144	D	0.669
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	36,500	2019	3,170	2,021	C	0.654	1,924	C	0.623
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	8,200	2019	790	524	D	0.663	456	D	0.577
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	9,133	2018	790	639	D	0.809	493	D	0.624
TULIP BLVD	PAAR DR to DARWIN BLVD	714	9,133	2018	790	639	D	0.809	493	D	0.624
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,989	2015	660	653	C	0.989	653	C	0.989
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	11,200	2019	870	739	C	0.849	677	C	0.778
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	13,200	2019	870	714	C	0.821	751	C	0.863
US 1	MARTIN C.L. to LENNARD RD	945071	59,500	2019	4,240	2,709	C	0.650	3,186	C	0.764
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	59,500	2019	4,040	2,709	C	0.682	3,186	C	0.803
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	31,000	2019	3,020	1,488	C	0.506	1,580	C	0.537
US 1	JENNINGS RD to TIFFANY AVE	945070	31,000	2019	3,020	1,488	C	0.506	1,580	C	0.537

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Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
Bell Avenue	25th St	Sunrise Blvd	2,900	5,700	18.40%
	Sunrise Blvd	Oleander Ave	3,500	7,200	19.76%
Edwards Rd	25th St	Sunrise Blvd	13,200	18,000	8.06%
	Sunrise Blvd	Oleander Ave	11,700	11,700	0.00%
25th St	Midway Rd	Bell Ave	15,900	19,000	4.55%
	Bell Ave	Edwards Rd	17,600	17,600	0.00%
Sunrise Blvd	Midway Rd	Bell Ave	1,550	2,700	14.88%
	Bell Ave	Edwards Rd	3,500	3,900	2.74%
Oleander ave	Midway Rd	Farmers Market	7,600	9,700	6.29%
	Farmers Market	Edwards Rd	6200	7600	5.22%
		Total	83,650	103,100	5.37%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7002 - ON BELL AVE - E. OF SUNRISE BLVD (COUNTY 102)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	5700 F	E 3100	W 2600	9.00	51.00	7.80
2018	5700 C	E 3100	W 2600	9.00	51.30	5.80
2017	2900 V	E 1500	W 1400	9.00	50.90	10.00
2016	2900 R	E 1500	W 1400	9.00	50.90	6.20
2015	2900 T	E 1500	W 1400	9.00	51.00	41.80
2014	2900 S	E 1500	W 1400	9.00	50.80	49.50
2013	2900 F	E 1500	W 1400	9.00	50.80	11.90
2012	2900 C	E 1500	W 1400	9.00	56.80	7.10
2011	3000 S	E 1600	W 1400	9.00	57.20	12.40
2010	3000 F	E 1600	W 1400	10.32	55.40	12.40
2009	3000 C	E 1600	W 1400	10.27	57.35	12.40
2008	3100 C	E 1600	W 1500	10.45	58.06	8.60

C7

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7003 - ON BELL AVE - W. OF SUNRISE BLVD (COUNTY 104)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7200 F	E 3000	W 4200	9.00	51.00	7.80
2018	7200 C	E 3000	W 4200	9.00	51.30	5.80
2017	3500 V	E 1700	W 1800	9.00	50.90	10.00
2016	3500 R	E 1700	W 1800	9.00	50.90	6.20
2015	3500 T	E 1700	W 1800	9.00	51.00	41.80
2014	3500 S	E 1700	W 1800	9.00	50.80	49.50
2013	3500 F	E 1700	W 1800	9.00	50.80	11.90
2012	3500 C	E 1700	W 1800	9.00	56.80	7.10
2011	3000 S	E 1500	W 1500	9.00	57.20	9.50
2010	3000 F	E 1500	W 1500	10.32	55.40	9.50
2009	3000 C	E 1500	W 1500	10.27	57.35	9.50
2008	2500 C	E 1300	W 1200	10.45	58.06	17.50

C8

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7007 - ON EDWARDS RD - W. OF SUNRISE BLVD (COUNTY 108)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	18000 F	E 9300	W 8700	9.00	51.00	7.80
2018	18200 C	E 9400	W 8800	9.00	51.30	5.80
2017	13600 V	E 6900	W 6700	9.00	50.90	10.00
2016	13400 R	E 6800	W 6600	9.00	50.90	6.20
2015	13200 T	E 6700	W 6500	9.00	51.00	41.80
2014	13200 S	E 6700	W 6500	9.00	50.80	49.50
2013	13200 F	E 6700	W 6500	9.00	50.80	11.90
2012	13200 C	E 6700	W 6500	9.00	56.80	7.10
2011	14200 F	E 7200	W 7000	9.00	57.20	7.60
2010	14200 C	E 7200	W 7000	10.32	55.40	4.90

C9

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0016 - CR 615/25 ST S - N OF CR 712/MIDWAY RD (COUNTY 171 AND 16)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	19000 T	N 9100	S 9900	9.00	51.00	7.80
2018	19200 S	N 9200	S 10000	9.00	51.30	5.80
2017	19100 F	N 9100	S 10000	9.00	50.90	10.00
2016	18900 C	N 8900	S 10000	9.00	50.90	6.20
2015	15900 V	N 7800	S 8100	9.00	51.00	4.90
2014	15900 R	N 7800	S 8100	9.00	50.80	5.90
2013	15900 T	N 7800	S 8100	9.00	50.80	8.50
2012	15900 S	N 7800	S 8100	9.00	56.80	4.20
2011	16100 F	N 7900	S 8200	9.00	57.20	6.20
2010	16100 C	N 7900	S 8200	10.32	55.40	6.20
2009	15400 C	N 7800	S 7600	10.27	57.35	6.20
2007	12600 C	N 6100	S 6500	10.31	58.74	5.20
2006	13300 C	N 6500	S 6800	10.73	65.89	7.70
2005	16000 C	N 7900	S 8100	10.80	60.70	7.70
2004	15000 C	N 7600	S 7400	10.30	57.70	7.70

C10

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8549 - S 25TH ST (CR 615) - N OF DADE RD (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	17600 F	N 8700	S 8900	9.00	51.00	5.20
2018	17800 C	N 8800	S 9000	9.00	51.30	5.20
2017	18200 S	N 8900	S 9300	9.00	50.90	10.00
2016	17800 F	N 8700	S 9100	9.00	50.90	10.00
2015	17600 C	N 8600	S 9000	9.00	51.00	10.00
2014	16300 C	N 8000	S 8300	9.00	50.80	3.60
2013	14100 C	N 7300	S 6800	9.00	50.80	3.60

C11

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
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COUNTY: 94 - ST.LUCIE

SITE: 7045 - SUNRISE BLVD - N. OF MIDWAY RD WEST (COUNTY 157)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	2700 F	N 1500	S 1200	9.00	51.00	6.00
2018	2700 C	N 1500	S 1200	9.00	51.30	6.00
2017	1550 S	N 750	S 800	9.00	50.90	10.00
2016	1550 F	N 750	S 800	9.00	50.90	6.20
2015	1550 C	N 750	S 800	9.00	51.00	41.80
2014	2100 V	N 1100	S 1000	9.00	50.80	49.50
2013	2100 X	N 1100	S 1000	9.00	50.80	11.90
2012	2100 T	N 1100	S 1000	9.00	56.80	7.10
2011	2100 S	N 1100	S 1000	9.00	57.20	9.80
2010	2100 F	N 1100	S 1000	10.32	55.40	9.80
2009	2100 C	N 1100	S 1000	10.27	57.35	9.80
2008	2900 C	N 1500	S 1400	10.45	58.06	10.20

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S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
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COUNTY: 94 - ST.LUCIE

SITE: 7041 - SUNRISE BLVD - S OF EDWARDS RD (COUNTY 153)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	3900 C	N 1800	S 2100	9.00	51.00	7.80
2018	3500 V	N 1700	S 1800	9.00	51.30	5.80
2017	3500 R	N 1700	S 1800	9.00	50.90	10.00
2016	3500 T	N 1700	S 1800	9.00	50.90	6.20
2015	3500 S	N 1700	S 1800	9.00	51.00	41.80
2014	3500 F	N 1700	S 1800	9.00	50.80	49.50
2013	3500 C	N 1700	S 1800	9.00	50.80	11.90
2012	3300 S	N 1600	S 1700	9.00	56.80	3.30
2011	3300 F	N 1600	S 1700	9.00	57.20	3.30
2010	3300 C	N 1600	S 1700	10.32	55.40	3.30
2009	3700 C	N 1800	S 1900	10.27	57.35	5.20

C13

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 8543 - EDWARDS RD/CR 611B FROM S 25 ST TO OLEANDER AVE (COUNTY 502) (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	11700 C	E 6400	W 5300	9.00	51.00	19.60
2018	13900 C	E 7100	W 6800	9.00	51.30	5.80
2017	12100 S	E 6200	W 5900	9.00	50.90	10.60
2016	11900 F	E 6100	W 5800	9.00	50.90	10.60
2015	11700 C	E 6000	W 5700	9.00	51.00	10.60
2014	13300 F	E 6700	W 6600	9.00	50.80	5.40
2013	13300 C	E 6700	W 6600	9.00	50.80	5.40
2012	12300 C	E 6300	W 6000	9.00	56.80	5.40
2011	11800 T	0	0	9.00	57.20	7.60
2010	11800 S	E 6000	W 5800	10.32	55.40	10.60
2009	11800 F	E 6000	W 5800	10.27	57.35	10.60
2008	12000 C	E 6100	W 5900	10.45	58.06	10.60

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S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
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FLORIDA DEPARTMENT OF TRANSPORTATION
2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
8543		EDWARDS RD/CR 611B FROM S 25 ST TO OLEANDER AVE	E	6400	W	5300	11700	C	9.0	51.0F	19.6A
8544		BECKER RD FROM SW ST LUCIE BLVD TO FLORIDA TURNP	E	6700E	W	6000E	12700	S	9.0	51.0F	9.1P
8545		ST LUC W/PRIM VIS BL FROM BAYSHORE BLVD TO SW IR	E	13500E	W	14000E	27500	F	9.0	51.0F	5.5P
8547		OLD DIXIE HWY FROM DELMONTE ST. TO HUBER DR	N	800	S	900	1700	C	9.0	52.5F	7.7A
8548		PRIMA VISTA - E OF US 1	E	1700E	W	1900E	3600	S	9.0	52.5F	5.4P
8549		S 25TH ST (CR 615) - N OF DADE RD (HPMS)	N	8700E	S	8900E	17600	F	9.0	51.0F	5.2P
8550		HEADER CANAL RD - N OF FLUME RD (HPMS)	N	300E	S	350E	650	S	9.5	54.3F	37.2P
8551		NW WEST TORINO PKWY - S OF NW KISKA CT (HPMS)	N	1600	S	1400	3000	C	9.0	51.0F	11.0A
8553		SE LENNARD RD, N OF WALTON RD	N	1000E	S	1600E	2600	S	9.0	52.5F	3.0P
8554		NW SELVITZ RD, N OF NW TREEMONT AVE.	N	450	S	550	1000	C	9.0	51.0F	5.2A
8555		SW CAMEO BLVD, N OF SW MONTANA TERRACE.	N	4000E	S	3700E	7700	F	9.0	51.0F	5.3P
8556		SW TRADITION PKWY- EAST OF TOWN PARK AVE	E	3500E	W	3700E	7200	F	9.0	51.0F	4.3P

C15

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
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FLORIDA DEPARTMENT OF TRANSPORTATION
2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
8543		EDWARDS RD/CR 611B FROM S 25 ST TO OLEANDER AVE	E	6400	W	5300	11700	C	9.0	51.0F	19.6A
8544		BECKER RD FROM SW ST LUCIE BLVD TO FLORIDA TURNP	E	6700E	W	6000E	12700	S	9.0	51.0F	9.1P
8545		ST LUC W/PRIM VIS BL FROM BAYSHORE BLVD TO SW IR	E	13500E	W	14000E	27500	F	9.0	51.0F	5.5P
8547		OLD DIXIE HWY FROM DELMONTE ST. TO HUBER DR	N	800	S	900	1700	C	9.0	52.5F	7.7A
8548		PRIMA VISTA - E OF US 1	E	1700E	W	1900E	3600	S	9.0	52.5F	5.4P
8549		S 25TH ST (CR 615) - N OF DADE RD (HPMS)	N	8700E	S	8900E	17600	F	9.0	51.0F	5.2P
8550		HEADER CANAL RD - N OF FLUME RD (HPMS)	N	300E	S	350E	650	S	9.5	54.3F	37.2P
8551		NW WEST TORINO PKWY - S OF NW KISKA CT (HPMS)	N	1600	S	1400	3000	C	9.0	51.0F	11.0A
8553		SE LENNARD RD, N OF WALTON RD	N	1000E	S	1600E	2600	S	9.0	52.5F	3.0P
8554		NW SELVITZ RD, N OF NW TREEMONT AVE.	N	450	S	550	1000	C	9.0	51.0F	5.2A
8555		SW CAMEO BLVD, N OF SW MONTANA TERRACE.	N	4000E	S	3700E	7700	F	9.0	51.0F	5.3P
8556		SW TRADITION PKWY- EAST OF TOWN PARK AVE	E	3500E	W	3700E	7200	F	9.0	51.0F	4.3P

C16

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
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FLORIDA DEPARTMENT OF TRANSPORTATION
2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
0003		CR 707/INDIAN RIVER DR - N OF ORANGE AVE (COUNTY	N	3200	S	2400	5600 C	9.0	52.5F	10.8A
0004		INDIAN RIVER DR - 707 S OF A1A/BRIDGE (COUNTY 4)	N	4200	S	3200	7400 C	9.0	52.5F	4.1P
0006		SR 713/KINGS HWY - S OF SR 614/INDRIO RD (COUNTY	N	7300E	S	7600E	14900 F	9.0	51.0F	9.7F
0007		CR 770/OKEECHOBEE RD. - W. OF 33 AVE. (COUNTY 51	E	9900E	W	7700E	17600 F	9.0	51.0F	4.0P
0009		SR 5/US 1 - S OF INDRIO RD (COUNTY 9)	N	12500	S	12000	24500 C	9.0	52.5F	4.3P
0010		SR 5/US 1 - S OF 608/ST LUCIE BLVD (COUNTY 10)	N	10500	S	10000	20500 C	9.0	52.5F	8.1P
0011		SR 615/25 ST - S OF SR 608/ST LUCIE BLVD (COUNTY	N	6200	S	5600	11800 C	9.0	51.0F	1.5P
0012		SR 5/US 1 - S OF CR 611/EDWARDS RD (COUNTY 12)	N	15500E	S	17500E	33000 F	9.0	52.5F	2.1P
0014		SR 615/25 ST - S OF SR 68/ORANGE AVE (COUNTY 14)	N	10500	S	11500	22000 C	9.0	51.0F	5.1P
0015		SR 615/25 ST - N OF SR 70/VIRGINIA AVE (COUNTY 1	N	11500	S	11500	23000 C	9.0	51.0F	5.4P
0016		CR 615/25 ST S - N OF CR 712/MIDWAY RD (COUNTY 1	N	9100E	S	9900E	19000 T	9.0	51.0F	7.8F
0019		CR 615/AIROSA BLVD - N OF CR 716/PORT ST LUCIE B	N	7000E	S	8400E	15400 T	9.0	51.0F	7.8F
0020		SR 5 / US 1 - N OF CR 712/MIDWAY RD (COUNTY 20)	N	16000E	S	16000E	32000 S	9.0	52.5F	8.5F
0021		SR 615 / 25 ST - S OF CORTEZ BLVD-N OF EDWARDS R	N	10500	S	11000	21500 C	9.0	51.0F	5.2P
0022		HARTMAN RD - N. OF OKEECHOBEE RD.	N	2500E	S	2500E	5000 F	9.0	51.0F	3.8P
0023		CR 712/MIDWAY RD - W OF INDIAN RIVER DR (COUNTY	E	1800E	W	2000E	3800 S	9.0	52.5F	6.0P

C17

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FLORIDA DEPARTMENT OF TRANSPORTATION
2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
0025		SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)	E	4500	W	3900	8400	C	9.5	54.3F	18.6A
0026		CR 611/EDWARDS RD - E OF MCNEIL RD (COUNTY 110)	E	6800E	W	6600E	13400	T	9.0	51.0F	7.8F
0027		CR 611-B/EDWARDS RD - W OF SR 5/US1 (COUNTY 173)	E	4400	W	4500	8900	C	9.0	51.0F	7.8F
0028		SR 68/ORANGE AVE - E OF CR 611/B JENKINS RD (COU	E	7000	W	8000	15000	C	9.0	51.0F	11.1A
0029		SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY	E	17000	W	16000	33000	C	9.0	51.0F	11.0A
0030		SR 70/VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY	E	10500	W	10500	21000	C	9.0	51.0F	7.1A
0032		SR 70/VIRGINIA AVE - W OF SR 615/25 ST	E	11500	W	11500	23000	C	9.0	51.0F	6.1P
0033		SR 70/VIRGINIA AVE - E OF SR 615/25 ST (COUNTY 3	E	11500	W	12000	23500	C	9.0	51.0F	3.8P
0034		SR 70/VIRGINIA AVE - W OF SR 5/US 1 (COUNTY 34)	E	10500	W	8700	19200	C	9.0	51.0F	3.6P
0035		SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)	E	7600	W	7700	15300	C	9.0	51.0F	16.6P
0038		SR 614/INDRIO RD - E OF SR 9/I-95 (COUNTY 38)	E	5400	W	4800	10200	C	9.5	51.0F	32.0A
0039		SR 70/OKEECHOBEE RD - W OF CR 609, HEADER CANAL	E	4200	W	4600	8800	C	9.5	54.3F	13.7A
0041		SR 68 / ORANGE AVE - W OF SR 9/I-95 (COUNTY 41)	E	10500	W	9300	19800	C	9.0	54.3F	22.4P
0043		FORT PIERCE BLVD- SOUTH OFWINTER GARDEN PKWY	N	1800E	S	1800E	3600	F	9.0	51.0F	7.8F
0044		BEACH AVE- NORTH OF W ARBOR DR	N	250E	S	850E	1100	F	9.0	51.0F	4.0P
0045		S 17 ST- NORTH OFEMERALD TER	N	2300E	S	1700E	4000	F	9.0	51.0F	7.8F

C18

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
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FLORIDA DEPARTMENT OF TRANSPORTATION
2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
0086		MCCARTY RD- SOUTH OFTWIN CREEKS DR	N	200	S	150	350	C	9.5	54.3F	12.2A
0088		C-24 CANAL RD, 0.87 MI N OF GLADES CUT OFF RD	N	200E	S	250E	450	F	9.5	54.3F	21.3F
0089		MCNEIL RD- NORTH OFGARNER ST	N	1900E	S	1900E	3800	F	9.0	51.0F	7.8F
0090		KIRBY LOOP RD- EAST OFROGERS RD	E	2200E	W	2200E	4400	F	9.0	51.0F	7.8F
0106		SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (INCLUDE EB	E	15500	W	17000	32500	C	9.0	54.3F	38.4A
0107		SR 5/US 1 - ST LUCIE/IRC LINE (COUNTY 107)	N	13500	S	11000	24500	C	9.0	52.5F	6.2A
0114		SR A1A / N - E END OF ICWW BR,ST LUCIE CO	E	4200	W	3900	8100	C	9.0	52.5F	6.0P
0115		SR A1A/S - E END OF S BRIDGE	E	7700	W	8200	15900	C	9.0	52.5F	5.7P
0116		SR A1A/S - S OF BLUE HERON BLVD,FT PIERCE (COUNT	N	1800	S	1700	3500	C	9.0	52.5F	9.4A
0118		SR 5/US 1 - S OF SR 68/ORANGE AVE	N	13000	S	12000	25000	C	9.0	52.5F	8.1P
0123		SR 5/US 1 - S END OF TAYLOR CREEK BRIDGE (COUNTY	N	15000	S	15000	30000	C	9.0	52.5F	6.5P
0128		SR 614/INDRIO RD-W OF SR 9/I-95	E	900	W	950	1850	C	9.5	54.3F	71.0P
0144	T	CR 68/ORANGE AVE .4 MI E OF JCT CR 609,ST LUCIE	E	1333	W	1356	2689	C	9.5	56.9A	21.3A
0155		SR 68 / ORANGE AVE - W OF 7 ST (COUNTY 155)	E	4500	W	5100	9600	C	9.0	51.0F	7.8A
0160		SR 707 / CITRUS AVE - E OF SR 5	E	2600	W	2900	5500	C	9.0	52.5F	2.7P
0168		CR 605/OLEANDER AVE - N OF CR 712/MIDWAY RD (COU	N	3800	S	3800	7600	C	9.0	51.0F	7.8F

C19

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
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FLORIDA DEPARTMENT OF TRANSPORTATION
2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
5152		SR 615 / 25 ST - S OF BELCHER CANAL (AVENUE T -C	N	9100	S	8900	18000 C	9.0	51.0F	7.0P
5153		MIDPORT RD. - W. OF SR 5/US 1 / PORT ST. LUCIE (	E	6300E	W	7000E	13300 T	9.0	51.0F	7.8F
5154		AVE D - W. OF SR 5/US 1 (COUNTY 160)	E	1200	W	1300	2500 C	9.0	51.0F	7.8F
5156		SR 5/US 1 - S OF CR 712/MIDWAY RD,FT PIERCE (COU	N	15000E	S	16000E	31000 F	9.0	52.5F	8.5F
5159		CITRUS AVE - W. OF SR 5/US 1 (ONE WAY WESTBOUND		0E		0E	1000 F	9.0	99.9W	7.8F
5165		SR 615/25 ST - N OF ST LUCIE BLV & CR 608 (COUNT	N	4300	S	5500	9800 C	9.0	51.0F	6.4A
7001		CR 615/AIROSO BLVD - N. OF PRIMA VISTA BLVD (COU	N	11000	S	10500	21500 C	9.0	51.0F	7.8F
7002		ON BELL AVE - E. OF SUNRISE BLVD (COUNTY 102)	E	3100E	W	2600E	5700 F	9.0	51.0F	7.8F
7003		ON BELL AVE - W. OF SUNRISE BLVD (COUNTY 104)	E	3000E	W	4200E	7200 F	9.0	51.0F	7.8F
7004		EMERSON AVE - N OF INDRIO RD (COUNTY 105)	N	2700E	S	2600E	5300 F	9.0	51.0F	7.1P
7005		ON EASY ST - E. OF US 1 SOUTH (COUNTY 106)	E	2400	W	2500	4900 C	9.0	52.5F	7.8F
7006		ON FLORESTA DR - E. OF AIROSO BLVD (COUNTY 107)	E	5600E	W	4100E	9700 S	9.0	51.0F	4.1P
7007		ON EDWARDS RD - W. OF SUNRISE BLVD (COUNTY 108)	E	9300E	W	8700E	18000 F	9.0	51.0F	7.8F
7008		ON FLORESTA DR - S. OF PRIMA VISTA BLVD (COUNTY	N	7100E	S	7600E	14700 F	9.0	51.0F	7.8F
7009		ON GILSON RD - N. OF MARTIN COUNTY LINE (COUNTY	N	6200E	S	5500E	11700 F	9.0	51.0F	7.8F
7010		ON FARMER'S MARKET RD - W. OF US 1 SOUTH (COUNTY	E	1000E	W	850E	1850 S	9.0	51.0F	17.4P

C20

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
7040		ON SNEED RD - N. OF OKEECHOBEE RD (COUNTY 151)	N	350E	S	400E	750	F	9.5	54.3F	21.3F
7041		SUNRISE BLVD - S OF EDWARDS RD (COUNTY 153)	N	1800	S	2100	3900	C	9.0	51.0F	7.8F
7042		ST LUCIE BLVD - W. OF 25TH ST NORTH (COUNTY 154)	E	2400E	W	2400E	4800	T	9.0	51.0F	7.8F
7044		ON ST LUCIE BLVD - E. OF KEEN RD (COUNTY 156)	E	2700E	W	2600E	5300	T	9.0	51.0F	7.8F
7045		SUNRISE BLVD - N. OF MIDWAY RD WEST (COUNTY 157)	N	1500E	S	1200E	2700	F	9.0	51.0F	6.0P
7046		WEATHERBEE RD - E. OF US 1 SOUTH (COUNTY 158)	E	3000	W	3100	6100	C	9.0	52.5F	7.8F
7047		AVENUE D - E. OF 13TH ST (COUNTY 161)	E	2000	W	1800	3800	C	9.0	51.0F	7.8F
7048		AVENUE D - E. OF 17TH ST (COUNTY 162)	E	2900	W	2100	5000	C	9.0	51.0F	7.8F
7049		AVENUE D - E. OF 25TH ST (COUNTY 163)	E	2500	W	2600	5100	C	9.0	51.0F	7.8F
7050		AVENUE D -W. OF 25TH ST (COUNTY 164)	E	2000	W	2100	4100	C	9.0	51.0F	7.8F
7051		13TH STREET SOUTH - N. OF AVE D (COUNTY 165)	N	1600E	S	1600E	3200	T	9.0	51.0F	7.8F
7052		ON MARIPOSA AVE - E. OF LENNARD RD (166)	E	3000	W	2600	5600	C	9.0	52.5F	7.8F
7053		ON SAVAGE BLVD - N. OF GATLIN BLVD (COUNTY 168)	N	1700	S	1800	3500	C	9.0	51.0F	7.8F
7055		CR 615/25TH STREET SOUTH/ST. JAMES DR - S. OF MI	N	8000E	S	8100E	16100	F	9.0	51.0F	7.8F
7056		EDWARDS RD - W. OF SELVITZ RD (COUNTY 174)	E	5000E	W	5100E	10100	T	9.0	51.0F	7.8F
7057		PARR DR - W. OF DARWIN BLVD (COUNTY 209)	W	2200	E	2000	4200	C	9.0	51.0F	7.8F

C21

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"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

FLORIDA DEPARTMENT OF TRANSPORTATION
2019 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
8527		S 7TH STREET FROM SUNRISE BLVD TO GEORGIA AVE (	N	800E	S	900E	1700	F	9.0	51.0F	4.5P
8528		FLORESTA DR FROM PORT ST LUCIE BLVD TO WHITMORE	N	7300E	S	7500E	14800	F	9.0	51.0F	5.9P
8529		FLORESTA DR FROM WHITMORE DR TO PRIMA VISTA BLVD	N	5000E	S	4500E	9500	F	9.0	51.0F	5.6P
8530		WALTON ROAD FROM LENNARD RD TO GRAND AVE (COUNTY	E	3100	W	3400	6500	C	9.0	52.5F	4.6A
8531		WESTMORELAND BLVD FROM PT ST LUCIE BLVD TO MORNI	N	4000E	S	4500E	8500	S	9.0	51.0F	4.3P
8532		SW CALIFORNIA BLVD - S OF SAVONA BLVD (HPMS)	E	6100	W	5700	11800	C	9.0	51.0F	6.0A
8533		CASHMERE BLVD FROM PLEASANT GROVE TO PEACOCK BLV	N	5400E	S	5800E	11200	F	9.0	51.0F	4.1P
8534		DEL RIO BLVD. FROM PORT ST LUCIE BLVD TO NW CALI	N	5400E	S	5400E	10800	F	9.0	51.0F	5.5P
8535		TIFFANY DR FROM US 1 TO TIFANNY CLUB (HPMS)	E	2200E	W	2100E	4300	F	9.0	52.5F	4.3P
8536		MIDPORT RD FROM MORNING SIDE BLVD TO SE TRIUMPH	N	8400E	S	6700E	15100	F	9.0	51.0F	6.2P
8537		MIDWAY RD FROM MC CARTY RD TO I-95 (HPMS)	E	2300E	W	2300E	4600	S	9.5	54.3F	20.6P
8538		MIDWAY RD FROM GLADE RD TO FLORIDA TURNPIKE (HPM	E	8600E	W	8000E	16600	F	9.0	51.0F	10.9P
8539		MIDWAY RD FROM SELVITZ RD TO WEST VIRGINIA DR (H	E	8200E	W	8000E	16200	F	9.0	51.0F	10.8P
8540		MIDWAY RD FROM OLEOANDER AVE MEVILLE RD (HPMS)	E	9300E	W	8800E	18100	F	9.0	51.0F	7.8F
8541		OLEANDER AVE FROM FARMER MARKET RD TO KANNER DR	N	5300E	S	4400E	9700	F	9.0	51.0F	8.5P
8542		OLEANDER AVE FROM ROSELYN AVE TO OSCEOLA AVE (HP	N	6000E	S	3900E	9900	F	9.0	51.0F	5.3P

C22

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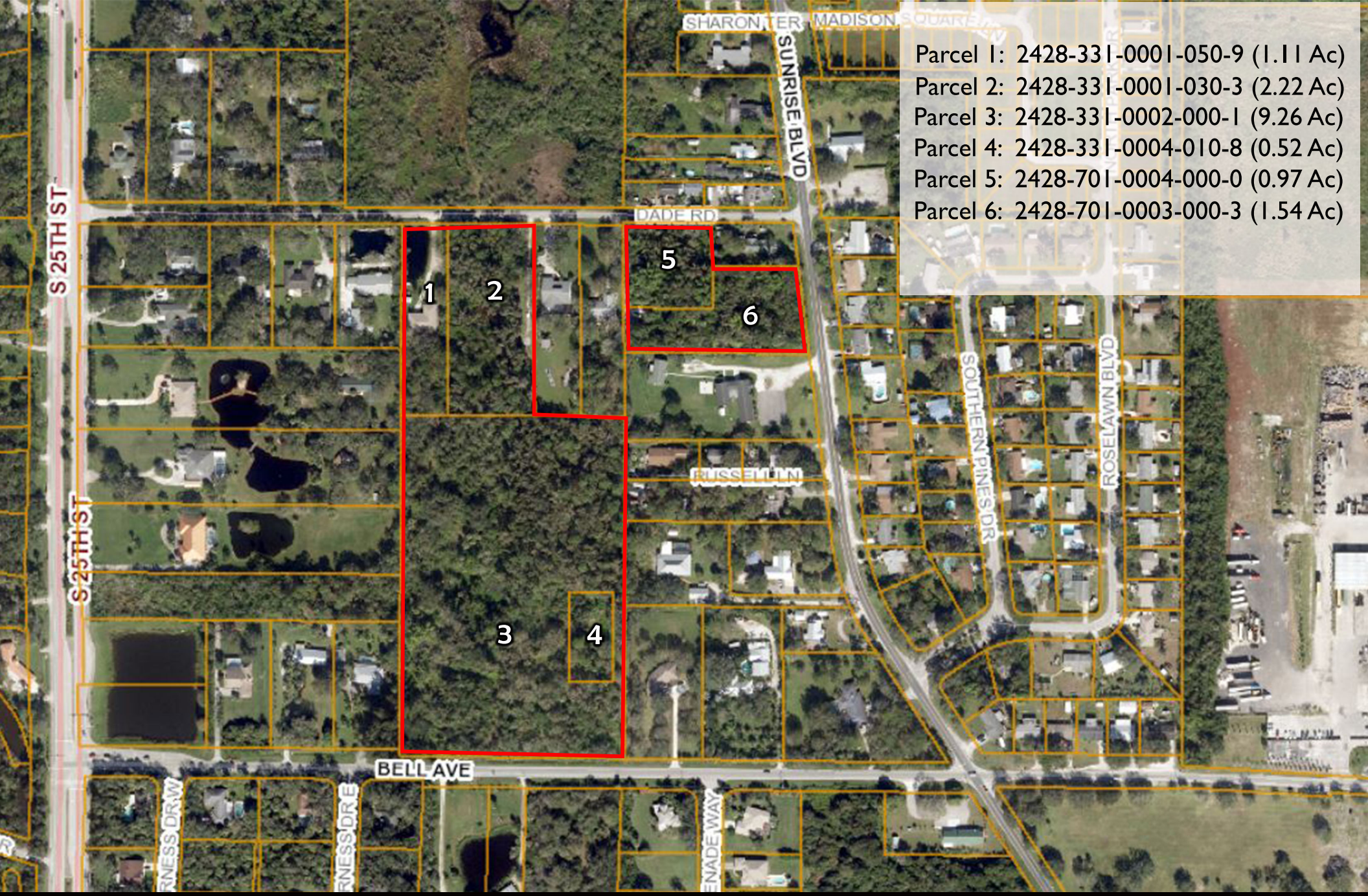
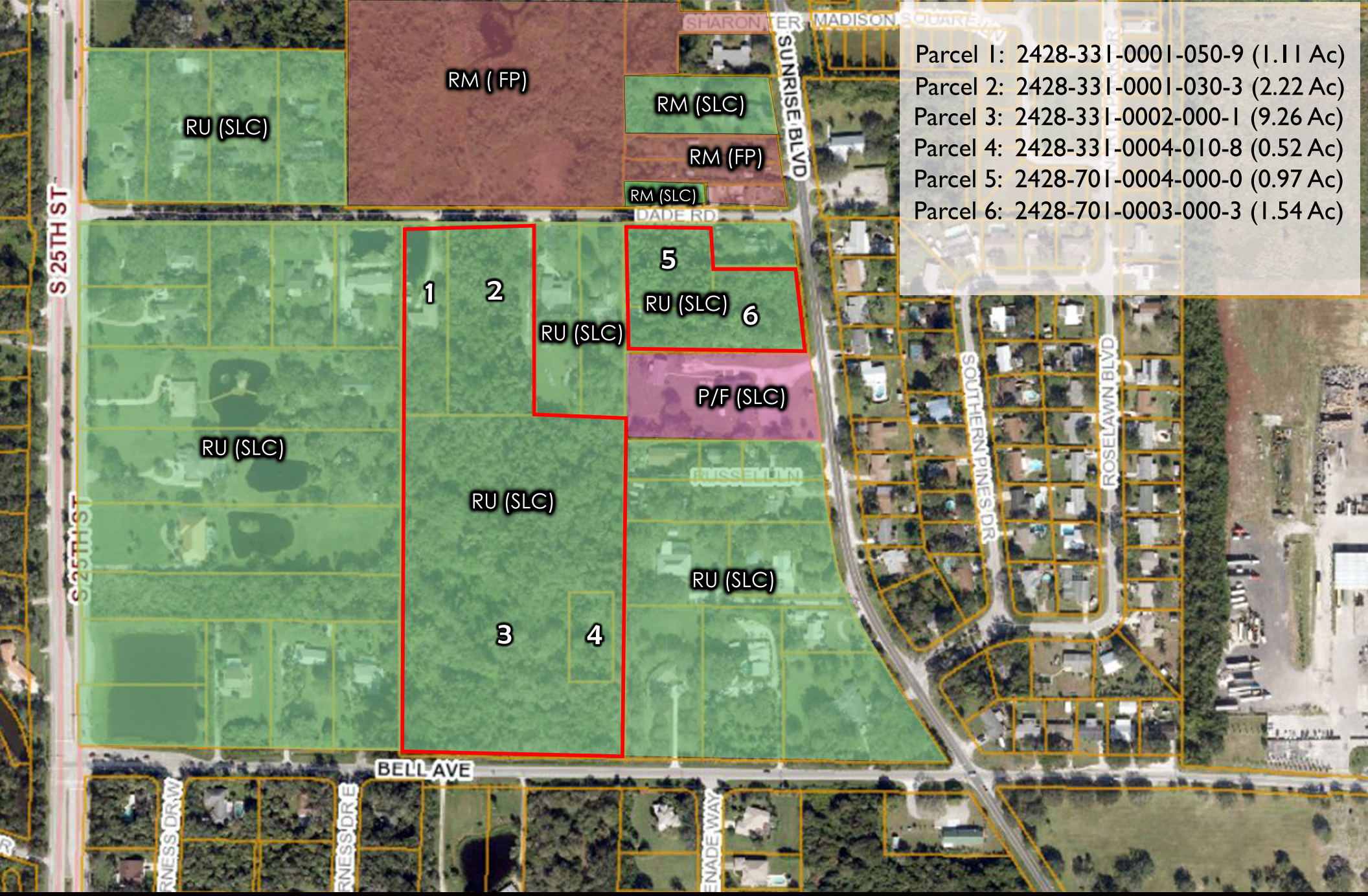


Privilege Development - South

Location Map

Fort Pierce, FL

ENGINEERS SURVEYORS ENVIRONMENTAL



Privilege Development - South

Future Land Use Map

Fort Pierce, FL

ENGINEERS SURVEYORS ENVIRONMENTAL

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

July 27, 2021

Tony Adams
Sr. Biologist |Certified Arborist | Environmental

ENGINEERS SURVEYORS ENVIRONMENTAL

In response to your request on July 27, 2021, the Florida Master Site File lists no cultural resources recorded for the designated area north of Dade Road, east of S 25th Street in St. Lucie County, Florida.

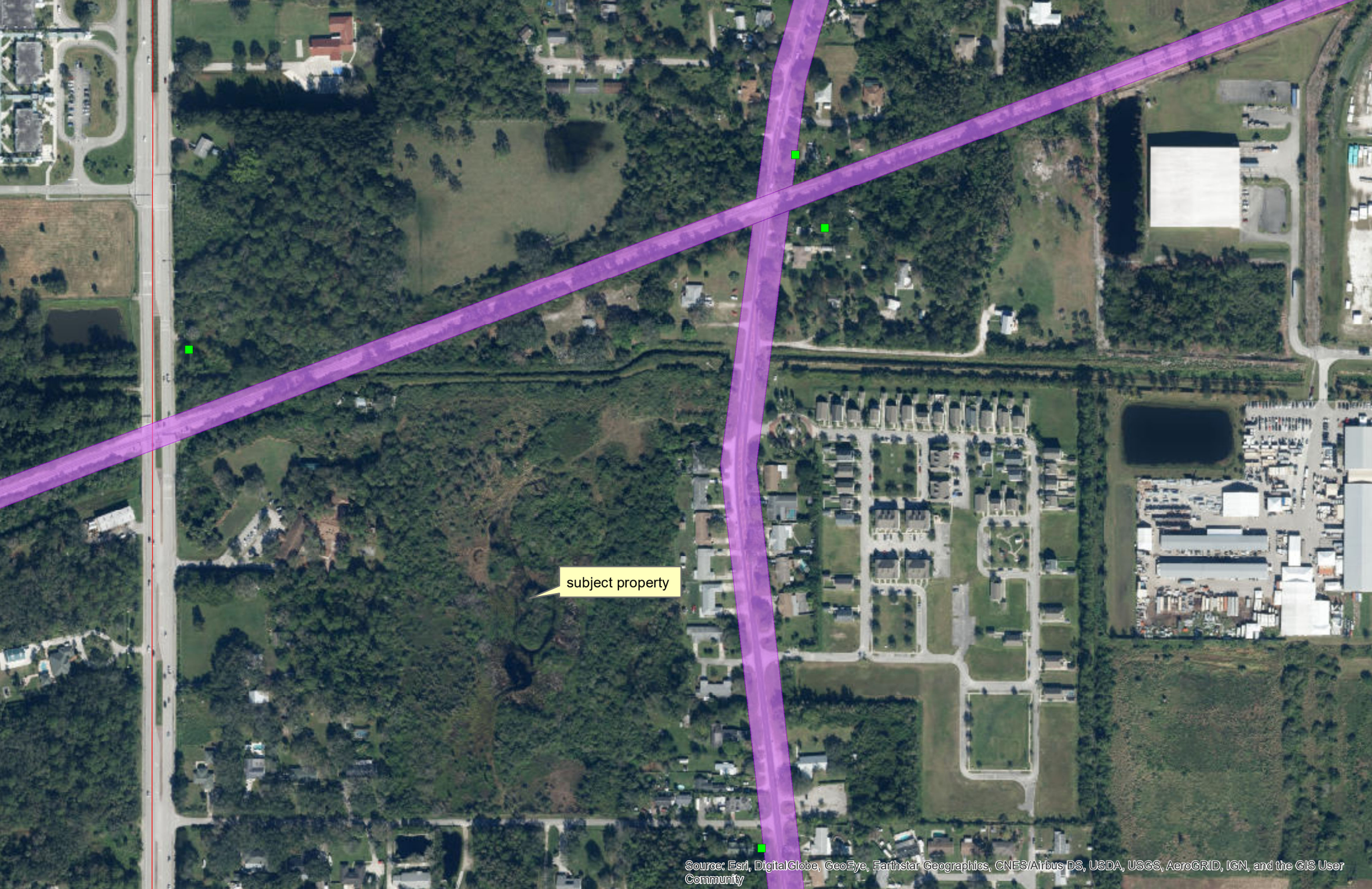
When interpreting the results of our search, please consider the following information:
#

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at** CompliancePermits@dos.MyFlorida.com

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com


subject property
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Technical Review Committee **3. b.**

Meeting Date: 09/16/2021

REQUESTED ACTION

Development & Design Review – Crossroads Parkway Warehouse

LOCATION

Crossroads Parkway - Parcel IDs:

1. 2324-710-0018-000-0
2. 2324-710-0019-000-7
3. 2324-710-0020-000-7
4. 2324-710-0021-000-4
5. 2324-710-0022-000-1

RESPONSIBLE STAFF

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

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 08/26/2021 04:58 PM

Final Approval Date: 08/26/2021

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# 21-07000018

DATE: AUGUST 26, 2021

Development & Design Review – Crossroads Parkway Warehouse

Attached is an Application for Development Review (Site Plan) and Design Review for property located along Crossroads Parkway. The applicant is proposing to construct a 207,117 square foot office/warehouse building with associated site improvements. The five properties that make up this project are approximately 12.71 acres in size. The City Zoning is Commercial Parkway (CP-1), and the Future Land Use is General Commercial (GC). The parcel IDs for the properties are 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4, & 2324-710-0022-000-1.

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 September 14, 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: Crossroads Parkway (TBD)

Parcel ID #(s): 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4 & 2324-710-0022-000-1

Project description: Construction of a 207,117 sf office / warehouse building with associated site improvements.

JBL Fort Pierce Industrial, LLC	Brad Currie, Vice President, Engineering Design & Const., Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
2028 Harrison Street # 202	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Hollywood FL 33020	Port St. Lucie FL 34987
City State Zip	City State Zip
917-225-1694	772-462-2455
Phone Number	Phone Number
michael@jbldvlp.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.*

Auth Agent
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 17 day of August, 20 21, by Bradley J. Currie who is personally known to me or has produced _____ as identification.

Patricia M. Sesta
Signature of Notary

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

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information:

Non-Residential: Proposed Sq. Ft.: 207,117 sf Residential: Proposed Units:_____

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

North	South	East	West
Undeveloped	Commercial	I-95	ROW - Commercial

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 Crossroads Parkway (TBD)
Parcel ID #(s) 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4 & 2324-710-0022-000-1
Project Description Construction of a 207,117 sf office / warehouse building with associated site improvements.

JBL Fort Pierce Industrial, LLC
Property Owner(s)
2028 Harrison Street # 202
Street Address
Hollywood FL 33020
City State Zip
917-225-1694
Phone Number
michael@jbldvlop.com
Email Address

Brad Currie, Vice President, Engineering Design & Const., Inc
Applicant/Representative, Title, Company
10250 SW Village Parkway, Suite 201
Street Address
Port St. Lucie FL 34987
City State Zip
772-462-2455
Phone Number
bradcurrie@edc-inc.com
Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie
The foregoing instrument was acknowledged before me this 17th day of August, 2021, by
Bradley J. Currie who is personally known to me or has produced
_____ as identification.

Patricia M. Sesta
Signature of Notary

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

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date_____ Fees _____ Control #_____ B. Permit _____
Intake Planner_____
Planner Assigned_____
Approved _____ Date_____
Comments _____

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	GC	CP1
South	Commercial (Under Construction)	GC	CP-1
East	I95 - Vacant Commercial & Residential	GC	C-3 / R-2
West	ROW / Commercial	GC	CP-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	CP-1	553,647.60 sf	12.71	X
****Proposed**	GC	CP-1	207,117 sf	12.71	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	69,205.95 gpd
**Proposed Zoning/FLU	Total gallons per day	25,889.63 gpd
**Change in Demand	Total gallons per day	decrease of 43,316.33 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 69,205.95 gpd
**Proposed Zoning/FLU	Total gallons per day 25,8889.63 gpd
**Change in Demand	Total gallons per day decrease of 43,316.33 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	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	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	
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	27,682.38
****Proposed Zoning/FLU**	10,355.85
***Change in Demand**	decrease of 17,326.53

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 through exfiltration to provide 1/2" of dry pre-treatment 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	2,176	448 AM / 437 PM
****Proposed Zoning/FLU**	360	46 AM / 46 PM
***Change in Demand**	Trips decrease 1,816 trips	Trips decrease 402 AM / 391 PM
Impact to Capacity		

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): 207,117 sf
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**
Office / Manufacturing	1	207,117	12.71	2022	2023

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

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

C. Exemptions Requested:

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

PROJECT NARRATIVE & COVER LETTER
3800 Crossroads Parkway
Development Review
August 16, 2021

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request a review and approval for the development of five (5) parcels for the construction of a 207,117-sf office / warehouse building with associated site improvements. The subject parcels are noted below are located on the east side of Crossroads Parkway and west of I-95 in the City of Fort Pierce, Florida

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels can be identified in the below table:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2324-710-0018-000-0	TBD – Crossroads Pkwy	2.70	GC	CP-1
2324-710-0019-000-7	TBD – Crossroads Pkwy	2.97	GC	CP-1
2324-710-0020-000-7	TBD – Crossroads Pkwy	2.30	GC	CP-1
2324-710-0021-000-4	TBD – Crossroads Pkwy	2.36	GC	CP-1
2324-710-0022-000-1	TBD – Crossroads Pkwy	2.38	GC	CP-1
TOTAL:		**12.71**		

The subject parcels have a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of Commercial Parkway Zone (CP-1). The petitioner is proposing the development of a 207,117-sf industrial building with associated site improvements.

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 Commercial Parkway Zone (CP-1).

To the south 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 Commercial Parkway Zone (CP-1).

West of the subject parcels lies the right-of-way of Crossroads Parkway followed by developed and undeveloped commercial parcels. These parcels have a Future Land Use designation of General Commercial (GC) and an underling Zoning designation of Commercial Parkway Zone (CP-1).

East of the subject parcels lies the Right-of-Way of Interstate 95 (I-95) followed by developed and undeveloped parcels. The undeveloped parcel east of I-95 to the northeast has a Future Land Use designation of General Commercial and an underlying Zoning designation of General Commercial Zone (C-3). The developed parcel east of I-95 to the southeast is a developed institutional facility (Westside Baptist Church). This

parcel has a Future Land Use designation of Low Density Residential (RL) and an underlying Zoning designation of Single-Family Intermediate Density Zone (R-2).

Development Review

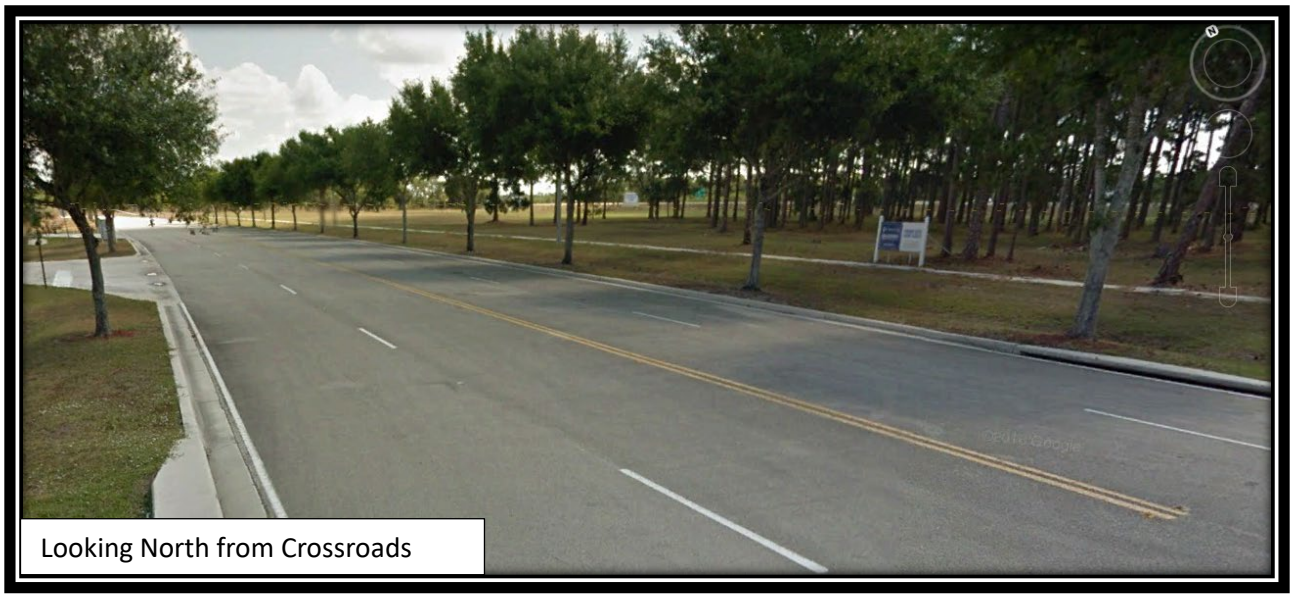
Section 125-313 of the City of Fort Pierce Land Development Code outlines the requirements for review and approval of Major or Minor Site Plan Applications. As outlined in section 125-313(a)(1) of the City of Fort Pierce Land Development Code, the proposed development will be considered a major site plan.

A pre-application meeting to discuss the project was held with the City of Fort Pierce on August 4, 2021. This submittal includes the all-applicable documents required for a site plan submittal. The subject property is not located in an area where beach / dune system protection plans are required. Due to this, a beach / dune system protection plan is not included with this submittal.

Design Review

Section 125-314 of the City of Fort Pierce Land Development Code outlines the requirements for design review. The required material as outline in section 125-314(c)(1) are included as part of this submittal package.

The subject parcel is located on the east side of Crossroads Parkway in Fort Pierce, Florida. Existing conditions of the subject parcels are depicted in the below photos:



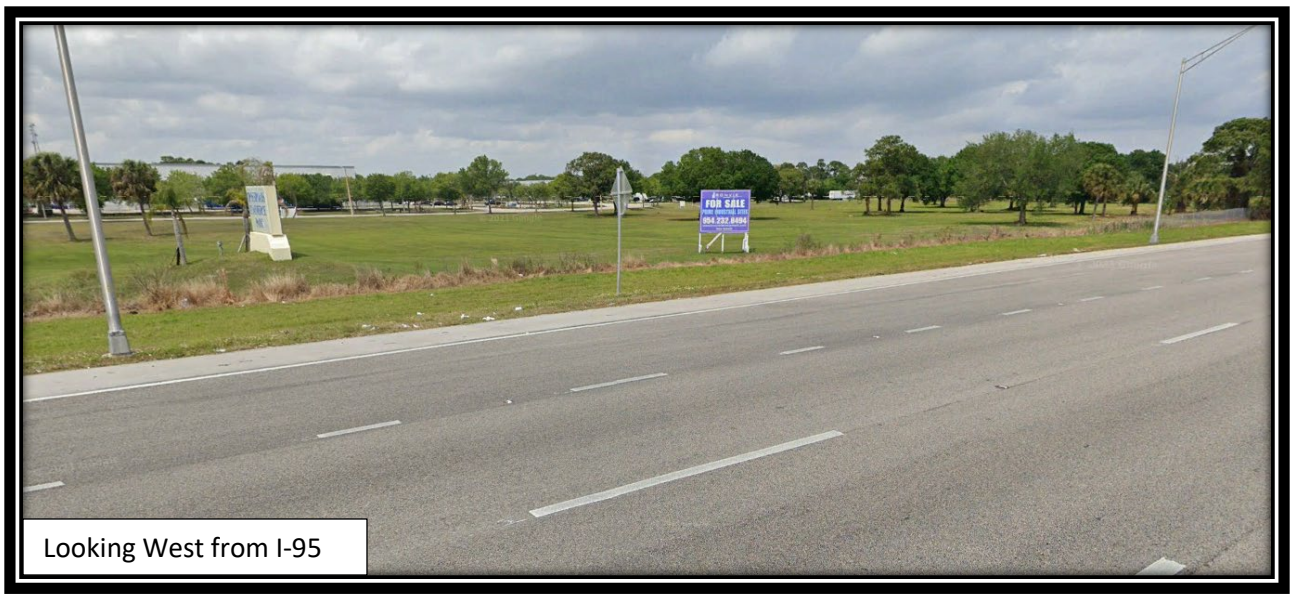
Looking North from Crossroads



Looking South from Crossroads



Looking East from Crossroads Pkwy



Looking West from I-95

There are commercial parcels developed west of the Crossroads Parkway Right-of-Way. Construction is currently underway on the parcel to the south also.

West of Crossroads Parkway adjacent to parcels 12 & 13 lies Pepsi Bottling Group. South of Pepsi is a developed multi-bay building. See below:



Pepsi Bottling Group



3802 Crossroads Pkwy

Design Review Narrative

Baker Barrios

ORLANDO
189 S. ORANGE AVE.
SUITE 1700
ORLANDO, FLORIDA
32801
407.926.3000
AA0002981 | LC26000427

COMMERCIAL
CORPORATE
EDUCATION
ENTERTAINMENT
HEALTHCARE
HOSPITALITY
INDUSTRIAL
MIXED-USE
RESIDENTIAL
RETAIL
SENIOR LIVING
SPORTS & RECREATION

Architecture Design Narrative

Project: Interstate Commerce Center
3800 Crossroads Parkway – Fort Pierce, Florida 34945
Warehouse Building - Shell & Core
Planning and Zoning Narrative
August 19, 2021

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Architectural Design Narrative p.2
Building Envelope Narrative p.3
Structural Narrative p.4
MEP Narrative p.13

Project: Interstate Commerce Center

3800 Crossroads Parkway– Fort Pierce, Florida 34945

Warehouse Building - Shell & Core

Planning and Zoning Narrative

August 19, 2021

All reference to specific fire resistance ratings, code requirements, UL Assemblies, etc. shall be considered minimum design parameters. Architect/Engineer responsible for determining the applicable governing Federal, State or Local building codes and designing the building according to same

GENERAL

A new 207,107 sf building is flexible / warehouse / industrial / office. The building project will be in the Industrial Park of Crossroads Parkway. The subject parcel is noted on the east side of Crossroad Parkway and West of I-95 in the City of Fort Pierce, Florida. The AHJ for this area is the City of Fort Pierce.

There are four main entryways for the building. One entry is located on the plan north façade, second entry on the south façade, and two on the center. Parking will be accommodated within the site. The required parking count is 1 space / 600 SF warehouse area.

The current building scope is for "Core and Shell" and the building can be divided for multiple tenants as required. Total construction gross is +/- 207,107 sf.

BUILDING ENVELOPE

The current drawings reflect Tilt-Up construction with elements such as canopies, glass storefront, doors, windows, signage, and loading doors. As the building is being developed speculatively, there is no end user identified at this time. These elements have been shown in a reasonable configuration for future leasing activity. They will be designed to be flexible in nature, so they can be modified to be consistent with actual tenanting needs without compromising the design intent. Similarly, knockout panels will be incorporated wherever appropriate to provide flexibility for future tenant configurations that are unknown at this time.

CIVIL ENGINEERING

The Civil Engineer is EDC Port St Lucie, Florida.

STRUCTURAL DESIGN

The structural engineer for this project is McNamara Salvia.

MECHANICAL/ELECTRICAL/PLUMBING/FIRE PROTECTION

The MEP engineer for the project is Wilson Girgenti.

FOUNDING PRINCIPALS

Robert J. McNamara, P.E., S.E.
Joseph A. Salvia, P.E.

MANAGING PRINCIPALS

Boston
Mark F. Aho, P.E.
Neil A. Atkinson
John S. Matuszewski, P.E.
Adam C. McCarthy, P.E.
Benjamin B. Wild, P.E.

Florida
Andrew P. Sullivan, P.E., S.E.

New York
Ryan A. Dow, P.E., S.E.
Vladimir E. Seijas, P.E.
Bart A. Sullivan, P.E.

August 18, 2021

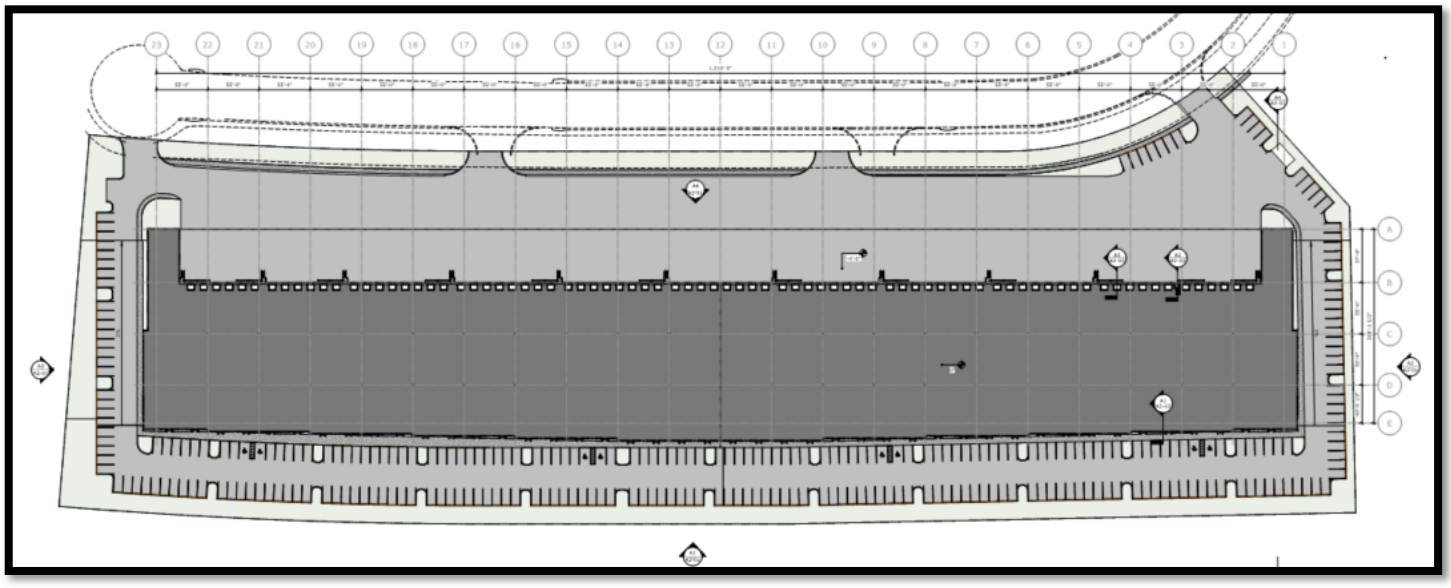
Via email: pvidal@bakerbarrios.com

Peter Vidal
Baker Barrios Architects
189 South Orange Avenue, Suite 1700
Orlando, FL 32801

Schematic Design - Structural Narrative
JBL Development – Crossroads Park Industrial Warehouse
Fort Pierce, FL

Project Description

The project consists of a new one-story industrial warehouse, located on Crossroads Parkway, west of I-95 in Fort Pierce, Florida. The floor area of the warehouse will be on the order of 200,000 sq. ft, with a plan aspect ratio of roughly 8:1. The primary loading / unloading area will be located plan north of the warehouse with parking located plan south and at each side. The roof will be monosloped across the short direction of the building, resulting in clear heights varying between 32' and 36' throughout the warehouse.



Design Criteria

- Gravity Loads

Use	Superimposed Dead Load	Live Load
Typical Roof	10 psf	20 psf (R)
MEP Roof-top Unit	10 psf	50 psf (NR) Note 1

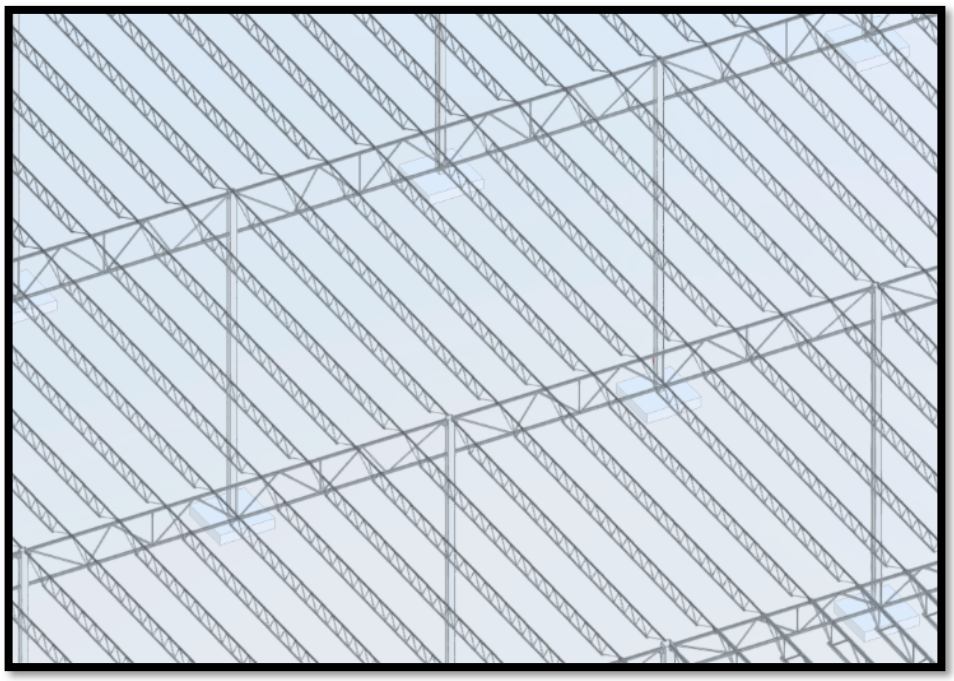
1. Assumption to be verified / refined once MEP cut sheets are provided.
2. If applicable, accommodations for hanging conveyor systems, high density conduit regions, etc… will need to be accounted for once that information is made available to the design team.

- Wind Design
  - Risk Category II
  - Vult = 159 mph
  - Vasd = 123 mph
  - Exposure C
  - Kd = 0.85
  - GCpi = +/-0.18 (Enclosed)

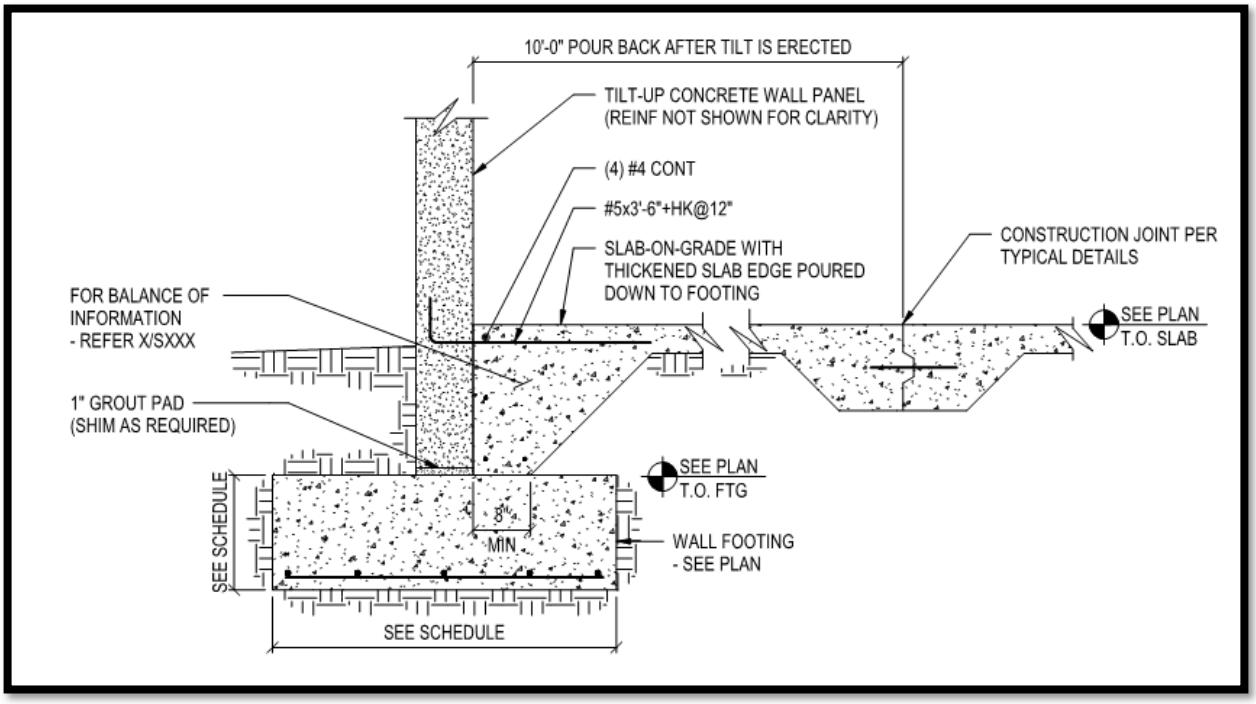
Structural System

Gravity System

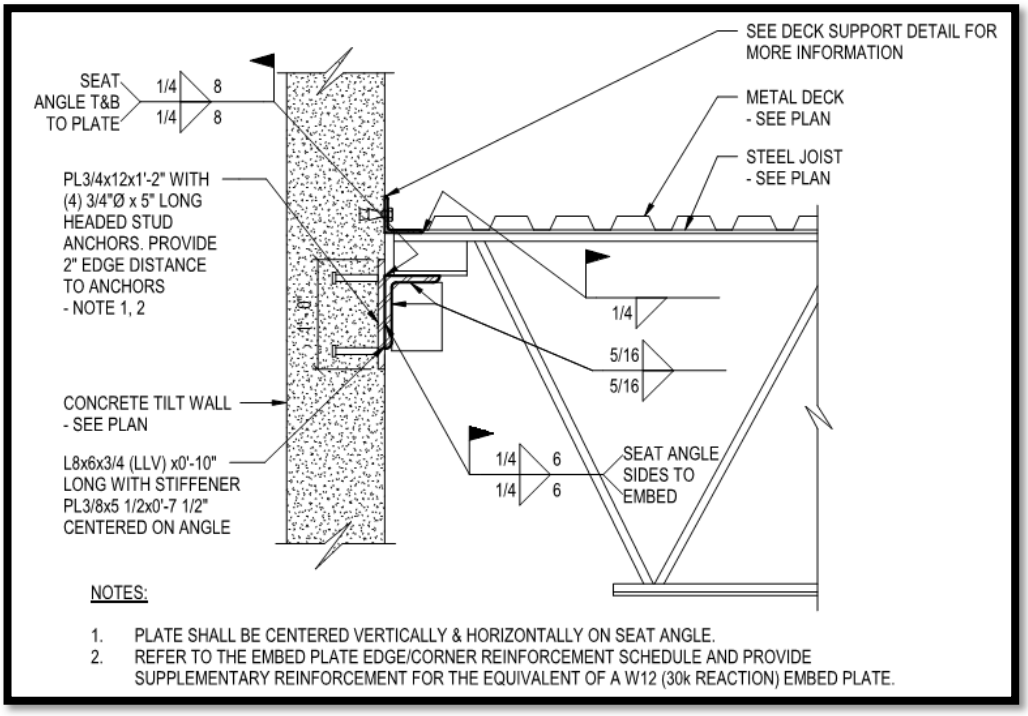
The roof structure will consist of 1 ½" deep, 20 gauge, G90 galvanized, type B roof deck spanning to open-web metal joists, spaced at ~6' on center. Based on the typical 55' spans, the joists will be on the order of 28" to 30" deep, with a 30K10 being a representative section. Joists will span to 44" (minimum) deep joist girders, which will in turn span 55' to HSS10x10 columns.



Load-bearing tilt wall panels will comprise the building façade. Typical panels will be 9 ¼" thick, with an allowance for a ¾" reveal; this will result in an effective structural panel thickness of 8 ½". Panels will be braced at the base with a thickened slab-on-grade pour.



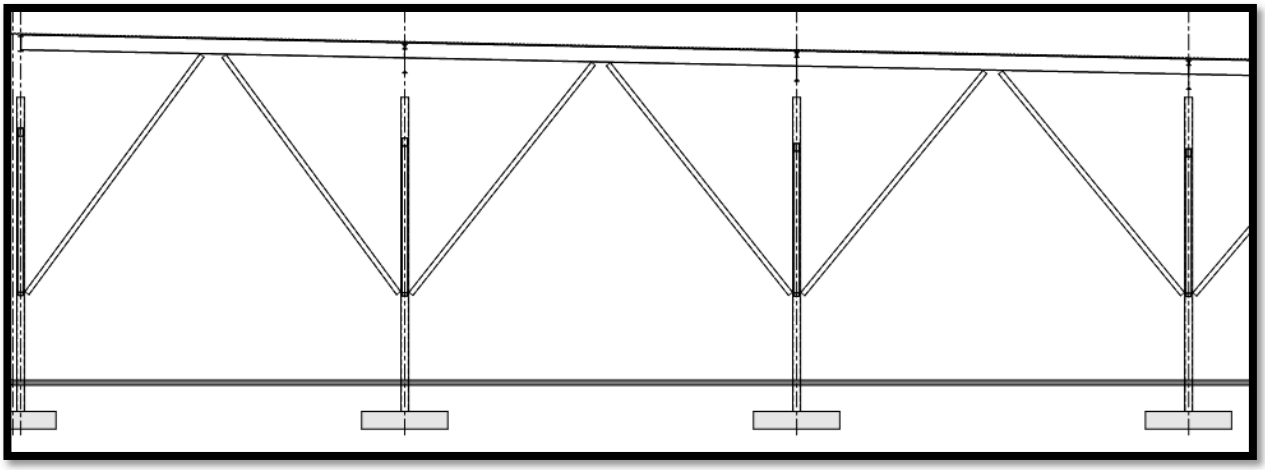
Panels traversing the plan north and south perimeters of the building will support steel joists. Plan east and west panels will support joist girders locally, and the roof deck between girder locations. Joists and joist girders will bear on a stiffened seat angle, welded to an embedded plate cast-in with the panel pour.



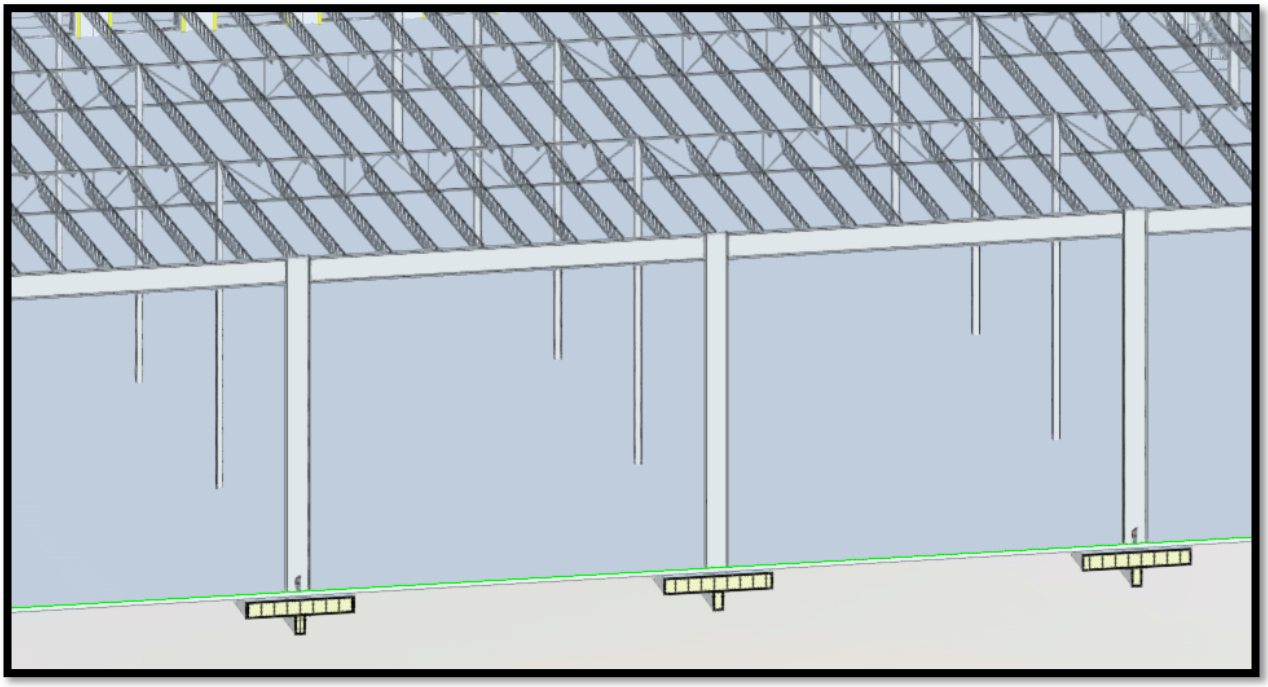
Lateral System

In addition to distributing gravity loads to the roof framing members, the metal roof deck will act as a diaphragm to effectively distribute all lateral forces to the vertical lateral load resisting (VLLR) elements. The load-bearing perimeter tilt panels will act as shear walls, which will inherently be very effective contributors to the lateral system. Due to the significant length of the building, however, additional VLLR elements will be required intermittently. This intermittent lateral load resisting system will consist of one of the following options:

1. Braced Frames: A braced frame lateral system is a more efficient and cost-effective option, when compared to a moment frame system. Section sizes and weights are typically very conventional, and building drift is not a concern. However, head height and clearance issues are often disadvantages associated with this type of system. These potential concerns are alleviated with option 2.

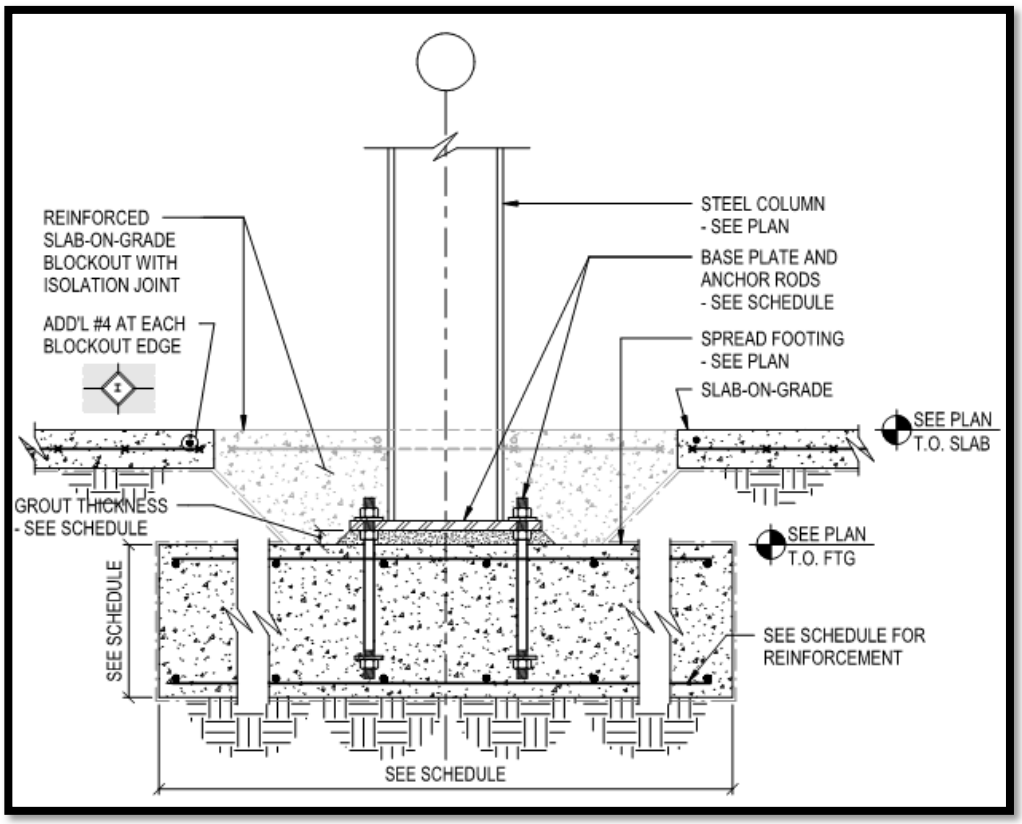


2. Moment Frames: Moment frames will certainly be more expensive than braced frames (option 1). However, a major benefit with a moment frame system comes with the resulting space / clearances between and within column bays. Moment frames are often drift-controlled, compared to a strength-controlled brace system. To control drift, especially in a coastal region with 160 mph winds, MF column and beam sections will likely be on the order of 36" to 40" deep.



Foundations

Based on the Geotechnical Report provided by Ardaman & Associates, Inc., the foundation system will consist of shallow strip and isolated footings supporting the walls and columns respectively. An allowable bearing capacity of 2,500 psf can be used to design the foundations. Given a typical 55'x55' column bay, F6.5 footings should be expected. Typical footing dimensions would be 6'-6" x 6'-6" x 1'-4" deep, reinforced with a bottom layer of (7) #5 in each direction.



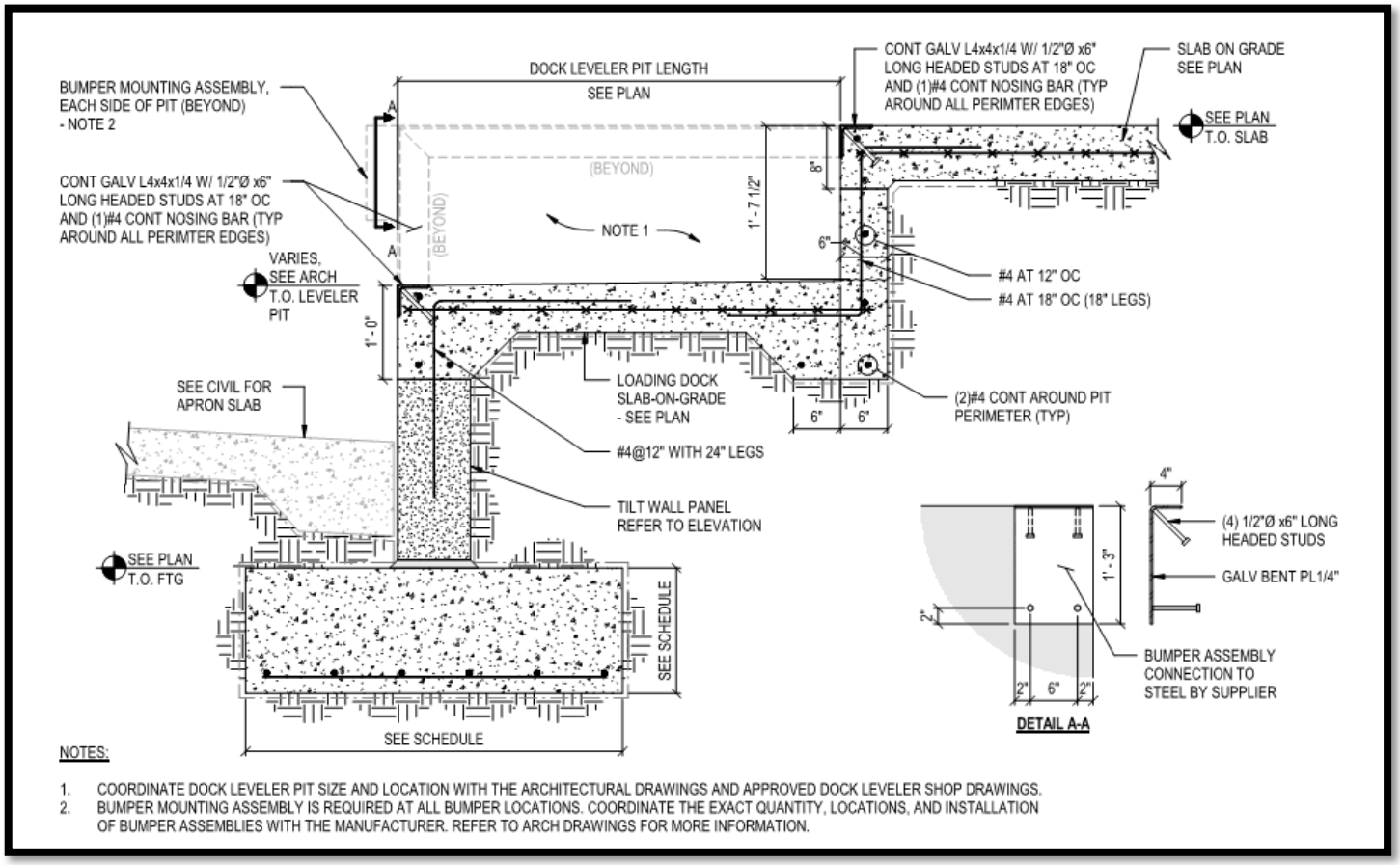
Strip footings supporting typical load-bearing tilt panels will be WF3.0 foundations, 3'-0" wide x 1'-0" deep, reinforced with a bottom layer of #5@12" transverse, and (4) #5 continuous.

Foundation elements supporting braced or moment frames, and in some cases edge columns subject to higher uplift forces, will be larger (added mass to counteract wind uplift) and will require top reinforcing to resist the tensile stresses at the top of the footing section.

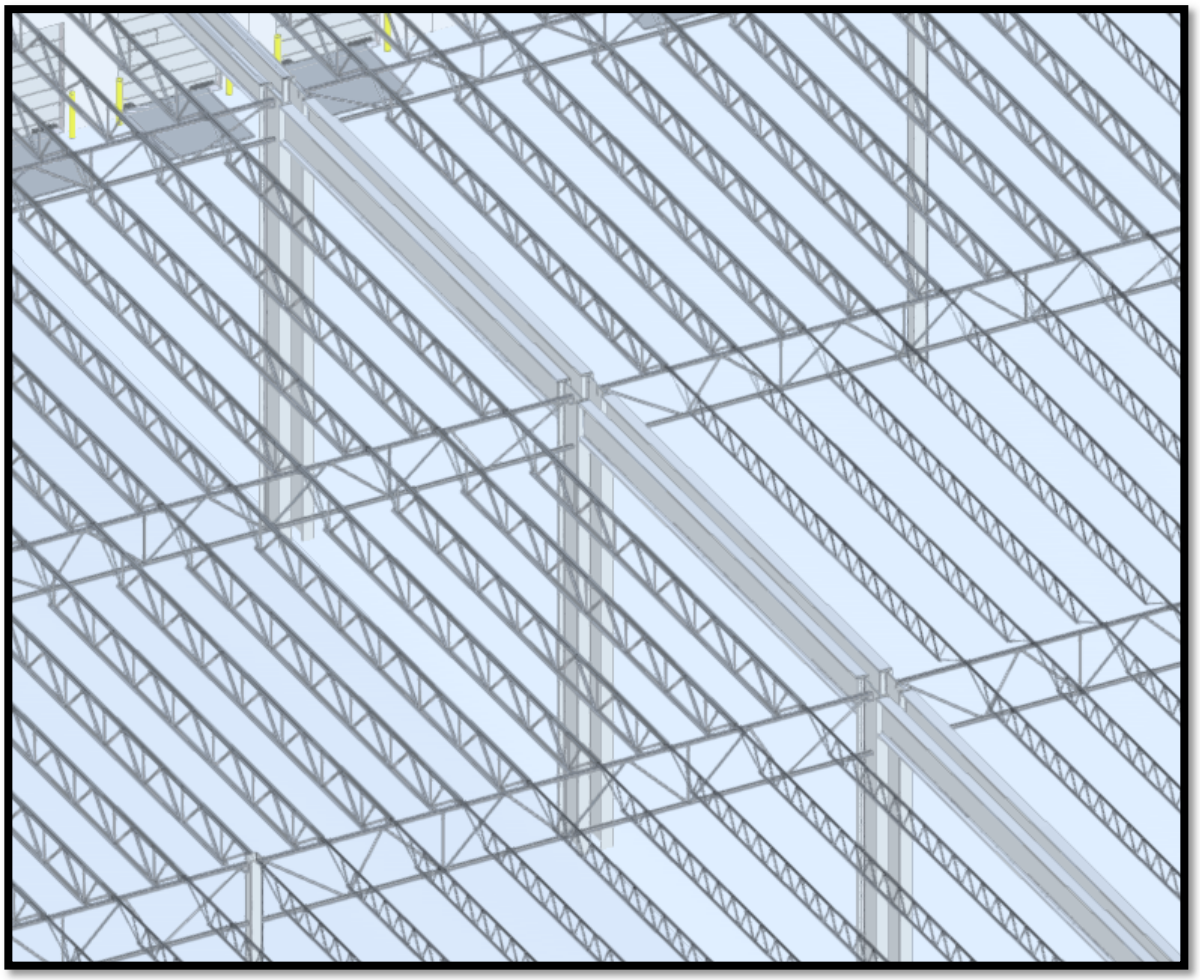
Typical slabs-on-grade within the warehouse footprint will likely be 7" (minimum) thick, reinforced with #3 or #4 bars. Office slabs-on-grade (if applicable) will be 4" or 5" thick, with conventional WWR or fiber reinforcing.

Miscellaneous

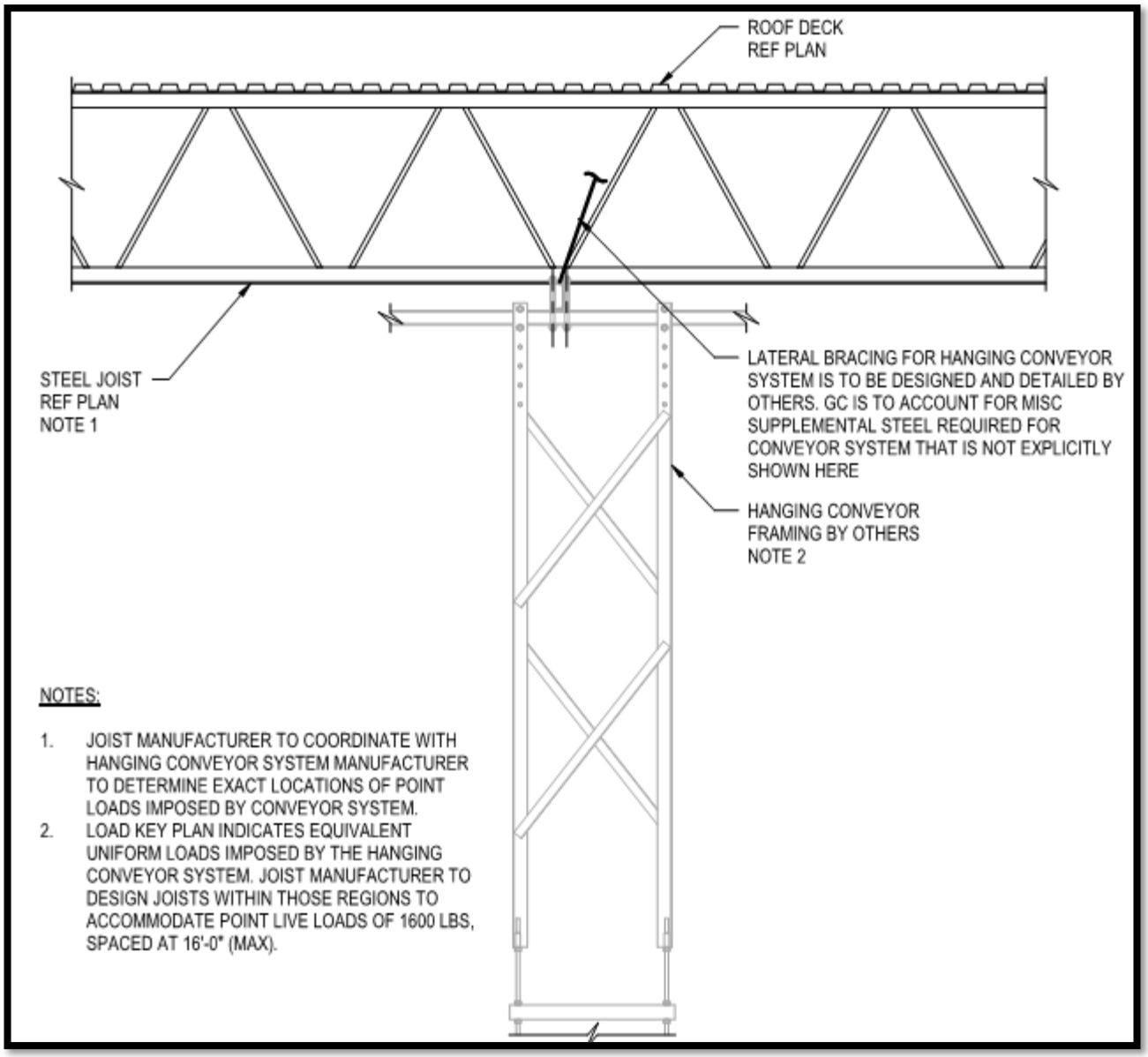
- Dock levelers will be required at the plan north extent of the warehouse. Loading dock door openings will be formed into the tilt wall pours such that the recessed dock leveler pits are accommodated (see below).



- Due to the length of the warehouse, multiple expansion joints will be required (in one direction only), spaced on the order of 300' to 330'. These joints will effectively isolate adjacent sections of the warehouse. Because these building sections will act independently with respect to each other, gravity (and lateral) elements will be required on each side of each joint.



- Although a majority of tenant-related items will not be considered in the design of the core and shell structure, hanging items like conveyor systems, high-density conduits, etc… will impact the primary roof framing, columns and potentially the foundations. General knowledge of the tenant use, functionality, design intent, etc… when made available, will improve the efficiency of the shell design.



MEP/FP Pricing Narrative for:

JBL Development Crossroad Park (CPOC Lots 12-16 Fort Pierce, FL)

ELECTRICAL

- Option1 – (1) 3000A 480V/3Ph Service with fused disconnect placed in the center of the warehouse. Provide (8) Sets of 500 kcmil
- Option 2 – (2) 1600A 480V/3Ph Service with fused disconnect placed on each ends of the warehouse. Provide (4) Sets of 600 kcmil.

  Both above options include wireway after the main rated to the main size.

- Provide (1) 100A 480V/3Ph House Panel with 45 kVa transformer with 150 MCB 208V/3Ph Panel

- House panel to feed site lighting which includes poles and exterior wall packs, irrigation controller, and general power to warehouse systems.

- Fire Alarm control panel

- Utility fed fire pump and fire pump control panel. Size to be determined by fire protection engineer. Estimated panel is 200A @ 480V/3Ph.

- For current estimate of (6) future tenants, provide (2) 2 ½" conduits to each tenant for future 400A 480V/3Ph panel. Provide (1) 4" conduits to each tenant from demarcation point within warehouse. Provide (4) 4" conduits from telecom vault to demarcation point.

- Provide 40-50 high bay fixtures spaced equally throughout warehouse for general lighting of shell space. Powered by house panel. Fixtures shall be provided with emergency battery backups

- Provide exit signs at exterior doors

MECHANICAL

- Provide (6) 2500 CFM rooftop mounted exhaust fans spaced equally throughout warehouse
- Provide (6) curbs for future rooftop units
- Provide (12) 60” x 60” metal louvers spaced equally throughout warehouse

PLUMBING

- 2 ½” cold water main piped through the length of the warehouse
- Provide (6) 2” shut-off valves capped in future tenant spaces
- 6” sanitary pipe with floor cleanouts run through the length of the warehouse
    - Provide pricing for possible lift station outside building
- Provide (12) 3/4" wall hydrants with shutoff valves in lockable box

FIRE PROTECTION

- (5) or (6) fire protection zones and risers protected with K25.2 ESFR designed for Group A Plastics.
- Estimated 8” electric fire pump

JBL Fort Pierce Industrial, LLC
2028 Harrison Street # 202
Hollywood, FL 33020

AGENT CONSENT FORM

Project Name: 3800 Crossroads Parkway

Parcel ID: 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4 and 2324-710-0022-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Jacob Khotoveli, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 7th day of July, 2021, by Jacob Khotoveli (Name of Person Acknowledging) who is personally known to me or who has produced N/A (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Jill Hofstetter
Printed Name of Notary

JILL HOFSTETTER
Notary Public - State of Florida
Commission # GG 925369
My Commission Expires
October 23, 2023

(Notary Seal)

10-23-2023
My commission expires

Owner's Signature

JBL Fort Pierce Industrial LLC, Jacob Khotoveli
Owner's Name

2028 Harrison Street, Suite 202
Street Address

Hollywood, FL, 33020
City, State, Zip

917.225.1694 / michael@jbldvlp.com
Telephone / Email

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4864419 OR BOOK 4611 PAGE 1803, Recorded 05/17/2021 10:55:53 AM Doc Tax: $3395.00

Prepared by and return to:
Alan E. Krinzman
Assouline & Berlowe, P.A.
Miami Tower 100 S.E. 2nd Street, Suite 3105
Miami, FL 33131
305-567-5576
File Number: **00030.0032**

Parcel Identification No. **2324-710-0018-000-0**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 29 day of **April, 2021** between **John E. Burns IV aka John Edmund Burns IV, Individually,** whose post office address is **238 Lanternback Island Drive, Satellite Beach, FL 32937 and Meredith P. Burns aka Meredith Price Burns, Individually,** whose post office address is **5641 NE Handcock Street, Portland, OR 97213; and John E. Burns IV aka John Edmund Burns IV; Meredith P. Burns aka Meredith Price Burns and TCA TrustCorp America, Inc., a Washington, D.C. corporation, as Trustees of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010),** whose post office address is **5301 Wisconsin Avenue, NW #450, Washington, DC 20015,** grantor*, and **JBL Fort Pierce Industrial, LLC, a Florida limited liability company** whose post office address is **2028 Harrison Street, Suite 202, Hollywood, FL 33020,** grantee*,

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 **Saint Lucie County, Florida,** to-wit:

Lot 12, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11, of the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations and limitation of record, if any (without reimposing same), and taxes for the year 2021, which are not yet due and payable.

The above described property is not now nor ever has been the homestead property of grantor, nor is said property adjacent to the homestead property of grantor.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Witness Name: JOANNE O'MALLEY

Witness Name: M. ROBINETTE

John E. Burns, IV, individually and as Trustee

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 29 day of April, 2021 by John E. Burns IV aka John Edmund Burns IV, Individually and as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). He [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public State of Florida
Kimberly G Wolfe
My Commission GG 251446
Expires 08/22/2022

Notary Public

Printed Name: Kimberly G. Wolfe

My Commission Expires: 08.22.2022

DoubleTime®

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:

Witness Name: Patricia L Adamski

Witness Name: Zach Beach

Meredith P. **Burns**, individually and as Trustee

State of Oregon
County of Multnomah

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 29th day of April, 2021 by Meredith P. Burns aka Meredith Price Burns, Individually and as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). She [_] is personally known or [X] has produced a ~~driver's license~~ as identification.
US Passport

[Notary Seal]

OFFICIAL STAMP
MICHELE D DOLAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 968440
MY COMMISSION EXPIRES NOVEMBER 13, 2021

Notary Public

Printed Name: Michele D. Dolan

My Commission Expires: 11/13/2021

DoubleTime®

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:

Witness Name: Christopher Pyer

Witness Name: James W. Koch

TCA TrustCorp America, Inc.,
a Washington D.C. corporation as Trustee

William T. Russell, President

District of Columbia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 29 day of April, 2021 by William T. Russell as President of TCA TrustCorp America, Inc. a Washington, D.C. corporation, on behalf of the corporation, as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). He [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: DEBORAH ADDIS

My Commission Expires: 02/29/2024

DEBORAH ADDIS NOTARY PUBLIC DISTRICT OF COLUMBIA

DoubleTime®

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4864421 OR BOOK 4611 PAGE 1864, Recorded 05/17/2021 10:56:38 AM Doc Tax: $14495.60

Prepared by:
Joseph P. Mullen, Esquire
Mullen & Bizzarro, P.A.
2929 East Commercial Boulevard, PH-C
Fort Lauderdale, Florida 33308
Telephone (954) 772-9100
File No.: 4038.1

Return To:
Assouline & Berlowe , P.A.
100 SE 2ns Street, Suite 3105
Miami, Florida 33131
Telephone (305) 567-5576

Tax Folio No.: 2324-710-0019-000-7

WARRANTY DEED

THIS INDENTURE made this 4th day of May, 2021, between Richard E. Bonvie and Patricia A. Bonvie, husband and wife, whose post office address is 4567 W. Tradewinds Avenue, Lauderdale-By-The-Sea, Florida 33308, Grantors, and JBL Fort Pierce Industrial, LLC, a Florida limited liability company, whose post office address is 2028 Harrison Street, Suite #202, Hollywood, Florida 33020, Grantee.

WITNESSETH: That said Grantors, for and in consideration of the sum of Two Million Seventy Thousand Eight Hundred and 00/100 ($2,070,800.00) Dollars, and other good and valuable consideration to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantee, and Grantee's successors and assigns, the following described land situate, lying and being in St. Lucie County, Florida, to-wit:

Lot 13, Crossroads Park of Commerce Phase 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11, of the Public Records of St. Lucie County, Florida.

SUBJECT TO: (1) taxes for the year 2021 and thereafter; (2) zoning, restrictions, prohibitions and other requirements imposed by governmental authority; (3) and the Plat recorded in Plat Book 30, Page 11 of the Public Records of St. Lucie County, Florida.

Grantors, Richard E. Bonvie and Patricia A. Bonvie, certify that the described property is not, now, nor has it ever been, their homestead. Their homestead address is 4567 W. Tradewinds Avenue, Lauderdale-By- The-Sea, Florida 33308.

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

AND, the Grantors hereby covenant with said Grantee that Grantors are fully seized of said land in fee simple; and Grantors have the good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and the said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

WITNESS WHEREOF, Grantors have hereunto set Grantors' hand and seal the day and year first-above written.

Signed, sealed, and delivered in our presence:

Witnesses:

First witness

Print Name

Second witness

Print name

Grantors:

Richard E. Bonvie

Patricia A. Bonvie

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 4th day of May, 2021 by Richard E. Bonvie and Patricia A. Bonvie who are personally known to me or who have produced a Florida driver licenses as identification.

[Notary Seal]

MARIA E. CASTRO
MY COMMISSION # GG 918506
EXPIRES: January 31, 2024
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires:

Printed Notary Name

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4862543 OR BOOK 4609 PAGE 893, Recorded 05/12/2021 03:57:36 PM Doc Tax: $6440.00

Prepared by and return to:
Michael B. Manes, Esq.
Michael B. Manes, P.A.
950 S Pine Island Road, A-150
Plantation, FL 33324
954-523-1844

Return to:

Alan E. Krinzman, Esq.
Assouline & Berlowe, P.A.
100 SE 2nd Street, Suite 3105,
Miami, FL 33131

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of **April 2021** between **Zabik Investments, LLC, a Florida limited liability company,** whose post office address is **13224 Marcella Blvd, Loxahatchee, Florida 33470,** ("Grantor"), and **JBL Fort Pierce Industrial, LLC, a Florida limited liability company,** whose post office address is **2028 Harrison Street, Suite 202, Hollywood, Florida 33020,** ("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:

Lots 14 and 15, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11 of the Public Records of St. Lucie County, Florida.

Parcel Identification Numbers: Lot 14: 2324-710-0020-000-7; Lot 15: 2324-710-0021-000-4

This conveyance is subject to the following:

1. **Taxes for the year 2021 and subsequent years, which are not yet due and payable;**
2. **Covenants, conditions, restrictions, easements, reservations and limitations of record, if any without reimposing same.**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

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:

Witness Name: RACHEL NORTON

Teresa Zabik, Manager of Zabik Investments, LLC

Witness Name: PAMELA BOREIANO

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 21st day of April 2021 by Teresa Zabik, Manager of Zabik Investments, LLC., Grantor. She [ ] is personally known to me or [✓] has produced FLDL as identification.

[Notary Seal]

SHARON VALDERRAMA
MY COMMISSION # HH 103982
EXPIRES: March 14, 2025
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Sharon Valderrama

My Commission Expires: March 14, 2025

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4862527 OR BOOK 4609 PAGE 833, Recorded 05/12/2021 03:48:40 PM Doc Tax: $3220.00

Prepared by and return to:
Michael B. Manes, Esq.
Michael B. Manes, P.A.
950 S Pine Island Road, A-150
Plantation, FL 33324
954-523-1844

Return to:

Alan E. Krinzman, Esq.
Assouline & Berlowe, P.A.
100 SE 2nd Street, Suite 3105,
Miami, FL 33131

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Warranty Deed

This Warranty Deed made this 26th day of **April 2021** between **Jeffrey Lefkovits, a married man,** whose post office address is 7 Highview Drive, Livingston NJ 07039, ("Grantor"), and **JBL Fort Pierce Industrial, LLC, a Florida limited liability company,** whose post office address is **2028 Harrison Street, Suite 202, Hollywood, Florida 33020**, ("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:

Lot 16, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2324-710-0022-000-1

This conveyance is subject to the following:

1. **Taxes for the year 2021 and subsequent years, which are not yet due and payable;**
2. **Covenants, conditions, restrictions, easements, reservations and limitations of record, if any without reimposing same.**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

This property is not now and has never been the homestead of the Grantor.

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:

Witness Name: Diana Tarsc

Jeffrey Lefkovits, Grantor

Witness Name: J. Steven Spector

State of New York
County of Nassau

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of April 2021 by Jeffrey Lefkovits., Grantor. He [✓] is personally known to me or [ ] has produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: J. Steven Spector

My Commission Expires: _____

J. STEVEN SPECTOR
Notary Public, State of New York
Reg. No. 02SP6063729
Qualified in Nassau County
Commission Expires Sept. 10, 2021

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report





Parcel

PARCELNO:	2324-710-0018-000-0
Property ID:	132791
Owner1:	JBL Fort Pierce Industrial LLC
SiteAddress:	CROSSROADS PKWY

Owner

Owner1:	JBL Fort Pierce Industrial LLC
Owner2:	
Owner3:	
MailingAddress:	2028 Harrison ST, Unit Ste 202 Hollywood, FL 33020-7845

Overview

PrimaryLandUse:	4000 - VCNT INDUS
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Crossroads Park of Commerce
Just/Market Value:	$352,800
FinishedArea:	
Acres:	2.7
TotalArea:	117,612

Legal Description

LegalDescription:	CROSSROADS PARK OF COMMERCE PHASE I LOT 12 (2.70 AC)

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 Credit
2020	$352,800	$0	$352,800	$0	$352,800	$0	$352,800	$0	$0
2019	$352,800	$0	$352,800	$0	$352,800	$0	$352,800	$0	$0
2018	$352,800	$0	$352,800	$0	$352,800	$0	$352,800	$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	2.7	$55.35
Fort Pierce Stormwater Charge	1999	0.4	$27.60

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	117,612	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/29/2021	$485,000	0001	WD	Burns IV (TR) John E	4611-1803	Clerk of Courts
03/30/2012	$353,300	0116	WD	Bonvie Richard E	3377-2784	Clerk of Courts
08/16/2011	$382,700	0116	WD	Bonvie Richard E	3319-2190	Clerk of Courts
04/22/2004	$1,100,000	XX03	WD	Bonvie FP Development Inc	1972-192	Clerk of Courts
09/05/2002	$1,058,500	XX03	WD	Reynolds Metals Development Co	1579-449	Clerk of Courts
12/31/1899	$0				-	Clerk of Courts

Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report





Parcel

PARCELNO:	2324-710-0019-000-7
Property ID:	132792
Owner1:	JBL Fort Pierce Industrial LLC
SiteAddress:	CROSSROADS PKWY

Owner

Owner1:	JBL Fort Pierce Industrial LLC
Owner2:	
Owner3:	
MailingAddress:	2028 Harrison ST, Unit Ste 202 Hollywood, FL 33020-7845

Overview

PrimaryLandUse:	4000 - VCNT INDUS
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Crossroads Park of Commerce
Just/Market Value:	$388,100
FinishedArea:	
Acres:	2.97
TotalArea:	129,373.2

Legal Description

LegalDescription:	CROSSROADS PARK OF COMMERCE PHASE I LOT 13 (2.97 AC)

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 Credit
2020	$388,100	$0	$388,100	$0	$388,100	$0	$388,100	$0	$0
2019	$388,100	$0	$388,100	$0	$388,100	$0	$388,100	$0	$0
2018	$388,100	$0	$388,100	$0	$388,100	$0	$388,100	$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	2.97	$60.89
Fort Pierce Stormwater Charge	1999	0.7	$48.30

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	129,373	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/04/2021	$2,070,800	0001	WD	Bonvie Richard E	4611-1864	Clerk of Courts
08/17/2004	$625,000	XX00	WD	Grow III Joseph	2052-846	Clerk of Courts
06/27/2001	$200,000	XX00	WD	Reynolds Metals Development Co	1407-1872	Clerk of Courts
12/31/1899	$0				-	Clerk of Courts

Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report





Parcel

PARCELNO:	2324-710-0020-000-7
Property ID:	132793
Owner1:	JBL Fort Pierce Industrial LLC
SiteAddress:	CROSSROADS PKWY

Owner

Owner1:	JBL Fort Pierce Industrial LLC
Owner2:	
Owner3:	
MailingAddress:	2028 Harrison ST, Unit Ste 202 Hollywood, FL 33020-7845

Overview

PrimaryLandUse:	4000 - VCNT INDUS
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Crossroads Park of Commerce
Just/Market Value:	$300,600
FinishedArea:	
Acres:	2.3
TotalArea:	100,188

Legal Description

LegalDescription:	CROSSROADS PARK OF COMMERCE PHASE I LOT 14 (2.30 AC)

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 Credit
2020	$300,600	$0	$300,600	$0	$300,600	$0	$300,600	$0	$0
2019	$300,600	$0	$300,600	$0	$300,600	$0	$300,600	$0	$0
2018	$300,600	$0	$300,600	$0	$300,600	$0	$300,600	$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	2.3	$47.15
Fort Pierce Stormwater Charge	1999	0.6	$41.40

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	100,188	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/21/2021	$920,000	0205	WD	Zabik Investments LLC	4609-893	Clerk of Courts
10/06/2017	$785,000	0205	WD	Pensco Trust Company	4052-288	Clerk of Courts
07/16/2014	$100	0111	QC	Fiserv ISS and Co (TR)	3657-786	Clerk of Courts
12/15/2005	$1,450,000	XX01	WD	Bonvie FP Development Inc	2444-836	Clerk of Courts
09/05/2002	$1,058,500	XX03	WD	Reynolds Metals Development Co	1579-449	Clerk of Courts
12/31/1899	$0				-	Clerk of Courts

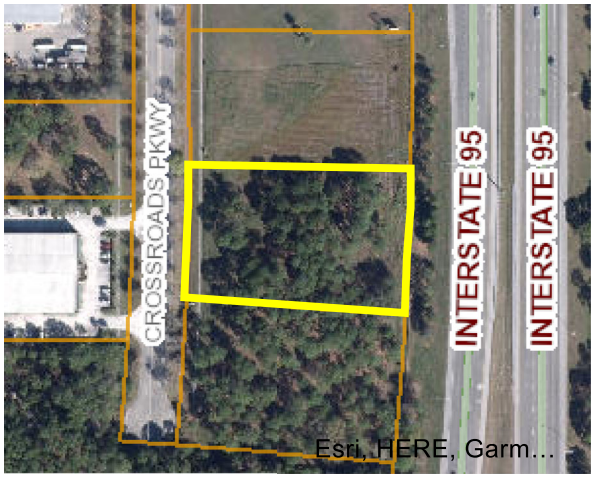
Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report





Parcel

PARCELNO:	2324-710-0021-000-4
Property ID:	132794
Owner1:	JBL Fort Pierce Industrial LLC
SiteAddress:	CROSSROADS PKWY

Owner

Owner1:	JBL Fort Pierce Industrial LLC
Owner2:	
Owner3:	
MailingAddress:	2028 Harrison ST, Unit Ste 202 Hollywood, FL 33020-7845

Overview

PrimaryLandUse:	4000 - VCNT INDUS
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Crossroads Park of Commerce
Just/Market Value:	$308,400
FinishedArea:	
Acres:	2.36
TotalArea:	102,801.6

Legal Description

LegalDescription:	CROSSROADS PARK OF COMMERCE PHASE I LOT 15 (2.36 AC)

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 Credit
2020	$308,400	$0	$308,400	$0	$308,400	$0	$308,400	$0	$0
2019	$308,400	$0	$308,400	$0	$308,400	$0	$308,400	$0	$0
2018	$308,400	$0	$308,400	$0	$308,400	$0	$308,400	$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	2.36	$48.38
Fort Pierce Stormwater Charge	1999	0.6	$41.40

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	102,801	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/21/2021	$920,000	0205	WD	Zabik Investments LLC	4609-893	Clerk of Courts
10/06/2017	$785,000	0205	WD	PENSCO Trust Company	4052-288	Clerk of Courts
08/06/2014	$0	0111	QC	Fiserv ISS and Co (TR)	3663-1896	Clerk of Courts
07/11/2007	$1,800,000	XX01	WD	Bonvie FP Development Inc	2856-1224	Clerk of Courts
09/05/2002	$1,058,500	XX03	WD	Reynolds Metals Development Co	1579-449	Clerk of Courts
12/31/1899	$0				-	Clerk of Courts

Photos



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, August 5, 2021

Parcel Report





Parcel

PARCELNO:	2324-710-0022-000-1
Property ID:	132795
Owner1:	JBL Fort Pierce Industrial LLC
SiteAddress:	CROSSROADS PKWY

Owner

Owner1:	JBL Fort Pierce Industrial LLC
Owner2:	
Owner3:	
MailingAddress:	2028 Harrison ST, Unit Ste 202 Hollywood, FL 33020-7845

Overview

PrimaryLandUse:	4000 - VCNT INDUS
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Crossroads Park of Commerce
Just/Market Value:	$311,000
FinishedArea:	
Acres:	2.38
TotalArea:	103,672.8

Legal Description

LegalDescription:	CROSSROADS PARK OF COMMERCE PHASE I LOT 16 (2.38 AC)

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 Credit
2020	$311,000	$0	$311,000	$0	$311,000	$0	$311,000	$0	$0
2019	$311,000	$0	$311,000	$0	$311,000	$0	$311,000	$0	$0
2018	$311,000	$0	$311,000	$0	$311,000	$0	$311,000	$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	2.38	$48.79
Fort Pierce Stormwater Charge	1999	0.6	$41.40

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

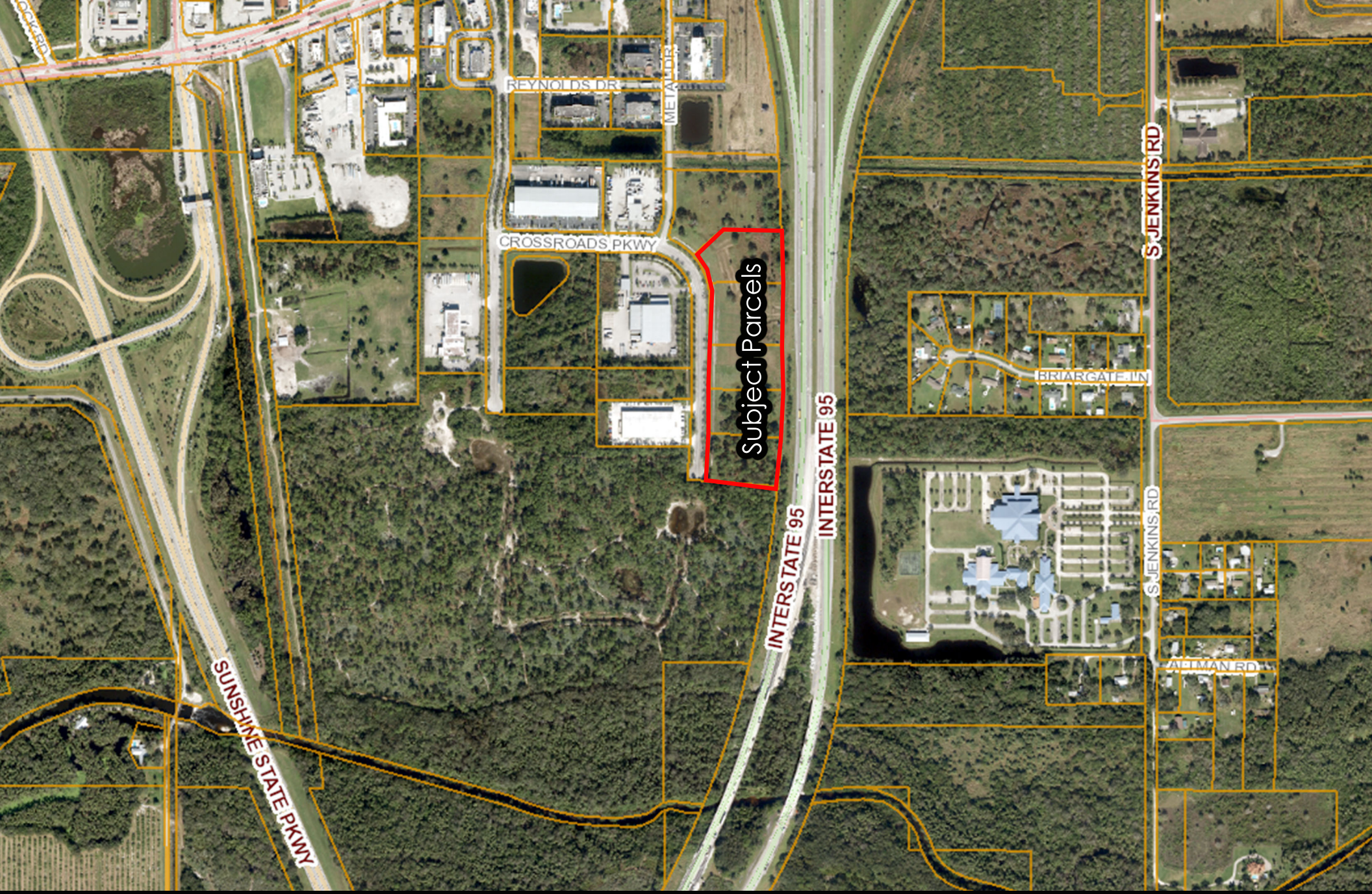
Line Number	Units	Unit Type
1	103,672	SqFt

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
04/23/2021	$460,000	0001	WD	Lefkovits Jeffrey	4609-833	Clerk of Courts
11/02/2017	$375,000	0112	SP	Land Holding LLC	4062-1845	Clerk of Courts
01/20/2016	$100	0112	SP	PNC Bank NA	3831-2358	Clerk of Courts
01/03/2016	$125,100	0118	CT	Bonvie FP Development Inc	3829-694	Clerk of Courts
09/05/2002	$1,058,500	XX03	WD	Reynolds Metals Development Co	1579-449	Clerk of Courts
12/31/1899	$0				-	Clerk of Courts

Photos





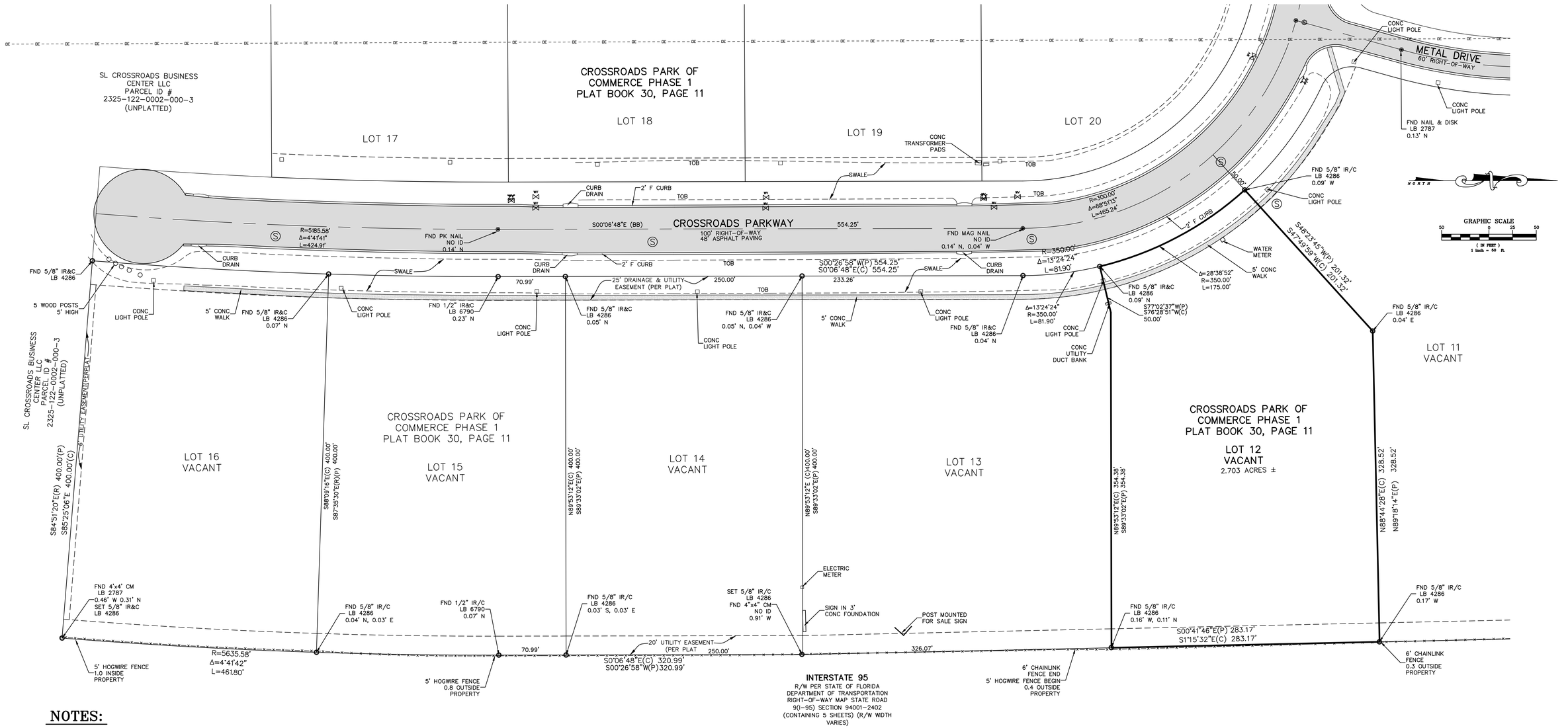
Crossroads Lots 12-16

Location Map

Fort Pierce, FL

NORTH

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL



NOTES:

1) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
2) Description shown hereon provided by the client and/or their agent.
3) The last date of field work was April 01, 2021.
4) Overall parcel contains 2.703 Acres, more or less.
5) Fidelity National Title Insurance Company, Commitment Order No: 9343364, with a Commitment Date of 03/04/2021 @ 11:00 pm, was incorporated into this survey and all public right-of-way, easements and matters included in the Title Commitment abutting and or across subject parcel are shown hereon.
6) Bearings shown hereon are relative to the Florida State Plane East (Zone 901) and are further referenced to the center line of Crossroads Parkway having a bearing of S00°06'48"E.
7) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
8) Said described property appears to be located within an area having a Flood Zone Designation "X", on Flood Rate Map No.12111C0167 J with a date of identification of February 16, 2012, in St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated. No additional search of the public records has been performed. There may be additional map amendments affecting this property.
9) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
10) The feature shown hereon were aquired using RTK GPS and Trigonometric methods and were verified through a redundancy of measurements for accuracy.

LEGAL DESCRIPTION

Being all of Lot 12, according to the plat of CRROSSROADS PARK OF COMMERCE PHASE 1, as recorded in Plat Book 30, Page 11, Public Records of St. Lucie County, Florida.

Containing 2.703 acres, more of less.

CERTIFICATION

JBL FORT PIERCE INDUSTRIAL, LLC

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE RECOGNIZED BY FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, AS SET FORTH IN CHAPTER [DOACS 5J-17.052] AND ESTABLISHED PURSUANT TO CH 472, F.S., AS AMENDED.

LEGEND

℄	DENOTES CENTERLINE
(P)	DENOTES PLAT DATA
(C)	DENOTES CALCULATED FROM FIELD MEASUREMENTS
(D)	DENOTES DEED DATA
TOB	DENOTES TOP OF BANK
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
OHU	DENOTES OVERHEAD UTILITIES
PB	DENOTES PLAT BOOK
PG	DENOTES PAGE
N & TT	DENOTES NAIL AND TIN TAB
UE	DENOTES UTILITY EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
IP	DENOTES IRON PIPE
IR	DENOTES IRON ROD
CM	DENOTES CONCRETE MONUMENT
CONC	DENOTES CONCRETE

IR & C	DENOTES 5/8" IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
ORB	DENOTES OFFICIAL RECORDS BOOK
±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
DB	DENOTES DEED BOOK
PK & D	DENOTES P.K. NAIL AND DISK
CMP	DENOTES CORRUGATED METAL PIPE
RCP	DENOTES REINFORCED CONCRETE PIPE
No ID	DENOTES NO IDENTIFICATION NUMBER
PRM	DENOTES PERMANENT REFERENCE MONUMENT
SV	DENOTES SEWER VALVE
WV	DENOTES WATER VALVE
EV	DENOTES ELEVATION (TYPICAL)
WM	DENOTES WATER METER
Ⓢ	DENOTES SANITARY MANHOLE

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

SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
21-052.100 bndy	21-03/10

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

— REVISIONS —	BY	DATE
REVISED CERTIFICATION	GLM	4-26-21

	BY	DATE
FIELD	SG	4-1-21
CALCS.		
DRAWN	GLM	4-6-21
DETAILED		
CHECKED		
APPROVED		

BOUNDARY SURVEY OF LOT 12

PREPARED FOR

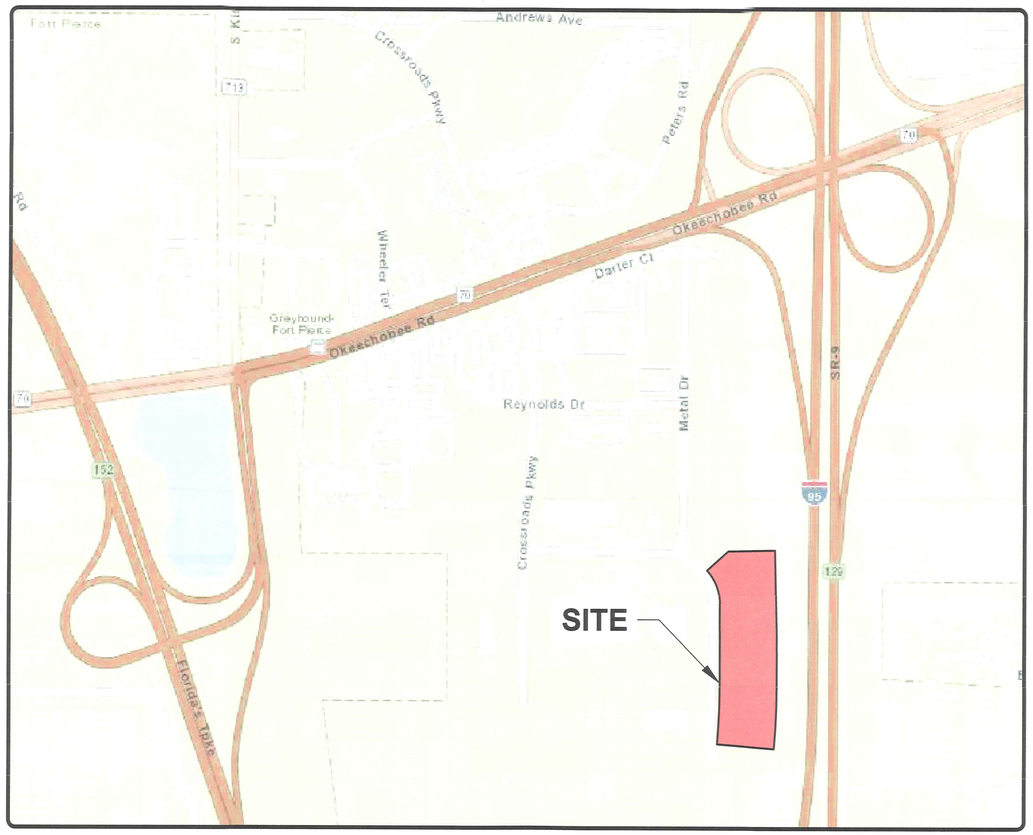
ASSOULINE & BERLOWE, P.A.

DATE: 4-06-2021
HORIZ. SCALE 1"=50'
VERT. SCALE: N\A
JOB No. 21-052.100
SHEET 1 OF 1

P:\Proj-2021\21-052.100 Lots 12-16 Crossroads park\survey\21-052.100 bndy Lot 12.dwg

TOPOGRAPHIC AND TREE SURVEY

FOR: JBL FORT PIERCE INDUSTRIAL LLC



ST LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

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

TOE	TOE OF SLOPE		
TOB	TOP OF BANK/BERM		
T.O.N.	TOP OF NUT		
X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)		
X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)		
TWNSHP	TOWNSHIP		
TSCB	TRAFFIC SIGNAL CONTROL BOX		
TYP	TYPICAL		
U.E.	UTILITY EASEMENT		
UNK	UNKNOWN		
UNK MH	UNKNOWN HANDHOLD		
RISER BOX	UNKNOWN RISER BOX		
U	UNKNOWN TYPE MANHOLE		
VCP	VITRIFIED CLAY PIPE		
WM	WATER METER		
W	WATER SERVICE METER (WM)		
WV	WATER VALVE (WV)		
W	WELL		
W	WEST		
WF	WOOD FENCE		
	WOOD POLE STREET LIGHT		
	WOOD POWER POLE		
	OAK		
	PALM		
	PINE		

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 AUGUST 13, 2021.
3. THIS IS NOT A BOUNDARY SURVEY
4. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J-17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL" 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 TOPOGRAPHIC 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. 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.
9. 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.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
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 HAZARD ZONE X 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.
15. THIS TOPOGRAPHIC SURVEY IS BASED UPON A BOUNDARY SURVEY PROVIDED BY; CULPEPER & TERPENING INC., PROJECT #21-052.100, DATED APRIL 01, 2021.

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

SIGNATURE DATE: 8-19-2021

ENGINEERS & SURVEYORS
ENVIRONMENTAL

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

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

AV DRAWN BY
MTO CHECKED BY
RH FIELD CREW
21-352_CROSSROADS.dwg FILENAME
SCALE SCALE
August 19, 2021 DATE

DATE | REVISION COMMENTS

TOPOGRAPHIC AND TREE SURVEY
FOR: JBL FORT PIERCE INDUSTRIAL LLC
LOTS 12 THROUGH 16
CROSSROADS PARK OF COMMERCE PHASE 1
SEC. 24 & 25, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-352

1 OF 2

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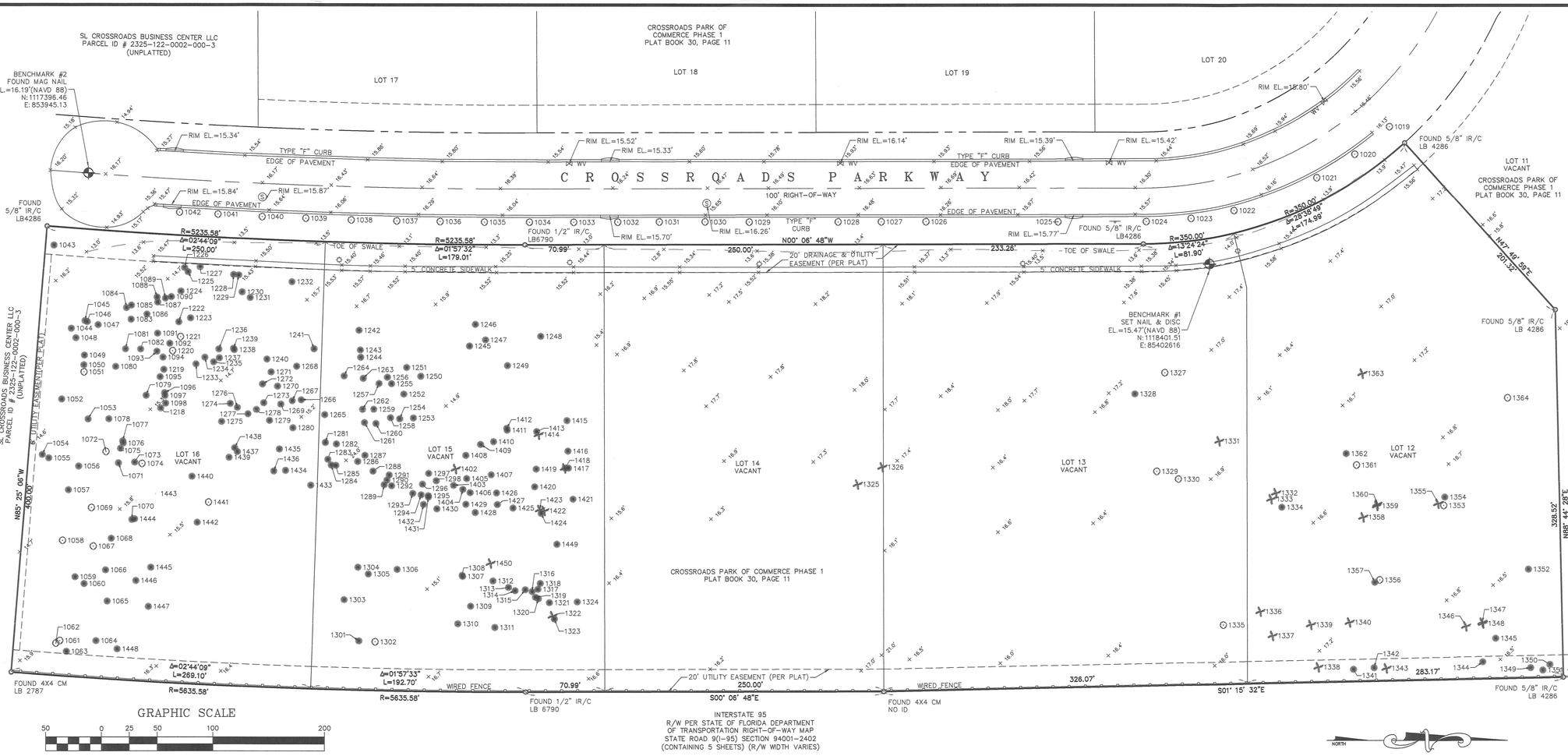

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1019	1118563	853903	9	OAK
1020	1118532	853928	9	OAK
1021	1118498	853949	12	OAK
1022	1118423	853978	12	OAK
1023	1118385	853985	10	OAK
1024	1118345	853988	18	OAK
1025	1118266	853989	9	OAK
1026	1118147	853989	7	OAK
1027	1118107	853989	20	OAK
1028	1118069	853989	13	OAK
1029	1117989	853989	12	OAK
1030	1117949	853989	23	OAK
1031	1117908	853989	18	OAK
1032	1117871	853989	24	OAK
1033	1117832	853989	18	OAK
1034	1117792	853989	24	OAK
1035	1117752	853989	15	OAK
1036	1117712	853989	23	OAK
1037	1117673	853988	24	OAK
1038	1117632	853987	16	OAK
1039	1117591	853986	28	OAK
1041	1117552	853984	18	OAK
1041	1117513	853982	20	OAK
1042	1117478	853980	25	OAK
1043	1117366	854010	10	PINE
1044	1117381	854084	15	PINE
1045	1117393	854077	11	PINE
1046	1117396	854078	16	PINE
1047	1117405	854081	14	PINE
1048	1117385	854092	13	PINE
1049	1117393	854108	14	PINE
1050	1117392	854117	14	PINE
1051	1117393	854123	12	OAK
1052	1117373	854147	12	PINE
1053	1117396	854165	12	PINE
1054	1117355	854197	19	PINE
1055	1117361	854200	17	PINE
1056	1117388	854207	17	PINE
1057	1117379	854228	17	PINE
1058	1117373	854274	45	OAK
1059	1117385	854306	10	PINE
1060	1117393	854312	11	PINE
1061	1117371	854363	12	OAK
1062	1117367	854366	8	OAK
1063	1117377	854373	14	PINE
1064	1117403	854363	12	PINE
1065	1117413	854328	10	PINE

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1066	1117412	854300	10	PINE
1067	1117401	854279	20	OAK
1068	1117417	854272	12	PINE
1069	1117399	854244	6	OAK
1070	1117436	854255	16	PINE
1071	1117424	854204	18	PINE
1072	1117412	854194	15	OAK
1073	1117438	854204	10	PINE
1074	1117445	854205	20	OAK
1075	1117425	854191	15	PINE
1076	1117428	854187	11	PINE
1077	1117427	854185	11	PINE
1078	1117415	854165	18	PINE
1079	1117448	854144	16	PINE
1080	1117421	854118	17	PINE
1081	1117430	854102	10	PINE
1082	1117443	854103	10	PINE
1083	1117435	854078	19	PINE
1084	1117431	854066	13	PINE
1085	1117435	854063	13	PINE
1086	1117449	854071	10	PINE
1087	1117459	854081	12	PINE
1088	1117458	854056	10	PINE
1089	1117466	854057	10	PINE
1090	1117471	854056	13	PINE
1091	1117459	854088	17	PINE
1092	1117469	854097	11	PINE
1093	1117458	854105	11	PINE
1094	1117463	854110	15	PINE
1095	1117461	854127	12	PINE
1096	1117465	854142	10	PINE
1097	1117465	854144	15	PINE
1098	1117466	854151	13	PINE
1218	1117461	854155	10	PINE
1219	1117464	854121	12	PINE
1220	1117472	854106	9	OAK
1221	1117479	854091	9	OAK
1222	1117478	854078	13	PINE
1223	1117488	854075	15	PINE
1224	1117479	854051	11	PINE
1225	1117486	854033	12	PINE
1226	1117483	854030	14	PINE
1227	1117497	854029	18	PINE
1228	1117527	854038	20	PINE
1229	1117531	854036	19	PINE
1230	1117534	854052	15	PINE
1231	1117542	854057	16	PINE

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1232	1117579	854042	16	PINE
1233	1117493	854116	12	PINE
1234	1117501	854110	12	PINE
1235	1117509	854114	17	PINE
1236	1117514	854103	10	PINE
1237	1117514	854110	12	PINE
1238	1117527	854103	12	PINE
1239	1117527	854102	12	PINE
1240	1117557	854112	11	PINE
1241	1117599	854102	13	PINE
1242	1117639	854086	19	PINE
1243	1117640	854103	10	PINE
1244	1117641	854110	19	PINE
1245	1117738	854100	22	PINE
1246	1117744	854080	19	PINE
1247	1117753	854094	20	PINE
1248	1117802	854091	26	PINE
1249	1117772	854117	22	PINE
1250	1117695	854127	18	PINE
1251	1117682	854119	18	PINE
1252	1117679	854143	18	PINE
1253	1117688	854164	13	PINE
1254	1117676	854165	20	PINE
1255	1117668	854133	15	PINE
1256	1117665	854128	14	PINE
1257	1117657	854133	14	PINE
1258	1117667	854164	10	PINE
1259	1117653	854156	16	PINE
1260	1117654	854169	11	PINE
1261	1117644	854168	14	PINE
1262	1117642	854157	14	PINE
1263	1117643	854129	14	PINE
1264	1117626	854127	14	PINE
1265	1117609	854161	16	PINE
1266	1117588	854148	16	PINE
1267	1117579	854149	10	PINE
1268	1117583	854118	11	PINE
1269	1117569	854152	11	PINE
1270	1117566	854136	11	PINE
1271	1117560	854123	12	PINE
1272	1117553	854134	15	PINE
1273	1117554	854151	12	PINE
1274	1117524	854151	14	PINE
1275	1117516	854167	13	PINE
1276	1117530	854155	13	PINE
1277	1117540	854161	13	PINE
1278	1117547	854157	16	PINE

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1279	1117559	854166	14	PINE
1280	1117580	854173	17	PINE
1281	1117609	854186	14	PINE
1282	1117619	854187	16	PINE
1283	1117611	854201	12	PINE
1284	1117614	854206	15	PINE
1285	1117619	854207	15	PINE
1286	1117638	854203	12	PINE
1287	1117645	854198	14	PINE
1288	1117652	854212	14	PINE
1289	1117662	854224	12	PINE
1290	1117664	854220	12	PINE
1291	1117666	854215	16	PINE
1292	1117669	854235	15	PINE
1293	1117687	854232	13	PINE
1294	1117695	854233	13	PINE
1295	1117702	854234	13	PINE
1296	1117696	854223	15	PINE
1297	1117702	854214	15	PINE
1298	1117709	854220	12	PINE
1301	1117639	854364	14	PINE
1302	1117654	854364	22	OAK
1303	1117626	854327	17	PINE
1304	1117638	854298	12	PINE
1305	1117648	854304	14	PINE
1306	1117673	854300	14	PINE
1307	1117732	854306	14	PINE
1308	1117732	854305	14	PINE
1309	1117739	854359	10	PINE
1310	1117728	854348	13	PINE
1311	1117761	854352	16	PINE
1312	1117759	854310	14	PINE
1313	1117773	854316	22	PINE
1314	1117779	854319	14	PINE
1315	1117788	854318	15	PINE
1316	1117794	854319	13	PINE
1317	1117800	854317	12	PINE
1318	1117802	854312	11	PINE
1319	1117798	854325	13	PINE
1320	1117800	854326	11	PINE
1321	1117810	854329	14	PINE
1322	1117813	854341	14	PALM
1323	1117814	854344	14	PINE
1324	1117835	854329	22	PINE
1325	1118086	854223	15	PALM
1326	1118109	854208	14	PALM
1327	1118361	854123	22	OAK

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1328	1118335	854142	20	PINE
1329	1118354	854212	21	OAK
1330	1118374	854219	21	OAK
1331	1118411	854184	10	PALM
1332	1118462	854231	10	PALM
1333	1118457	854236	12	PALM
1334	1118468	854244	21	PINE
1335	1118414	854349	23	OAK
1336	1118447	854337	14	PALM
1337	1118458	854358	14	PALM
1338	1118500	854386	14	PALM
1339	1118493	854349	14	PALM
1340	1118528	854346	14	PALM
1341	1118531	854388	20	PINE
1342	1118549	854387	18	PINE
1343	1118561	854387	14	PALM
1344	1118647	854382	11	PINE
1345	1118658	854361	11	PINE
1346	1118632	854350	12	PALM
1347	1118646	854346	12	PALM
1348	1118647	854347	12	PALM
1349	1118689	854387	13	PINE
1350	1118707	854384	13	PINE
1351	1118700	854389	13	PINE
1352	1118687	854299	13	PINE
1353	1118612	854242	22	OAK
1354	1118613	854234	22	PINE
1355	1118607	854240	13	PALM
1356	1118554	854308	28	OAK
1357	1118550	854311	14	PINE
1358	1118540	854252	16	PALM
1359	1118552	854242	16	PALM
1360	1118552	854241	16	PALM
1361	1118533	854206	24	OAK
1362	1118524	854195	16	PINE
1363	1118539	854124	14	PALM
1364	1118669	854146	36	OAK
1402	1117726	854210	20	PALM
1403	1117724	854224	14	PINE
1404	1117732	854228	14	PINE
1405	1117736	854218	15	PINE
1406	1117739	854231	15	PINE
1407	1117758	854215	15	PINE
1408	1117735	854198	15	PINE
1409	1117748	854188	15	PINE
1410	1117760	854185	16	PINE
1411	1117772	854175	16	PINE

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1412	1117772	854174	16	PINE
1413	1117799	854176	15	PINE
1414	1117801	854179	15	PALM
1415	1117826	854167	18	PINE
1416	1117827	854194	15	PINE
1417	1117827	854209	18	PINE
1418	1117824	854209	16	PALM
1419	1117798	854210	19	PINE
1420	1117797	854226	18	PINE
1421	1117831	854237	18	PINE
1422	1117806	854247	14	PALM
1423	1117802	854246	16	PALM
1424	1117803	854250	18	PINE
1425	1117777	854245	15	PINE
1426	1117763	854231	15	PINE
1427	1117763	854242	12	PINE
1428	1117744	854249	12	PINE
1429	1117735	854241	14	PINE
1430	1117709	854245	14	PINE
1431	1117702	854235	11	PINE
1432	1117697	854242	11	PINE
1433	1117598	854224	13	PINE
1434	1117573	854211	13	PINE
1435	1117568	854192	13	PINE
1436	1117563	854212	15	PINE
1437	1117530	854194	15	PINE
1438	1117528	854191	15	PINE
1439	1117523	854193	13	PINE
1440	1117489	854216	15	PINE
1441	1117504	854239	13	OAK
1442	1117494	854257	18	PINE
1443	1117457	854232	18	PINE
1444	1117438	854254	15	PINE
1445	1117453	854298	10	PINE
1446	1117439	854310	10	PINE
1447	1117450	854333	16	PINE
1448	1117422	854371	19	PINE
1449	1117817	854277	19	PINE
1450	1117757	854284	16	PALM
1452	1117750	854268	16	PALM
1453	1117730	854273	16	PINE
1454	1117725	854274	16	PINE
1455	1117726	854289	17	PINE
1456	1117704	854284	14	PINE
1457	1117700	854261	14	PINE
1458	1117689	854257	12	PINE
1459	1117680	854254	15	PINE

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1460	1117681	854262	13	PINE
1461	1117678	854271	15	PINE
1462	1117657	854270	15	PINE
1463	1117649	854248	12	PINE
1464	1117633	854249	12	PINE
1465	1117632	854261	12	PINE
1466	1117638	854265	12	PINE
1467	1117638	854276	14	PINE
1468	1117629	854257	14	PINE
1469	1117620	854256	14	PINE
1470	1117618	854264	12	PINE
1471	1117621	854266	14	PINE
1472	1117615	854294	15	PINE
1473	1117587	854294	13	PINE
1474	1117587	854268	13	PINE
1475	1117587	854269	13	PINE
1476	1117559	854257	14	PINE
1477	1117564	854281	15	PINE
1478	1117563	854277	11	PINE
1479	1117569	854282	15	PINE
1480	1117572	854284	12	PINE
1481	1117567	854289	15	PINE
1482	1117576	854299	15	PINE
1483	1117507	854278	19	PINE
1484	1117510	854283	15	PINE
1485	1117528	854304	14	PINE
1486	1117538	854319	16	PINE
1487	1117543	854318	12	PINE
1488	1117497	854331	12	PINE
1489	1117465	854325	10	PINE
1490	1117434	854360	11	PINE
1491	1117499	854355	11	PINE
1492	1117544	854383	20	PINE
1493	1117525	854344	12	PINE
1494	1117578	854333	18	PINE
1495	1117584	854331	15	PINE
1496	1117575	854365	15	PINE
1497	1117612	854364	26	OAK
1498	1117613	854366	28	OAK
1499	1117618	854381	10	PALM
1500	1117627	854358	25	OAK

ENGINEERS & SURVEYORS
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UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
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L.B. CERTIFICATE OF AUTHORIZATION 8098

AV | DRAWN BY
MTO | CHECKED BY
RH | FIELD CREW
21-352_CROSSROADS.dwg | FILENAME
1"=50' | SCALE
August 18, 2021 | DATE

REVISION COMMENTS | DATE

TOPOGRAPHIC AND TREE SURVEY

FOR: JBL FORT PIERCE INDUSTRIAL LLC

LOTS 12 THROUGH 16
CROSROADS PARK OF COMMERCE PHASE 1
SEC. 24 & 25, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-352

2 OF 2

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

LOT 17
WAREHOUSE
FUTURE LAND USE:
COMMERCIAL
ZONING: CP-1

LOT 18
VACANT
FUTURE LAND USE:
COMMERCIAL
ZONING: CP-1

LOT 19
VACANT
FUTURE LAND USE:
COMMERCIAL
ZONING: CP-1

CROSSROADS PARKWAY
372.49' (100' R/W)

372.47'

185.97'

R=5235.58 Δ=4°41'42" L=429.01

R=350.00 Δ=42°03'14" L=256.89

N 0°06'48" W 554.25'

N 47°48'58" E 201.22'

EX. 20' DRAINAGE & UTILITY EASEMENT (PER P.B. 30, PG. 11)

EX. CONCRETE TRANSFORMER PAD

EX. SWALE @ 0.50%

EX. SWALE @ 0.50%

EXISTING DETENTION SWALE

EX. 8' CONC. SIDEWALK

EX. 20' DRAINAGE & UTILITY EASEMENT (PER P.B. 30, PG. 11)

EX. 20' UTILITY EASEMENT (PER # 3E PG. 11)

PROPOSED FIRE SPRINKLER SYSTEM & WATER SERVICE

PROPOSED FIRE HYDRANT

24'x12' CONCRETE DUMPSTER PAD W/ 5' HIGH MASONRY WALL & 100% OPAQUE GATES (SEE DETAIL)

24'x12' CONCRETE DUMPSTER PAD W/ 5' HIGH MASONRY WALL & 100% OPAQUE GATES (SEE DETAIL)

PROPOSED SEWER SYSTEM

WATER SERVICE

2' CAR OVERHANG

UNPLATTED
ACREAGE
VACANT
FUTURE LAND USE:
COMMERCIAL
ZONING: CP-1

N 85°25'06" W 400.00'

20' PUBLIC EASEMENT (PER P.B. 30, PG. 11)

PROPOSED 10' LANDSCAPE BUFFER

5' CONCRETE SIDEWALK (TYP.)

LOT 16 LOT 15 LOT 14 LOT 13 LOT 12

PROPOSED ONE-STORY
WAREHOUSE BUILDING
WAREHOUSE AREA = 207,117 S.F.
F.F.E. =
HEIGHT =

CONCRETE WHEEL STOPS (TYP.)

PROPOSED PAVEMENT

PROPOSED 10' LANDSCAPE BUFFER

N 88°44'28" E 328.52'

R=5635.58 Δ=4°41'42" L=461.80

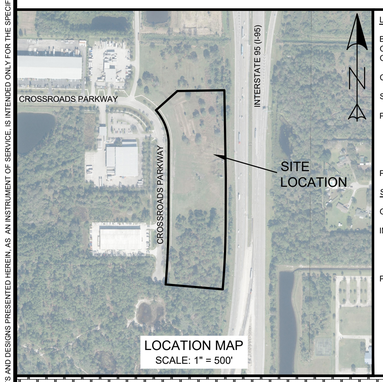
S 0°06'48" E 320.99'

S 1°15'32" E 609.24'

PROPOSED DRAINAGE SYSTEM WITH EXFILTRATION

2' CAR OVERHANG

(IN FEET)
1 inch = 50 ft.



LOCATION MAP
SCALE: 1" = 500'

LEGAL DESCRIPTION

BEING ALL OF LOTS 12 THROUGH 16, ACCORDING TO THE PLAT OF CROSSROADS PARK OF COMMERCE PHASE 1, AS RECORDED IN PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 553,733 SQUARE FEET OR 12.712 ACRES, MORE OR LESS.

SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST

PARCEL ID#:	2324-710-0018-000-0
	2324-710-0019-000-7
	2324-710-0020-000-7
	2324-710-0021-000-4
	2324-710-0022-000-1
PROJECT NAME:	3800 CROSSROADS PARKWAY

SITE DATA

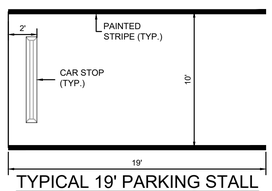
GROSS SITE AREA	553,733 S.F. (12.712 AC) = 100.00%
IMPERVIOUS AREA	468,012 S.F. (10.744 AC) = 84.52%
PROPOSED BUILDING	207,117 S.F. (4.755 AC) = 37.41%
PROPOSED PAVEMENT	186,233 S.F. (4.275 AC) = 33.63%
PROPOSED CONCRETE	74,662 S.F. (1.714 AC) = 13.48%
PERVIOUS AREA:	85,721 S.F. (1.968 AC) = 15.48%
OPEN SPACE AREA	85,721 S.F. (1.968 AC) = 15.48%
DRY DETENTION AREA	0 S.F. (0.000 AC) = 0.00%
UPLAND PRESERVE	0 S.F. (0.000 AC) = 0.00%
WETLANDS	0 S.F. (0.000 AC) = 0.00%
WETLAND BUFFERS	0 S.F. (0.000 AC) = 0.00%

PARKING CALCULATIONS:

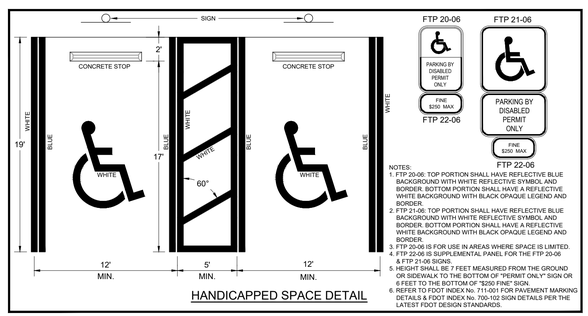
PARKING REQUIRED:

207,117 S.F. WAREHOUSE AREA
1 SPACE / 600 S.F. WAREHOUSE AREA
207,117 / 600 = 345 SPACES (8 HC)

PARKING REQUIRED	= 345 SPACES (8 HC)
PARKING PROVIDED	= 366 SPACES (8 HC)
CAR PARKING	= 286 SPACES
TRUCK PARKING	= 80 SPACES



TYPICAL 19' PARKING STALL
N.T.S.



HANDICAPPED SPACE DETAIL

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

LEGEND

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

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10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
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DATE	REVISION COMMENTS

RWF
DESIGNED BY
RWF
DRAWN BY
21-352 (08-19-2021).dwg
FILENAME
SITE PLAN
LAYOUT
1" = 50'
SCALE
07 JULY 2021
DATE

3800 CROSSROADS PARKWAY

CONCEPTUAL SITE PLAN

ST. LUCIE COUNTY FLORIDA

(DATE)

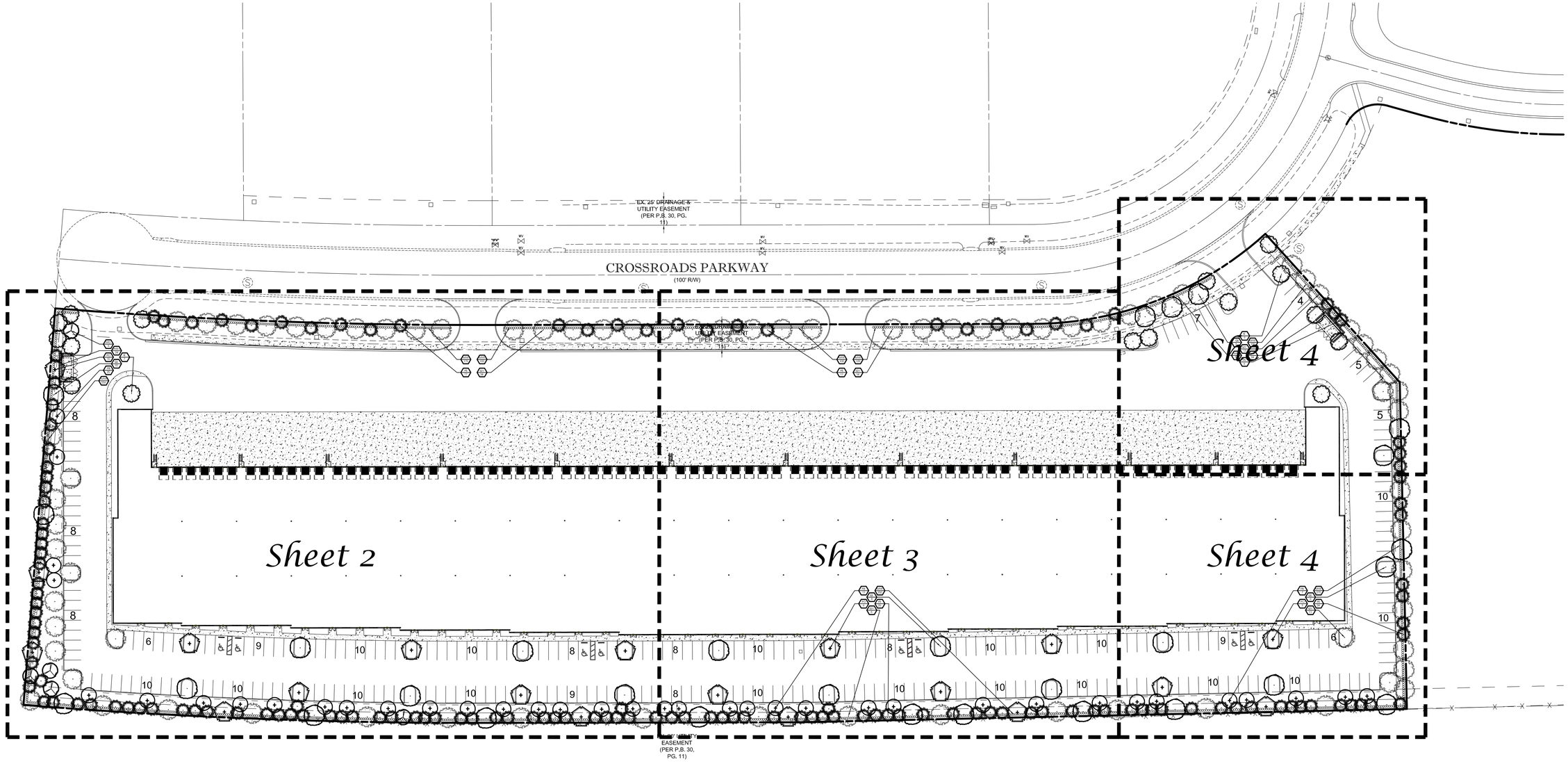
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-352

1 OF 1

Sheet Legend

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



Landscape Plan

North
Scale: 1" = 50'
0 25' 50' 100'

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

3800 Crossroads Parkway
City of Fort Pierce, Florida

City Project Number:

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

Job No. 21-0603
Drawn By JWS
Submittal Dates 8-18-2021

Revision Dates

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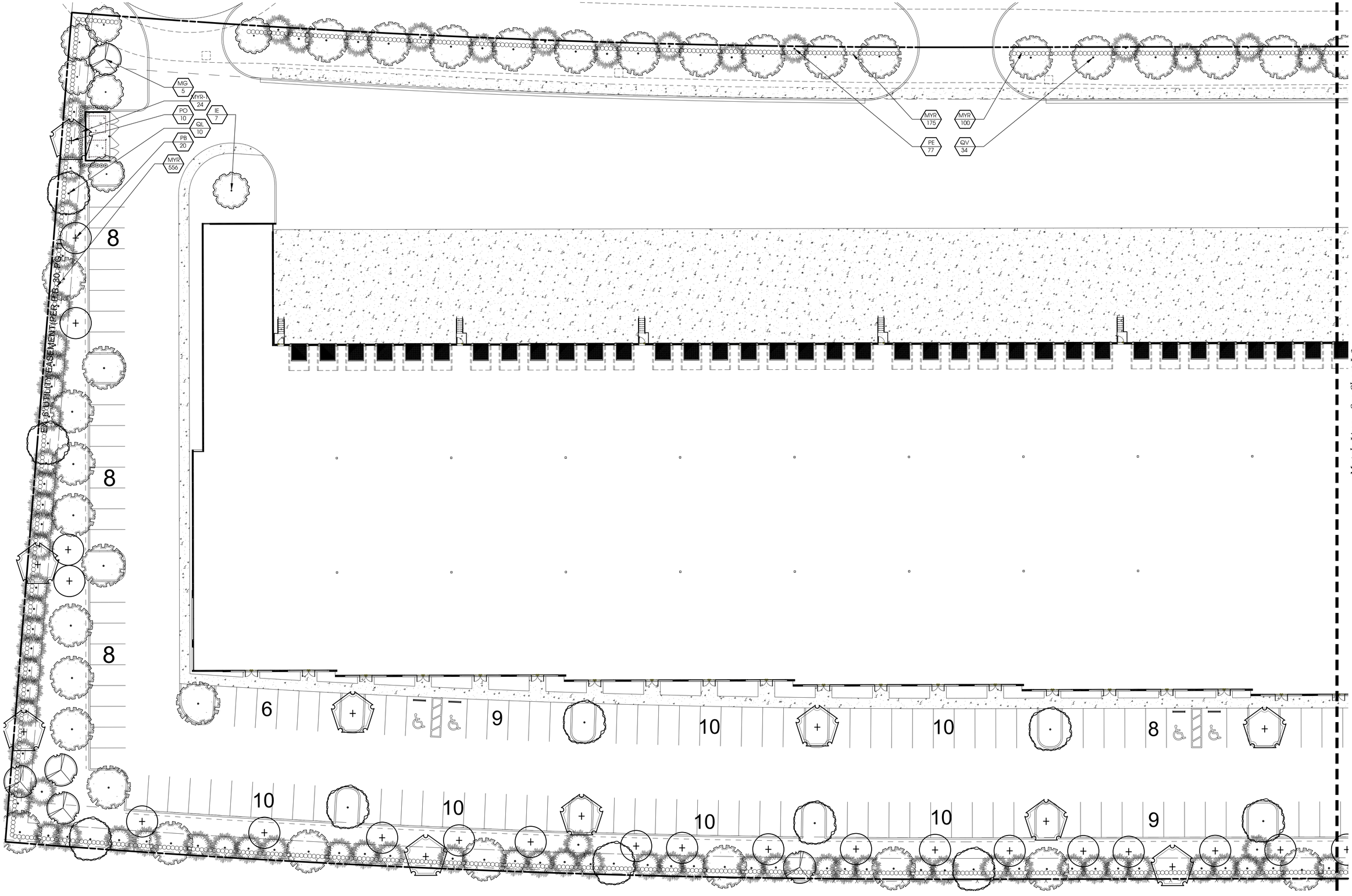
Sheet L-1 of 5



Landscape Plan

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

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Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
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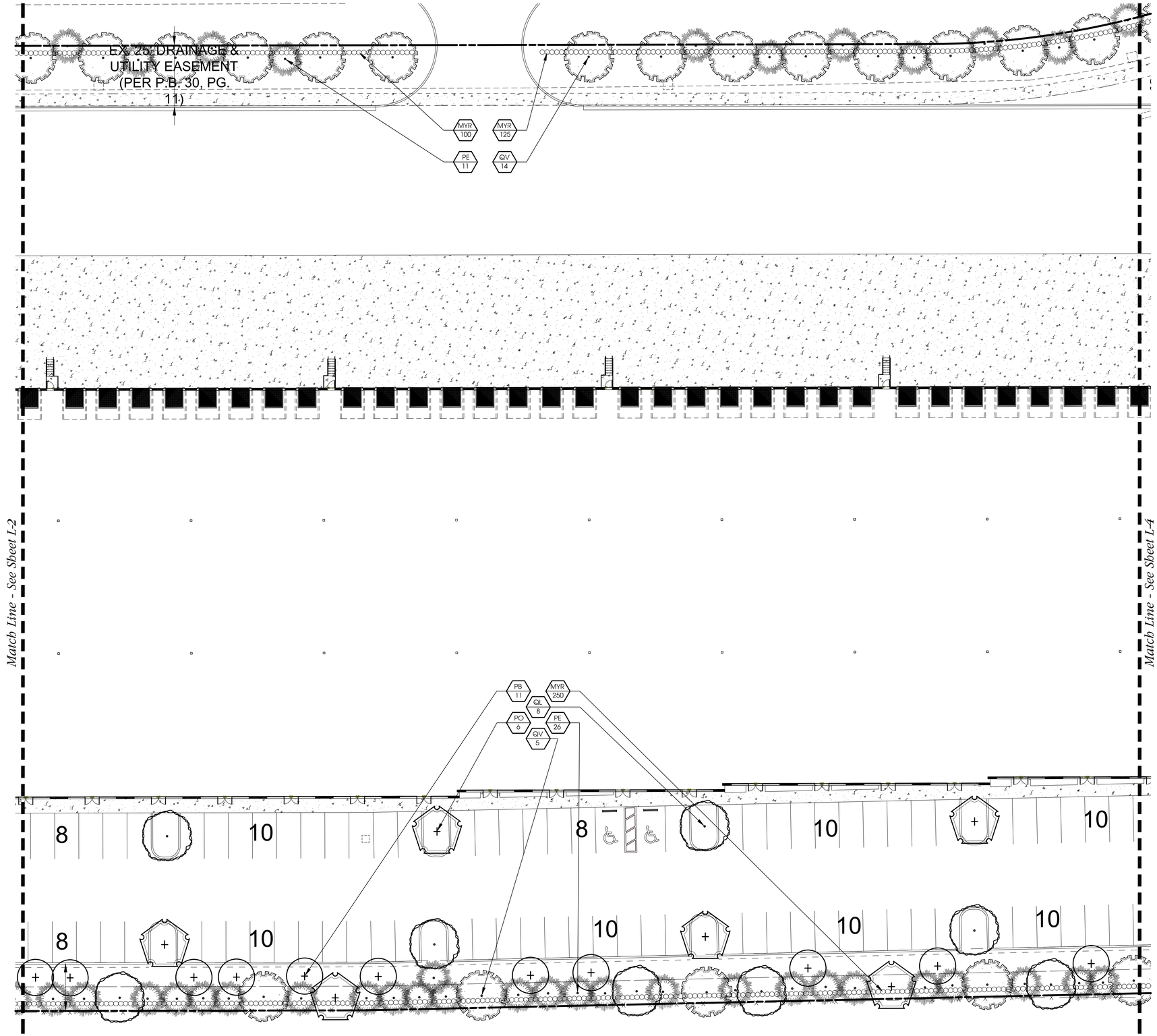

Landscape Plan

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

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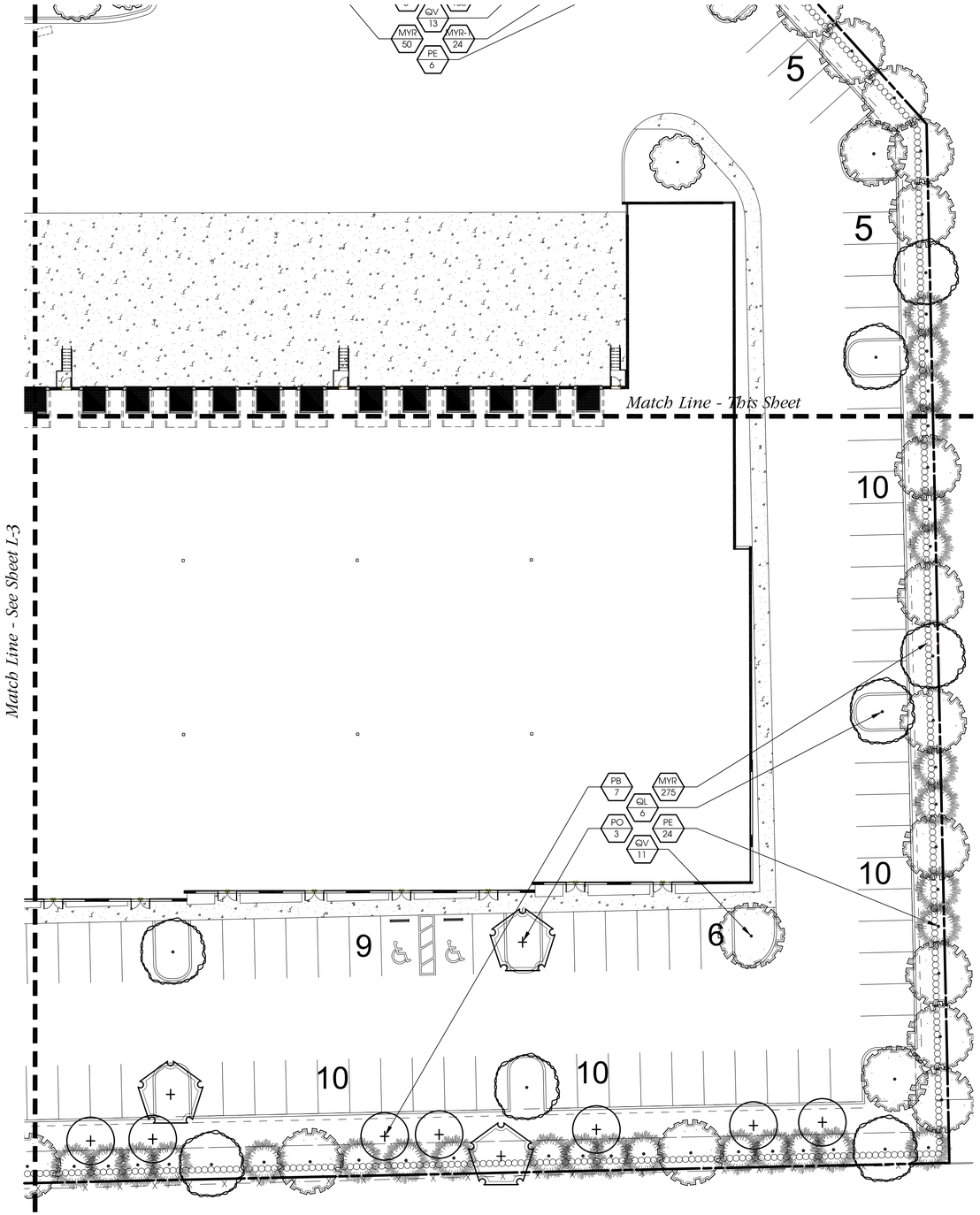

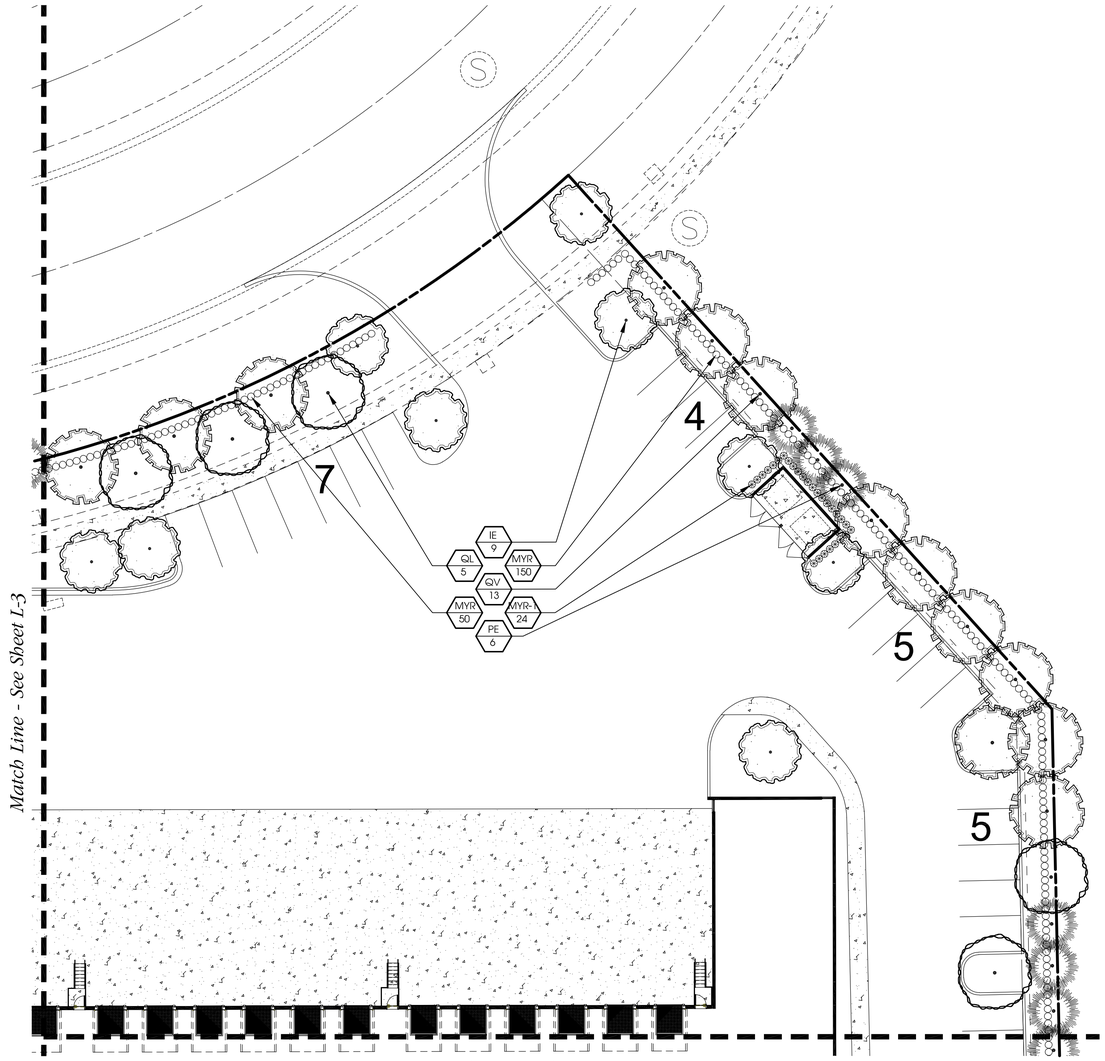

Landscape Plan

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

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Revision Dates

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Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 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						
16	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
5	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
38	PB*	PERSEA BORBONIA	FLORIDA RED BAY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
144	PE*	PINUS ELLIOTTI DENSA	SOUTH FLORIDA SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
19	PO*	PLATANUS OCCIDENTALIS	SYCAMORE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
24	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
82	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
48	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
1,784	MYR*	USE 446 OF EACH PLANT BELOW FOR MYR AS SHOWN ON THE PLAN. PLANT IN A MINIMUM 200' LENGTH WITH 100 SHRUBS IN EACH 200' LENGTH				
	446	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
	446	ILLICIUM PARVIFLORUM	FLORIDA ANISE	#3, 2' x 2'	2' O.C.	FULL & THICK
	446	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	446	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			FULL & THICK
		* = Florida Native				SEE SPECS
		NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE				

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 1,240'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,240 l.f. x 10' = 12,400 s.f. / 300 = 41 Trees
Provided = 41 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,240 l.f. / 2' o.c. = 620 Shrubs
Provided = 620 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Buffer) 1,392'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,392 l.f. x 10' = 13,920 s.f. / 300 = 47 Trees
Provided = 47 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,392 l.f. / 2' o.c. = 696 Shrubs
Provided = 696 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (South Buffer) 400'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
400 l.f. x 10' = 4,000 s.f. / 200 = 20 Trees
Provided = 20

Shrubs Required = Continuous Hedge @ 2' o.c.
400 l.f. / 2' o.c. = 200 Shrubs
Provided = 200 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 530'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
530 l.f. x 10' = 5,300 s.f. / 200 = 27 Trees
Provided = 27

Shrubs Required = Continuous Hedge @ 2' o.c.
530 l.f. / 2' o.c. = 265 Shrubs
Provided = 265 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 (260,895 s.f./15 = 17,393 s.f.)
Landscape Area Provided = 17,393 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
260,895 s.f./15 = 17,393 s.f. / 100 = 174 Trees
Trees Provided = 174 Trees

Maximum Use of Palm Trees
Sec. 123-37(1)(a)(3)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 309 Trees
Maximum Palms Allowed = 154 (309 / 2 = 154)
Total Palms Provided = 0 (0%)

Dumpsters
Total length of dumpster exterior (less doors) / 2'
48' / 2 = 24 Per Dumpster

Shrubs Required (2 Dumpsters) = 48 Trees
Total Shrubs Provided = 48 Trees

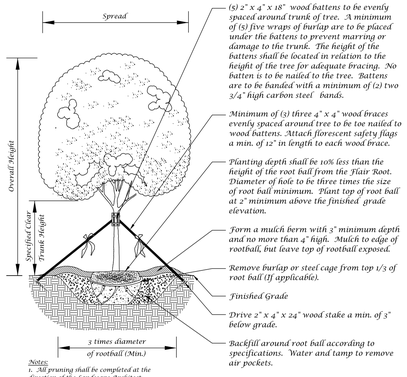
Total Trees Required = 309 Trees
Total Trees Provided = 309 Trees

Total Trees Required = 309 Trees
Total Native Trees Provided = 309 (100%)

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

Total Shrubs Required = 1,829
Total Native Shrubs Provided = 1,829 (100%)

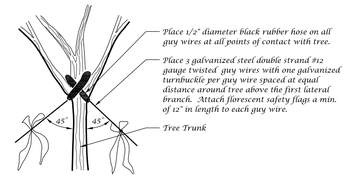
Landscape Details



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

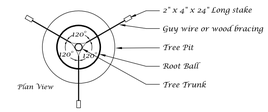
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



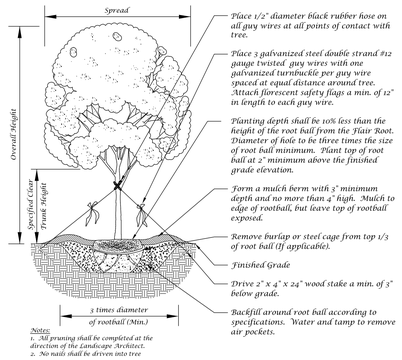
Guy Wire Attachment Detail

Not to Scale



Staking Detail

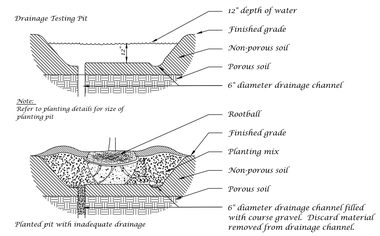
Not to Scale



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

Tree Planting Detail

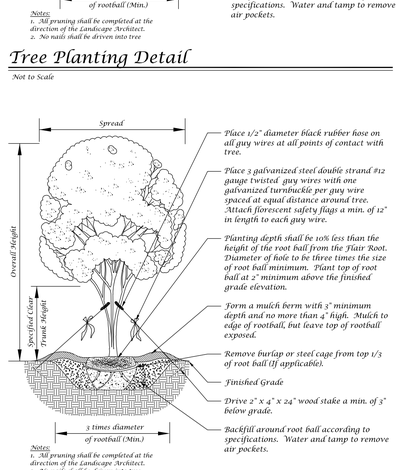
Not to Scale



Notes:
Refer to planting details for size of planting pit

Drainage Testing Detail

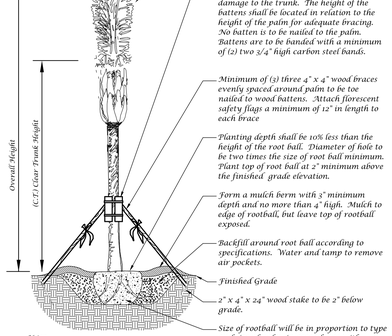
Not to Scale



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

Multi-Trunk Tree Planting Detail

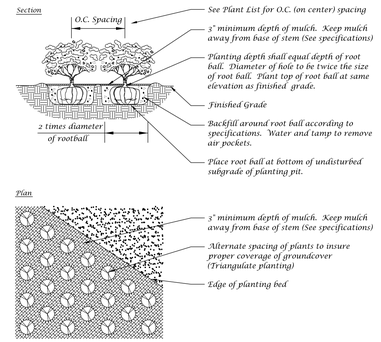
Not to Scale



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

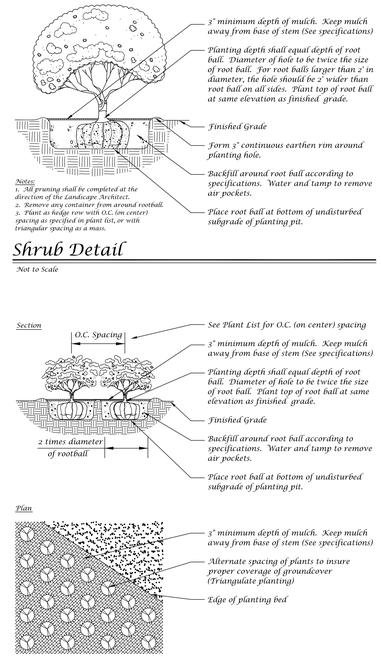
Palm Planting Detail

Not to Scale



Ground Cover Detail

Not to Scale



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

Shrub Detail

Not to Scale

Ground Cover Detail

Not to Scale

Landscape Plan

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

3800 Crossroads Parkway
City of Fort Pierce, Florida

City Project Number:

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

Job No. 21-0603
Drawn By JWS
Submittal Dates 8-18-2021

Revision Dates

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

August 16, 2021

JBL Fort Pierce Industrial, LLC
2028 Harrison Street – Suite 202
Hollywood, FL 33020
Attn: Michael Rem

Reference: **Environmental Assessment**
Crossroads Parkway, 12.71 ac.
Fort Pierce, FL 34945
Parcel ID(s)#: 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4, 2324-710-0022-000-1

Dear Mr. Gohari,

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 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: 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4, 2324-710-0022-000-1
Crossroads Parkway, 12.71 ac.
Fort Pierce, FL 34945

Date: August 16, 2021
Project # 21-352 Crossroads Parkway

Prepared For:
JBL Fort Pierce Industrial, LLC
2028 Harrison Street – Suite 202
Hollywood, FL 33020
Attn: Michael Rem

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 five (5) tax parcels (Parcel ID # 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4, 2324-710-0022-000-1) totaling an approximate 12.71 acres. The subject parcel is classified by the St. Lucie County Property Appraiser with a current Land Use Designation of 4000 – Vacant Industries. The parcels are located just east of Crossroads Parkway, and just west of Interstate 95 in City of Fort Pierce, Florida. The subject property is further located within Section 25, Township 35 South, and Range 39 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 August 16, 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. Upland habitat associations were determined via onsite analysis and were classified according to the Florida Department of Transportation (FDOT) geographic mapping section known as the Florida Land Use, Cover and Forms Classification System (FLUCCS). The FDOT mapping serves as a uniform land classification system compatible with regional and local permitting agencies. The habitat on the subject parcel consisted of the following FLUCCS (Florida Land Use & Cover Classification System) codes; 190 – Open Land, 410 – Upland Coniferous Forests. (See attached FLUCCS map for estimated acreages.) It is important to note that while there is native vegetation present, the native vegetation does not have significant associations greater than 50% and is therefore not considered to be native habitat. In addition, the site has been cleared and maintained for decades, according to historical aerial images.

Common Name	Species Name
Cabbage Palm	*Sabal palmetto*
Slash Pine	*Pinus elliotti var. densa*
Live Oak	*Quercus virginiana*
Laurel Oak	*Quercus laurifolia*

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

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

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no State or Federal 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 found not 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 at the time of the visit.

Due to anthropogenic disturbances onsite such as, cattle grazing, other agricultural practices, or previous land clearing efforts, 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 observed on site.

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

Ankona and Farmton sands- The Ankona and Farmton series consist of very deep, very poorly drained, slowly permeable soils. These sands formed in sandy and loamy marine sediments. A water table is within depths of 6 to 18 inches for 1 to 4 months, primarily in the winter and early spring and it is at depths of 18 to 40 inches for 6 months or more during the rest of the year in most years. Ankona and Farmton soils are found in broad flats and depressional areas. Typical vegetation consists of longleaf pine, slash pine, saw palmetto, wax myrtle, gallberry, fetterbush, creeping bluestem, chalky bluestem, lopsided Indian grass, low panicums and pineland threeawn. Depressional areas are dominated by marsh vegetation consisting of maidencane, cutgrass, sand cordgrass, and St. John's wort.

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 subject parcel has remained cleared and maintained since 1994. The subject property has remained undeveloped.

According to the St. Lucie County Property Appraiser, all five (5) of the parcels included in this Environmental Assessment were sold in 2021.

CITY OF FORT PIERCE REGULATIONS:
The following lists the City of Fort Pierce regulations that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

The regulation will be quoted in black, interpretation and consultation will be written in red.

"*Sec. 123-65. - Conditions for issuing permits.*
The following permits shall be available upon proper application at the building department in compliance with this section: tree removal permit and land clearing permit. Criteria governing issuance:

(1) Tree removal permit. No tree removal permit shall be issued unless the department finds that at least one of the following criteria is satisfied with respect to each protected tree designated for removal:

a. That the tree is located within the net buildable area of a given site as identified on the tree survey and site plan by the applicant;"

A Tree Survey is the next recommended step for development at this property. The Tree Survey will allow for site planning and mitigation planning.

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.

Mitigation can take place in 3 forms: preservation, replacement, or payment. Project needs and site utilization typically determine which method is best.

SUMMARY:

It is the professional opinion of EDC that there is no native upland habitat located on site. The majority of the habitat on-site is identified as FLUCCS Code 190 – Open Land. The site consists of approximately 12.71 acres designated with a Land Use Code of 4000 – Vacant Industries.

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

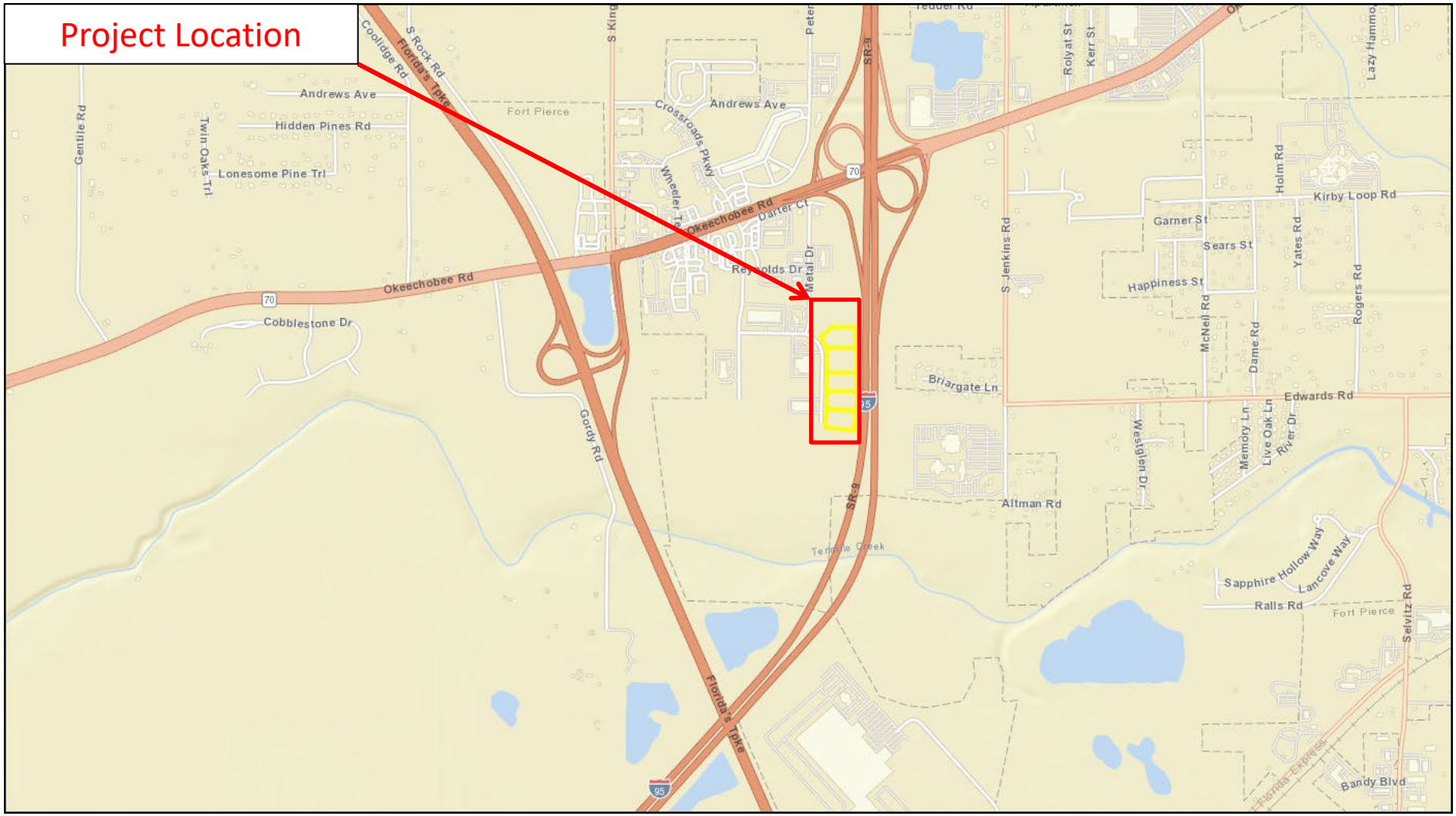
Environmental Site Assessment

Crossroads Parkway

City of Fort Pierce, St. Lucie County, FL

Location Map

Project: 21-352	JBL Fort Pierce Industrial, LLC	08/16/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

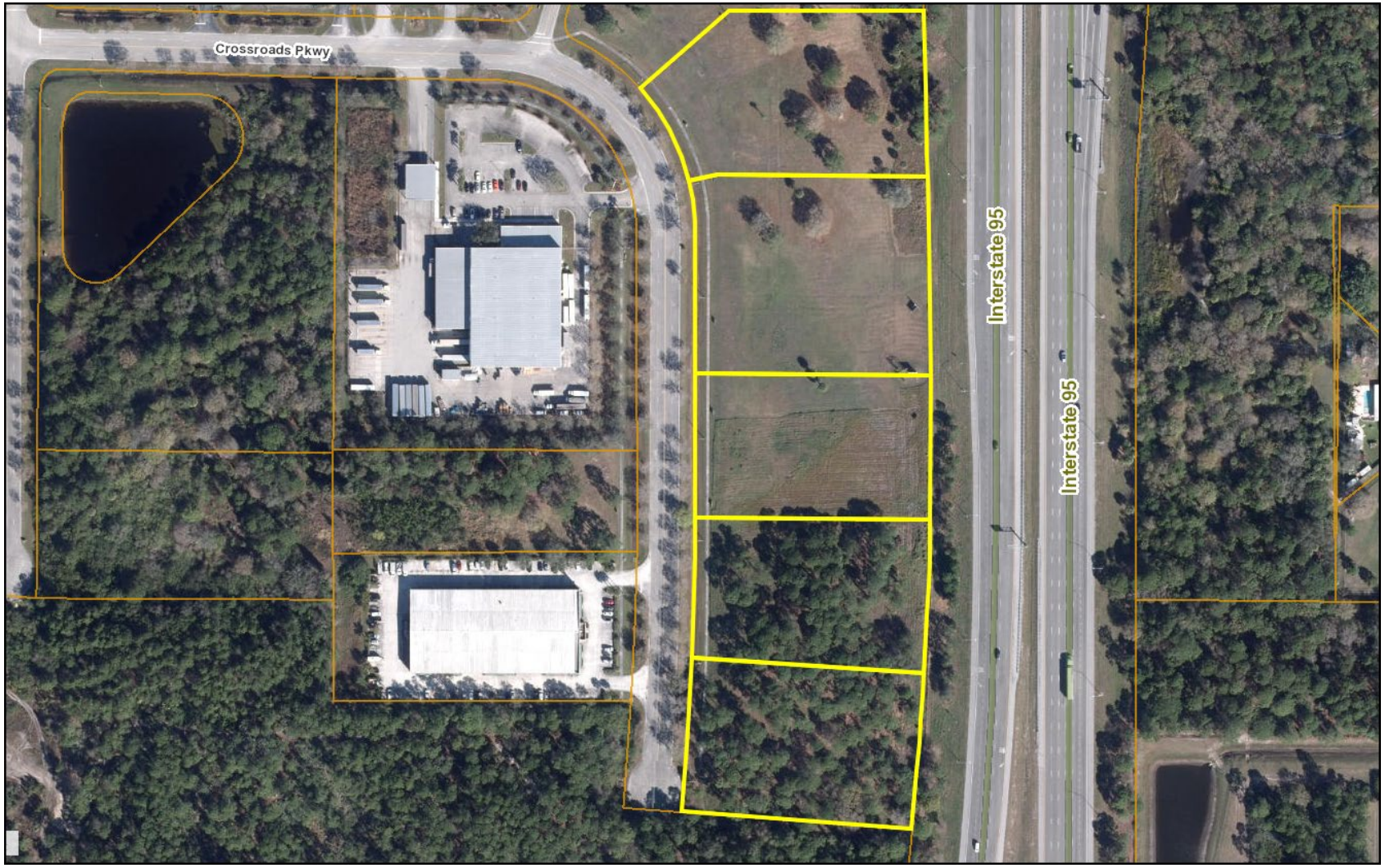
Environmental Site Assessment

Crossroads Parkway

City of Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-352	JBL Fort Pierce Industrial, LLC	08/16/2021



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Site Assessment

Crossroads Parkway

City of Fort Pierce, St. Lucie County, FL

Soil Map

Project: 21-352	JBL Fort Pierce Industrial, LLC	08/16/2021



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	12.5	94.3%
26	Oldsmar sand, depressional	0.8	5.7%
Totals for Area of Interest		**13.2**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

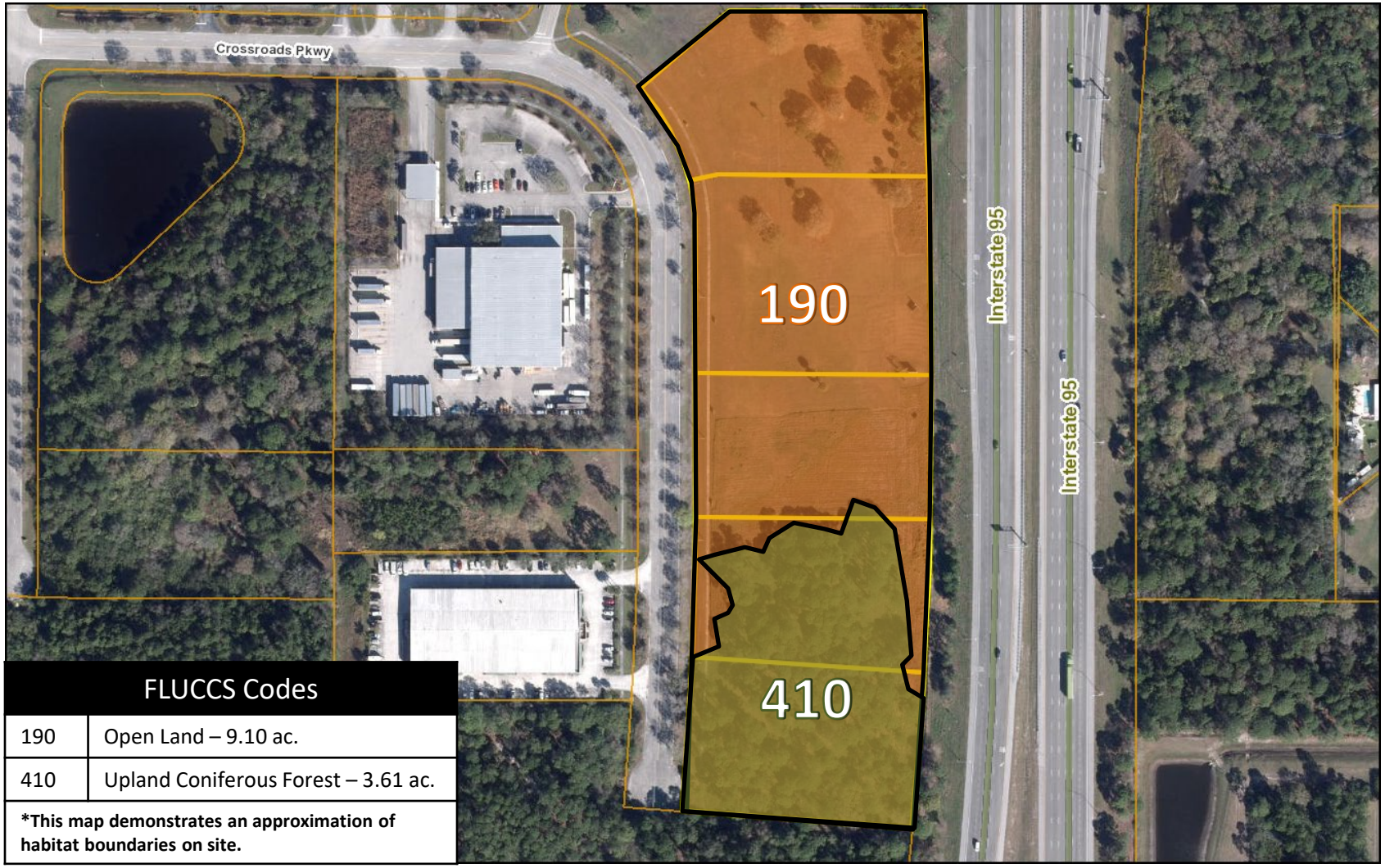
Environmental Site Assessment

Crossroads Parkway

City of Fort Pierce, St. Lucie County, FL

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

Project: 21-352	JBL Fort Pierce Industrial, LLC	08/16/2021



FLUCCS Codes	
190	Open Land – 9.10 ac.
410	Upland Coniferous Forest – 3.61 ac.

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

Interstate Commerce Center | Warehouse Building - Shell & Core

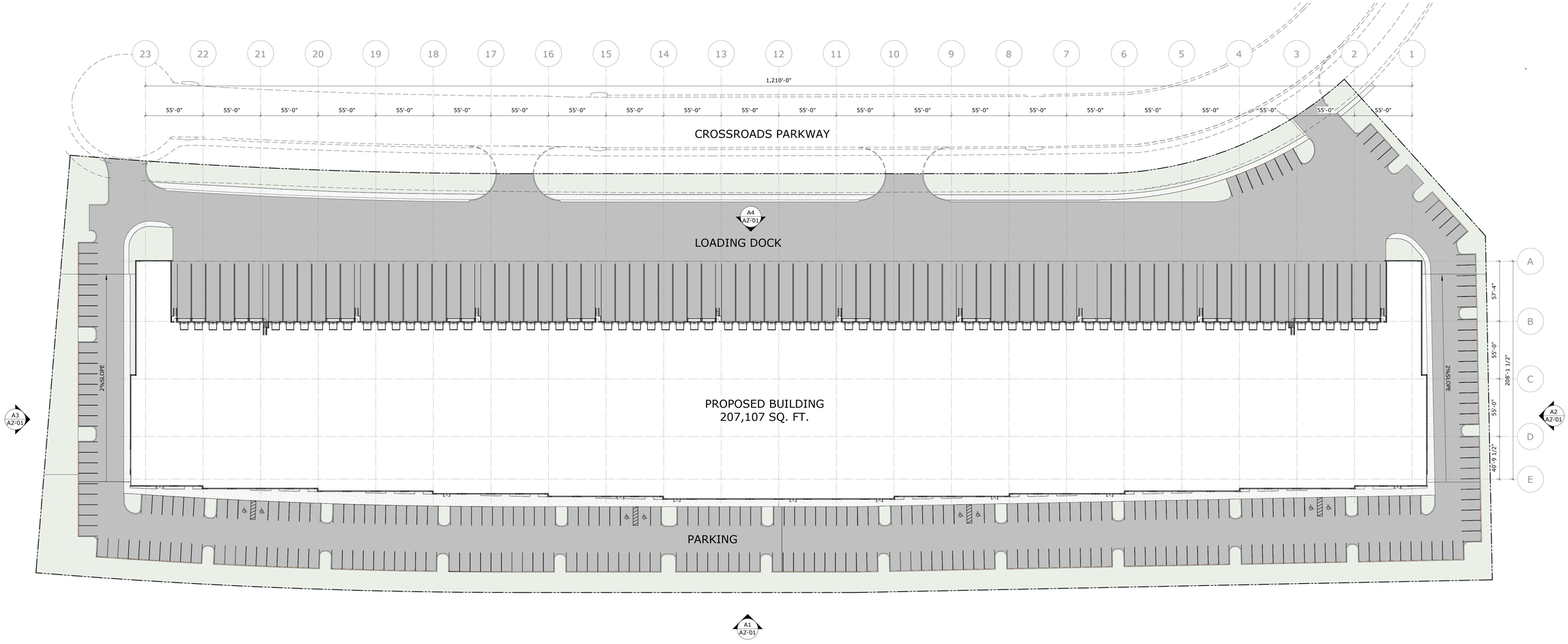
3800 Crossroads Parkway
Fort Pierce, Florida 34945

08/19/2021

COVER SHEET

NOT FOR CONSTRUCTION

Baker Barrios
The shape of things to come.
AA0002981 • LC26000427



TRUE NORTH PROJECT NORTH

OVERALL FLOOR PLAN- LEVEL 1

NOT FOR CONSTRUCTION

Baker Barrios
The shape of things to come.
AA0002981 + LC26000427

EXTERIOR COLOR LEGEND

MARK	MANUFACTURER	DESCRIPTION	REMARKS
EXTERIOR PAINT / TEXTURED ACRYLIC COATING (CONCRETE WALL PANELS)			
PT-1	SHERWIN WILLIAMS	SW 7063 NEBULOUS WHITE	EXTERIOR FIELD COLOR
PT-2	SHERWIN WILLIAMS	SW 9164 ILLUSIVE GREEN	EXTERIOR FIELD COLOR
PT-3	SHERWIN WILLIAMS	SW 7069 IRON ORE	EXTERIOR ACCENT COLOR



A1 ELEVATION- EXTERIOR- EAST

1" = 40'-0"

A2 ELEVATION- EXTERIOR- NORTH

1" = 40'-0"

A3 ELEVATION- EXTERIOR- SOUTH

1" = 40'-0"

A4 ELEVATION- EXTERIOR- WEST

1" = 40'-0"

BUILDING ELEVATIONS

NOT FOR CONSTRUCTION

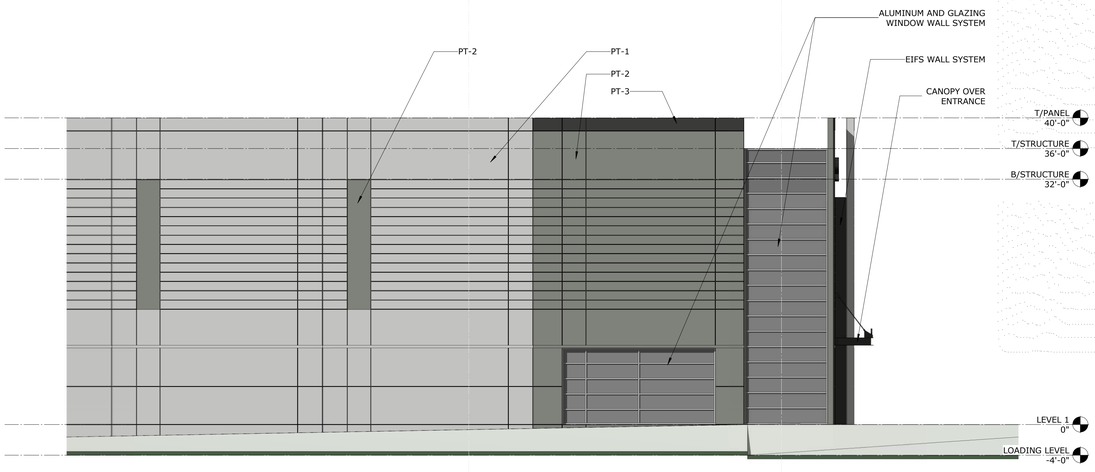
Baker Barrios
The shape of things to come.
AA0002981 + LC26000427

EXTERIOR COLOR LEGEND

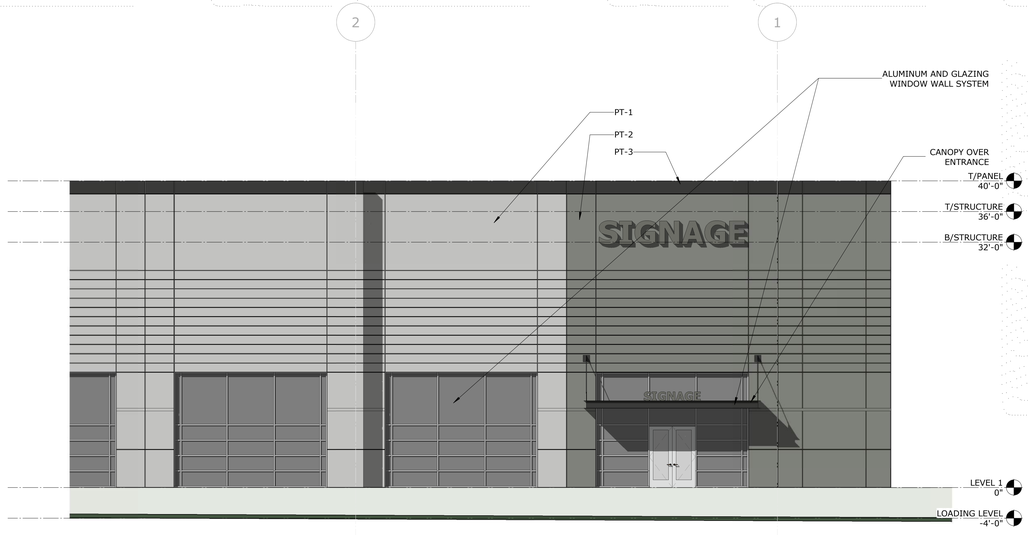
MARK	MANUFACTURER	DESCRIPTION	REMARKS
EXTERIOR PAINT / TEXTURED ACRYLIC COATING (CONCRETE WALL PANELS)			
PT-1	SHERWIN WILLIAMS	SW 7063 NEBULOUS WHITE	EXTERIOR FIELD COLOR
PT-2	SHERWIN WILLIAMS	SW 9164 ILLUSIVE GREEN	EXTERIOR FIELD COLOR
PT-3	SHERWIN WILLIAMS	SW 7069 IRON ORE	EXTERIOR ACCENT COLOR



A1 **Presentation-Elevation- Exterior- WEST**
1/8" = 1'-0"



A2 **Presentation-Elevation- Exterior- SOUTH**
1/8" = 1'-0"



A3 **Presentation-Elevation- Exterior- EAST**
1/8" = 1'-0"

BUILDING ELEVATIONS

NOT FOR CONSTRUCTION

Baker Barrios
The shape of things to come.
AA0002981 + LC26000427









Context Photographs of Neighboring uses and Architectural Styles

NOT FOR CONSTRUCTION









PHOTOGRAPHS OF INSPIRATIONAL IMAGES FOR OUR DESIGN INTENT

NOT FOR CONSTRUCTION

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Interstate Commerce Center

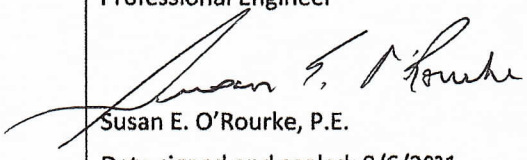
Prepared for:

Mr. Jacob Khotoveli
JBL Fort Pierce Industrial LLC
2028 Harrison Street, Suite 202
Hollywood, FL 33020

Prepared by:

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

August 6, 2021

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 8/6/2021 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

August 6, 2021

Mr. Jacob Khotoveli
JBL Fort Pierce Industrial LLC
2028 Harrison Street, Suite 202
Hollywood, FL 33020

Re: Interstate Commerce Center

Dear Mr. Khotoveli:

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

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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FIGURES

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APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2019/2020 Level of Service Report and St. Lucie County 2014 Level of Service Report
APPENDIX C: Growth Rate
APPENDIX D: Intersection Data and Analysis

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 200,500 square feet of warehouse development located east of Crossroads Parkway in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located east of Kings Highway and north of Crossroads Parkway located in Ft. Pierce, St. Lucie County, Florida, will consist of a 200,500 square foot of warehouse on approximately 12.712 acres. The site is currently vacant. The project location is shown in **Figure 1**.



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR20103.0 | Date: 10-28-20

Legend

= Project Location

Figure 1

Project Location

Interstate Commerce Center

2

EXISTING CONDITIONS

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

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

Existing Lane Geometrics and Traffic Control

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

- Crossroads Parkway is a two-lane divided collector road from Okeechobee Road to Andrews Avenue. From Andrews Avenue to Kings Highway it is two-lane undivided.
- Kings Highway is a two-lane principal arterial with a north/south alignment it is included in the St. Lucie County 5-year TIP to be widened to a four-lane divided roadway. The road is currently under construction.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.

Existing Traffic Volumes/ Service Volume

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

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates were applied to Mini Warehouse. These calculations are shown in **Tables 1a, 1b, and 1c**.

Trip generation reference material are included in the latter half of Appendix B.

As shown, the project will generate 362 net new daily trips. There will be 34 net new AM peak hour trips with 26 entering the project and 8 trips exiting the project. There will be 38 net new PM peak hour trips with 10 trips entering the project and 28 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

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

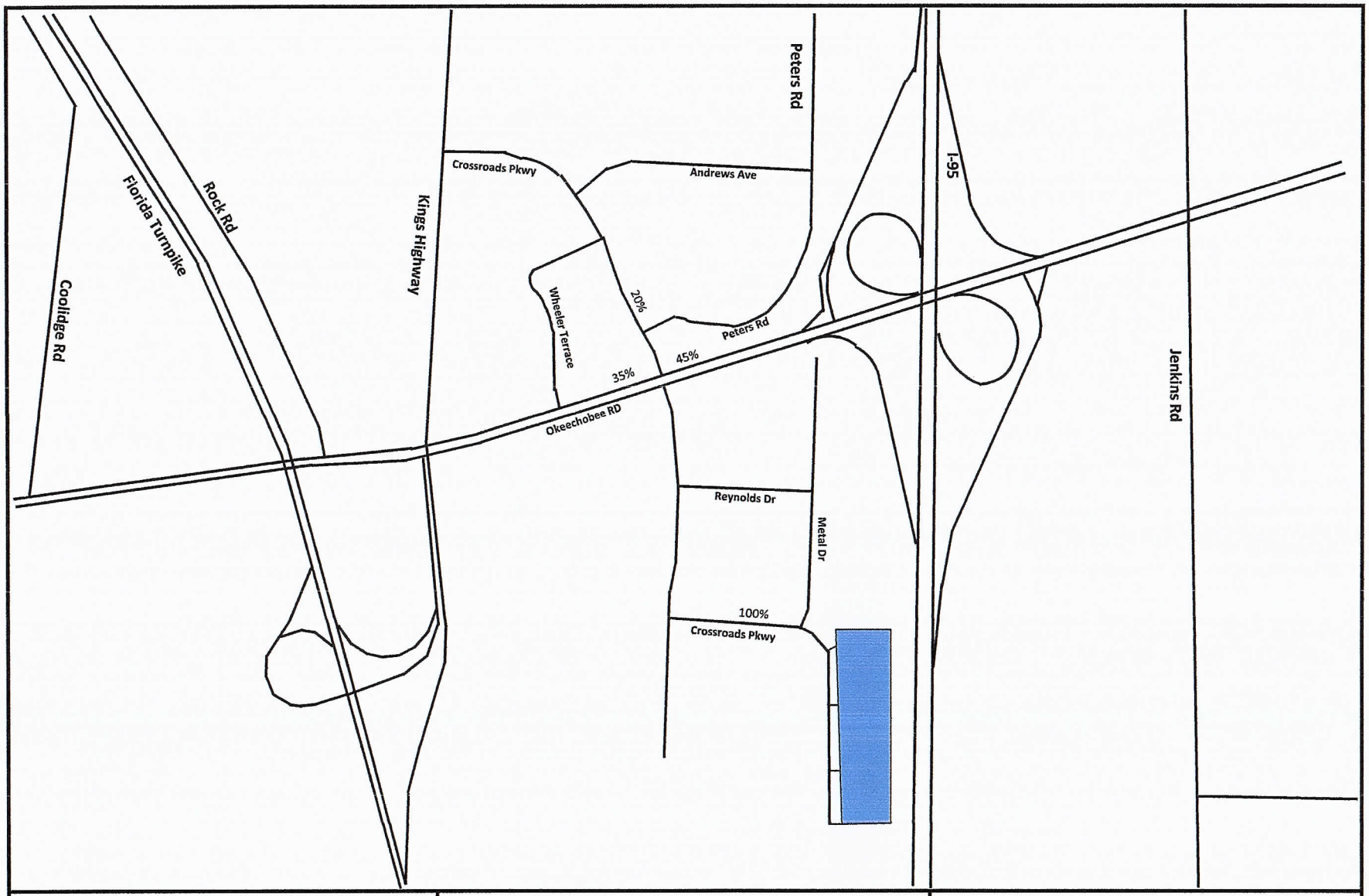
Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

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

Table 1 - Trip Generation - Interstate Commerce Center

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Daily - Warehousing	150	200,500	SF	T = 1.58(X) + 45.54	50%	50%	181	181	362
AM - Warehousing	150	200,500	SF	T = 0.17(X)	77%	23%	26	8	34
PM - Warehousing	150	200,500	SF	T = 0.19(X)	27%	73%	10	28	38

Source: ITE 10th Edition Trip Generation Rates


Florida Turnpike
Rock Rd
Coolidge Rd
Kings Highway
Crossroads Pkwy
Andrews Ave
Peters Rd
I-95
Jenkins Rd
Wheeler Terrace
20%
Peters Rd
45%
35%
Okeechobee RD
Reynolds Dr
Metal Dr
100%
Crossroads Pkwy
NTS
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ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
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Date: 10-28-20
Legend
= Project Locatio
Figure 2
Percent Assignment
Interstate Commerce Center

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	[2]Greater than 3% (1% on Adjacent Links)	[1] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	790	2	0.25%	20%
	Kings Hwy	Okeechobee Rd	WB	IN	NO	790	5	0.63%	20%
	Okeechobee Rd	South of Okeechobee	NB	OUT	NO	790	8	1.01%	100%
	Okeechobee Rd	South of Okeechobee	SB	IN	YES	790	26	3.29%	100%
Okeechobee Rd	I - 95	Crossroads Pkwy	EB	OUT	NO	4170	4	0.10%	45%
	I - 95	Crossroads Pkwy	WB	IN	NO	4170	12	0.29%	45%
	Kings Hwy	Crossroads Pkwy	EB	IN	NO	4170	9	0.22%	35%
	Kings Hwy	Crossroads Pkwy	WB	OUT	NO	4170	3	0.07%	35%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

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

Two-Way:	34
Net In:	26
Net Out:	8

7

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	[2]Greater than 3% (1% on Adjacent Links)	[1] Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	EB	OUT	NO	790	6	0.76%	20%
	Kings Hwy	Okeechobee Rd	WB	IN	NO	790	2	0.25%	20%
	Okeechobee Rd	South of Okeechobee	NB	OUT	YES	790	28	3.54%	100%
	Okeechobee Rd	South of Okeechobee	SB	IN	NO	790	10	1.27%	100%
Okeechobee Rd	I - 95	Crossroads Pkwy	EB	OUT	NO	4170	13	0.31%	45%
	I - 95	Crossroads Pkwy	WB	IN	NO	4170	5	0.12%	45%
	Kings Hwy	Crossroads Pkwy	EB	IN	NO	4170	4	0.10%	35%
	Kings Hwy	Crossroads Pkwy	WB	OUT	NO	4170	10	0.24%	35%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

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

Two-Way:	38
Net In:	10
Net Out:	28

OTHER PROJECT TRAFFIC/GROWTH RATE

Traffic volumes on Crossroads Parkway were grown using a 3-year historical growth rate of 5.97%. The growth rate was calculated using available TPO data from 2014 to 2017, at the link of Crossroads Parkway from Kings Highway to Okeechobee Road. The growth rate was applied out 6 years to estimate 2023 traffic.

Details of the growth rate calculation are included in **Appendix C**.

LINK ANALYSIS / REVIEW

The adjacent link of Crossroads Parkway from Kings Highway to Okeechobee Road was not significant, but was analyzed further to ensure it will meet concurrency. **Tables 3a and 3b** summarize the results of the link analysis. As shown, the roadway will operate at acceptable levels of service at project buildout.

INTERSECTION ANALYSIS

The intersection of Okeechobee Road and Crossroads Parkway was analyzed for the with project traffic scenario. The intersection will operate at LOS C for the AM and PM peak hours. Intersection data and analysis are included in **Appendix D.**

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	(1) 2017 Peak Hour Directional Volumes	(2) Growth Rate	2023 AM Peak Hour + Growth	2023 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Okeechobee Rd	South of Okeechobee	NB	OUT	NO	125	5.97%	188	188	790	8	196	1.01%	YES	100%
Crossroads Pkwy	Okeechobee Rd	South of Okeechobee	SB	IN	YES	110	5.97%	165	165	790	26	191	3.29%	YES	100%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

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

Two-Way:	34
Net In:	26
Net Out:	8
Years Grown:	7

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	[3]Greater than 3% (1% on Adjacent Links)	(1) 2017 Peak Hour Directional Volumes	(2) Growth Rate	2023 PM Peak Hour + Growth	2023 Growth Peak Direction	Peak Hour Service Capacity	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Crossroads Pkwy	Okeechobee Rd	South of Okeechobee	NB	OUT	YES	135	5.97%	203	203	790	28	231	3.54%	YES	100%
Crossroads Pkwy	Okeechobee Rd	South of Okeechobee	SB	IN	NO	195	5.97%	293	293	790	10	303	1.27%	YES	100%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Area Wide Historical Growth

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

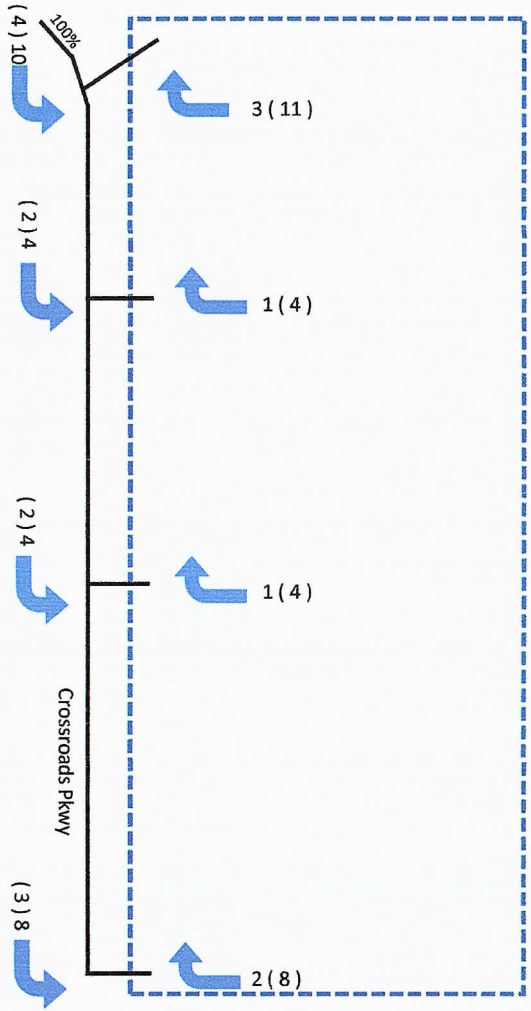
Two-Way:	38
Net In:	10
Net Out:	28
Years Grown:	7

DRIVEWAY ANALYSIS

The project takes access from four full access driveways on Crossroads Parkway. The project volumes are shown on **Figure 3**.

CONCLUSION

The Interstate Commerce Center with 362 daily trips, 34 net AM peak hour trips and 38 net PM peak hour trips will have insignificant impact on the network. All links and intersections operate at acceptable levels of service. Therefore, the project meets the requirements for concurrency.



	IN	OUT
AM	26	8
PM	10	28

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR20103.0 | Date: 8-6-2021

Legend

XX (XX) = AM (PM)

= Project Location

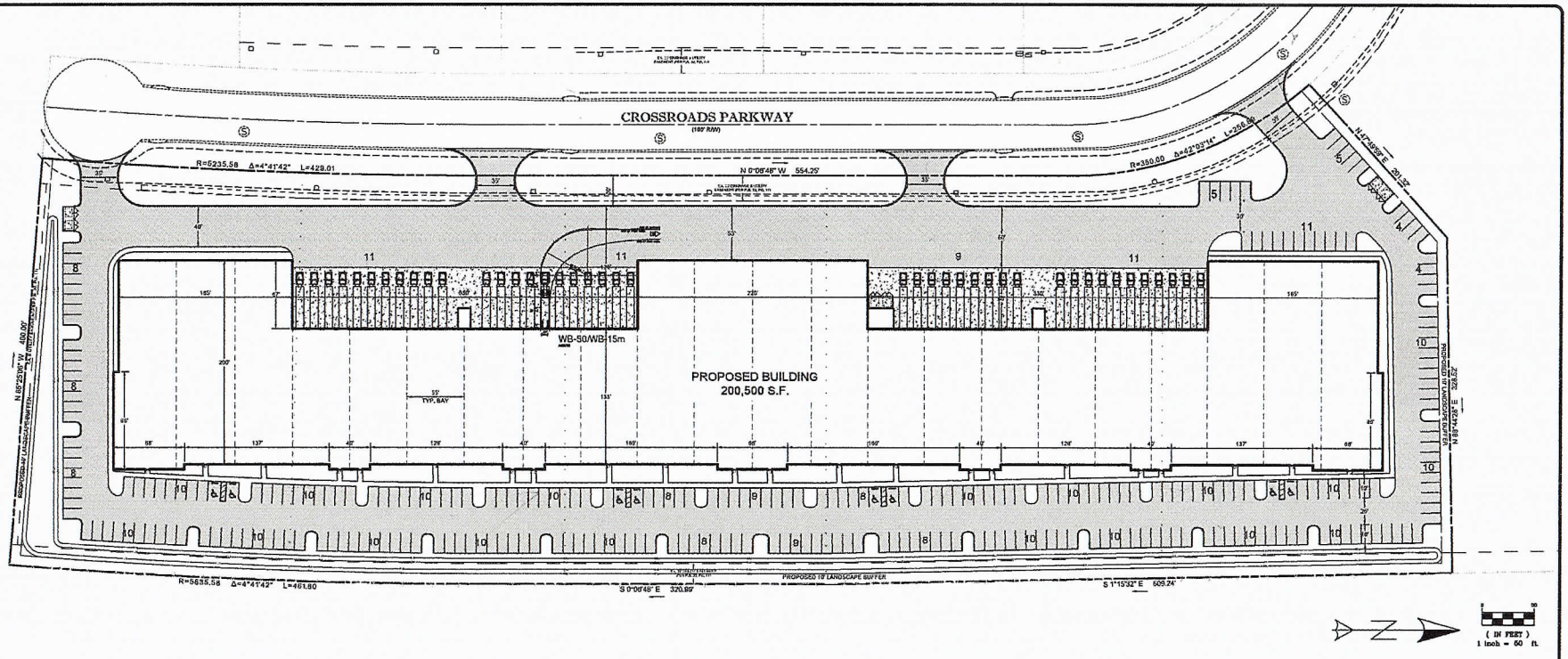
Figure 3

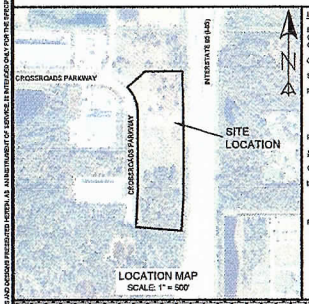
Driveway Volumes

Interstate Commerce Center

APPENDIX A

SITE PLAN





LEGAL DESCRIPTION

BEING ALL OF LOTS 12 THROUGH 16, ACCORDING TO THE PLAT OF CROSSROADS PARK OF COMMERCE PHASE 1, AS RECORDED BY PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 563,733 SQUARE FEET OR 12.712 ACRES, MORE OR LESS.

SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST

PARCEL ID#: 2324-715-0016-000-9
2324-715-0515-005-7
2324-715-0035-000-7
2324-715-0021-000-4
2324-715-0022-000-1

PROJECT NAME: 3800 CROSSROADS PARKWAY

SITE DATA

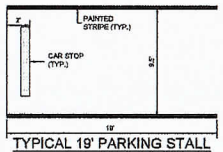
GROSS SITE AREA	563,733 S.F. (12.712 AC)	= 100.00%
IMPERVIOUS AREA	420,391 S.F. (9.651 AC)	= 75.02%
PROPOSED BUILDING	206,500 S.F. (4.683 AC)	= 36.31%
PROPOSED PAVEMENT	178,195 S.F. (4.091 AC)	= 32.18%
PROPOSED CONCRETE	41,696 S.F. (0.957 AC)	= 7.53%
PERVIOUS AREA:	133,342 S.F. (3.061 AC)	= 24.08%
OPEN SPACE AREA	105,562 S.F. (2.429 AC)	= 19.08%
DRY DETENTION AREA	27,780 S.F. (0.635 AC)	= 5.00%
UPLAND PRESERVE	0 S.F. (0.000 AC)	= 0.00%
WETLANDS	0 S.F. (0.000 AC)	= 0.00%
WETLAND BUFFERS	0 S.F. (0.000 AC)	= 0.00%

PARKING CALCULATIONS:

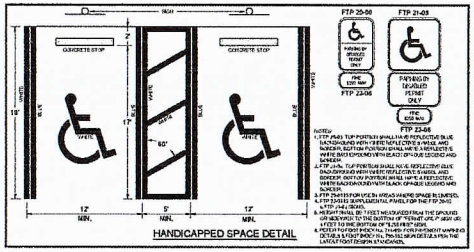
PARKING REQUIRED:

200,500 S.F. WAREHOUSE AREA
1 SPACE / 600 S.F. WAREHOUSE AREA
200,500 / 600 = 335 SPACES (8 HC)

PARKING REQUIRED = 335 SPACES (8 HC)
PARKING PROVIDED = 335 SPACES (8 HC)
CAR PARKING = 293 SPACES
TRUCK PARKING = 42 SPACES



TYPICAL 19' PARKING STALL
N.T.S.



HANDICAPPED SPACE DETAIL

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

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ENGINEERS ◎ SURVEYORS ENVIRONMENTAL
PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-3455
www.edcinc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 8935
L.B. CERTIFICATE OF AUTHORIZATION 8036

DATE	REVISION COMMENTS

DESIGNED BY: RWF
DRAWN BY: RWF
FILENAME: 21-352 (07-06-2021) 24x36 LANDSCAPE BOTTOM LAYOUT.dwg
SCALE: 1" = 60'
DATE: 07 JULY 2021

3800 CROSSROADS PARKWAY

CONCEPTUAL SITE PLAN

ST. LUCIE COUNTY FLORIDA

(DATE)

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-3455

21-352

1 OF 1

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A-1

APPENDIX B

ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT FALL/WINTER 2019/2020,
ST. LUCIE COUNTY TPO TRAFFIC COUNTS AND LEVEL OF SERVICE REPORT 2014

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
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,300	2019	1,710	535	C	0.695	489	C	0.635
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	16,233	2016	3,170	1,008	C	0.326	865	C	0.280
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	24,500	2020	3,170	1,290	C	0.417	1,244	C	0.403
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	25,000	2020	3,170	1,299	C	0.420	1,395	C	0.451
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	26,500	2019	3,170	1,256	C	0.406	1,307	C	0.423
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	30,500	2019	3,170	1,502	C	0.486	1,556	C	0.504
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	25,000	2020	3,170	1,320	C	0.427	1,384	C	0.448
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	5,400	2016	3,170	348	C	0.118	297	C	0.101
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	6,400	2016	3,170	344	C	0.117	360	C	0.122
CROSSTOWN PKWY	FLORESTA DR to US 1	66	25,500	2019	3,170	1,967	C	0.637	1,723	C	0.558
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,142	2017	790	108	C	0.277	107	C	0.274
DARWIN BLVD	BECKER RD to PAAR DR	235	7,298	2018	630	728	F	1.156	642	F	1.019
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,298	2018	920	728	C	0.837	642	C	0.738
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	13,500	2019	920	673	C	0.774	708	C	0.814
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	8,100	2019	920	633	C	0.728	570	C	0.655
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,400	2019	880	512	C	0.617	508	C	0.612
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,800	2017	880	281	C	0.339	294	C	0.354
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,667	2016	600	259	C	0.863	208	C	0.693
DELAWARE AVE	33RD ST to 25TH ST	500	3,118	2017	1,710	207	C	0.269	237	C	0.308
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	3,122	2017	1,220	144	C	0.197	144	C	0.197
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	12,000	2020	790	657	D	0.832	611	D	0.773
DELAWARE AVE	13TH ST to 10TH ST	664	7,402	2017	750	497	D	0.663	411	D	0.548
DELAWARE AVE	10TH ST to 7TH ST	664	7,402	2017	600	497	D	0.828	411	D	0.685
DELAWARE AVE	7TH ST to US 1	665	7,200	2020	750	390	D	0.520	402	D	0.536
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	11,500	2020	830	716	C	0.918	653	C	0.837

B-1

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

St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

B-2

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
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St. Lucie Transportation Planning Organization

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

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

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

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Traffic Counts and Level of Service Report
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	4,600	710	299	C	0.854	286	C	0.817
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	7,633	790	528	D	0.668	448	D	0.567
CAMPBELL RD	PICOS RD to ORANGE AVE	600	510	44	C	0.176	39	C	0.156
CANE SLOUGH RD	US 1 to LENNARD RD	9,178	1,710	510	C	0.662	528	C	0.686
CITRUS AVE	7TH ST to US 1	900	750	129	C	0.349	129	C	0.349
CITRUS AVE	US 1 to 2ND ST	4,020	790	239	C	0.613	244	C	0.626
CITRUS AVE	2ND ST to INDIAN RIVER DR	3,050	510	166	C	0.664	172	C	0.688
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	3,300	1,470	233	C	0.353	209	C	0.317
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	2,600	1,710	162	C	0.210	143	C	0.186
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	4,400	510	233	C	0.932	261	D	0.512
CORTEZ BLVD	35TH ST to 25TH ST	4,300	710	0	B	0.000	0	B	0.000
CORTEZ BLVD	25TH ST to SUNRISE BLVD	2,400	710	159	C	0.454	148	C	0.423
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,710	336	C	0.436	318	C	0.413
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	10,167	3,170	589	C	0.191	559	C	0.181
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,333	3,170	899	C	0.291	868	C	0.281
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	12,667	3,170	692	C	0.224	620	C	0.201
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	14,500	3,170	743	C	0.240	677	C	0.219
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	16,667	3,170	779	C	0.252	792	C	0.256
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	10,500	3,170	550	C	0.178	533	C	0.172
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,233	3,170	410	C	0.133	406	C	0.131
CROSSTOWN PKWY	SANDIA DR to MANTH LN	5,333	920	269	C	0.309	292	C	0.336
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	4,567	510	259	D	0.508	242	C	0.968
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	1,300	790	81	C	0.208	74	C	0.190
DARWIN BLVD	BECKER RD to PAAR DR	5,080	590	462	C	0.825	407	C	0.727
DARWIN BLVD	PAAR DR to TULIP BLVD	5,080	920	462	C	0.531	407	C	0.468
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	13,000	920	653	C	0.751	667	C	0.767
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	10,000	920	605	C	0.695	544	C	0.625
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,567	840	202	C	0.256	218	C	0.276
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,300	840	237	C	0.300	277	C	0.351

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

APPENDIX C

GROWTH RATE

Historical Growth Rate Calculation

Segment	From	To	2014 AADT	2017 AADT	3 Year Historical Growth Rate
Crossroads Pkwy	Kings Hwy	Okeechobee Rd	1,800	2,142	5.97%
		Total	1,800	2,142	5.97%

*Source: St Lucie TPO Traffic Counts and Level of Service Report Fall/Winter 2019/2020

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Fall 2016

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
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	20,500	2016	3,170	1,257	C	0.407	1,379	C	0.446
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	19,500	2016	3,170	1,184	C	0.383	1,224	C	0.396
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	20,500	2016	3,170	1,036	C	0.335	991	C	0.321
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	20,000	2016	3,170	971	C	0.314	954	C	0.309
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	16,000	2016	3,170	840	C	0.272	854	C	0.276
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	5,800	2016	3,170	374	C	0.121	319	C	0.103
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	5,900	2016	920	318	C	0.366	331	C	0.380
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	658	4,700	2016	540	264	C	0.978	247	C	0.915
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	1,800	2014	790	113	C	0.290	103	C	0.264
DARWIN BLVD	BECKER RD to PAAR DR	235	6,160	2015	630	576	C	0.960	522	C	0.870
DARWIN BLVD	PAAR DR to TULIP BLVD	235	6,160	2015	920	576	C	0.662	522	C	0.600
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	12,000	2016	920	646	C	0.743	620	C	0.713
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	11,103	2015	920	592	C	0.680	612	C	0.703
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,700	2016	880	524	C	0.631	453	C	0.546
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,500	2014	880	248	C	0.299	290	C	0.349
DELAWARE AVE	HARTMAN RD to 33RD ST	662	2,000	2016	600	311	D	0.518	250	C	0.833
DELAWARE AVE	33RD ST to 25TH ST	500	3,472	2014	1,710	256	C	0.332	260	C	0.338
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	4,800	2015	1,220	-	-	-	-	-	-
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	10,500	2016	790	564	D	0.714	579	D	0.733
DELAWARE AVE	13TH ST to 10TH ST	664	7,100	2014	750	396	D	0.528	377	D	0.503
DELAWARE AVE	10TH ST to 7TH ST	664	7,100	2014	600	396	D	0.660	377	D	0.628
DELAWARE AVE	7TH ST to US 1	665	6,900	2016	750	443	D	0.591	413	D	0.551
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	6,086	2014	830	419	C	0.537	350	C	0.449
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	11,500	2016	880	797	C	0.960	742	C	0.894
EASY ST	US 1 to BUCHANAN DR	106	5,900	2016	750	530	D	0.707	409	D	0.545

C-2

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*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

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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
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,300	2019	1,710	535	C	0.695	489	C	0.635
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	16,233	2016	3,170	1,008	C	0.326	865	C	0.280
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	24,500	2020	3,170	1,290	C	0.417	1,244	C	0.403
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	25,000	2020	3,170	1,299	C	0.420	1,395	C	0.451
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	26,500	2019	3,170	1,256	C	0.406	1,307	C	0.423
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	30,500	2019	3,170	1,502	C	0.486	1,556	C	0.504
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	25,000	2020	3,170	1,320	C	0.427	1,384	C	0.448
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	5,400	2016	3,170	348	C	0.113	297	C	0.096
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	6,400	2016	3,170	344	C	0.111	360	C	0.117
CROSSTOWN PKWY	FLORESTA DR to US 1	66	25,500	2019	3,170	1,967	C	0.637	1,723	C	0.558
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,142	2017	790	108	C	0.277	107	C	0.274
DARWIN BLVD	BECKER RD to PAAR DR	235	7,298	2018	630	728	F	1.156	642	F	1.019
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,298	2018	920	728	C	0.837	642	C	0.738
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	13,500	2019	920	673	C	0.774	708	C	0.814
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	8,100	2019	920	633	C	0.728	570	C	0.655
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,400	2019	880	512	C	0.617	508	C	0.612
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,800	2017	880	281	C	0.339	294	C	0.354
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,667	2016	600	259	C	0.863	208	C	0.693
DELAWARE AVE	33RD ST to 25TH ST	500	3,118	2017	1,710	207	C	0.269	237	C	0.308
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	2,700	2019	1,220	124	C	0.17	124	C	0.17
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	12,000	2020	790	657	D	0.832	611	D	0.773
DELAWARE AVE	13TH ST to 10TH ST	664	7,402	2017	750	497	D	0.663	411	D	0.548
DELAWARE AVE	10TH ST to 7TH ST	664	7,402	2017	600	497	D	0.828	411	D	0.685
DELAWARE AVE	7TH ST to US 1	665	7,200	2020	750	390	D	0.520	402	D	0.536
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	11,500	2020	830	716	C	0.918	653	C	0.837

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APPENDIX D

INTERSECTION DATA AND ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

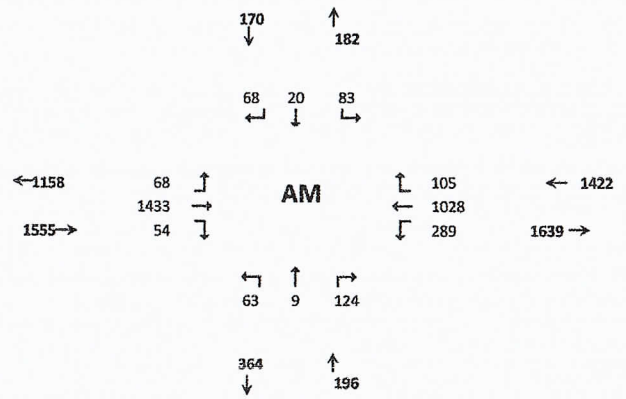
N/S STREET: Crossroads Parkway **E/W STREET:** Okeechobee Rd **CONTROL:**

FILENAME:

COUNT DATE: 2017 **DAY:** **CITY:** Fort Pierce **INTERSECTION:**

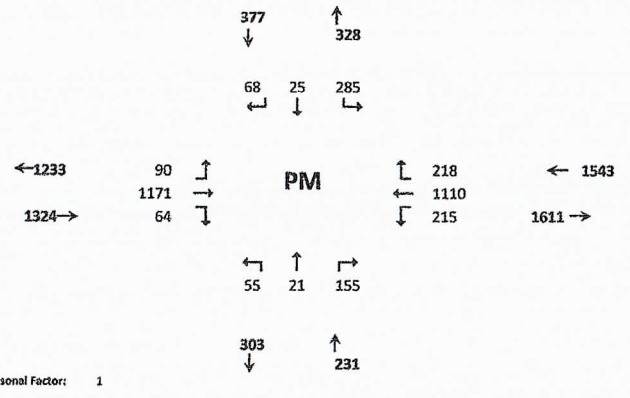
REPORT DATE: 8/6/2021 **ANALYSIS YEAR:** 2024

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15													0	0
7:15-7:30													0	0
7:30-7:45													0	0
7:45-8:00													0	0
8:00-8:15													0	0
8:15-8:30													0	
8:30-8:45													0	
8:45-9:00													0	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	40	5	80	55	10	45	45	955	30	185	685	70	0	
Season Factor	40	5	80	55	10	45	45	955	30	185	685	70	2205	
Growth	60	8	120	83	15	68	68	1433	45	278	1028	105	3309	
In/Out	OUT	OUT	OUT	-	IN	-	-	-	IN	IN	-	-	-	
Percentage	35%	20%	45%	0%	20%	0%	0%	0%	35%	45%	0%	0%	0%	
PROJECT	3	2	4	0	5	0	0	0	9	12	0	0	0	
Total	63	9	124	83	20	68	68	1433	54	289	1028	105	3343	



Seasonal Factor: 1
Trips In 26
Trips Out 8
Growth Rate: 1.0597
Years Grown: 7

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15													0	0
4:15-4:30													0	0
4:30-4:45													0	0
4:45-5:00													0	0
5:00-5:15													0	0
5:15-5:30													0	
5:30-5:45													0	
5:45-6:00													0	
PM PEAK HOUR IS FROM:			4:00PM TO 5:00PM											
Volumes	30	10	95	190	15	45	60	780	40	140	740	145	0	
Season Factor	30	10	95	190	15	45	60	780	40	140	740	145	2290	
Growth	45	15	143	285	23	68	90	1171	60	210	1110	218	3436	
In/Out	OUT	OUT	OUT	-	IN	-	-	-	IN	IN	-	-	-	
Percentage	35%	20%	45%	0%	20%	0%	0%	0%	35%	45%	0%	0%	0%	
Project	10	6	13	0	2	0	0	0	4	5	0	0	0	
Total	55	21	155	285	25	68	90	1171	64	215	1110	218	3474	

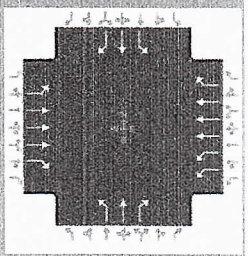


Seasonal Factor: 1
Growth Rate: 1.0597
Trips In: 10
Trips Out: 28
Years Grown: 7

D-1

HCS7 Signalized Intersection Results Summary

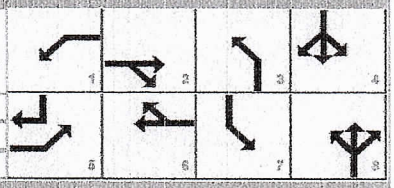
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	SOR	Analysis Date	Aug 5, 2021	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Crossroads Pkwy	File Name	Crossroads and Okeechobee.AM with project.xus		
Project Description	Interstate Commerce Center AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	68	1433	54	289	1028	105	63	9	124	83	20	68

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.7	1.5	61.6	5.7	1.3	13.2	
Yellow	4.0	4.0	4.0	4.0	0.0	4.0	
Red	2.0	2.0	2.0	2.0	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	12.7	67.6	20.2	75.0	11.7	19.2	13.0	20.5
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	7.3		13.5		6.4	12.8	7.8	7.2
Green Extension Time (g_e), s	0.1	0.0	0.7	0.0	0.1	0.5	0.0	0.5
Phase Call Probability	0.91		1.00		0.89	1.00	0.95	1.00
Max Out Probability	0.00		0.00		0.00	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	72	1508	57	304	1082	111	66	9	131	87	21	72
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1598	1523	1422	1551	1523	1422	1598	1678	1422	1598	1678	1422
Queue Service Time (g_s), s	5.3	22.4	2.4	11.5	9.7	4.3	4.4	0.6	10.8	5.8	1.3	5.2
Cycle Queue Clearance Time (g_c), s	5.3	22.4	2.4	11.5	9.7	4.3	4.4	0.6	10.8	5.8	1.3	5.2
Green Ratio (*g/C*)	0.06	0.51	0.51	0.12	0.58	0.58	0.16	0.11	0.11	0.17	0.12	0.18
Capacity (*c*), veh/h	90	2344	729	367	2628	818	253	185	157	286	203	252
Volume-to-Capacity Ratio (*X*)	0.798	0.643	0.078	0.829	0.412	0.135	0.263	0.051	0.832	0.305	0.104	0.284
Back of Queue (*Q*), ft/ln (95 th percentile)	114.5	281.5	41.2	224.5	132.5	70.5	87.5	12.9	201.6	115.4	28.4	93.1
Back of Queue (*Q*), veh/ln (95 th percentile)	4.1	10.1	1.5	8.0	4.7	2.5	3.1	0.5	7.2	4.1	1.0	3.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	56.0	12.8	14.8	51.7	7.1	11.7	44.4	47.8	52.3	43.9	46.9	42.8
Incremental Delay (d_2), s/veh	6.0	1.4	0.2	1.9	0.5	0.3	0.2	0.0	4.3	0.2	0.1	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	61.9	14.1	15.0	53.6	7.6	12.1	44.6	47.8	56.6	44.1	47.0	43.0
Level of Service (LOS)	E	B	B	D	A	B	D	D	E	D	D	D
Approach Delay, s/veh / LOS	16.3	B		17.2	B		52.3	D		44.0	D	
Intersection Delay, s/veh / LOS	20.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.26	B	2.08	B	2.86	C	2.74	C
Bicycle LOS Score / LOS	1.39	A	1.31	A	0.83	A	0.78	A

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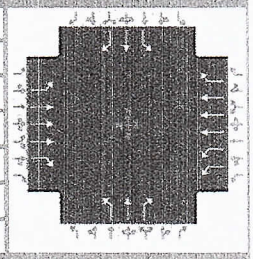
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	SOR	Analysis Date	Aug 5, 2021	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Crossroads Pkwy	File Name	Crossroads and Okeechobee PM.xus		
Project Description	Interstate Commerce Center PM				

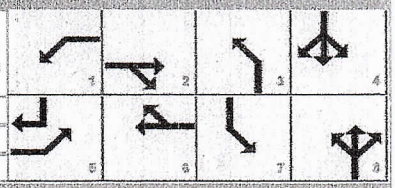


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	90	1171	64	215	1110	218	55	21	155	285	25	68

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	10.0	0.4		70.4	5.7	7.3	18.1					
Yellow	4.0	0.0		4.0	4.0	4.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	16.0	76.4	16.4	76.8	11.7	24.1	23.0	35.4
Change Period, (*Y+R c*), s	6.0	6.0	4.0	6.0	6.0	6.0	4.0	6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (*g s*), s	10.2		12.0		6.4	17.8	21.0	7.3
Green Extension Time (*g e*), s	0.1	0.0	0.4	0.0	0.0	0.3	0.0	0.6
Phase Call Probability	0.97		1.00		0.89	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.10	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	95	1233	67	226	1168	229	58	22	163	300	26	72
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1598	1523	1422	1551	1523	1422	1598	1678	1422	1598	1678	1422
Queue Service Time (*g s*), s	8.2	19.4	3.5	10.0	17.7	13.3	4.4	1.6	15.8	19.0	1.8	5.3
Cycle Queue Clearance Time (*g c*), s	8.2	19.4	3.5	10.0	17.7	13.3	4.4	1.6	15.8	19.0	1.8	5.3
Green Ratio (*g/C*)	0.07	0.50	0.50	0.09	0.51	0.51	0.17	0.13	0.13	0.28	0.21	0.28
Capacity (*c*), veh/h	114	2300	715	275	2313	719	278	217	184	415	352	400
Volume-to-Capacity Ratio (*X*)	0.828	0.536	0.094	0.822	0.505	0.319	0.209	0.102	0.886	0.723	0.075	0.179
Back of Queue (*Q*), ft/ln (95 th percentile)	176.4	270.8	60.3	203.3	249.8	228.6	88.6	34.9	308.1	92.5	37.4	94.6
Back of Queue (*Q*), veh/ln (95 th percentile)	6.3	9.7	2.2	7.3	8.9	8.2	3.2	1.2	11.0	3.3	1.3	3.4
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	64.1	14.6	18.1	62.7	14.1	20.4	50.0	53.8	59.9	45.5	44.4	38.0
Incremental Delay (*d 2*), s/veh	5.6	0.9	0.3	2.3	0.8	1.2	0.1	0.1	21.1	5.3	0.0	0.1
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	69.8	15.5	18.4	65.0	14.9	21.5	50.1	53.8	81.1	50.9	44.4	38.1
Level of Service (LOS)	E	B	B	E	B	C	D	D	F	D	D	D
Approach Delay, s/veh / LOS	19.4	B		22.8	C		71.2	E		48.1	D	
Intersection Delay, s/veh / LOS	27.5						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.27	B	2.10	B	2.87	C	2.73	C
Bicycle LOS Score / LOS	1.25	A	1.38	A	0.89	A	1.14	A

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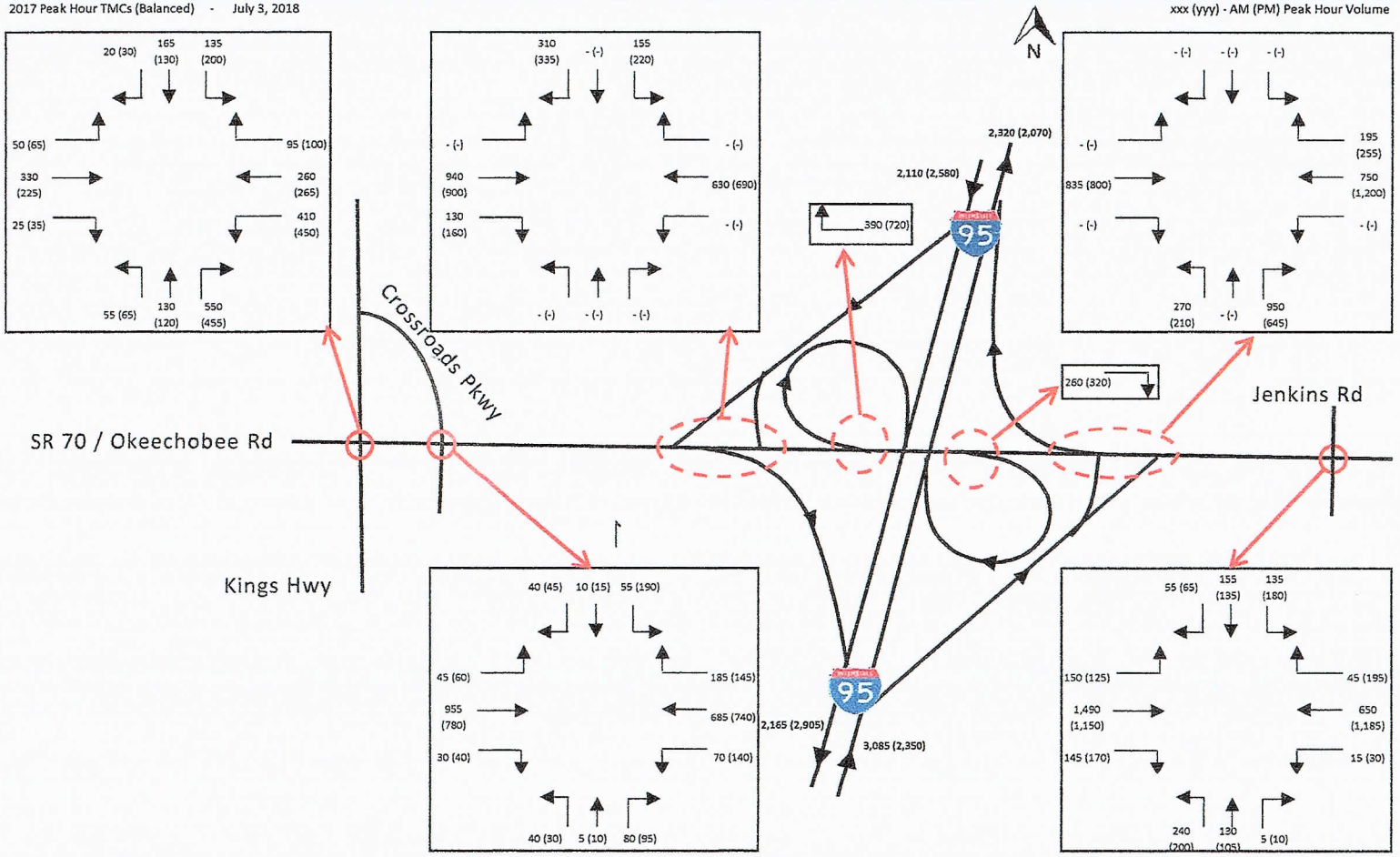
SR 70/Okeechobee Road Interchange

2017 Peak Hour TMCs (Balanced) - July 3, 2018

xxx (yyy) - AM (PM) Peak Hour Volume



Estimated 2017 Turning Movement Volumes based on data collected for the Master Plan study in Oct. and Nov. 2017.

FLORIDA DEPARTMENT OF TRANSPORTATION
2020 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
0086		MCCARTY RD- SOUTH OFTWIN CREEKS DR	N	200E	S	150E	350 F	9.5	54.3F	12.2P
0088		C-24 CANAL RD, 0.87 MI N OF GLADES CUT OFF RD	N	200E	S	250E	450 S	9.5	54.3F	23.3F
0089		MCNEIL RD- NORTH OFGARNER ST	N	1800E	S	1800E	3600 S	9.0	51.3F	31.5F
0090		KIRBY LOOP RD- EAST OFROGERS RD	E	2100E	W	2100E	4200 S	9.0	51.3F	31.5F
0106		SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (INCLUDE EB	E	13500	W	13000	26500 C	9.0	54.3F	9.7A
0107		SR 5/US 1 - ST LUCIE/IRC LINE (COUNTY 107)	N	13000E	S	11000E	24000 F	9.0	52.6F	6.2P
0114		SR A1A / N - E END OF ICWW BR,ST LUCIE CO	E	3900	W	3900	7800 C	9.0	52.6F	7.0A
0115		SR A1A/S - E END OF S BRIDGE	E	7600	W	7400	15000 C	9.0	52.6F	11.6A
0116		SR A1A/S - S OF BLUE HERON BLVD,FT PIERCE (COUNT	N	1800E	S	1700E	3500 F	9.0	52.6F	9.4P
0118		SR 5/US 1 - S OF SR 68/ORANGE AVE	N	15000	S	15000	30000 C	9.0	52.6F	5.6A
0123		SR 5/US 1 - S END OF TAYLOR CREEK BRIDGE (COUNTY	N	14500E	S	14500E	29000 F	9.0	52.6F	6.5P
0128		SR 614/INDRIO RD-W OF SR 9/I-95	E	400	W	450	850 C	9.5	54.3F	57.8A
0144	T	CR 68/ORANGE AVE .4 MI E OF JCT CR 609,ST LUCIE	E	1342	W	1358	2700 C	9.5	55.6A	23.3A
0155		SR 68 / ORANGE AVE - W OF 7 ST (COUNTY 155)	E	4300E	W	4900E	9200 F	9.0	51.3F	7.8P
0160		SR 707 / CITRUS AVE - E OF SR 5	E	2500	W	2700	5200 C	9.0	52.6F	3.1A
0168		CR 605/OLEANDER AVE - N OF CR 712/MIDWAY RD (COU	N	3600E	S	3600E	7200 F	9.0	51.3F	31.5F



D-5

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

FLORIDA DEPARTMENT OF TRANSPORTATION
2020 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY		"K" FCTR	"D" FCTR	"T" FCTR
0195	T	SR 70 ,1.18 MI E OF CR 609-A, ST LUCIE CO	E	2800	W	2784	5584	C	9.5	54.1A	19.0A
0199		CR 607-A/ANGLE RD. - N.W. OF SR 68/ORANGE AVE (C	N	4300E	S	4300E	8600	R	9.0	51.3F	31.5F
0260	T	SR 9/I-95-0.6 MI S OF SR 68/ORANGE AV,ST LUCIE C	N	30266	S	30120	60386	C	9.0	52.3A	16.5A
0264		SR 5/US 1 - N OF PRIMA VISTA BLVD (COUNTY 0264)	N	20500	S	19000	39500	C	9.0	52.6F	6.9A
0265		SR 5/US 1 - S OF PRIMA VISTA BLVD IN PORT ST LUC	N	26500E	S	25000E	51500	F	9.0	52.6F	5.3P
0266		SR 5/US 1 - S OF EASY ST (COUNTY 266)	N	17000E	S	17000E	34000	F	9.0	52.6F	5.5P
0269		SR 713 / KINGS HWY - SW OF SR 5/US 1 (COUNTY 269	N	5300	S	5900	11200	C	9.0	51.3F	6.2A
0270		SR 608/ST LUCIE BLVD - W OF SR 5 (COUNTY 270)	E	2700	W	2400	5100	C	9.0	51.3F	12.3A
0273		CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (C	N	4400E	S	4400E	8800	F	9.0	51.3F	31.5F
0274		CR 611-B/JENKINS RD. - S. OF SR 68/ORANGE AVE	N	2900E	S	2800E	5700	F	9.0	51.3F	31.5F
0279		CR 709/GLADES CUTOFF RD - S OF CR 712/MIDWAY RD.	N	1800	S	1600	3400	C	9.0	51.3F	31.5A
0281		SR 614 / INDRIO RD - W OF SR 713/KINGS HWY (COUN	E	4400	W	4200	8600	C	9.0	51.3F	11.3A
0703		SR A1A/N - S OF REGAL RD (COUNTY 703)	N	2300E	S	3100E	5400	F	9.0	52.6F	4.4P
0705		SR A1A/N - N OF N BRIDGE CAUSWAY (COUNTY 705)	N	2900E	S	3100E	6000	F	9.0	52.6F	15.7P
0709		SR A1A / N - E OF SR 5/US 1 (COUNTY 709)	E	5000E	W	5400E	10400	F	9.0	52.6F	16.0P
0711		SR A1A/S - E OF SR 5/US 1 (COUNTY 711)	E	5900E	W	5800E	11700	F	9.0	52.6F	9.0P

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

Technical Review Committee **3. c.**

Meeting Date: 09/16/2021

REQUESTED ACTION

Annexation – 2120 N. Old Dixie Highway

LOCATION

2120 N. Old Dixie Highway

RESPONSIBLE STAFF

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

RECOMMENDATION

Review & Provide Comment

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 08/26/2021 03:45 PM

Final Approval Date: 08/26/2021

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# 21-02000009

DATE: AUGUST 26, 2021

Annexation – 2120 N. Old Dixie Highway

Attached is an Application for Voluntary Annexations for a property located at 2120 N. Old Dixie Highway. The property is approximately 0.40 acres and currently has a St. Lucie County Zoning of Industrial Light (IL), it also has a St. Lucie County Future Land Use of Industrial (IND). Once annexed the City would assign a Zoning of Light Industrial (I-1) and assign a Future Land Use of Industrial (I). The parcel ID for the property is 1434-330-0001-000-7

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 September 14, 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

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: **Mailing:** 1900 Old Dixie Hwy Ft. Pierce, Fl 34946 **Site:** 2120 N. Old Dixie Hwy Ft Pierce, Fl 34946

2. Legal description of real property for which annexation is being requested:

34 34 40 FROM SW COR OF SEC RUN N 668.5 FT, TH S 89 DEG 42 MIN E 347 FT TO E R/W OLD DIXIE HWY FOR POB, TH N 22 DEG 51 MIN W ON R/W 321 FT, TH AT RT ANG TO OLD DIXIE HWY 71.58 FT TO W R/W FEC RR, TH SELY ON R/W 344.29 FT, TH NWLY 57.7 FT TO E R/W OLD DIXIE AND POB- LESS AS IN UNRECORDED R/W MAP AND COUNTY DEED NO. 217 DATED 3/3/1941- (0.40 AC - 17,424 SF)

Property Tax ID: 1434-330-0001-000-7

3. **Size of described property: .4 acres**
4. **Project description: Existing Warehouse**
5. **Current St. Lucie County Future Land Use Designation: Industrial**
6. **Current St. Lucie County Zoning: Light Industrial**
7. **Is this a Historic property? No**
8. **Appraised value: $165,600**
9. **Name of Owner(s): East Coast Packers LLC**

Signature of Owner(s): Angela M. Sinnott, for East Coast Packers, LLC
Mailing Address: 1900 Old Dixie Hwy
City Fort Pierce State FL Zip 34946
Phone 772-465-7555 Fax772-460-5012

10. Name of Representative: Angela Sinnott

Signature of representative: Angela Sinnott

Mailing Address: 1900 Old Dixie Hwy

City: Fort Pierce State FL Zip 34946

Phone 772-465-7555 Fax 772-460-5012

E-mail: psinnott0@gmail.com CC: JFolds@eganfarms.com

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4467984 OR BOOK 4167 PAGE 288, Recorded 08/08/2018 11:33:12 AM Doc Ta
$0.70

PREPARED BY AND RETURN TO:
Richard M. Carnell, Jr., Esq.
1900 Old Dixie Highway
Fort Pierce, Florida 34946

Parcel ID #'s
1434-330-0001-000-7
1433-440-0001-020-8
1433-410-0002-000-6

Space Above this Line for Recording Data

This conveyance is a transfer of unencumbered real property and is a transfer for no reasonable determinable pecuniary value and is exempt from payment of documentary stamps tax in accordance with Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So. 2d 913 (Fla. 2005), F.S. §201.0201, and Fla. Admin. Code Rule 12B-4.014.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 31th day of July, 2018, between **EAST COAST PACKERS, INC.,** a Florida corporation, whose address is 1900 Old Dixie Highway, Fort Pierce, Florida 34946 of the County of Indian River, State of Florida (hereinafter "Grantor"), to **EAST COAST PACKERS, LLC,** a Florida limited liability company whose address 1900 Old Dixie Highway, Fort Pierce, Florida 34946 of the County of St. Lucie, State of Florida (hereinafter "Grantee")

WITNESSETH:

That Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, has remised, released and quitclaimed and by these presents does remise, release and quitclaim unto Grantee, her/his/their successors and assigns:

ALL THAT CERTAIN real property located in St. Lucie County, Florida and more particularly described as follows:

See Exhibit "A" attached hereto

SUBJECT to restrictions, reservations and easements of record, if any, which are not reimposed hereby:

TOGETHER with all and singular tenements, hereditaments and appurtenances whatsoever thereunto belonging or in any wise appertaining, and the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever in and to the same and every part thereof.

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

THIS Quit Claim Deed was prepared without the benefit of a title search.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed the day and year first above written.

Signed, sealed and delivered
In the presence of:

Angela M. Sindt
Print Name: Angela M. Sindt

Jessica Folds
Print Name: Jessica Folds

GRANTOR:
EAST COAST PACKERS, INC.
a Florida corporation

Bernadette M. Emerick
Bernadette M. Emerick, President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing Quit Claim Deed was acknowledged before me this 31st day of July, 2018, by Bernadette M. Emerick, who is the President, of East Coast Packers, Inc., a Florida corporation [X] who is personally known to me or [ ] who produced driver's licenses as identification.

TERI M. WEYANDT
MY COMMISSION # GG 227765
EXPIRES: July 17, 2022
Bonded Thru Notary Public Underwriters

Teri M. Weyandt
Print Name: Teri M. Weyandt
My Commission Expires: 7-17-2022

EXHIBIT "A"

Parcel 1

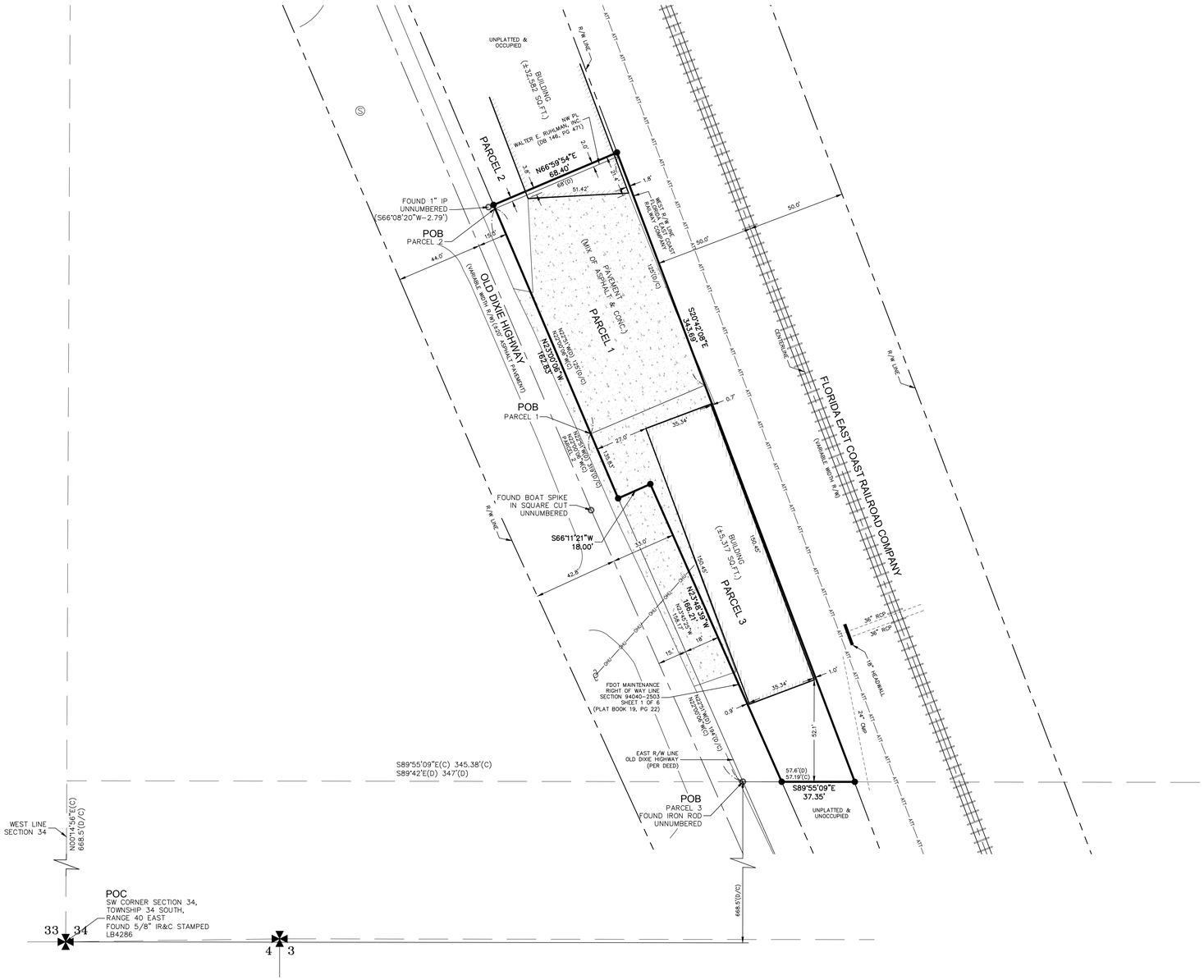
From the Southwest corner of Section 34, Township 34, South Range, 40 East, run northerly along the section line 668.5 feet; thence South 89° 42' East, a distance of 347 feet to the East right-of-way line of Old Dixie Highway; thence North 22° 51' West, along said East right-of-way line of Old Dixie Highway, a distance of 194 feet to the point beginning; thence continue North 22° 51' West along said East right-of-way line of Old Dixie Highway, a distance of 125 feet; thence at right angles to said East right-of-way of Old Dixie Highway, run a distance of 68 feet to the West right-of-way line of the Florida East Coast Railway Company; thence run southeasterly along the West right-of-way line of said Railway Company, a distance of 125 feet; thence run in a southwesterly direction at right angles to the said West right-of-way line of the Florida East Coast Railway Company to the East right-of-way line of Old Dixie Highway and the point of beginning.

Parcel 2

From the Southwest corner of Section 34, Township 34 South, Range 40 East, run northerly along the section line, 668.5 feet; thence run South 89° 42' East, a distance of 347 feet to the East right-of-way line of Old Dixie Highway; thence run North 22° 51' West along said East right-of way line of Old Dixie Highway a distance of 319 feet to the point of beginning; thence at right angles to said East right-of-way line of Old Dixie Highway a distance of 68 feet along the northwesterly boundary of that certain tract of land conveyed to Walter E. Ruhlman, Inc., as appears in Deed Book 146, page 471, of the public records of St. Lucie County, Florida, to the West right-of-way line of the Florida East Coast Railway Company; thence run northwesterly along the West right-of-way line of the Railway Company aforesaid, a distance of 2 feet; thence run southwesterly at right angles to the West right-of-way line of the Railway Company aforesaid, to the East right-of-way line of Old Dixie Highway; thence southeasterly along the East right-of-way line of Old Dixie Highway a distance of 2 feet to the point of beginning.

Parcel 3

From the Southwest corner of Section 34, Township 34 South, Range 40 East, run northerly along the section line 668.5 feet; thence run South 89° 42' East to the East right-of-way line of Old Dixie Highway for point of beginning; said point being 668.5 feet North of the section line; thence run North 22° 51' West along the East right-of-way line of Old Dixie Highway a distance of 194 feet; thence at right angles to said East right-of-way line of Old Dixie Highway run to the West right-of-way line of the Florida East Coast Railway Company; thence run southeasterly along the West right-of-way line of said Railway Company to a point which is 668.5 feet north of the section line; thence run West 57.6 feet to the point of beginning.



30 22.5 15 7.5 0 15 30 60

SCALE IN FEET: 1"= 30'

LEGEND

(P)	PLAT DATA	℄	CENTERLINE
(C)	CALCULATED FROM FIELD MEASUREMENTS	PL	PROPERTY LINE
(D)	DEED	No.	NUMBER
P.O.C.	POINT OF COMMENCEMENT	TYP	TYPICAL
P.O.B.	POINT OF BEGINNING	EL	ELEVATION
P.L.S.	PROFESSIONAL LAND SURVEYOR	INV	INVERT
L.B.	LICENSED BUSINESS	CONC	CONCRETE
PRM	PERMANENT REFERENCE MONUMENT	CATV	CABLE TELEVISION
IR&C	5/8" IRON ROD & CAP	SQ.	SQUARE
C.M.	CONCRETE MONUMENT	FT.	FEET
IR	IRON ROD	INFO.	INFORMATION
FND	FOUND	TOB	TOP OF BANK
O.R.B.	OFFICIAL RECORDS BOOK	OHU	OVERHEAD UTILITIES
DB	DEED BOOK	ATT	AMERICAN TELEPHONE & TELEGRAPH
PB	PLAT BOOK		FIRE HYDRANT
PG	PAGE		VALVE
Δ	CENTRAL ANGLE		DRAINAGE MANHOLE
R	RADIUS		SANITARY MANHOLE
L	ARC LENGTH		HAND HOLE
CB	CHORD BEARING		WOOD POWER POLE
CD	CHORD DISTANCE		CONCRETE POWER POLE
UGE	UNDERGROUND ELECTRIC		WELL
UG AT&T	UNDERGROUND AT&T		CABLE TV JUNCTION BOX
R/W	RIGHT OF WAY		SIGN
A/C	AIR CONDITIONING		SANITARY CLEAN OUT
CBS	CONCRETE BLOCK STRUCTURE		WATER METER
WM	WATER MAIN		LIGHT POLE
U.E.	UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT		
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		
●	SET 5/8" IR&C STAMPED LB6844		

DESCRIPTION

PARCEL 1

FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 34, SOUTH RANGE, 40 EAST, RUN NORTHERLY ALONG THE SECTION LINE 668.5 FEET; THENCE SOUTH 89° 42' EAST, A DISTANCE OF 347 FEET TO THE EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY; THENCE NORTH 22° 51' WEST, ALONG SAID EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY, A DISTANCE OF 194 FEET TO THE POINT BEGINNING; THENCE CONTINUE NORTH 22° 51' WEST ALONG SAID EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY, A DISTANCE OF 125 FEET; THENCE AT RIGHT ANGLES TO SAID EAST RIGHT–OF–WAY OF OLD DIXIE HIGHWAY, RUN A DISTANCE OF 68 FEET TO THE WEST RIGHT–OF–WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE RUN SOUTHEASTERLY ALONG THE WEST RIGHT–OF–WAY LINE OF SAID RAILWAY COMPANY, A DISTANCE OF 125 FEET; THENCE RUN IN A SOUTHWESTERLY DIRECTION AT RIGHT ANGLES TO THE SAID WEST RIGHT–OF–WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY TO THE EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY AND THE POINT OF BEGINNING.

PARCEL 2

FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 40 EAST, RUN NORTHERLY ALONG THE SECTION LINE, 668.5 FEET; THENCE RUN SOUTH 89° 42' EAST, A DISTANCE OF 347 FEET TO THE EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY; THENCE RUN NORTH 22° 51' WEST ALONG SAID EAST RIGHT–OF WAY LINE OF OLD DIXIE HIGHWAY A DISTANCE OF 319 FEET TO THE POINT OF BEGINNING; THENCE AT RIGHT ANGLES TO SAID EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY A DISTANCE OF 68 FEET ALONG THE NORTHWESTERLY BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO WALTER E. RUHLMAN, INC., AS APPEARS IN DEED BOOK 146, PAGE 471, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, TO THE WEST RIGHT–OF–WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE RUN NORTHWESTERLY ALONG THE WEST RIGHT–OF–WAY LINE OF THE RAILWAY COMPANY AFORESAID, A DISTANCE OF 2 FEET; THENCE RUN SOUTHWESTERLY AT RIGHT ANGLES TO THE WEST RIGHT–OF–WAY LINE OF THE RAILWAY COMPANY AFORESAID, TO THE EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY; THENCE SOUTHEASTERLY ALONG THE EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY A DISTANCE OF 2 FEET TO THE POINT OF BEGINNING.

PARCEL 3

FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 40 EAST, RUN NORTHERLY ALONG THE SECTION LINE 668.5 FEET; THENCE RUN SOUTH 89° 42' EAST TO THE EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY FOR POINT OF BEGINNING; SAID POINT BEING 668.5 FEET NORTH OF THE SECTION LINE; THENCE RUN NORTH 22° 51' WEST ALONG THE EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY A DISTANCE OF 194 FEET; THENCE AT RIGHT ANGLES TO SAID EAST RIGHT–OF–WAY LINE OF OLD DIXIE HIGHWAY RUN TO THE WEST RIGHT–OF–WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE RUN SOUTHEASTERLY ALONG THE WEST RIGHT–OF–WAY LINE OF SAID RAILWAY COMPANY TO A POINT WHICH IS 668.5 FEET NORTH OF THE SECTION LINE; THENCE RUN WEST 57.6 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ALL RIGHTS–OF–WAYS.

PARCELS 1, 2 AND 3 CONTAIN 0.4 ACRES, MORE OR LESS.

NOTES

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 BRYAN C SMITH & ASSOCIATES, LLC. 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) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT. THE DESCRIPTION SHOWN HEREON IS BASED ON OFFICIAL RECORDS BOOK 4167, PAGE 288, AND IS FROM ST. LUCIE COUNTY CLERK OF THE COURTS WEB SITE, BASED ON THE ST. LUCIE COUNTY PROPERTY APPRAISER'S WEB SITE, ACCORDING TO THE ADDRESS OF THE PROPERTY AS SUPPLIED BY THE CLIENT.
3) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
4) OVERALL PARCEL CONTAINS 0.4 ACRES, MORE OR LESS.
5) THE LAST DATE OF FIELD WORK WAS 8/3/2021.
6) REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
7) THE WEST LINE OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 40 EAST IS ASSUMED TO BEAR NORTH 00°14'56" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
8) 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.
9) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS–OF–WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.
10) SECTION LINES AND MONUMENTATION SHOWN HEREON AND USED TO DETERMINE PROPERTY BOUNDARIES ARE BASED ON PREVIOUS SURVEYS AND HISTORICAL SECTIONAL INFORMATION. SOME MONUMENTATION MAY HAVE BEEN DESTROYED, SINCE THE ORIGINAL DELINEATION OR RESOLUTION, OF THE SECTIONAL SURVEY.
11) 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.

BRYAN C. SMITH SIGNATURE DATE:
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER LS 6844

BRYAN C. SMITH & ASSOCIATES, LLC
6000 BAMBOO DRIVE
FT PIERCE, FL 34982
772–349–6394
CERTIFICATE OF AUTHORIZATION LB# 8315

EAST COAST PACKERS, LLC
FORT PIERCE, FLORIDA

BOUNDARY SURVEY

REVISIONS	NO.	DESCRIPTION	DATE

ISSUE DATE: 7/27/2021
DRAWN BY: BCS
CHECKED BY: CP
SCALE: 1" = 30'

JOB NO. 1287
SHEET NO. 1

D:\Drawings\Drawings\1287 Egret East Coast Packers\CAD\East Coast Packers 4 Ac Boundary Survey.dwg, P1, 8/4/2021 1:31:36 PM, DWG To PDF.pc3

Technical Review Committee **3. d.**

Meeting Date: 09/16/2021

REQUESTED ACTION

Development & Design Review – Jetson Expansion – 4145 S. US Highway 1 and 504 Tumblin Kling Road

LOCATION

4145 S. US Highway 1 & 504 Tumblin Kling Road

RESPONSIBLE STAFF

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

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 08/26/2021 05:09 PM

Final Approval Date: 08/26/2021

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# 21-07000017

DATE: AUGUST 26, 2021

Development & Design Review – Jetson Expansion – 4145 S. US Highway 1

Attached is an Application for Development Review (Site Plan) and Design Review for property located at 4145 S. US Highway 1 & 504 Tumblin Kling Road. The applicant is proposing to construct a 32,330 square foot addition with associated site improvements to Jetson TV & Appliance. The City Zoning is General Commercial (C-3), and the Future Land Use is General Commercial (GC). The parcel IDs for the properties are 2434-314-0003-000-4 & 2434-314-0005-000-8.

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 September 14, 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 4145 S. US Hwy. 1 and 504 Tumblin Kling Road

Parcel ID #(s) 2434-314-0003-000-4, 2434-314-0005-000-8

Project description **Proposes the unification of 2 parcels and construction of a 32,330 +/- SF facility with site improvements.**

Jetson Investment, Inc.	Ryan McLean, Project Manager - MBV Engineering, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
4145 S. US Hwy. 1	1835 20th Street
Street Address	Street Address
Fort Pierce FL 34982	Vero Beach FL 32960
City State Zip	City State Zip
772-464-7050	772-569-0035
Phone Number	Phone Number
trey@shopjetson.com	ryanm@mbveng.com
Email Address	Email Address

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

✖ _____

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 26 day of March, 2021, by John E. Thofner III who is personally known to me or has produced _____ as identification.

Amy Lynne Thofner

Signature of Notary (seal)

Amy Lynne Thofner
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG215958
Expires 5/9/2022

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

TO BE COMPLETED BY STAFF

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

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

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

_____

_____

_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

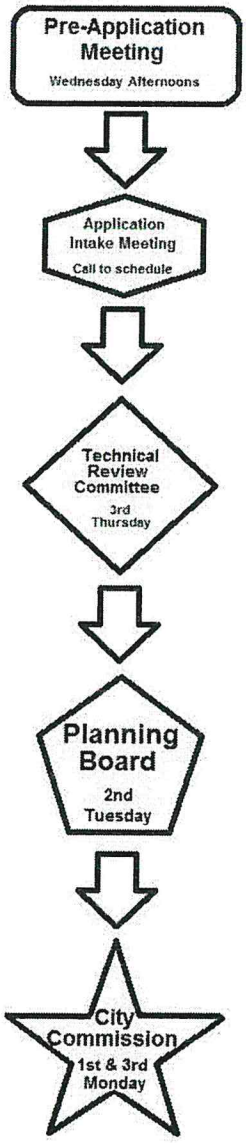
Site Information:

Non-Residential: Proposed Sq. Ft.: 32, 330 Residential: Proposed Units:_____

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

North	South	East	West
commercial		commercial	single-family

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) (on plan)
- ☐ 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 N/A
- ☐ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7) N/A
- ☑ Lighting Plan (see Section 22-58.d.8)
- ☑ Design Review submittals (see Design Review application)
- ☐ Traffic Impact Report N/A
- ☑ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 4145 S. US Hwy. 1 and 504 Tumblin Kling Road

Parcel ID #(s) 2434-314-0003-000-4, 2434-314-0005-000-8

Project Description Proposes the unification of 2 parcels and construction of a 32,330 +/- SF facility with site improvements.

Jetson Investment, Inc.	Ryan McLean, Project Manager - MBV Engineering, Inc.
Property Owner(s)	Applicant/Representative, Title, Company
4145 S. US Hwy. 1	1835 20th Street
Street Address	Street Address
Fort Pierce FL 34982	Vero Beach FL 32960
City State Zip	City State Zip
772-464-7050	772-569-0035
Phone Number	Phone Number
trey@shopjetson.com	ryanm@mbveng.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

The foregoing instrument was acknowledged before me this 26 day of March, 2021, by John E. Thofner III who is personally known to me or has produced _____ as identification.

Amy Lynne Thofner

Signature of Notary

Amy Lynne Thofner
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG215958
Expires 5/9/2022
(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.

ZONING ADMINISTRATION
DEVELOPMENT REVIEW
COMPREHENSIVE PLANNING
URBAN DESIGN
HISTORIC PRESERVATION
CULTURAL RESOURCES

CITY OF FORT PIERCE

2005 Florida League of Cities "City of Excellence" Award Winner

DEPARTMENT OF PLANNING

"IMPROVING THE WAY WE DO BUSINESS"

CERTIFICATE OF CONCURRENCY APPLICATION

Project Name: Jetson Ft. Pierce Site Improvements

1. Name of owner(s):
   Jetson Investment, Inc.
   Mailing Address: (street) 4145 S. US Hwy. 1 Tumblin Kling Road
   (City) Fort Pierce (State) FL (zip) 34982
   Phone # 772-464-7050

2. Name of Applicant:
   Same as Owner
   Mailing Address: (street) _____
   (City) _____ (State) _____ (zip) _____
   Phone # _____

3. Name of Representative:
   Ryan McLean, Project Manager - MBV Engineering, Inc.
   Mailing Address: (street) 1835 20th Street
   (City) Vero Beach (State) FL (zip) 32960
   Phone # 772-569-0035 Fax # _____
   E-mail: ryanm@mbveng.com

4. Is this concurrency application related to a specific project (Please circle one)?
   (Yes) No
   If yes, list the corresponding site plan or subdivision name and corresponding file number: See Above

To be completed by the City

Date Received _____ By _____

Fee: _____ Receipt# _____

Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [X] 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**
Warehouse	N/A	32,330	0.74	November 2021	April 2022

5. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [X] No

6. **a.** Does this application involve demolition or re-use of any structure(s)? [X] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? 3,500

b. What is the current use of the structure to be demolished or re-used? Residential

c. 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)

Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

✓ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a certificate of concurrency is requested, and that the application is true, correct, and complete to the best of my knowledge.

_____ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record and that the application is true, correct, and complete to the best of my knowledge.

X _____ 7/29/21

Applicants Signature Date

4145 S. US Hwy. 1 and 504 Tumblin Kling Road, Fort Pierce FL 34982

Address City State Zip

772-464-7050 trey@jetsononline.com

Phone Fax E-mail Address

Property Owners Acknowledgements: (please print) - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in future land use. The property owner's signature below shall also authorize the applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purpose of seeking a certificate of concurrency.

John E. Thofner III Phone: 772-464-7050

Property Owner's Name (Please Print)

4145 S. US Hwy. 1 and 504 Tumblin Kling Road, Fort Pierce FL 34982

Address City State Zip

X _____ 7/29/21

Property Owner's Signature Date

STATE OF FLORIDA, CITY OF FORT PIERCE
The foregoing instrument was acknowledged before me this 29 day of 20 21, by John E Thofner III who is personally known to me or has produced _____ as identification.

Melissa A Hughes

Signature of Notary

Melissa A Hughes

Type or Print Name of Notary

Admin

Title

(seal)

Notary Public State of Florida
Melissa A Hughes
My Commission HH 150473
Expires 07/08/2025

_____ Commission Number

HH 150473

Required Information

Provide 7 Copies of the following:

1. Location map which clearly shows where the property is located by providing the exact distance from the nearest intersection.
2. Traffic impact study which includes the following information:

a. An executive summary of no more than one page outlining the land use(s), trip generation, concurrency results, driveway classification, requested special exceptions, and requested variances (if applicable).

b. Each proposed development shall distribute the trips generated to the main arterials and intersection network that is comprised of their traffic impact area. The radius of impact will be determined according to the size of the development accounted for trips generated. (see Table A).

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

c. The minimum horizon for forecasting traffic shall be 5 years from the project's opening date. However, if the project is built in phases, the horizon will project traffic to build out of the last phase or 5 years from the time of opening, whichever is more restrictive.

d. Analysis of the new site traffic to the satisfaction of the Director of Planning which shall contain as a minimum: tables summarizing existing traffic volumes, committed traffic from proposed developments, growth rates, trip generation rates (including used formulas), levels of services for studied intersections, and any other documentation required to justify numbers used in the analysis. New site traffic analysis shall be prepared for the AM and PM peak period unless otherwise indicated by the Director of Planning.

e. The Applicant may provide traffic counts in accordance with accepted traffic engineering principles. Counts shall be made during any continuous two-hour period on a weekday between 6:00 AM and 9:00 AM for any AM counts and 4:00 PM and 7:00 PM for PM counts. All count data collected by the applicant must be collected between September 1 and May 31 (no summer out of school weeks) and seasonly adjusted to reflect average peak season conditions (100th highest hour) in accordance with most current FDOT planning factors and procedures. There shall be no counts on Fridays and legal holidays, unless otherwise authorized or required by the City's Director of Planning, in accordance with accepted traffic engineering principles. All data are subject to review and acceptance by the Director of Planning based upon accepted traffic engineering principles.

f. Analysis of the total site traffic as it relates to the specific requirements of City Code concerning driveways and access and acceptable engineering access management standards.

g. Trip generation comparison between existing and proposed conditions.

h. Trip generation calculations and driveway assignments (inbound and outbound traffic) for each phase of development. Trip distribution and assignment of traffic along the traffic impact area.

i. Justification of the number and location of site driveways. Location and type of driveways and median openings need to adhere to FDOT access management standards or any other standard accepted by the Director of Planning. The Planning Department will comment and make recommendations on the number of driveways based on the plan review. Excessive driveways may

not be supported by staff. All driveways should be located on a site plan with distancing from upstream and downstream driveways and/or intersections.

j. A capacity analysis of each driveway may be required as determined by the Director of Planning. All evaluations shall include existing and proposed conditions during the AM and PM peak periods. The capacity analysis should be performed using the methodology set forth in the Highway Capacity Manual, latest edition at the time the study is prepared and reviewed by Planning Department for public hearing.

k. In cases where the proposed development requires a signalized intersection, a signal warrant study will be required. Additionally, a capacity analysis of the site intersection and upstream and downstream location may be required by Director of Planning. In cases where traffic re-routing occurs as a result of the proposed development, additional traffic studies may be required.

l. Provide an analysis of u-turn movements at the median openings to the north, south, east and west (as appropriate according to project location) of project driveways, including daily, AM peak hour and PM peak hour. Assess the impact of proposed and existing volumes on available storage.

m. Show the total driveway assignment as the driveway provides joint access with the adjacent property. Joint access among similar or compatible land uses may be required by the Director of Planning.

n. After initial review, the Director of Planning may require additional information if it is deemed necessary to properly evaluate the traffic study.

o. For entryway features the applicant must make sure that traffic turn-arounds are, at a minimum, 15-feet in width, have a 25-foot turnaround radius, and have mountable curves. The applicant must make sure that there is enough stacking for visitors and residents.

p. In cases where driveways abut a County or State road, or a city road classified as an arterial or main collector, the Director of Planning may require deceleration and storage lanes for vehicles turning to and from the proposed development served by the access driveway.

q. Pass-by trips shall not be higher than 25% and internal trip rates shall be approved by the Director of Planning and shall be consistent with the ITE manual.

3. **Capacity for Intersections.**

a. As part of the Traffic Impact Analysis, major intersections should be analyzed. The level of service for roadway segments may be analyzed using a variety of types of arterial analyses based on the principals, guidelines and criteria outlined in the most current version of the Highway Capacity Manual. In determining whether a corridor can be maintained at an the Level of service determined in the Comprehensive Plan for the purpose of monitoring concurrency, it is recognized that some individual links, intersections, or turning movements may be able to operate below the Level of Service while still maintaining an overall Level of Service established for the corridor based on overall average running speed. However, since some of the available software models can report an overall LOS "D" for a corridor while still allowing some components of the corridor to operate at a LOS "E" condition, it is appropriate to define maximum tolerances for individual instances of LOS "E" conditions embedded within the total corridor analysis. The following maximum allowable tolerances are established so that the level of service determination is not unduly biased toward the mainline at the expense of any particular intersection, approach or movement. These tolerances apply to all computerized applications of the Highway Capacity Manual, including the Highway Capacity Software (HCS) and SYCHRO:

1. For any individual turning movement or through movement within any signalized intersection included in the analysis: no individual movement or lane group can be reported to have a volume-to-capacity (v/c) ratio greater than 1.20 or a total delay estimate greater than 1.20 x signal cycle length.

2. For any individual signalized intersection approach for any intersection included in the analysis, no approach can be reported to have a volume-to-capacity (v/c) ratio greater than 1.0 or a total delay estimate greater than the signal cycle length.

3. For any individual signalized intersection included in the analysis, the overall signalized intersection v/c cannot exceed 1.20, NOR can the total intersection delay estimate be greater than the signal cycle length. Also, only one of the mainline approaches can operate below LOS D (regardless of delay).

Level of Service Standards

Public Facility	Fiscal Year	Level of Service
Transportation		**Road Type** / **State, County and City Roads**: Local Road – D; Collector Roadway – D; Minor Arterial – D; Major Arterial – D
Sanitary Sewer		240 gallons per day per equivalent residential connection
Potable Water		300 gallons per day per equivalent residential unit
Solid Waste		330 tons per day of Class I trash
		300 tons per day of Construction and Debris
Stormwater		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
Recreation and Open Space		
Neighborhood Park:	2005	1.36 acre/1,000 population
	2010	1.36 acre/1,000 population
	2015	1.5 acre/1,000 population
	2020	1.75 acre/1,000 population
	2025	2.0 acres/1,000 population
	2030	2.0 acres/1,000 population
Community Park:	2005	2.50 acre/1,000 population
	2010	2.50 acre/1,000 population
	2015	2.75 acre/1,000 population
	2020	2.75 acre/1,000 population
	2025	3.0 acres/1,000 population
	2030	3.0 acres/1,000 population
Baseball/Softball	Ongoing	1 field/2,500 population
Basketball	Ongoing	1 court/5,000 population
Boat ramp	Ongoing	1 ramp/4,500 population
Fishing Pier	Ongoing	1,600 linear feet/25,000 population

Multi-Purpose	Ongoing	1 field/3,000 population
Picnic Area	Ongoing	1 acre/2,500 population
Recreation Trail	Ongoing	1.22 mile/10,000 population
Swimming pool	Ongoing	1 pool/50,000 population
Tennis	Ongoing	1 court/2,000 population

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4717731 OR BOOK 4431 PAGE 1978, Recorded 06/12/2020 09:19:35 AM Doc Tax: $3675.00

This Instrument Prepared by and Return to:
Gonano & Harrell
1600 SOUTH FEDERAL HIGHWAY, SUITE 200
FORT PIERCE, FLORIDA 34950
Our File No. 1565.035
Florida Documentary Stamps have been paid hereon.

_____ Space above this line for Recording Data _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 10th day of **June, 2020 by Marilyn L. Richards, an un-remarried widow** hereinafter called the Grantor, to **Jetson Investments, Inc., a Florida corporation** whose post office address is **4145 U.S. 1, Fort Pierce, FL 34982**, hereinafter called the Grantee:

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

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of **FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (525,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

SEE EXHIBIT "A"

SUBJECT TO: all restrictions, reservations, covenants, conditions, easements, mortgages and liens of record; all governmental zoning regulations, resolutions, and ordinances; and taxes accruing subsequent to December 31, 2019.

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

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

AND the Grantor hereby covenants that the premises are free from all encumbrances made by Grantor and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise.

This property is the homestead of Grantor.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

By: _____
Marilyn L. Richards by Elizabeth R. Russell, her attorney-in-fact

State of _____
County of _____

The foregoing instrument was acknowledged by means of [ ] physical presence or [ ] online notarization this ____ day of June, 2020, by Marilyn L. Richards by Elizabeth R. Russell, her attorney-in-fact who is/are personally known to me or has/have produced _____ as identification.

SEAL

EDWARD W. BECHT
Commission # GG 206856
Expires May 12, 2022
Bonded Thru Budget Notary Services

_____
Notary Public

_____
Printed Notary Name

My Commission Expires:

EXHIBIT A

Parcel 1 (Deed Legal)

The South 150 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 90 feet thereof, and LESS the West 60 feet thereof, and LESS the South 25 Feet for Road Right of Way, said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida,

AND

The West 150 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the South 150 feet thereof, said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida

AND

The East 180 feet of the W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 75 feet thereof, and LESS the West 90 feet of the South 150 feet thereof, and LESS the South 25 feet for Road Right of Way said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida

Parcel 2 (Overall Parcel per property appraiser)

W 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4, LESS the East 75 feet thereof, and LESS the West 60 feet of the South 150 feet thereof and LESS the South 25 feet for Road Right of Way said land lying and being in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida,

6-10-20

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

Property Identification

Site Address: 504 TUMBLIN KLING RD B
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-314-0005-000-8
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 33279
Map ID: 24/34S
Zoning: General Co

Ownership

Jetson Investments Inc
4145 S US Highway 1
Fort Pierce, FL 34982



Legal Description

34 35 40 W 1/2 OF SE 1/4 OF NE 1/4 OF SW 1/4-LESS E 75 FT AND LESS W 60 FT OF S 150 FT AND LESS S 25 FT RD R/W- (3.64 AC)

Current Values

Just/Market Value:	$327,700
Assessed Value:	$164,871
Exemptions:	$76,000
Taxable Value:	$88,871

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	1,522
Gross Sketched Area (SF):	2,223
Land Size (acres):	3.64
Land Size (SF):	158,558.4

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 10, 2020	4431 / 1978	0137	SP	Russell Elizabeth R	$525,000
Jun 10, 2020	4431 / 1978	0137	SP	Russell Michael	$525,000
Jun 10, 2020	4431 / 1978	0137	SP	Richards (LF EST) Marilyn	$525,000
Nov 12, 2012	3453 / 0974	0114	WD	Richards (LF EST) William H	$100
Oct 4, 2012	3440 / 0322	0114	WD	Richards William H	$100
Nov 1, 1979	0321 / 0920	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 1,522 SF

Gross Sketched Area: 2,223 SF

Exterior Data

View:
Building Type: HC-
Grade: C-
Story Height: 2 Story

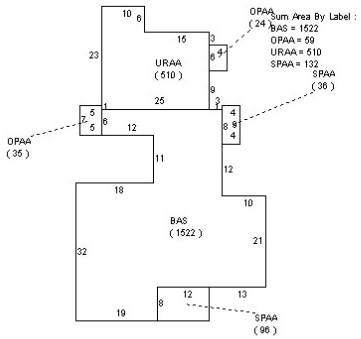
Roof Cover: Fibrglss Shg
Year Built: 1950
Effective Year: 1950
No. Units: 1

Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall: Abs Shingle

Interior Data

Bedrooms: 3	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 2	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors: Vinyl Rolled
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1522	1522	210
OPAA	Open Porch Attached Average	59	0	44
SPAA	Screen Porch Attached Average	132	0	66
URAA	Utility Room Attached Average	510	0	98

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY LOW	1	396	1950
UTILITY LOW	1	100	1999

Current Year Values

Current Values Breakdown

Building:	$50,500
Land:	$277,200
Just/Market:	$327,700
Ag Credit:	$0
Save Our Homes or 10% Cap:	$162,829
Assessed:	$164,871
Exemption(s):	$76,000
Taxable:	$88,871

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020	2008	0550	Homestead Exemption over $ 50,000	$25,000
Tax Year	Grant Year	Code	Description	Amount
2020	1999	0500	Homestead Exemption	$25,000
Tax Year	Grant Year	Code	Description	Amount
2020	2004	0565	Senior Homestead over 65	$25,000
Tax Year	Grant Year	Code	Description	Amount
2020	1999	2300	Total & Permanent Disability	$500
Tax Year	Grant Year	Code	Description	Amount
2020	2016	4000	Widow's Exemption	$500

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2009	2009	12	County Solid Waste	$276.14

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$327,700	$164,871	$76,000	$88,871
2019	$330,400	$161,165	$76,000	$85,165
2018	$328,500	$158,160	$76,000	$82,160

Permits

Number	Issue Date	Description	Amount	Fee
SLC0607-0084	Jul 6, 2006	Roof	$6,500	$0

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

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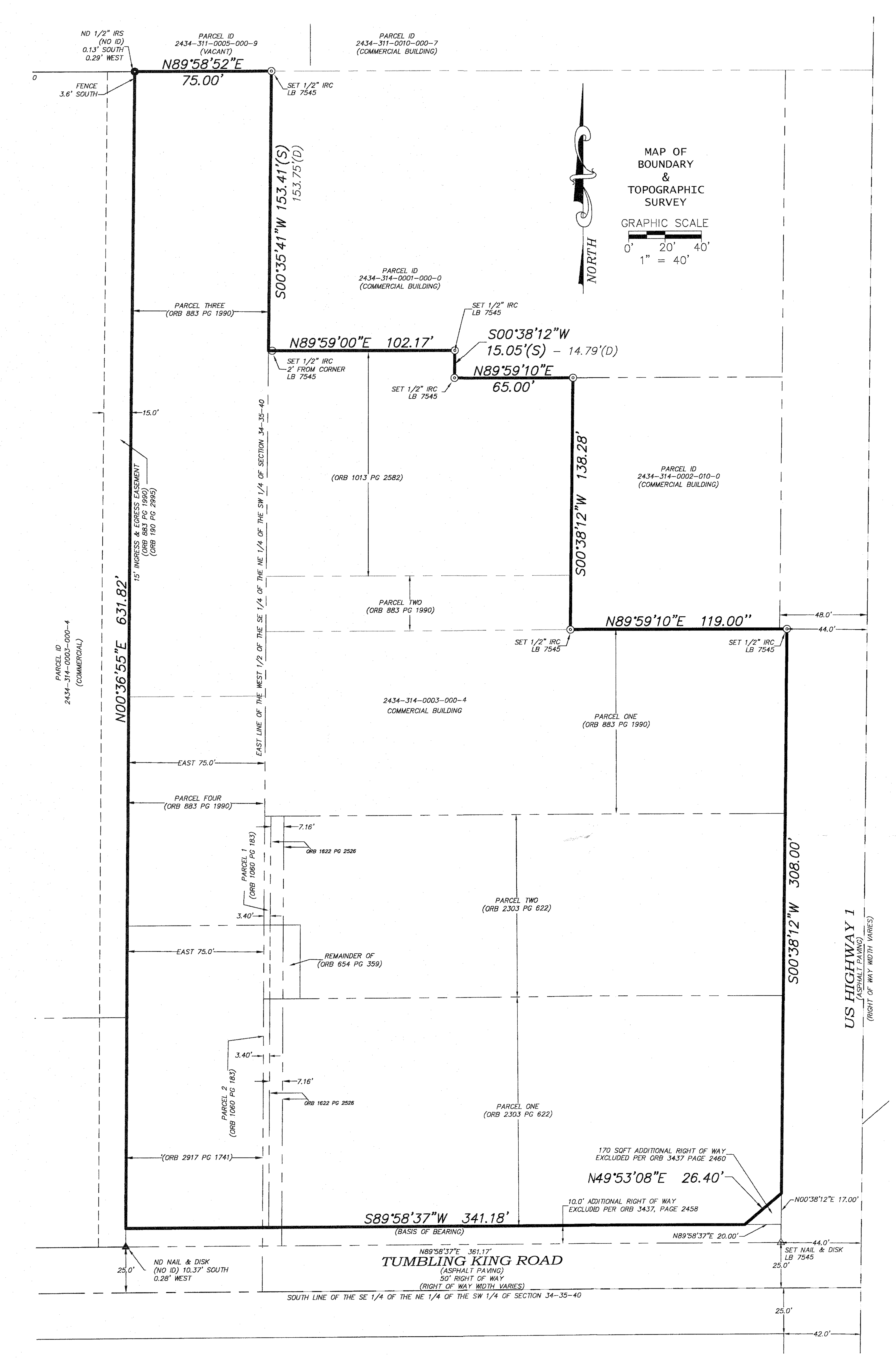
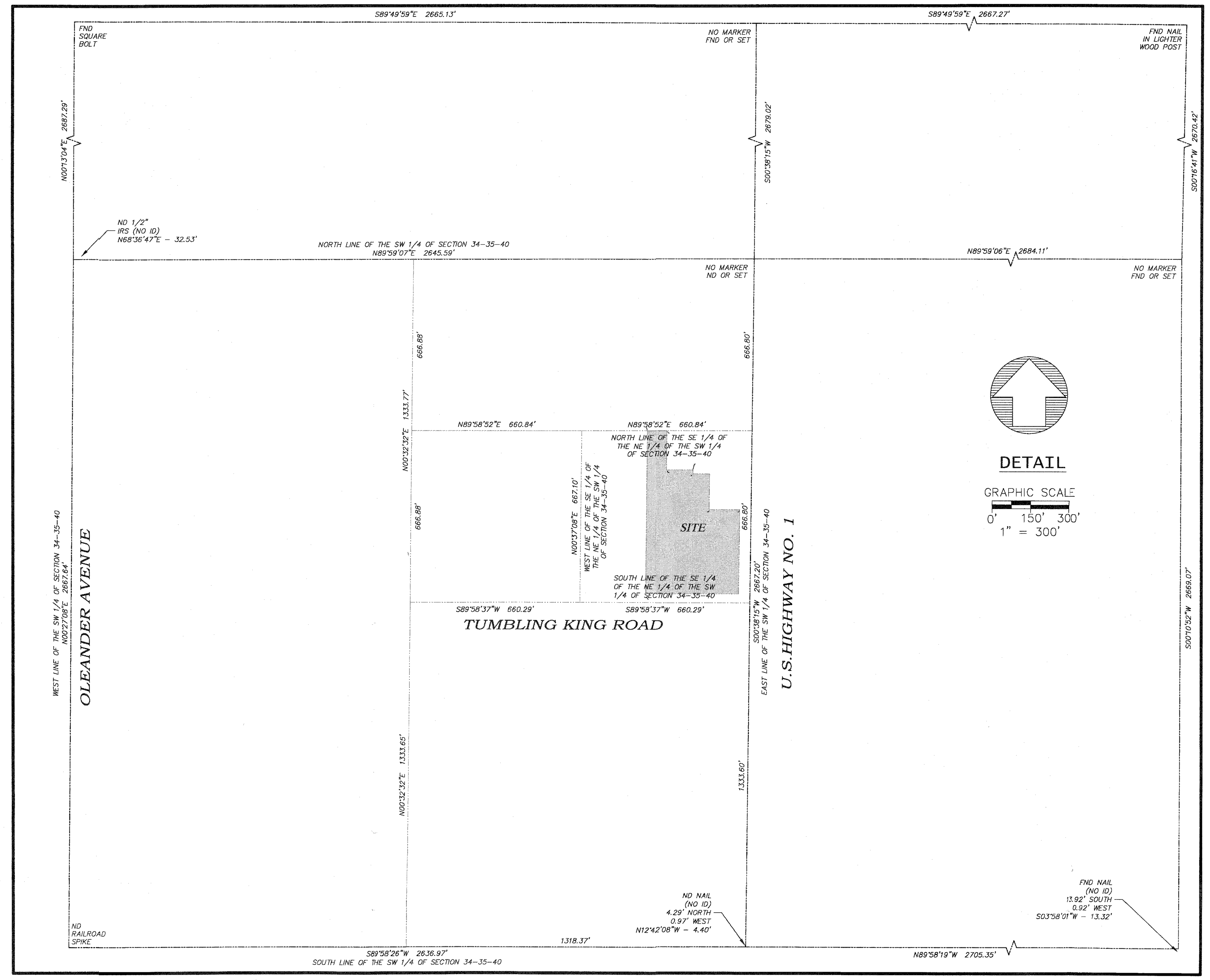




LEGEND

CONC	= CONCRETE
(D)	= DESCRIPTION
ID	= IDENTIFICATION
FND	= FOUND
IP	= IRON PIPE
IR	= IRON ROD
IRC	= IRON ROD WITH CAP
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
O.R.B	= OFFICIAL RECORDS BOOK
(P)	= PLAT
P.B.	= PLAT BOOK
PG.	= PAGE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
RCP	= REINFORCED CONCRETE PIPE
(S)	= SURVEYED

SURVEYOR'S NOTES

1.) THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2.) THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3.) UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
4.) JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5.) THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE
6.) THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12111C0189K, DATED FEBRUARY 19, 2020.
7.) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING NGS BENCHMARK Y 430 (PID AF7511) AT AN ELEVATION OF 13.45 FEET(NAVD88).
8.) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE ESTABLISHED BY DERIVING A GRID BEARING OF S89°58'37"W ALONG THE NORTH RIGHT OF WAY LINE TUMBLIN KLING ROAD.

LEGAL DESCRIPTIONS

ORB 2303 PG 622

PARCEL 1

THE SOUTH 160 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE SOUTH 25 FEET AND LESS THE EAST 44 FEET FOR ROAD RIGHT OF WAY AND LESS THE WEST 3.40 FEET THEREOF. ALL LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA

PARCEL 2

THE NORTH 100 FEET OF THE SOUTH 260 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, LESS THE EAST 44 FEET FOR U.S. HIGHWAY No 1 AND LESS THE WEST 3.40 FEET THEREOF AND ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY FOR POINT OF BEGINNING, RUN THENCE 20 FEET EAST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY, THENCE TURN AND RUN 40 FEET NORTH PARALLEL TO THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, THENCE TURN AND RUN 20 FEET WEST PARALLEL TO THE SOUTH LINE OF THE ABOVE DESCRIBED TO POINT OF INTERSECTION WITH THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY, THENCE TURN AND RUN SOUTH ALONG THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY TO POINT OF BEGINNING.

ALSO LESS AND EXCEPT FROM THE ABOVE PROPERTY TO BE INSURED THAT PORTION AS DESCRIBED IN WARRANTY DEED RECORDED IN O.R. BOOK 1622 PAGE 2526, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA

ORB 1060 PG 183

PARCEL 1

BEING THE WEST 3.40 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 100 FEET OF THE SOUTH 260 FEET OF THE EAST 1/2 THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, LESS THE EAST 44 FEET FOR U.S. HIGHWAY No 1 RIGHT-OF-WAY AND ANY OTHER RIGHT-OF-WAY OF RECORD, ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY FOR THE POINT OF BEGINNING, RUN THENCE 20 FEET EAST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE TURN AND RUN 40 FEET NORTH PARALLEL TO THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE TURN AND RUN 20 FEET WEST PARALLEL TO THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY TO POINT OF INTERSECTION WITH THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE TURN AND RUN SOUTH ALONG THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY TO THE POINT OF BEGINNING. CONTAINING 203.957 SQUARE FEET MORE LESS.

PARCEL 2

BEING THE WEST 3.40 FEET OF THE DESCRIBED PROPERTY: THE SOUTH 160 FEET OF THE EAST 1/2 THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, LESS THE SOUTH 25 FEET AND THE EAST 44 FEET FOR THE ROAD RIGHTS-OF-WAY, ALL LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

CONTAINING 459.090 SQUARE FEET, MORE OR LESS

ORB 3437 PG 2458

A 10 FOOT STRIP OF LAND FOR RIGHT-OF-WAY DEDICATION PURPOSES LYING IN A PORTION OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, THENCE RUN NORTH 00°38'28" EAST ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34, A DISTANCE OF 1334.28 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°59'21" WEST ALONG SAID NORTH LINE A DISTANCE OF 44.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE EXTENDED OF U.S. HIGHWAY 1; THENCE NORTH 00°38'28" EAST ALONG SAID WEST RIGHT-OF-WAY LINE EXTENDED, A DISTANCE OF 25.00 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY OF U.S. HIGHWAY 1 AND THE NORTH RIGHT-OF-WAY LINE OF TUMBLIN KING ROAD, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 89°59'21" WEST ALONG SAID NORTH RIGHT-OF -WAY, A DISTANCE OF 361.11 FEET TO THE EAST LINE OF A 15' INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 190, PAGE 2995, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°36'56" EAST ALONG SAID EAST LINE , A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 89°59'21" EAST ALONG A LINE BEING 10.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SAID TUMBLIN KLING ROAD, A DISTANCE OF 361.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 1; THENCE SOUTH 00°38'23" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID TUMBLIN KING ROAD AND THE POINT OF BEGINNING; CONTAINING SAID BOUNDS 3,611 SQUARE FEET, OR 0.08 ACRES, MORE OR LESS

ORB 3437 PG 2460

A CORNER CLIP LYING IN A PORTION OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, THENCE RUN NORTH 00°38'23" EAST ALONG THE EASTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34, A DISTANCE OF 1334.28 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°59'21" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 44.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE EXTENDED OF U.S. HIGHWAY 1; THENCE NORTH 00°38'23" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE EXTENDED, A DISTANCE OF 25.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 1 AND THE NORTHERLY RIGHT-OF-WAY LINE OF TUMBLIN KING ROAD, THENCE CONTINUE NORTH 00°38'23" EAST, ALONG WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°59'21" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 49°53'52" EAST, A DISTANCE OF 26.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 1; THENCE RUN SOUTH 00°3823" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 1, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING; CONTAINING WITHIN SAID BOUNDS 170 SQUARE FEET, MORE OR LESS.

ORB 654 PG 359

BEGIN AT THE SE CORNER OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST 75 FEET THENCE NORTH 200 FEET , THENCE EAST 95 FEET, THENCE SOUTH 40 FEET, THENCE WEST 20 FEET, THENCE SOUTH 160 FEET, TO A POINT OF BEGINNING. LESS THE SOUTH 25 FEET FOR THE TUMBLIN KLING ROAD RIGHT OF WAY

ORB 2917 PG 1741

BEGIN AT THE SE CORNER OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST 75 FEET THENCE NORTH 200 FEET, THENCE EAST 95 FEET, THENCE SOUTH 40 FEET, THENCE WEST 20 FEET, THENCE SOUTH 160 FEET, TO A POINT OF BEGINNING. LESS THE SOUTH 25 FEET FOR THE TUMBLIN KING ROAD RIGHT OF WAY.

AND ALSO LESS THE FOLLOWING DESCRIBED PROPERTY; COMMENCE AT THE SOUTHEAST CORNER OF WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA; RUN THENCE WEST 75 FEET; RUN THENCE NORTH 200 FEET; THENCE RUN EAST 78.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 16.60 FEET; THENCE RUN SOUTH 40 FEET; THENCE RUN WEST 16.60 FEET; THENCE RUN NORTH 40 FEET TO THE POINT OF BEGINNING,

ORB 1622 PG 2526

BEING THE EAST 7.16 FEET OF THE WEST 10.56 FEET OF THE SOUTH 260.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, LESS THE SOUTH 25.00 FEET THEREOF, ALL LYING AND BEING IN SECTION 34, TOWNSHIP35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA.

ORB 883, PG. 1990

PARCEL ONE:
THE NORTH 100 FEET OF THE SOUTH 360 FEET OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE EAST 42 FEET THEREOF FOR THE RIGHT OF WAY OF U.S. #1.

PARCEL TWO:
THE NORTH 30 FEET OF THE SOUTH 390 FEET OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 163 FEET.

PARCEL THREE:
THE EAST 75 FEET OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 325 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 15 FEET OF THE WEST 255 FEET OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. SAID EASEMENT BEING THE SAME AS CONVEYED IN OFFICIAL RECORDS BOOK 190, PAGE 2995, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL FOUR:
FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN THENCE NORTH ALONG THE EAST LINE OF SAID 1/4 SECTION 200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 125 FEET TO A POINT; THENCE WEST 75 FEET TO A POINT; THENCE SOUTH 125 FEET TO A POINT; THENCE EAST 75 FEET TO POINT OF BEGINNING, ACCORDING TO THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ORB 1013 PG 2582

THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY , FLORIDA, LESS THE NORTH 153.75 FEET, AND LESS THE SOUTH 360.00 FEET, AND LESS THE EAST 48.00 FEET FOR U.S. HIGHWAY No 1 RIGHT OF WAY, AND LESS THE NORTH 138.28 FEET OF THE SOUTH 498.28 FEET OF THE WEST 115.00 FEET OF THE EAST 163.00 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 34, ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL, TO WIT: THE NORTH 30.00 FEET OF THE SOUTH 390.00 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY,FLORIDA, LESS THE EAST 163.00 FEET.

AND ALSO LESS THE EAST 228.00 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA, LEST THE NORTH 153.75 FEET AND LESS THE SOUTH 498.28 FEET

NOT VALID WITHOUT BOTH SHEETS 1 AND 2

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE

504 TUMBLIN KLING ROAD

FIELD BOOK 78	DRAWN RJS/MLO	SHEET 1 OF 2
PAGE(S) 61-75	SCALE (AS NOTED)	
FIELD DATE 09/16/2020	JOB # IRS-19-408	

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

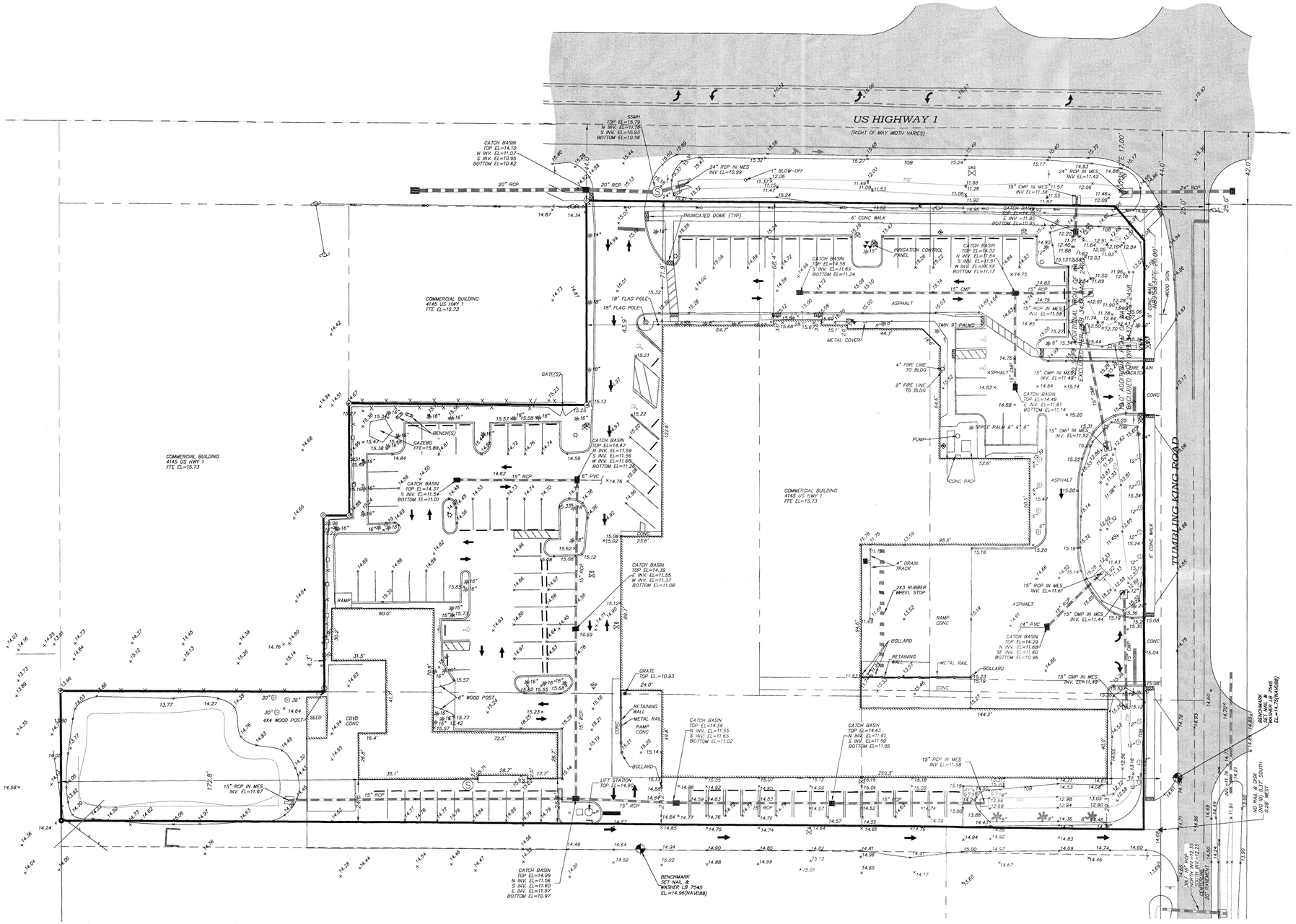
STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

05/19/2021
DATE

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

NORTH

GRAPHIC SCALE
0' 15' 30'
1" = 30'


US HIGHWAY 1
(RIGHT OF WAY WIDTH VARIES)
TUMBLIN KLING ROAD
COMMERCIAL BUILDING
4145 US HWY 1
FFE EL=15.73
SSMH
TOP EL=13.79
N INV. EL=10.76
S INV. EL=10.93
BOTTOM EL=10.56
CATCH BASIN
TOP EL=14.10
N INV. EL=11.07
S INV. EL=10.95
BOTTOM EL=10.62
20" RCP
24" RCP IN MES
INV EL=10.99
1" BLOW-OFF
24" RCP IN MES
INV EL=11.42
24" RCP
15" CMP IN MES
INV EL=11.57
15" CMP IN MES
INV EL=11.38
TRUNCATED DOME (TYP)
6' CONC WALK
CATCH BASIN
TOP EL=14.56
N INV. EL=11.64
S INV. EL=11.61
W INV. EL=10.93
BOTTOM EL=11.17
CATCH BASIN
TOP EL=14.56
S INV. EL=11.69
BOTTOM EL=11.24
IRRIGATION CONTROL PANEL
18" FLAG POLE
ASPHALT
15" CMP
15" RCP
15" RCP IN MES
INV. EL=11.58
TWIN 9' PALMS
METAL COVER
4" FIRE LINE TO BLDG
2" FIRE LINE TO BLDG
CATCH BASIN
TOP EL=14.49
E INV. EL=11.61
BOTTOM EL=11.14
15" CMP IN MES
INV. EL=11.49
15" CMP IN MES
INV. EL=11.55
TRIPLE PALM 9' 9' 6'
PUMP
CONC PAD
GATE(S)
BENCH(S)
GAZEBO
TYP.EL=15.88
CATCH BASIN
TOP EL=14.47
N INV. EL=11.59
S INV. EL=11.56
W INV. EL=11.65
BOTTOM EL=11.22
6" PVC
15" RCP
CATCH BASIN
TOP EL=14.37
S INV. EL=11.54
BOTTOM EL=11.01
RAMP
60.0'
6" WOOD POST
4X4 WOOD POST
SEED
COVID CONC
15" RCP IN MES
INV. EL=11.67
CATCH BASIN
TOP EL=14.59
W INV. EL=11.55
W INV. EL=11.08
BOTTOM EL=11.08
GRATE
TOP EL=10.93
RETAINING WALL
METAL RAIL
RAMP CONC
BOLLARD
LIFT STATION
TOP EL=14.90
CATCH BASIN
TOP EL=14.99
N INV. EL=11.56
S INV. EL=11.60
E INV. EL=11.57
BOTTOM EL=10.97
BENCHMARK
SET NAIL &
WASHER LB 7545
EL=14.96(NAVD88)
4" DRAIN TRACK
2X3 RUBBER WHEEL STOP
RAMP CONC
BOLLARD
RETAINING WALL
METAL RAIL
ASPHALT
14" PVC
15" RCP IN MES
INV. EL=11.61
15" CMP IN MES
INV. EL=11.44
CATCH BASIN
TOP EL=14.29
N INV. EL=11.68
SE INV. EL=11.60
BOTTOM EL=10.96
15" CMP IN MES
INV. EL=11.49
CATCH BASIN
TOP EL=14.14
N INV. EL=11.55
S INV. EL=11.65
BOTTOM EL=11.02
CATCH BASIN
TOP EL=14.1
N INV. EL=11.61
S INV. EL=11.59
BOTTOM EL=11.05
15" RCP IN MES
INV. EL=11.58
BENCHMARK
SET NAIL & DISK
(NO ID) 0.3'
EAST OF WEST
EDGE OF PAVEMENT
NO NAIL & DISK
(NO ID) 0.3' SOUTH
& 0.8' WEST
BENCHMARK
SET NAIL & DISK
HIGHER LB 7545
EL=14.76(NAVD88)
NORTH INV.=12.35
SOUTH INV.=12.25
20' PAVEMENT
6' CONC WALK
HDCD SON
6' CONC WALK
FIRE MAIN LOCATION
EXCLUDED
ADDITIONAL RIGHT OF WAY DEDICATION
EXCLUDED
ADDITIONAL DRIVE EASEMENT
EXCLUDED
ADDITIONAL DRIVE EASEMENT
EXCLUDED
ADDITIONAL RIGHT OF WAY DEDICATION
EXCLUDED
ADDITIONAL RIGHT OF WAY DEDICATION

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Permit #: _____

APPLICATION FOR VEGETATION REMOVAL

Note: A permit is not required for the removal of invasive Australian Pine Trees, Brazilian Pepper Trees or Melaleuca (Paper) Trees.

1. Address: 4145 S. US Hwy. 1 and 504 Tumblin Kling Road
2. Property Tax ID: 2434-314-0003-000-4, 2434-314-0005-000-8
3. Size of described property: 7.46 ac. total
4. Description and quantity of vegetation to be removed: Species: See attached tree removal schedule Quantity: _____
   Species: _____ Quantity: _____ Species: _____ Quantity: _____
5. Purpose of vegetation removal: Removal as required to allow for proposed site improvements.
6. Date work to begin: May 2021 Duration of work: May 2022
7. Is this a Historic property? No
8. Use of property: Single-Family/Two-Family ☐ Commercial/Industrial ☒ Other ☐
9. Property Owners Acknowledgements: I certify that I am the owner of the above described property. I certify that all information submitted with this application is true and complete to the best of my knowledge.

Property Owner's Name Jetson Investment, Inc. Phone 772-464-7050

Address 4145 S. US Hwy. 1 City Fort Pierce State FL Zip 34982

Property Owner's Signature ✖ _____ Date: 3/26/21

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 26 day of March, 2021. ID _____

Signature of Notary _____ (seal)

Amy Lynne Thofner
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG215958
Expires 5/9/2022

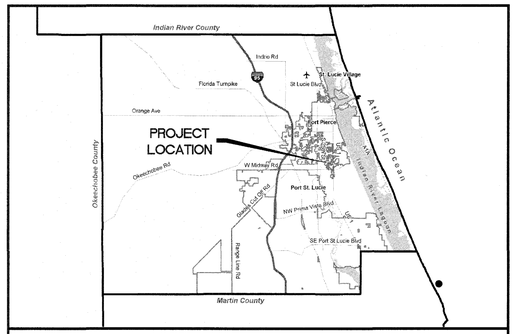
10. Name of Business: Contractor - TBD
    Qualifier's Name & Signature: _____
    State Certification #: _____ City Certification #: _____
    Mailing Address: _____
    (City) _____ State _____ Zip _____
    Phone _____ Fax _____
    E-mail: _____

Approved ☐ Approved with Condition ☐ Denied ☐ Fee: $_____ Paid ☐

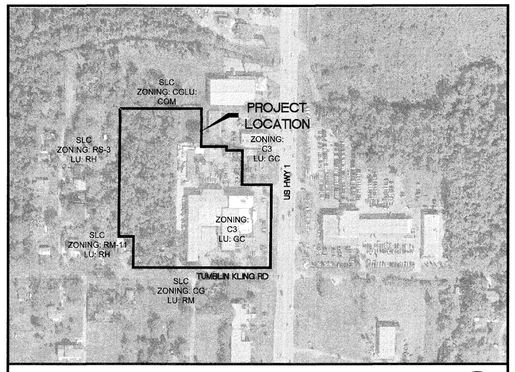
Conditions: _____
Inspector: _____ Date: _____
Site Inspection: _____ Date: _____
Final Inspection: _____ Date: _____

JETSON FORT PIERCE
SITE IMPROVEMENTS

SECTION 34, TOWNSHIP 35S, RANGE 40E
CITY OF FORT PIERCE, FLORIDA
JULY 2021



LOCATION MAP



VICINITY MAP

OWNER / APPLICANT

JETSON INVESTMENT, INC.

4145 S. US HIGHWAY 1
FORT PIERCE, FL 32982
PH: (772) 464-7050

ENGINEER

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES

CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL

1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
MELBOURNE, FL - PH: (321) 253-1510
FT. PIERCE, FL - PH: (772) 468-9055

SURVEYOR

INDIAN RIVER SURVEY, INC.
Professional Surveying and Mapping
1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-7880

ARCHITECT

ANTHONY J. MAZZA, AIA

8220 COMPTON WAY
MELBOURNE, FL 32940
PH: (321) 255-2050

LANDSCAPE ARCHITECT

LANDSCAPE DESIGN ASSOCIATES

2510 NW 182ND AVENUE
HIGH SPRINGS, FL 32643
PH: (352) 210-5765

INDEX OF DRAWINGS

C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN
C4	EROSION CONTROL DETAILS
C5	OVERALL SITE PLAN
C6	SITE PLAN
C7	EMERGENCY SERVICE ACCESS PLAN
C8	PAVING, GRADING AND DRAINAGE PLAN
C9	CROSS SECTIONS
C10	UTILITY PLAN
C11	GENERAL DETAILS
C12	UTILITY DETAILS

LEGAL DESCRIPTION

(ORB 3453, PG. 974):

THE SOUTH 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 90 FEET THEREOF, AND LESS THE WEST 60 FEET THEREOF,
SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

THE WEST 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND

THE EAST 180 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4. LESS THE EAST 75 FEET THEREOF, AND LESS THE WEST 90 FEET OF THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

ALSO INCLUDING

THE WEST 90 FEET OF THE SOUTH 150 FEET THE EAST 180 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER
AARON J. BOWLES
FL. P.E. #55313

DATE: 8/2/2021
PROJECT: 19-0273
SHEET
C1

D:\DRAWINGS\2019\19-0273 Jetson Ft. Pierce\4 - Drawings\19-0273 C1 COVER DETAILS.dwg 7/29/2021 9:43 AM RYAN

PRE-CONSTRUCTION REQUIREMENTS:

1. THE CONTRACTOR IS REQUIRED TO PERFORM HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE VARIOUS PERMITS WHICH WILL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE (SEQUENCE OF OPERATIONS) PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. CONTRACTOR WILL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DESIGN ENGINEER, MUNICIPALITY AND/ OR OWNER PRIOR TO LAND DISTURBANCE.
4. SHOP DRAWINGS SHALL BE SUBMITTED BEFORE ORDERING MATERIAL FOR PLANNED PROJECT. CORRESPONDING SHALL BE BETWEEN THE DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION NOTES:

1. THE CONTRACTOR IS ADVISED TO THOROUGHLY REVIEW THIS PLAN PACKAGE SO AS TO BE TOTALLY PREPARED TO PRESENT HIS BID PRICES IN THE CONTRACT DOCUMENTS. THE PLAN PACKAGE SUFFICIENTLY DELINEATES THE SCOPE AND INTENT OF THE ROADWAY WORK TO BE ACCOMPLISHED. IT WILL, THEREFORE, BE INCUMBENT ON THE CONTRACTOR TO ADJUST HIS FEE DOLLARS TO REFLECT ANY AND ALL ITEMS WHICH MAY NOT BE CLEARLY OUTLINED OR THOSE ITEMS WHICH MAY NOT BE INDICATED BUT WHICH ARE NECESSARY FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT WITHOUT ADDITIONAL COSTS TO THE OWNER.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FORT PIERCE AND FDOT STANDARDS AND SPECIFICATIONS.
3. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND IS RESPONSIBLE FOR THE COORDINATION OF UTILITY RELOCATION.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD WITH UTILITY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. UTILITY PROVIDERS:
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION, AS REQUIRED BY THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT. NOTIFY SUNSHINE AT 811.
6. CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
7. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.
8. UTILITIES ARE TO BE ADJUSTED BY UTILITY OWNER OR AS DIRECTED BY THE ENGINEER.
9. SURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INQUIRE OF THE ENGINEER IF ADDITIONAL INFORMATION IS AVAILABLE, TO MAKE ARRANGEMENTS TO REVIEW SAME PRIOR TO BIDDING, AND IS TO MAKE HIS OWN DETERMINATION AS TO ALL SUBSURFACE CONDITIONS.
10. CONTRACTOR SHALL NOTIFY THE ENGINEER IF SOIL OR SUBSURFACE CONDITIONS UNSUITABLE FOR CONSTRUCTION ARE ENCOUNTERED.
11. ALL EXCAVATED SOILS DEEMED SUITABLE AS FILL MATERIAL AS DETERMINED BY THE ENGINEER SHALL BE UTILIZED ON SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. THE EXACT LOCATION OF DELIVERY ON SITE SHALL BE DETERMINED BY THE ENGINEER. ALL EXCAVATED SOILS DEEMED UNSUITABLE SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE.
12. ITEM IN CONFLICT WITH DESIGN SUCH AS EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT HIS OWN EXPENSE.
13. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
14. IT SHOULD BE NOTED THAT THE OCCUPATIONAL SAFETY AND HEALTH ACT PROHIBITS THE OPERATING OF EQUIPMENT OR MACHINES CLOSER THAN TEN (10) FEET TO ENERGIZED ELECTRIC LINES RATES AT FIFTY KILOVOLTS OR BELOW. ALSO, NO EXCAVATION IS PERMITTED WITHIN FIVE (5) FEET OF POWER POLE FACILITIES.
15. ALL IRONS AND MONUMENTS (P.R.M.'S) SHOWN ON PLANS, OR FOUND, SHALL BE PRESERVED. THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX.
16. ANY PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR WILL NOTIFY THE ENGINEER.
17. ALL EXISTING TREES WITHIN THE RIGHT OF WAY ARE TO BE REMOVED AS CLEARING AND GRUBBING UNLESS OTHERWISE NOTED.
18. WHEN REFERENCED TO FDOT, FDOT REFERS TO FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
19. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT WHICH IS NOW EXISTING.
20. BACKFILL, GRADE AND SOD AS REQUIRED AROUND ALL NEW CONSTRUCTION AND ALL DEVELOPED LOTS TO PREVENT EROSION. SEED AND MULCH WILL ONLY BE ALLOWED TO RESTORE UNDEVELOPED LOTS AFFECTED BY CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
21. SODDING TO BE USED AT LOCATIONS AS DIRECTED BY THE ENGINEER. SOD ALL DISTURBED AREAS UPON COMPLETION. ALL IMPACTS TO CITY OF FORT PIERCE RIGHT-OF-WAY NEED TO BE SODDED WITHIN THREE DAYS OF FINAL GRADING.
22. ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
23. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARDS FOR TRAFFIC CONTROL THROUGH WORK ZONES AND MUTCD (PART VI).
24. PROPERTY OWNERS AND BUSINESSES WITHIN THE AREA OF CONSTRUCTION SHALL BE GIVEN ACCESS TO THEIR PROPERTY AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
25. ALL MAILBOXES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE U.S. POSTAL MAIL CARRIER.
26. THE CONTRACTOR SHALL REMOVE, COVER OR OBLITERATE EXISTING ROADWAY SIGN AND PAVEMENT MARKINGS THAT CONFLICT WITH THE CONSTRUCTION TRAFFIC CONTROL PLANS PER COUNTY APPROVAL.
27. CONTRACTOR TO PROTECT ALL SPRINKLER HEADS NOT IN CONFLICT WITH DESIGN AND RELOCATE ALL THOSE WHICH ARE IN CONFLICT TO A LOCATION DETERMINED IN FIELD.
28. SOD TWO (2) FEET MINIMUM ALONG SIDE PROPOSED EDGE OF PAVEMENT. ENTIRE DISTURBED AREA WITHIN INDIAN RIVER COUNTY RIGHT-OF-WAY MUST BE SODDED.
29. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ADEQUATELY DRAIN THE PROJECT AND ANY TEMPORARILY TRAVELED ROADWAYS. TEMPORARY DRAINAGE DESIGN, CONSTRUCTION AND MAINTENANCE IS THE CONTRACTOR'S RESPONSIBILITY; HOWEVER, ALL SUCH MEASURES MUST BE APPROVED BY THE ENGINEER.
30. THE EXISTING SIDEWALK SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED. ALL SIDEWALKS SHALL BE PROTECTED FROM SCRAPING, MARKING, GOUGING AND CRACKING BY EQUIPMENT OR ANY OTHER MEANS. ALL SIDEWALKS THAT HAVE BEEN DISFIGURED, CRACKED OR BROKEN DURING THE CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL BROKEN SIDEWALKS MUST BE REMOVED FROM THE TWO CLOSEST EXPANSION JOINTS AND WHEN REPLACED WILL RETAIN THE TWO EXPANSION JOINTS AND HAVE NO CONTRACTION JOINTS AND FINISH TO MATCH THE ADJOINING EXISTING SIDEWALKS.
31. GRADES SHOWN ARE FINISHED GRADES.
32. SAWCUT CONCRETE OR ASPHALT DRIVEWAYS AS REQUIRED FOR REPLACEMENT.
33. ALL ABANDONED UTILITIES (INCLUDING PIPES, CABLES AND STRUCTURES) FOUND IN THE RIGHT OF WAY AND NOT SHOWN ON THE PLANS, ARE TO BE REMOVED AND PROPERLY DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR. THIS INCLUDES ALL EXOTIC PIPES LIKE ASBESTOS-CEMENT PIPE. COST TO BE INCLUDED IN CLEARING AND GRUBBING ITEM.
34. DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE AND ARE TO BE ADJUSTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER. ANY MODIFICATIONS OF DRIVEWAY WIDTHS AND / OR LOCATIONS SHALL REQUIRE CITY OF FORT PIERCE REVIEW.
35. BENCHMARK DATUM IN NAVD 88.
36. BACKFILL AND SOD AS REQUIRED BEYOND RIGHT OF WAY LINES ON INDIVIDUAL LOTS TO MAINTAIN POSITIVE DRAINAGE FLOW INTO CURB AND GUTTER.
37. GRADE AND SOD SWALES TEN (10) FEET FROM PROPOSED DITCH BOTTOM INLETS AND MITERED END SECTIONS ON SIDE STREETS AS REQUIRED.
38. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ℄ (BASELINE) AND ℄ (CENTERLINE) CONSTRUCTION THROUGHOUT THE PROJECT.
39. THE CONTRACTOR SHALL REMOVE DRIVEWAY APRONS AND DRIVEWAY CULVERTS AND SHALL MAINTAIN ROUGH GRADE FOR UTILITY MODIFICATIONS.
40. ALL EXISTING STORMWATER CONVEYANCE SWALES, WITHIN THE AREA OF DEVELOPMENT THAT ARE IDENTIFIED TO REMAIN, SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGE TO THE SWALES IDENTIFIED TO REMAIN SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE. EXISTING FARM SWALES ARE NOT TO REMAIN.
41. PAYMENT FOR INCIDENTAL ITEMS NOT SPECIFICALLY COVERED IN THE INDIVIDUAL BID ITEMS SHALL BE INCLUDED IN THE CONTRACT PRICES FOR BID ITEMS.
42. MAINTAIN A MINIMUM OF ONE (1) FOOT CLEARANCE BETWEEN POWER POLE AND EDGE OF SIDEWALK.
43. THE FINAL SURFACE COUSE OF THE PROPOSED ASPHALT PAVEMENT, FOR THE ON-SITE DEVELOPMENT, SHALL BE PLACED UPON COMPLETION OF ALL OTHER PERMANENT ON-SITE CONSTRUCTION. THIS APPLIES TO ON-SITE WORK ONLY.
44. CONSTRUCTION OPERATIONS FOR THE PLACEMENT OF THE FINAL SURFACE COURSE FOR THE ON-SITE ASPHALT PAVEMENT SHALL BE LIMITED TO A DISTANCE, AS DIRCTED BY THE ENGINEER. THE CONTRACTOR SHALL COMPLETE IN ONE (1) DAY. THIS APPLIES TO ON-SITE WORK ONLY.
45. THE CONTRACTOR SHALL IMPLEMENT TEMPORARY PAVEMENT MARKINGS UNTIL THE FINAL SURFACE COURSE HAS CURED (MINIMUM THIRTY (30) DAYS AFTER FINAL SURFACE COURSE PLACEMENT). ANY TEMPORARY PAINTED MARKINGS PLACED ON THE FINAL SURFACE SHALL BE COMPLETELY REMOVED OR COVERED TO PROVIDE A CLEAN SINGLE LINE FINISH AT ALL PAVEMENT MARKING LOCATIONS
46. ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO FDOT, FDEP, ST. LUCIE COUNTY AND CITY OF FORT PIERCE, SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.
47. ANY IMPACTED SIDEWALKS SHALL HAVE THE ENTIRE SLAB REMOVED / REPLACED BETWEEN EXPANSION JOINTS AND REPLACED WITH NEW SIDEWALK AND APPROPRIATE EXPANSION JOINTS AND CONTRACTION JOINTS.

ROADWAY SPECIFICATIONS

GENERAL

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" MOST CURRENT EDITION BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT.

IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS ALSO.

THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF TWO YEARS FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

GRADING

THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL SECTIONS.

ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS.

STAKING

CONSTRUCTION STAKING WILL BE PERFORMED BY THE CONTRACTOR.

STABILIZING

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS.

(TYPE C STABILIZATION). ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

BASE COURSE

THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.

LIMEROCK BASE AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED BY AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT

PRIME AND TACK COAT FOR THE BASE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE (A.C.S.C.)

TYPE SP-9.5 AND TYPE SP-12.5 ACSC SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, AND 330 OF THE STANDARD SPECIFICATIONS.

TESTING

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING OF THE ROAD CONSTRUCTION SHALL BE AS FOLLOWS:

A. SUBGRADE.
1. FLORIDA BEARING VALUE TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS.
2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET OR CLOSER AS MIGHT BE NECESSARY.

B. BASE:
1. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 500 FEET OR CLOSER AS MIGHT BE NECESSARY.

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 1 1/2 INCHES INSIDE THE LEFT EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED.

IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD AREA SHALL BE REWORKED OR CORRECTED AND RETESTED, AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET.

ALL PASSING TESTS SHALL BE PAID FOR BY THE OWNER. ALL FAILING TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP

THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS

1. OPEN ROAD CUTS REQUIRES PRIOR APPROVAL OF THE CITY, COUNTY, STATE OR ANY OTHER AGENCY WHICH MAY HAVE JURISDICTION.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
3. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOLID SOD WITHIN 3 DAYS.
4. STREET RESTORATION TO BE DONE AS PER ST LUCIE COUNTY STANDARDS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
6. TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.
7. CONTRACTOR TO SUBMIT A PEDESTRIAN DETOUR / SIDEWALK CLOSURE PLAN THAT CONFORMS TO F.D.O.T. STANDARDS AND WHICH IS APPROVED BY THE COUNTY TRAFFIC DEPARTMENT. (THIS APPLIES TO THE PROPOSED WATER UTILITY CONNECTION.)

DRAINAGE SPECIFICATIONS

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI.

ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FYP = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71.

PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

IMPORTED MATERIALS

ALL IMPORTED FILL SHALL BE IN ACCORDANCE WITH AND MEET THE REQUIREMENTS AS SPECIFIED IN THE PLANS AND GEOTECHNICAL SOILS REPORT FOR THE APPLICATIONS IT IS BEING USED. THE CONTRACTOR SHALL PROVIDE APPROPRIATE TEST REPORTS AS REQUIRED BY INDUSTRY STANDARDS, PERFORMED BY A LAB CERTIFIED IN THE STATE OF FLORIDA, DEMONSTRATING THE MATERIALS MEET OR EXCEED THE REQUIREMENTS AS SPECIFIED, FOR ITS INTENDED APPLICATION. FILL MATERIAL BEING USED FOR DRY POND FILTRATION MATERIAL SHALL PROVIDE 40%-50% VERTICAL POROSITY AND BETWEEN 1%-2% PASSING THE NO. 200 SIEVE.

CONCRETE

UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

CULVERT PIPES

REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

PRECAST CONCRETE DRAINAGE PRODUCTS

ALL PRECAST CONCRETE DRAINAGE PRODUCTS (INCLUDING BUT NOT LIMITED TO ROUND CONC. PIPE, ELLIPTICAL CONC. PIPE, UNDERDRAINS, MANHOLES, INLETS, ENDWALLS, JUNCTION BOXES, THREE SIDED CONC. CULVERTS, AND CONC. BOX CULVERTS) SHALL BE IN ACCORDANCE WITH SECTION 449 OF THE STANDARD SPECIFICATIONS.

GROUNDWATER

GROUNDWATER MAY BE ENCOUNTERED ON THIS SITE. THE CONTRACTOR IS TO PLAN ACCORDINGLY. FOR DEWATERING TO PROVIDE FOR PIPE INSTALLATION. A SYSTEM CAPABLE OF MAINTAINING A GROUNDWATER LEVEL AT LEAST 2' BELOW BOTTOM OF PIPE LEVEL SHALL BE UTILIZED.

RECORD DRAWINGS

CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT NOT LIMITED TO, INVERT AND TOP ELEVATIONS OF CULVERTS AND INLET STRUCTURES. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

INSPECTION

MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS

THE ENGINEER SHALL BE NOTIFIED:

1. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
2. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
3. UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION.
4. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
5. UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO PRIMING.
6. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
7. UPON COMPLETION OF CONSTRUCTION.
8. ENGINEER SHALL BE NOTIFIED TO INSPECT IMPORTED BACKFILL FOR PLACEMENT IN AND AROUND THE DRY RETENTION AREAS PRIOR TO USE. AT THE REQUEST OF THE ENGINEER, THE CONTRACTOR SHALL PROVIDE TESTS FROM A LAB CERTIFIED IN THE STATE OF FLORIDA TO CONFIRM THAT THE SPECIFIED HYDRAULIC CONDUCTIVITIES CAN BE ACHIEVED BY THE SOIL THAT WAS DELIVERED.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
3. ALL WORK SHALL BE IN WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
4. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE CITY OF FORT PIERCE, WATER MANAGEMENT DISTRICT, FDEP AND THESE PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
6. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
7. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL SUB-GRADE AND BASE. TESTS SHALL BE PREPARED PER AASHTO T-180 METHOD.
8. SLOPE GRADES FROM ELEVATIONS SHOWN TO EXISTING GRADE AT PROPERTY LINE. MAXIMUM SLOPE 4:1.
9. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION.
10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS, CITY OF FORT PIERCE AND F.D.O.T.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. WHEN GROUNDWATER IS ENCOUNTERED THE CONTRACTOR SHALL PLAN ACCORDINGLY.
13. ALL INLETS SHALL HAVE A 6" MIN. SUMP BELOW LOWEST INVERT.
14. EROSION CONTROL FENCING MUST BE IN PLACE PRIOR TO GRADING.
15. PIPE LENGTHS AND SLOPES SHOWN ARE APPROXIMATE.
16. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
17. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
18. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
19. FILL MATERIAL MAY NOT BE STOCKPILED HIGHER THAN SIX (6) VERTICAL FEET ONSITE PER CITY OF FORT PIERCE CODE.
20. DIMENSIONS SHOWN ARE TO EDGE OF GUTTER OR PAVEMENT. RADII SHOWN ARE TO FACE OF CURB.
21. ALL SIGNS SHALL BE PER M.U.T.C.D. STANDARDS.
22. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALL STRIPING, SHALL BE THERMOPLASTIC PER CITY OF FORT PIERCE REQUIREMENTS.
23. THE USES PROPOSED AS PART OF THIS PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED THE EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
24. WATER FOR FIRE FIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR. PLACE ONE FOOT OFF OF THE CENTERLINE OF THE ROAD FACING THE FIRE HYDRANT. THIS INCLUDES NEW AND EXISTING SOURCES.
25. REGARDLESS OF PRIVATE OR PUBLIC DEDICATIONS, THERE SHALL BE NO UTILITY CONNECTIONS, METER BOXES OR VALVE BOXES IN EXISTING OR PROPOSED SIDEWALK OR DRIVEWAY AREAS.
26. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
27. ANY STATE AND FEDERAL PERMITS THAT MAY BE REQUIRED AS A RESULT OF LAND CLEARING AND LANDSCAPING ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
28. CONTRACTOR IS RESPONSIBLE TO PROTECT AND/OR REPLACE ALL SURVEY MONUMENTATION BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA.
29. ALL PARKING SPACES WITH EXCEPTION OF THE HANDICAPPED PARKING SPACES SHALL BE STRIPED IN WHITE. TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR FOR ROAD & BRIDGE CONSTRUCTION, SECTION 710, LATEST EDITION.
30. ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FDOT STANDARD INDEX 711-001, LATEST EDITION.
31. COMMERCIAL/MULTI-FAMILY BUILDINGS SHALL POST A MINIMUM 6 INCH NUMERICAL ADDRESS.
32. THERMOPLASTIC PAVEMENT MARKINGS SHALL BE REQUIRED ON EXISTING / PROPOSED DRIVEWAYS THAT CONNECT TO THE COUNTY RIGHT-OF-WAY (ROW) AND PROPOSED PAVEMENT MARKINGS WITHIN 25' OF THE COUNTY ROW.
33. ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN DEVELOPMENT PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.

PRIMARY BENCHMARK:

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE BENCHMARK IS CGS MONUMENT G 167, ELEVATION =12.56 ' NAVD'88. ON-SITE BENCHMARK IS AS SHOWN HEREON.

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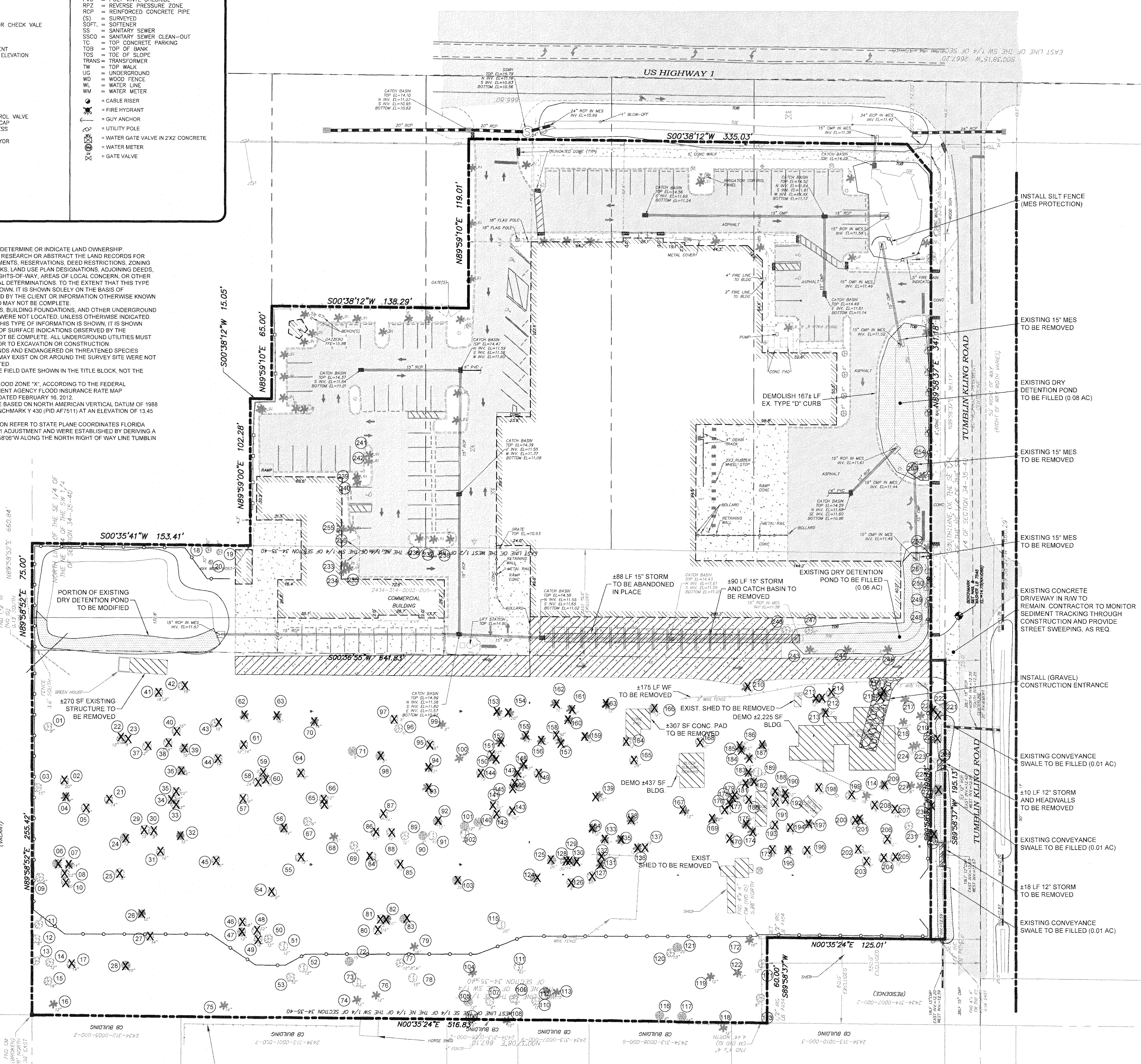
JOB NO.	19-0273				
DESIGNED	RTM				
DRAWN	GR				
DATE	JULY 2021				
CHEC

LEGEND

Abbr.	Meaning	Abbr.	Meaning
BB	BOTTLEBRUSH	OHW	OVERHEAD WIRE
BFP	BACKFLOW PREVENTER	O.R.B.	OFFICIAL RECORDS BOOK
BOC	BACK OF CURB	(P)	PLAT
BWF	BARBED WIRE FENCE	P.B.	PLAT BOOK
CLF	CHAIN LINK FENCE	PERF.	PERFORATED
CLP	CONCRETE LIGHT POLE	PG.	PAGE
CM	CONCRETE MONUMENT	PM	PALM
CMP	CORRUGATED METAL PIPE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
CONC.	CONCRETE	PVC	POLY VINYL CHLORIDE
COVD.	COVERED	RPZ	REVERSE PRESSURE ZONE
C/S	CONCRETE SLAB	RCP	REINFORCED CONCRETE PIPE
(D)	DESCRIPTION	(S)	SURVEYED
DDCV	DOUBLE DETECTOR CHECK VALE	SOFT.	SOFTENER
EL.	ELEVATION	SS	SANITARY SEWER
ELEC.	ELECTRIC	SSCO	SANITARY SEWER CLEAN-OUT
EM	ELECTRIC METER	TC	TOP CONCRETE PARKING
EP	EDGE OF PAVEMENT	TOB	TOP OF BANK
FFE	FINISHED FLOOR ELEVATION	TOS	TOE OF SLOPE
FM	FORCE MAIN	TRANS	TRANSFORMER
FND.	FOUND	TW	TOP WALK
GEN.	GENERATOR	UG	UNDERGROUND
GV	GATE VALVE	WD	WOOD FENCE
H/C	HANDICAP	WL	WATER LINE
HW	HEADWALL	WM	WATER METER
ID	IDENTIFICATION		= CABLE RISER
IP	IRON PIPE		= FIRE HYDRANT
IR	IRON ROD		= GUY ANCHOR
ICV	IRRIGATION CONTROL VALVE		= UTILITY POLE
IRC	IRON ROD WITH CAP		= WATER GATE VALVE IN 2'X2' CONCRETE
LB	LICENSED BUSINESS		= WATER METER
LP	LIGHT POLE		= GATE VALVE
LS	LICENSED SURVEYOR		
MH	MANHOLE		
	= PINE TREE		
	= PALM TREE		
	= OAK TREE		
	= HARDWOOD		

SURVEYOR'S NOTES

1.) THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2.) THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3.) UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
4.) JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5.) THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6.) THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12111C0189J, DATED FEBRUARY 16, 2012.
7.) ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING NGS BENCHMARK Y 430 (PID AF7511) AT AN ELEVATION OF 13.45 FEET(NAVD88).
8.) BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE ESTABLISHED BY DERIVING A GRID BEARING OF S89°58'06"W ALONG THE NORTH RIGHT OF WAY LINE TUMBLIN KLING ROAD.



Tree Removal Schedule															
Tree #	Species	Plant Status	Size	Tree #	Species	Plant Status	Size	Tree #	Species	Plant Status	Size	Tree #	Species	Plant Status	Size
1	Oak Tree		8"	71	Hardwood		9"	141	Oak Tree	Remove	15"	211	Palm Tree	Remove	12"
2	Oak Tree	Remove	20"	72	Hardwood		15"	142	Oak Tree	Remove	12"	212	Palm Tree	Remove	14"
3	Oak Tree		15"	73	Oak Tree		10"	143	Oak Tree	Remove	10"	213	Palm Tree	Remove	12"
4	Palm Tree	Remove	12"	74	Palm Tree		12"	144	Oak Tree	Remove	12"	214	Oak Tree	Remove	12"
5	Oak Tree	Remove	9"	75	Palm Tree		14"	145	Oak Tree	Remove	9"	215	Hardwood	Remove	10"
6	Hardwood	Remove	9"	76	Palm Tree		12"	146	Oak Tree	Remove	10"	216	Hardwood	Remove	18"
7	Palm Tree	Remove	14"	77	Oak Tree		12"	147	Palm Tree	Remove	14"	217	Palm Tree		12"
8	Oak Tree	Remove	12"	78	Oak Tree		12"	148	Palm Tree	Remove	12"	218	Palm Tree		12"
9	Oak Tree	Remove	8"	79	Palm Tree		16"	149	Oak Tree	Remove	8"	219	Palm Tree		12"
10	Oak Tree	Remove	20"	80	Oak Tree	Remove	14"	150	Oak Tree	Remove	9"	220	Palm Tree	Remove	48"
11	Oak Tree		8"	81	Oak Tree	Remove	12"	151	Oak Tree	Remove	12"	221	Oak Tree	Remove	12"
12	Oak Tree		8"	82	Pine Tree	Remove	12"	152	Palm Tree	Remove	14"	222	Oak Tree	Remove	12"
13	Oak Tree		9"	83	Hardwood	Remove	18"	153	Palm Tree	Remove	12"	223	Palm Tree		15"
14	Oak Tree		12"	84	Oak Tree	Remove	8"	154	Palm Tree	Remove	20"	224	Palm Tree		12"
15	Oak Tree		18"	85	Oak Tree	Remove	14"	155	Palm Tree	Remove	14"	225	Oak Tree	Remove	16"
16	Pine Tree		12"	86	Oak Tree	Remove	14"	156	Palm Tree	Remove	14"	226	Oak Tree		11"
17	Oak Tree	Remove	14"	87	Oak Tree	Remove	14"	157	Palm Tree	Remove	12"	227	Palm Tree		8"
18	Oak Tree		30"	88	Oak Tree	Remove	12"	158	Oak Tree	Remove	37"	228	Palm Tree		8"
19	Oak Tree		36"	89	Oak Tree		12"	159	Palm Tree	Remove	10"	229	Hardwood	Remove	9"
20	Oak Tree		30"	90	Hardwood		8"	160	Palm Tree	Remove	10"	230	Palm Tree	Remove	18"
21	Oak Tree	Remove	14"	91	Oak Tree		40"	161	Palm Tree	Remove	12"	231	Oak Tree		10"
22	Oak Tree	Remove	12"	92	Hardwood	Remove	12"	162	Palm Tree	Remove	12"	232	Hardwood		10"
23	Oak Tree	Remove	8"	93	Palm Tree	Remove	14"	163	Palm Tree	Remove	12"	233	Palm Tree		16"
24	Hardwood	Remove	12"	94	Palm Tree	Remove	10"	164	Oak Tree	Remove	14"	234	Palm Tree		16"
25	Oak Tree	Remove	8"	95	Oak Tree	Remove	18"	165	Oak Tree	Remove	28"	235	Palm Tree		16"
26	Pine Tree	Remove	12"	96	Oak Tree		8"	166	Hardwood	Remove	12"	236	Palm Tree		16"
27	Oak Tree	Remove	14"	97	Oak Tree	Remove	8"	167	Palm Tree	Remove	12"	237	Palm Tree		16"
28	Hardwood	Remove	10"	98	Hardwood	Remove	9"	168	Oak Tree	Remove	10"	238	Palm Tree		16"
29	Oak Tree	Remove	12"	99	Palm Tree	Remove	8"	169	Palm Tree	Remove	8"	239	Palm Tree		16"
30	Oak Tree	Remove	8"	100	Palm Tree		12"	170	Oak Tree	Remove	18"	240	Palm Tree		16"
31	Oak Tree	Remove	12"	101	Hardwood		12"	171	Oak Tree		12"	241	Palm Tree		16"
32	Pine Tree	Remove	12"	102	Oak Tree		48"	172	Palm Tree		16"	242	Palm Tree		16"
33	Oak Tree	Remove	12"	103	Hardwood	Remove	26"	173	Oak Tree	Remove	28"	243	Palm Tree		8"
34	Oak Tree	Remove	15"	104	Palm Tree		14"	174	Palm Tree	Remove	12"	244	Palm Tree		8"
35	Oak Tree	Remove	12"	105	Hardwood		12"	175	Palm Tree	Remove	14"	245	Palm Tree		8"
36	Pine Tree	Remove	8"	106	Oak Tree		12"	176	Oak Tree	Remove	24"	246	Oak Tree		6"
37	Oak Tree	Remove	12"	107	Oak Tree		8"	177	Palm Tree	Remove	8"	247	Oak Tree		8"
38	Oak Tree	Remove	9"	108	Palm Tree		10"	178	Palm Tree	Remove	18"	248	Oak Tree		12"
39	Pine Tree	Remove	15"	109	Oak Tree		8"	179	Oak Tree	Remove	18"	249	Oak Tree		12"
40	Oak Tree	Remove	15"	110	Oak Tree		12"	180	Oak Tree	Remove	12"	250	Oak Tree		12"
41	Oak Tree	Remove	16"	111	Oak Tree		42"	181	Palm Tree	Remove	18"	251	Oak Tree		12"
42	Oak Tree	Remove	18"	112	Oak Tree		12"	182	Palm Tree	Remove	8"	252	Palm Tree		20"
43	Oak Tree	Remove	18"	113	Palm Tree		16"	183	Palm Tree	Remove	14"	253	Palm Tree		12"
44	Oak Tree	Remove	14"	114	Palm Tree		15"	184	Palm Tree	Remove	14"	254	Oak Tree		12"
45	Oak Tree	Remove	10"	115	Oak Tree		20"	185	Palm Tree	Remove	12"	255	Palm Tree		16"
46	Oak Tree	Remove	18"	116	Hardwood		8"	186	Palm Tree	Remove	18"	256	Palm Tree		16"
47	Hardwood	Remove	12"	117	Hardwood		14"	187	Pine Tree	Remove	8"				
48	Oak Tree	Remove	12"	118	Palm Tree		12"	188	Oak Tree	Remove	9"				
49	Oak Tree	Remove	12"	119	Palm Tree		12"	189	Oak Tree	Remove	9"				
50	Oak Tree		12"	120	Oak Tree		15"	190	Palm Tree	Remove	12"				
51	Oak Tree		12"	121	Hardwood		20"	191	Oak Tree	Remove	9"				
52	Oak Tree		12"	122	Palm Tree		12"	192	Oak Tree	Remove	8"				
53	Oak Tree		12"	123	Oak Tree		8"	193	Oak Tree	Remove	24"				
54	Oak Tree	Remove	8"	124	Hardwood	Remove	8"	194	Oak Tree	Remove	9"				
55	Oak Tree	Remove	12"	125	Hardwood	Remove	26"	195	Pine Tree	Remove	16"				
56	Pine Tree	Remove	14"	126	Oak Tree	Remove	8"	196	Oak Tree	Remove	18"				
57	Oak Tree	Remove	8"	127	Oak Tree	Remove	60"	197	Palm Tree	Remove	9"				
58	Oak Tree	Remove	24"	128	Oak Tree	Remove	30"	198	Oak Tree	Remove	24"				
59	Oak Tree	Remove	10"	129	Palm Tree	Remove	10"	199	Oak Tree	Remove	10"				
60	Oak Tree	Remove	8"	130	Palm Tree	Remove	8"	200	Oak Tree	Remove	22"				
61	Oak Tree	Remove	12"	131	Palm Tree	Remove	9"	201	Palm Tree	Remove	8"				
62	Palm Tree	Remove	18"	132	Oak Tree	Remove	12"	202	Oak Tree	Remove	22"				
63	Palm Tree	Remove	16"	133	Palm Tree	Remove	12"	203	Oak Tree	Remove	8"				
64	Oak Tree	Remove	9"	134	Palm Tree	Remove	12"	204	Oak Tree	Remove	8"				
65	Oak Tree	Remove	12"	135	Palm Tree	Remove	8"	205	Oak Tree	Remove	12"				
66	Oak Tree	Remove	10"	136	Palm Tree	Remove	12"	206	Oak Tree	Remove	12"				
67	Oak Tree		8"	137	Oak Tree	Remove	12"	207	Oak Tree	Remove	14"				
68	Palm Tree		15"	138	Palm Tree	Remove	10"	208	Oak Tree	Remove	8"				
69	Oak Tree		13"	139	Palm Tree	Remove	12"	209	Palm Tree	Remove	18"				
70	Palm Tree	Remove	14"	140	Hardwood		8"	210	Palm Tree	Remove	12"				

TREE DISPOSITION CHART ABOVE, SHOWN FOR REFERENCE ONLY, SEE LANDSCAPE ARCHITECT DRAWINGS FOR TREE MITIGATION ANALYSIS

EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

SCALE: 1" = 40'

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

DEMOLITION NOTES

1. ALL EXOTIC AND INVASIVE SPECIES TO BE REMOVED CONGRUENT WITH DEVELOPMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ATTAINMENT OF ALL DEMOLTION PERMITS NECESSARY FOR PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY / ALL NECESSARY EROSION CONTROL MEASURES AS PRESENTED ON THIS SHEET AND INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL BARRIERS AND PROTECTION MEASURES FOR TREES BEING SAVED SHALL BE PLACED BEFORE ANY DEMOLITION ACTIVITY BEGINS. LARGE TREES ON ADJACENT PROPERTIES, NEAR THE PROPERTY LINE, SHOULD ALSO BE PROTECTED.

LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED
- TREE IDENTIFICATION NUMBER
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CONC. / STRUC TO BE REMOVED
- EXISTING STORMWATER FACILITY TO BE MODIFIED / FILLED
- EXISTING UNDERGROUND UTILITY TO BE MODIFIED / REMOVED

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

REVISIONS	DATE
8	
7	
6	
5	
4	
3	
2	
1	

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
CHECKED	AJB
DATE ISSUED	7/29/2021

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
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FT. PIERCE, FL - PH (772) 468-9055

EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

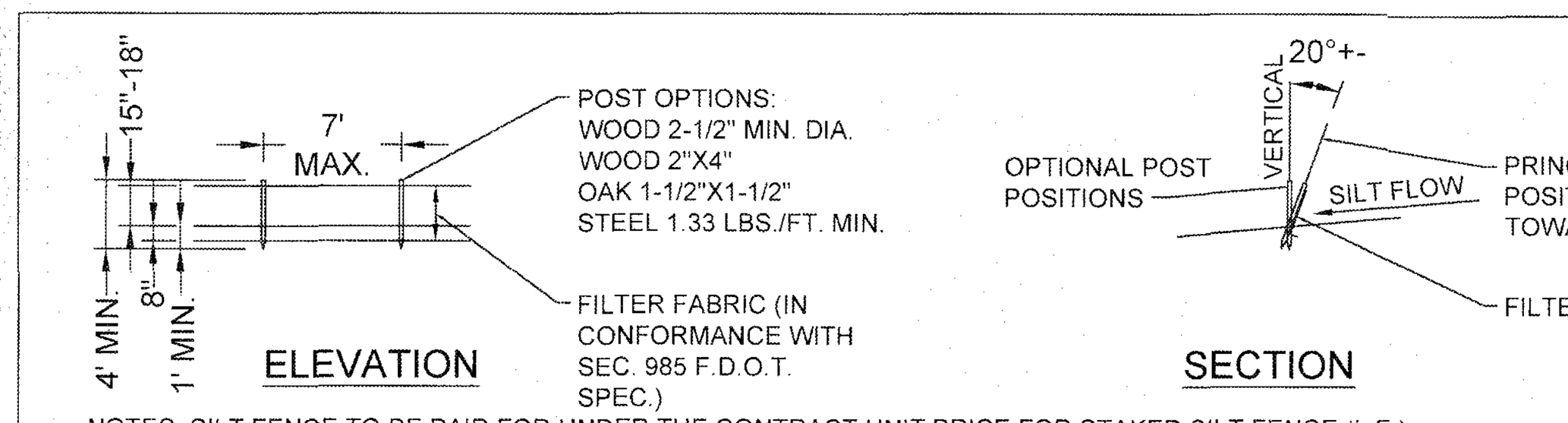
JETSON FORT PIERCE
SITE IMPROVEMENTS
CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 8/2/21

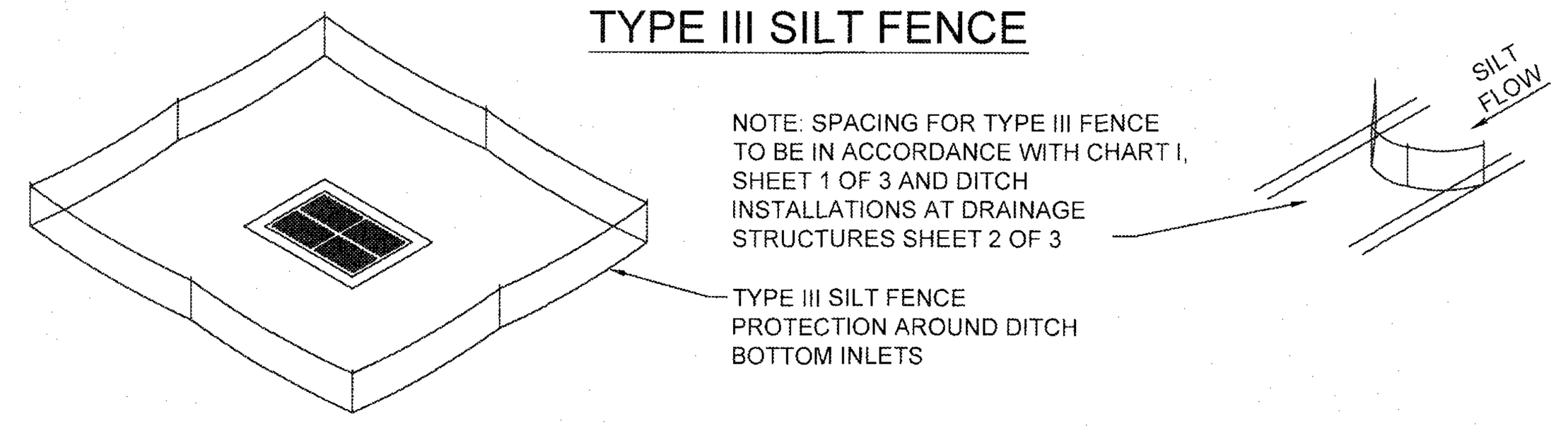
SHEET
C3

19-0273



NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE

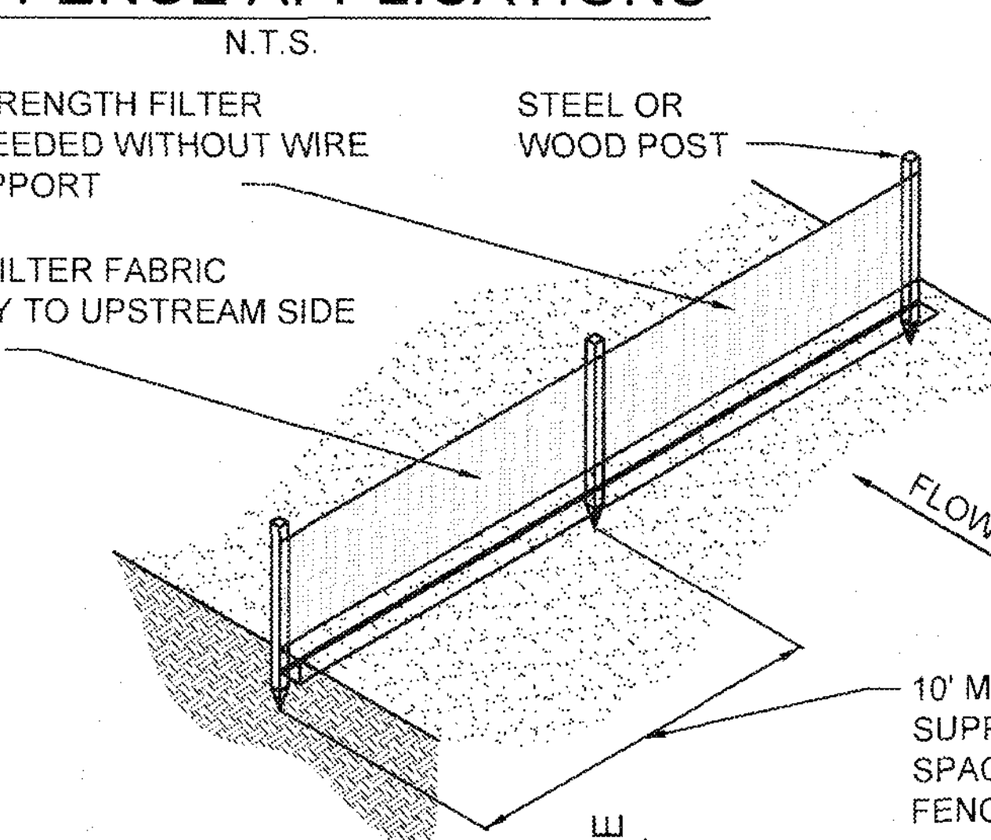


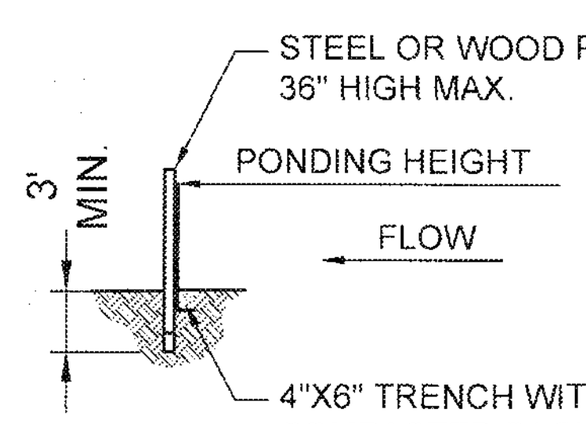
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS

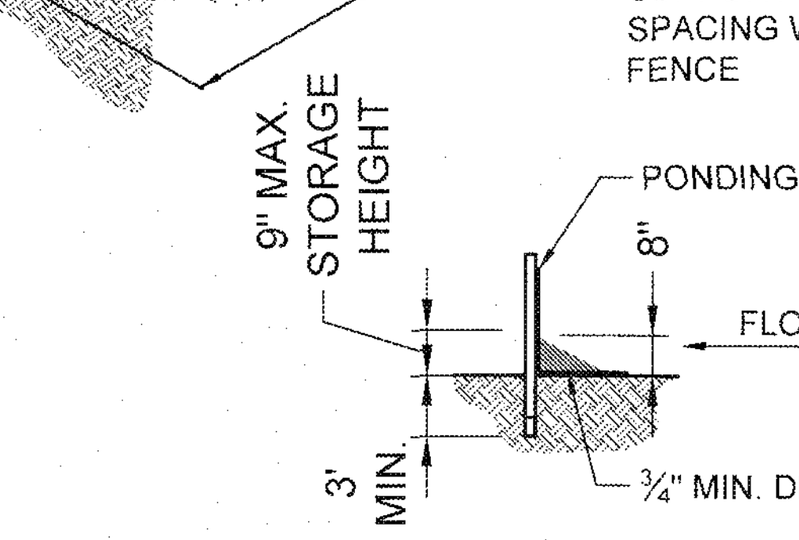
N.T.S.

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.





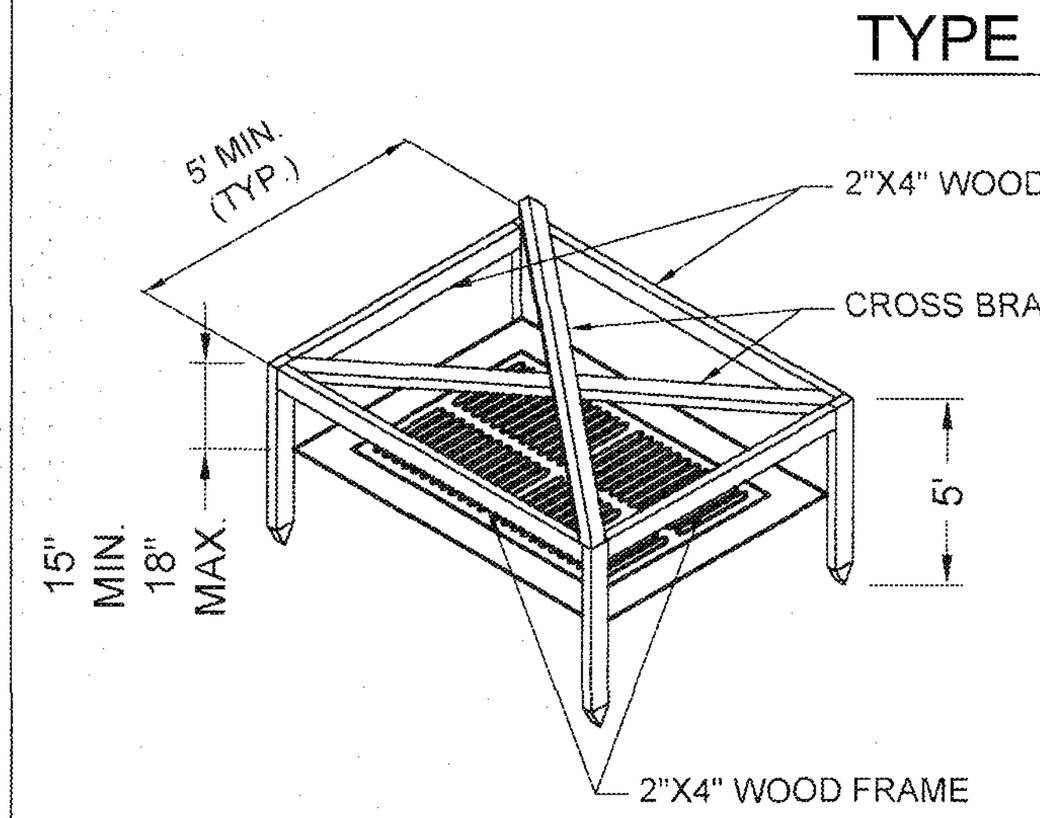
TRENCH DETAIL



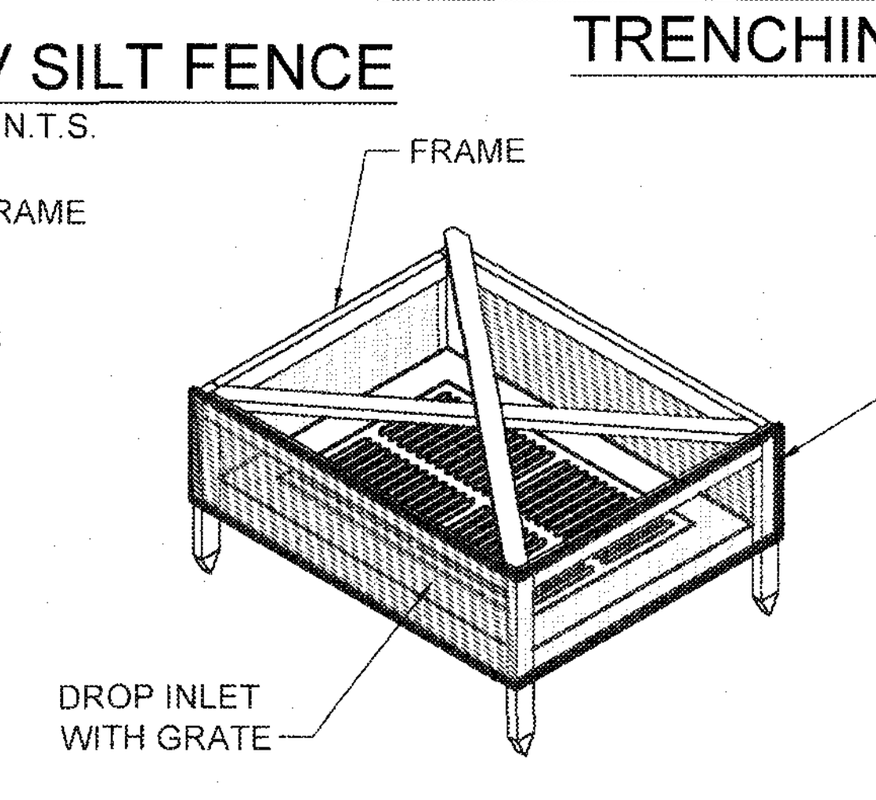
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE

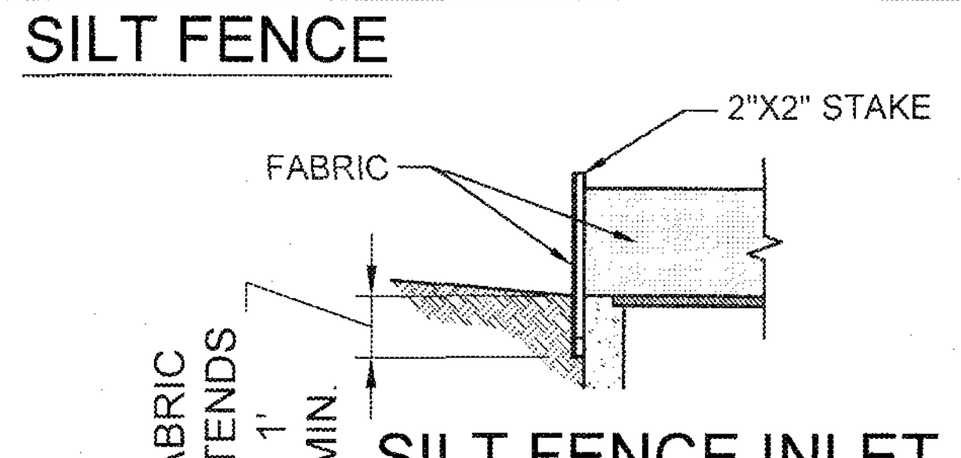
N.T.S.



VIEW OF FRAME WITHOUT SILT FENCE

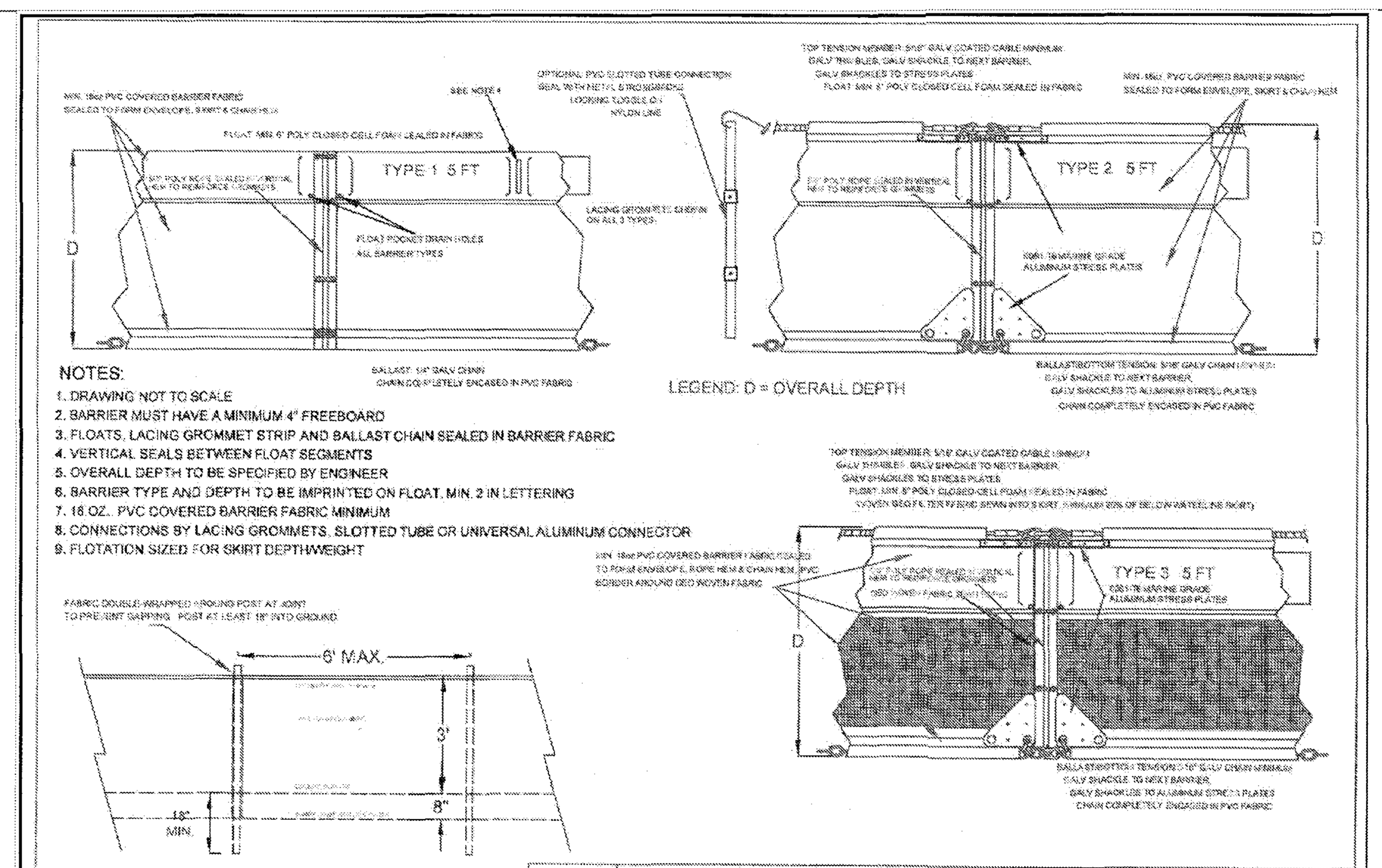


VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION

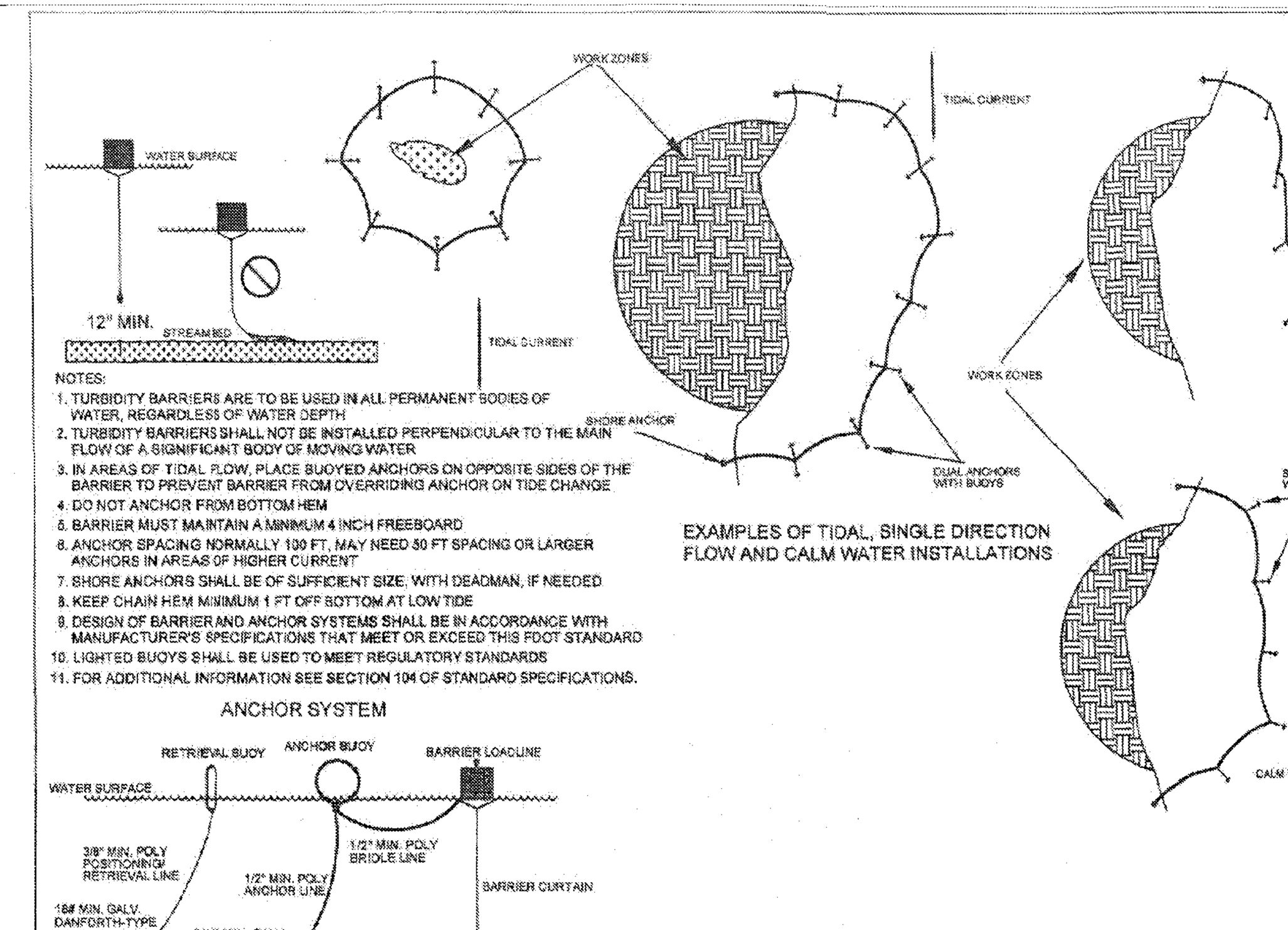
N.T.S.



NOTES:
1. DRAWING NOT TO SCALE
2. BARRIER MUST HAVE A MINIMUM 4" FREEBOARD
3. FLOATS, LACING GROMMET STRIP AND BALLAST CHAIN SEALED IN BARRIER FABRIC
4. VERTICAL SEALS BETWEEN FLOAT SEGMENTS
5. OVERALL DEPTH TO BE SPECIFIED BY ENGINEER
6. BARRIER TYPE AND DEPTH TO BE IMPRINTED ON FLOAT, MIN. 2 IN LETTERING
7. 18 OZ.. PVC COVERED BARRIER FABRIC MINIMUM
8. CONNECTIONS BY LACING GROMMETS, SLOTTED TUBE OR UNIVERSAL ALUMINUM CONNECTOR
9. FLOTATION SIZED FOR SKIRT DEPTH/WEIGHT

STAKED TURBIDITY BARRIER

2012 FDOT Design Standards — TURBIDITY BARRIERS — Sheet no 1 of 2

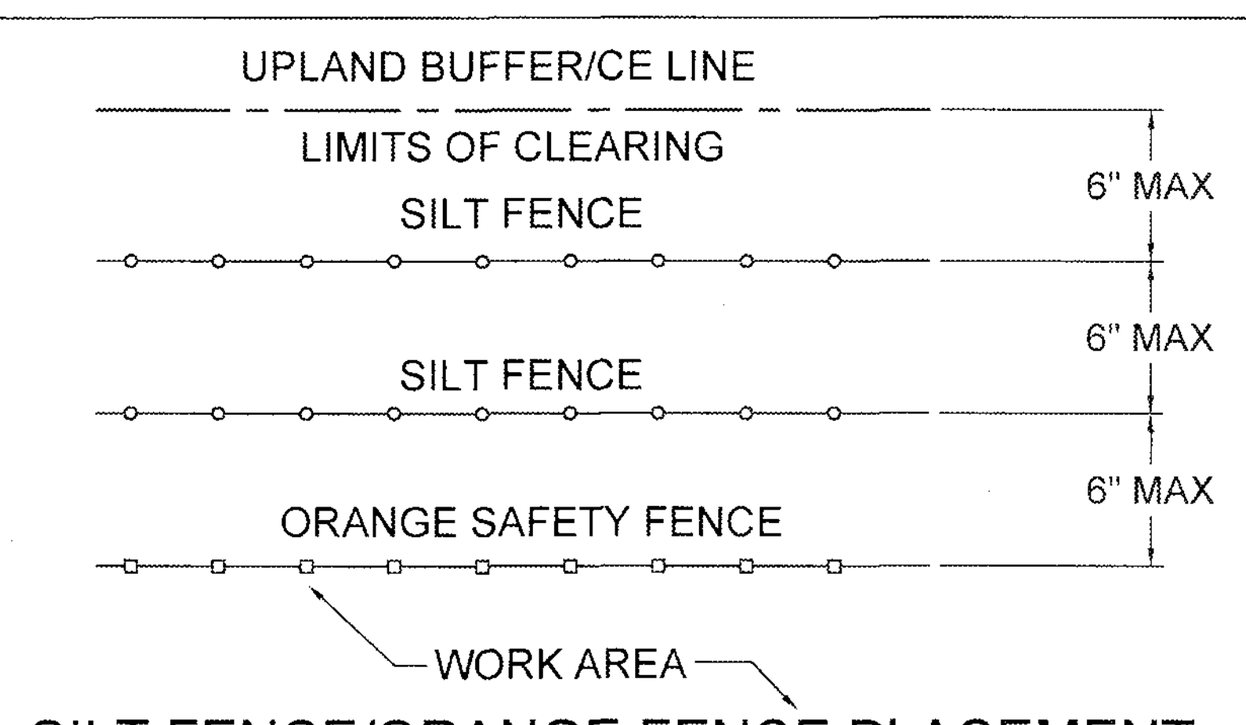


NOTES:
1. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER, REGARDLESS OF WATER DEPTH
2. TURBIDITY BARRIERS SHALL NOT BE INSTALLED PERPENDICULAR TO THE MAIN FLOW OF A SIGNIFICANT BODY OF MOVING WATER
3. IN AREAS OF TIDAL FLOW, PLACE BUOYED ANCHORS ON OPPOSITE SIDES OF THE BARRIER TO PREVENT BARRIER FROM OVERRIDING ANCHOR ON TIDE CHANGE
4. DO NOT ANCHOR FROM BOTTOM HEM
5. BARRIER MUST MAINTAIN A MINIMUM 4 INCH FREEBOARD
6. ANCHOR SPACING NORMALLY 100 FT, MAY NEED 50 FT SPACING OR LARGER ANCHORS IN AREAS OF HIGHER CURRENT
7. SHORE ANCHORS SHALL BE OF SUFFICIENT SIZE, WITH DEADMAN, IF NEEDED
8. KEEP CHAIN HEM MINIMUM 1 FT OFF BOTTOM AT LOW TIDE
9. DESIGN OF BARRIER AND ANCHOR SYSTEMS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS THAT MEET OR EXCEED THIS FDOT STANDARD
10. LIGHTED BUOYS SHALL BE USED TO MEET REGULATORY STANDARDS
11. FOR ADDITIONAL INFORMATION SEE SECTION 104 OF STANDARD SPECIFICATIONS.

2012 FDOT Design Standards — TURBIDITY BARRIERS — Sheet no 2 of 2

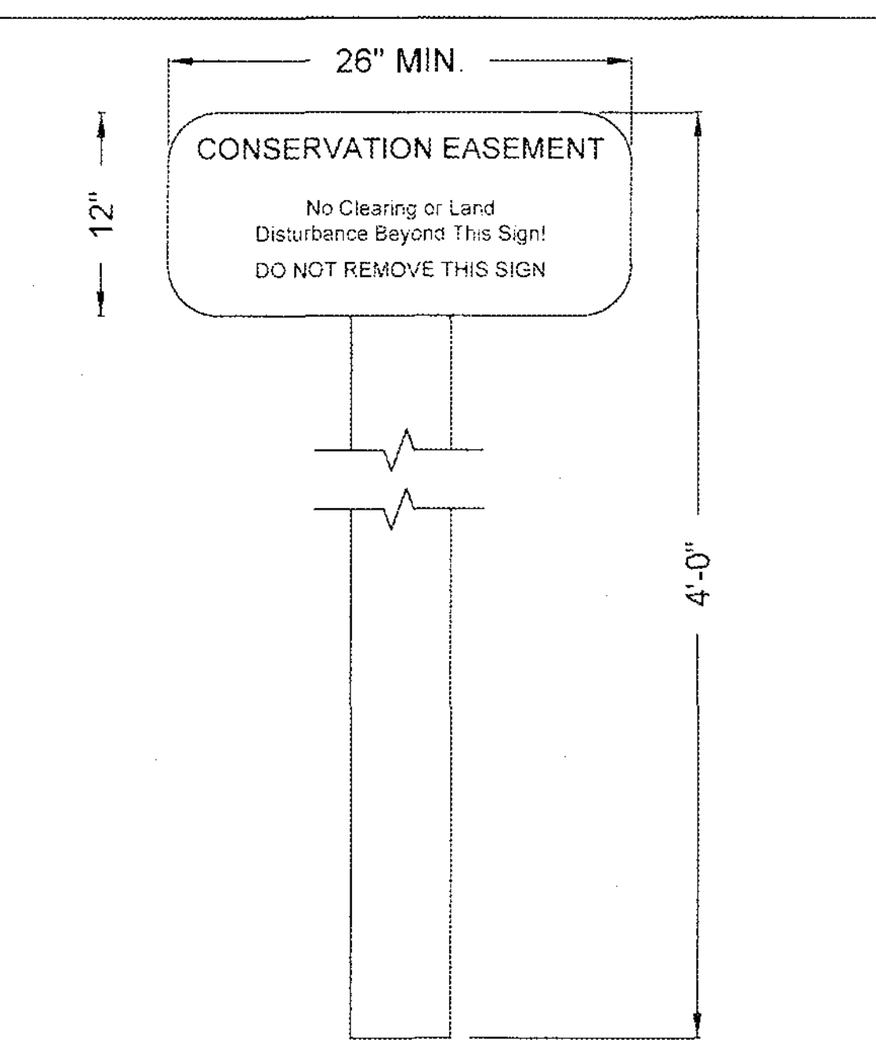
TURBIDITY BARRIER APPLICATIONS

N.T.S.



SILT FENCE/ORANGE FENCE PLACEMENT DETAIL AROUND WETLANDS

N.T.S.



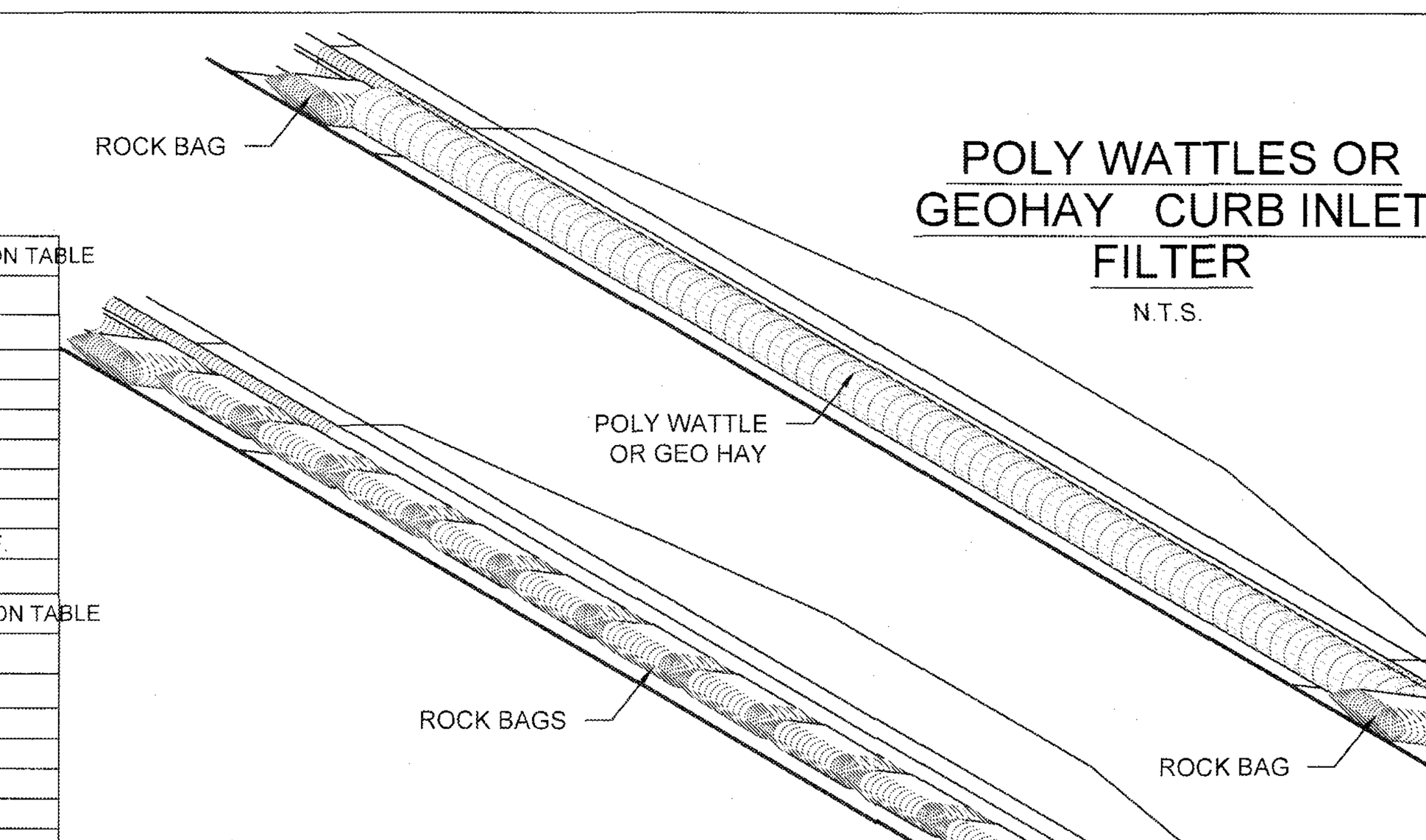
NOTE:
1. SIGN MATERIAL SHALL BE PLASTIC OR METAL, ATTACHED TO 4"x4" TREATED WOOD POST.
2. CONSERVATION EASEMENT SHALL BE 3" HIGH LETTERS.
3. ALL OTHER LINES OF TEXT SHALL BE 1" HIGH WITH 1" SPACING BETWEEN LINES.
4. SIGN SHALL HAVE WHITE BACKGROUND WITH CONTRASTING COLOR FOR THE LETTERING.

CONSERVATION EASEMENT SIGN

N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	120 LBS.
MULLEN BURST	ASTM D-3786	800 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	120 LBS.
UV RESISTANCE	ASTM D-4355	80%
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL./MIN./S.F.
PERMITTIVITY	ASTM D-4491	0.55 SEC. -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS.
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS.
MULLEN BURST	ASTM D-3786	420 P.S.I.
TRAPEZOID TEAR	ASTM D-4533	45 LBS.
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL./MIN./S.F.
PERMITTIVITY	ASTM D-4491	1.5 SEC. -1

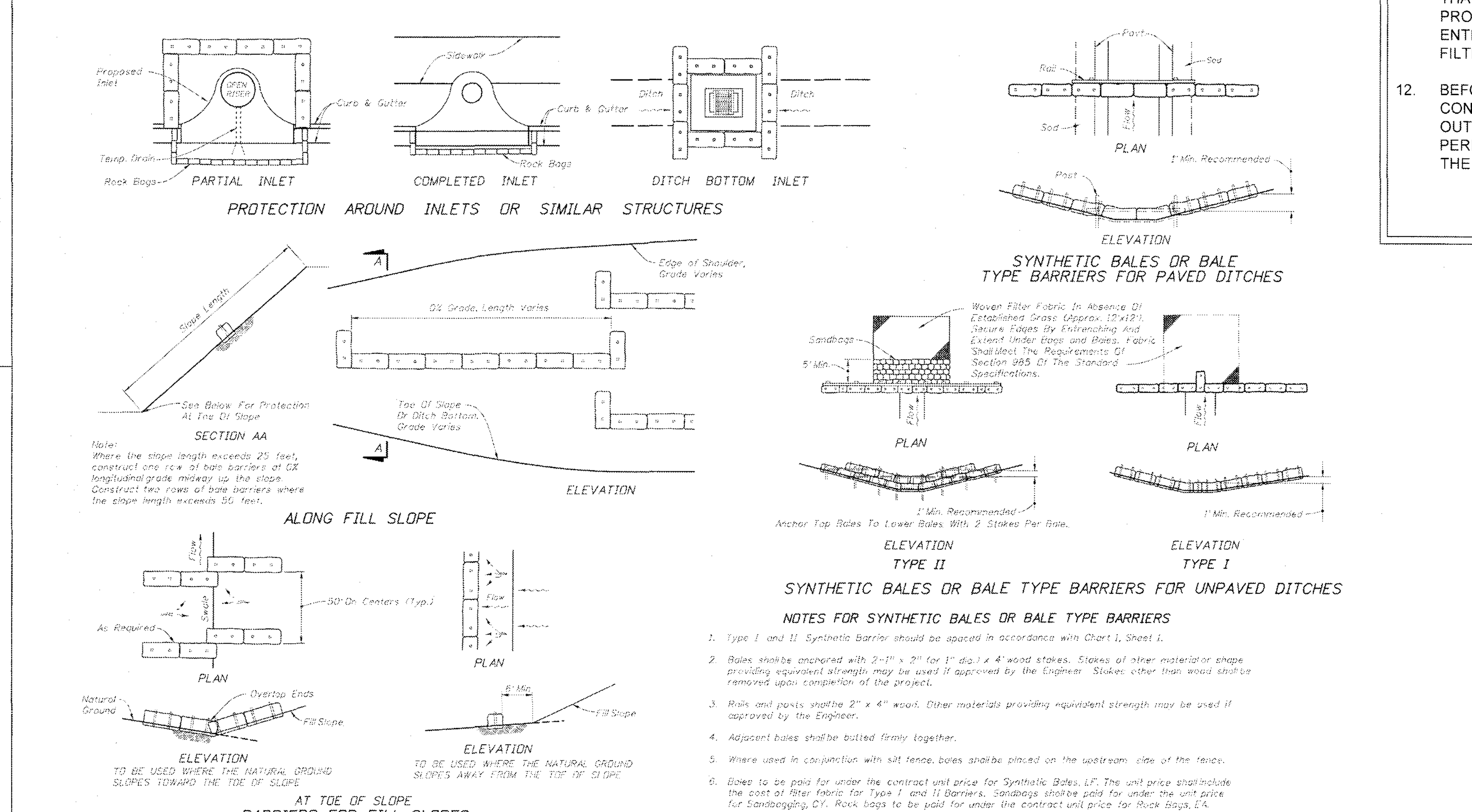


POLY WATTLES OR GEOHAY CURB INLET FILTER

N.T.S.

SOCK-PIPE OR ROCK BAG INLET FILTER

N.T.S.



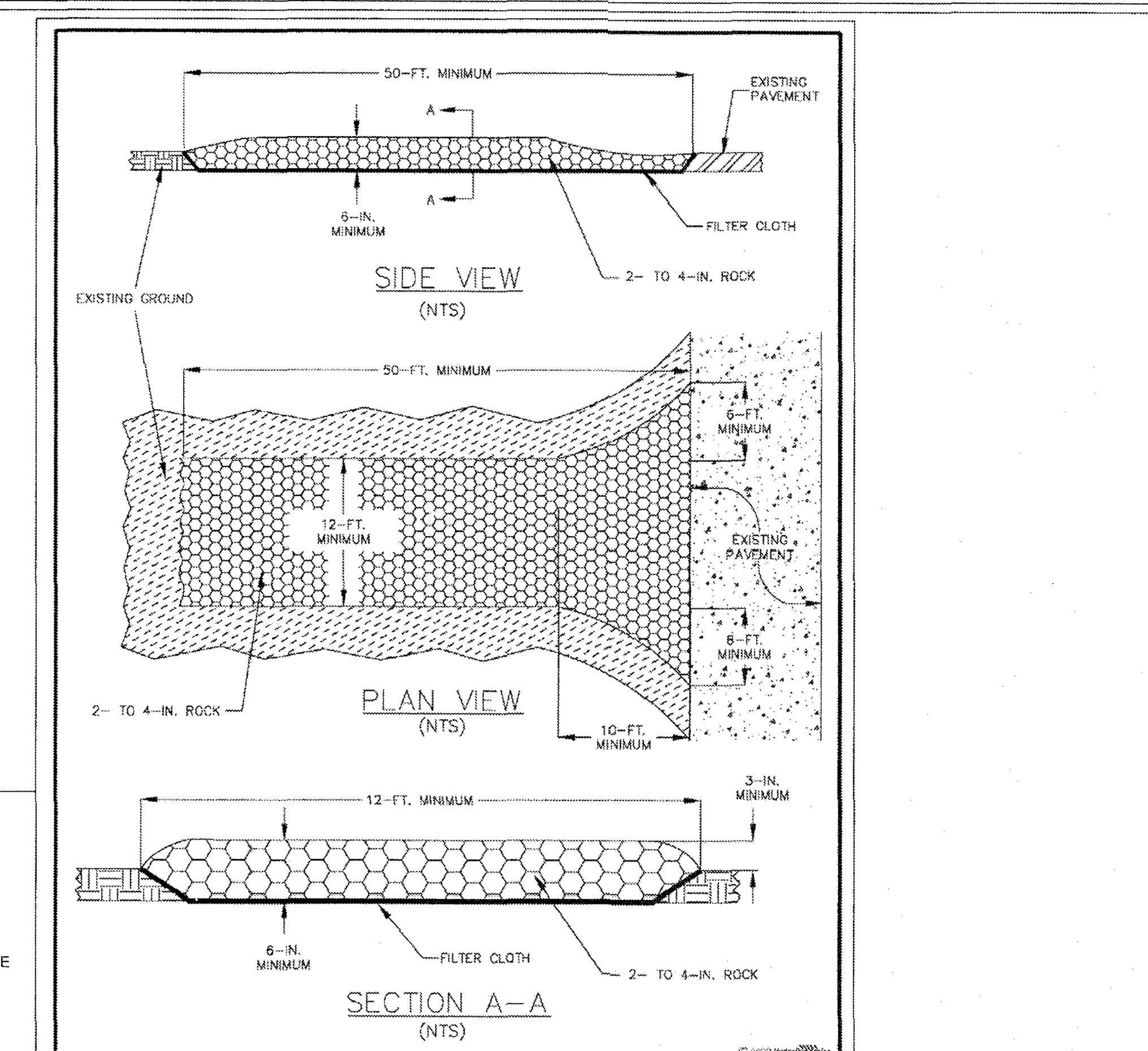
NOTES FOR SYNTHETIC BALES OR BALE TYPE BARRIERS
1. Type I and II Synthetic Barrier should be spaced in accordance with Chart I, Sheet I.
2. Bales shall be anchored with 2-1" x 2" (or 1" dia.) x 4' wood stakes. Stakes of other material or shape providing equivalent strength may be used if approved by the Engineer. Stakes other than wood shall be removed upon completion of the project.
3. Rails and posts shall be 2" x 4" wood. Other materials providing equivalent strength may be used if approved by the Engineer.
4. Adjacent bales shall be butted firmly together.
5. Where used in conjunction with silt fence, bales shall be placed on the upstream side of the fence.
6. Bales to be paid for under the contract unit price for Synthetic Bales, LF. The unit price shall include the cost of filter fabric for Type I and II Barriers. Sandbags shall be paid for under the unit price for Sandbagging, CY. Rock bags to be paid for under the contract unit price for Rock Bags, EA.

EROSION AND SEDIMENTATION CONTROL NOTES

CONSTRUCTION ACTIVITIES CAN RESULT IN THE GENERATION OF SIGNIFICANT AMOUNTS OF POLLUTANTS WHICH MAY REACH SURFACE OR GROUND WATERS. ONE OF THE PRIMARY POLLUTANTS OF SURFACE WATERS IS SEDIMENT DUE TO EROSION. EXCESSIVE QUANTITIES OF SEDIMENT WHICH REACH WATER BODIES OF FLOOD PLAINS HAVE BEEN SHOWN TO ADVERSELY AFFECT THEIR PHYSICAL, BIOLOGICAL AND CHEMICAL PROPERTIES. TRANSPORTED SEDIMENT CAN OBSTRUCT STREAM CHANNELS, REDUCE HYDRAULIC CAPACITY OF WATER BODIES OF FLOOD PLAINS, REDUCE THE DESIGN CAPACITY OF CULVERTS AND OTHER WORKS, AND ELIMINATE BENTHIC INVERTEBRATES AND FISH SPAWNING SUBSTRATES BY SILTATION. EXCESSIVE SUSPENDED SEDIMENTS REDUCE LIGHT PENETRATION AND THEREFORE, REDUCE PRIMARY PRODUCTIVITY.

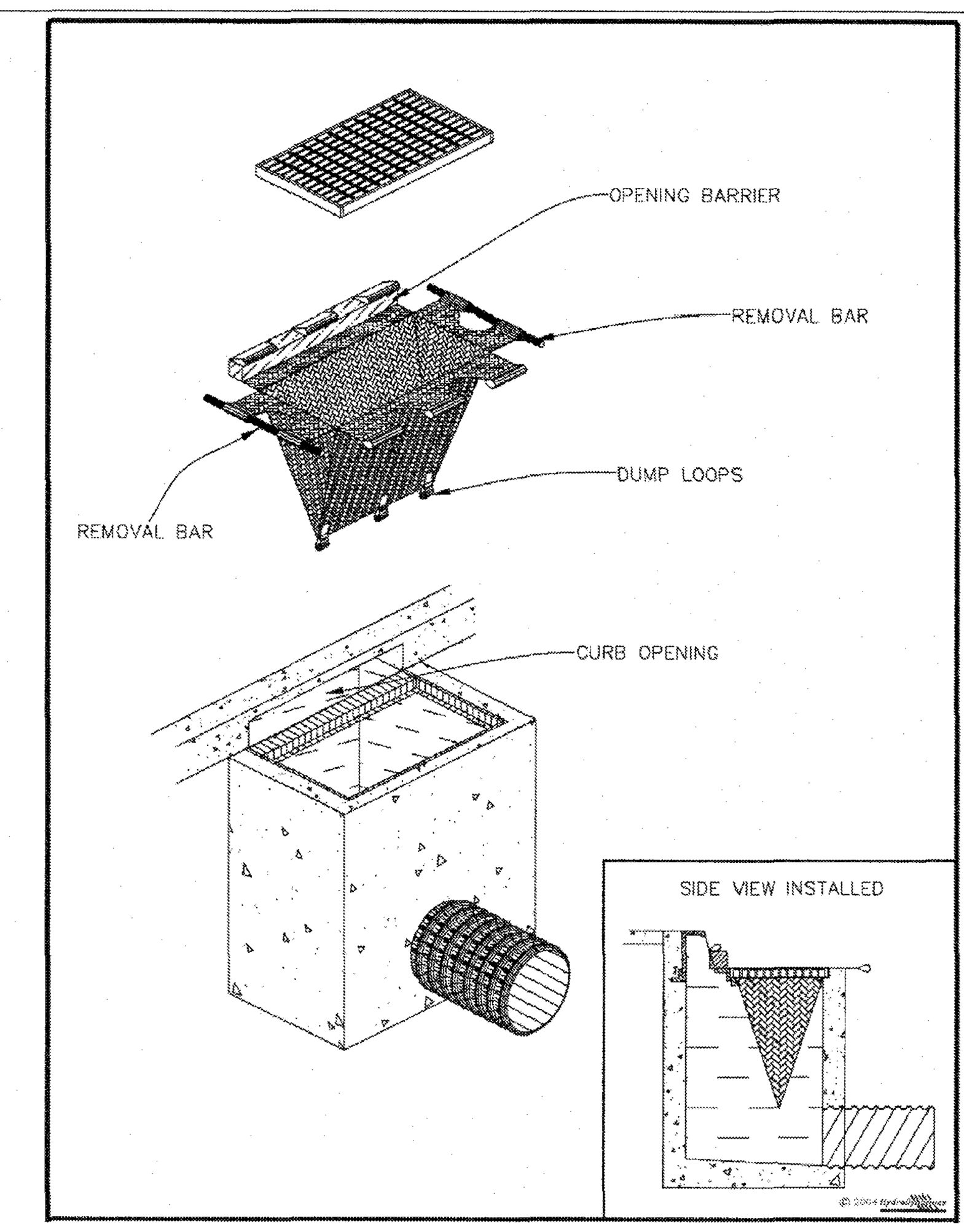
MINIMUM STANDARDS

1. SEDIMENT BASIN AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UNSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE REVIEWER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
6. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
7. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE ANTICIPATED SEDIMENT LOADING FROM THE LAND-DISTURBING ACTIVITY. THE OUTFALL DEVICE OR SYSTEM DESIGN SHALL TAKE INTO ACCOUNT THE TOTAL DRAINAGE AREA FLOWING THROUGH THE DISTURBED AREA TO BE SERVED BY THE BASIN.
8. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
9. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
10. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
11. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
12. BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
13. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
14. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES, A TEMPORARY STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
17. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
    A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
    B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
    C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
    D. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
18. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE, WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, IN THE OPINION OF THE REVIEWER. DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
20. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DISPOSITION AND EROSION.
21. PHASED PROJECTS SHOULD BE CLEARED IN CONJUNCTION WITH CONSTRUCTION OF EACH PHASE.
22. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 104 AND 105 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
23. THE REVIEWER MAY APPROVE MODIFICATIONS OR ALTER PLANS TO THESE EROSION CONTROL CRITERIA DUE TO SITE SPECIFIC CONDITIONS.



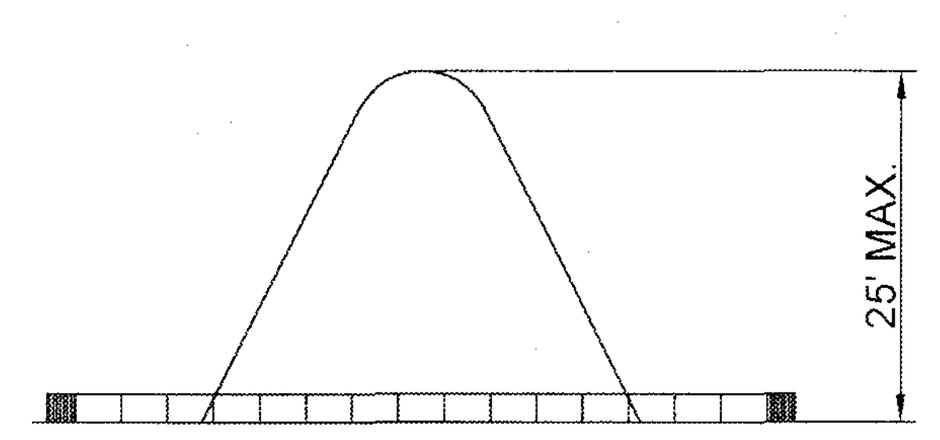
SOIL TRACKING PREVENTION DEVICE DETAIL

N.T.S.



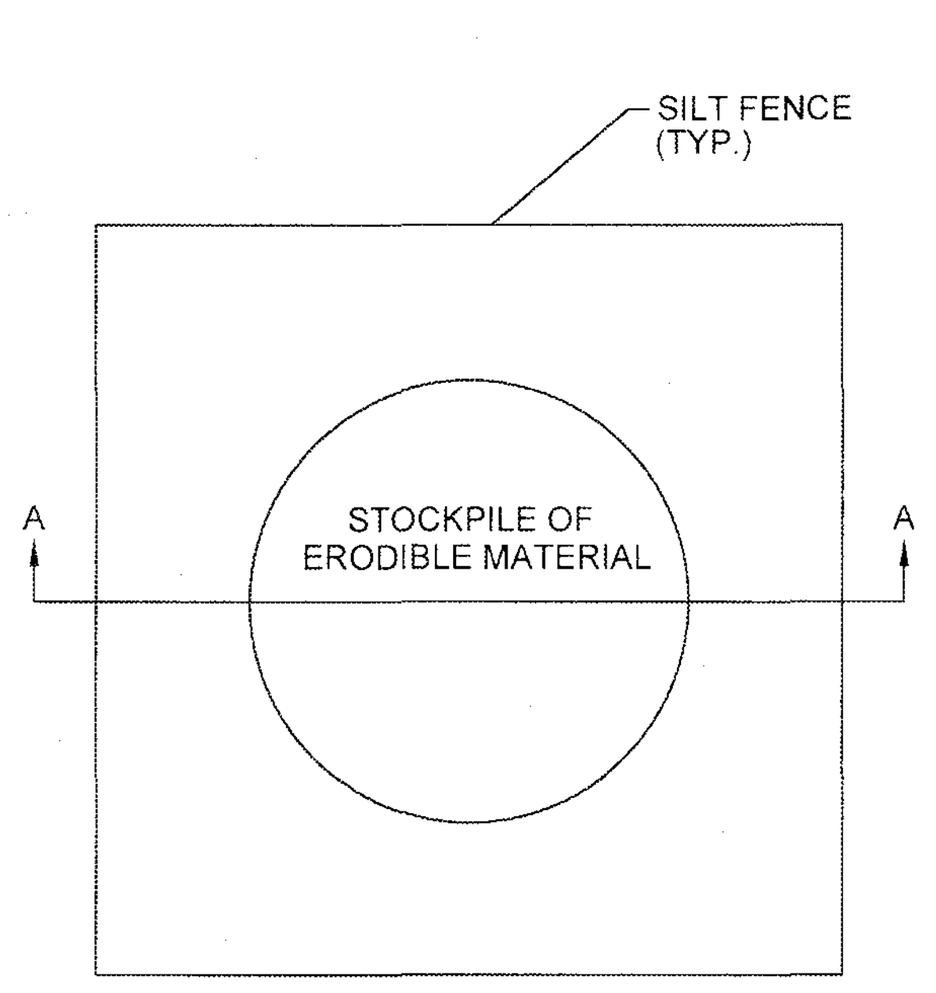
INLET INSERT SEDIMENT CONTAINMENT SYSTEM

N.T.S.



NOTE:
ALL STOCKPILES SHALL BE A MAXIMUM OF 25' HIGH.

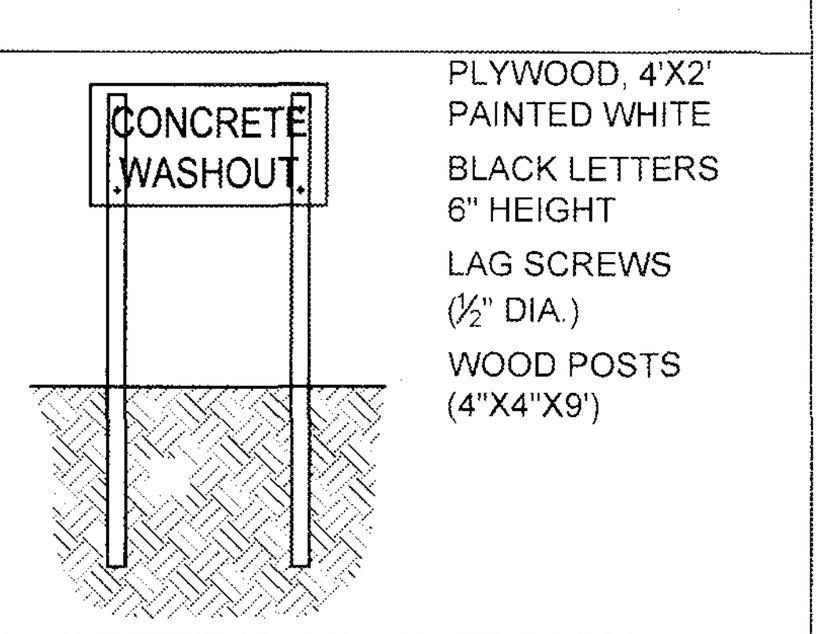
SECTION A-A



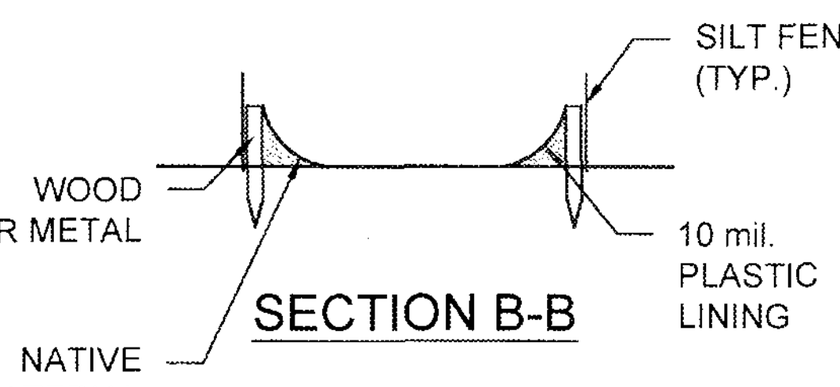
NOTE:
FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL

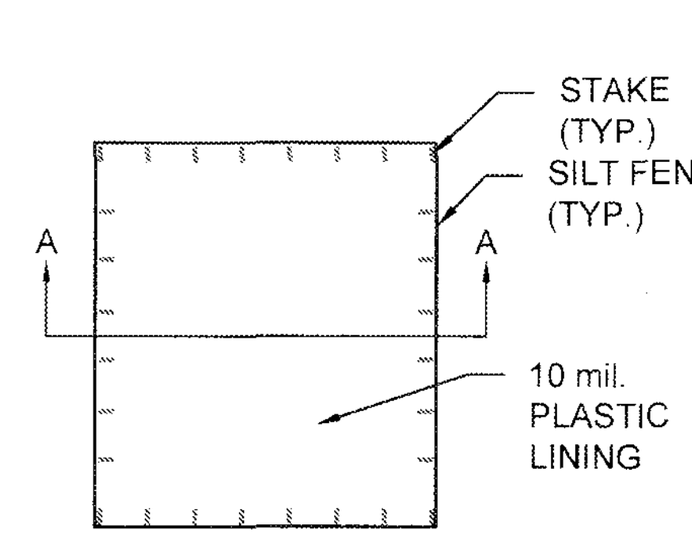
N.T.S.



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



SECTION B-B



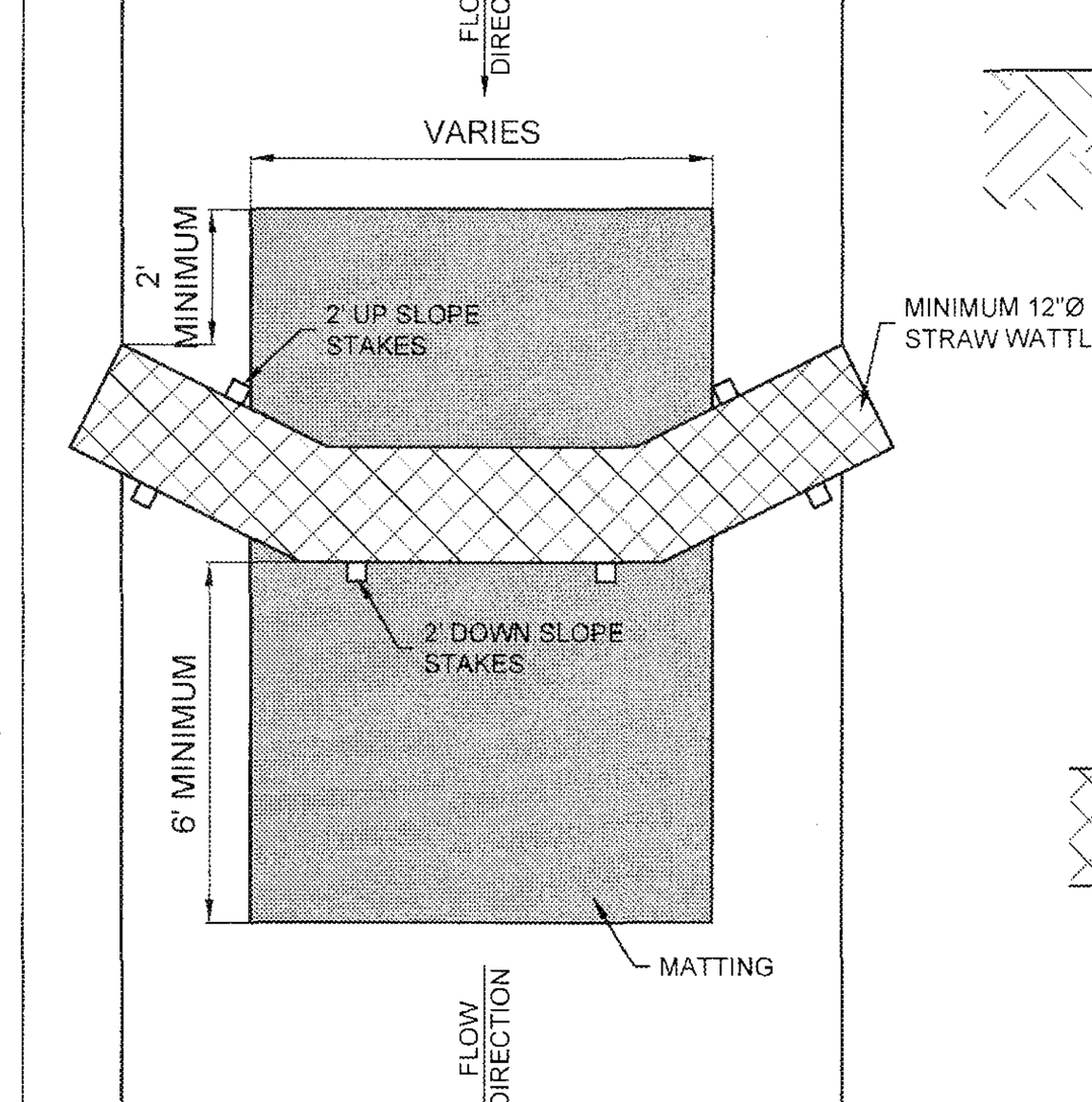
PLAN

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TYPE "ABOVE GRADE" WITH SILT FENCE

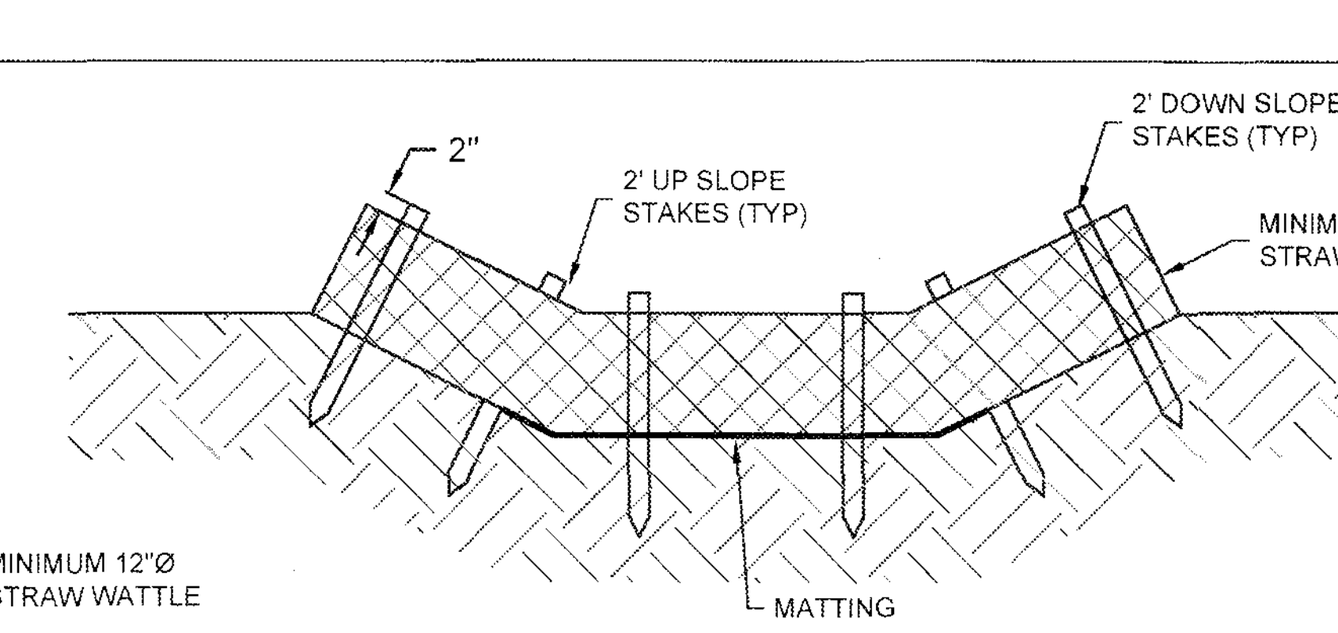
CONCRETE & STUCCO WASTE MANAGEMENT

N.T.S.



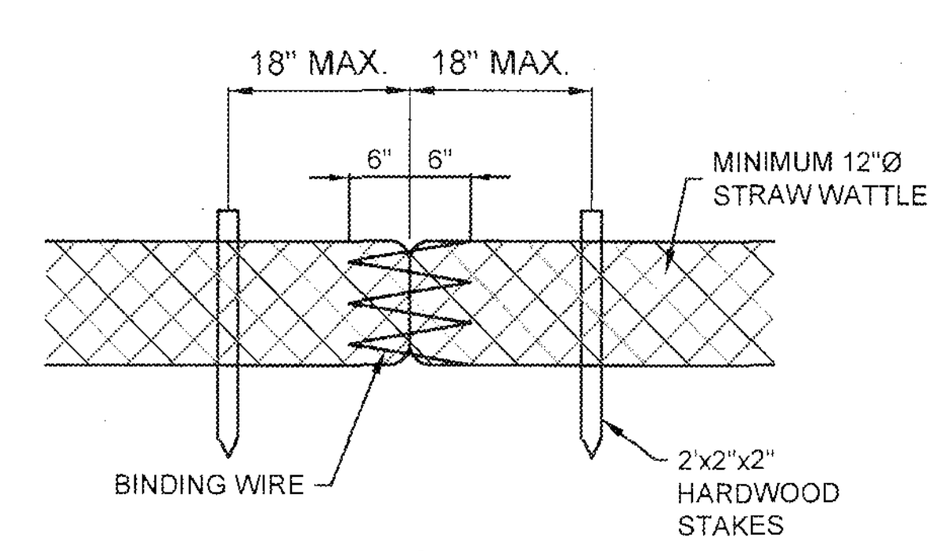
WATTLE TOP VIEW

N.T.S.



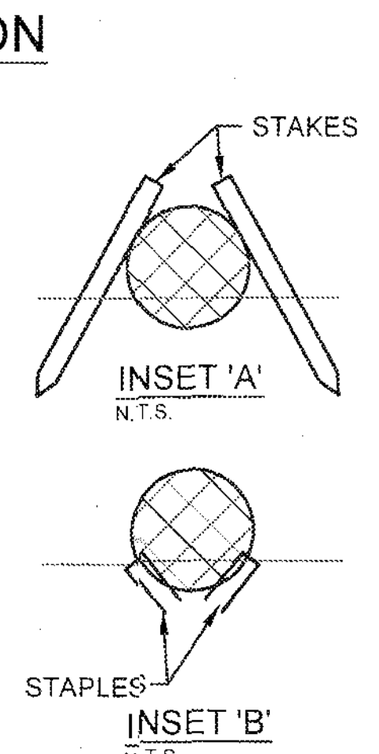
WATTLE CROSS SECTION

N.T.S.



WATTLE JOINING DETAIL

N.T.S.



NOTES:
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2"-3" DEEP x 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD OVERLAP 24" - SHINGLE IN DIRECTION OF FLOW.
3. SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2"-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKE SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
4. USE MINIMUM 12"Ø COIR (COCONUT FIBER)/STRAW WATTLE.
5. USE 2' WOODEN STAKES WITH A 2"x2" NOMINAL CROSS SECTION.
6. ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND WATTLE AND SCOUR DITCH SLOPES AS DIRECTED.
7. INSTALL A MINIMUM OF 2 UP SLOPE STAKES AND 4 DOWN SLOPE STAKES AT AN ANGLE TO WEDGE WATTLE TO BOTTOM OF DITCH.
8. PROVIDE STAPLES MADE OF 0.125"Ø STEEL SIRE FORMED INTO A 'U; SHAPE NOT LESS THAN 12" IN LENGTH.
9. INSTALL STAPLES APPROX. EVERY 1 LINEAR FOOT ON BOTH SIDES OF WATTLE AND AT EACH END TO SECURE IT TO THE SOIL.

WATTLE DETAILS

N.T.S.

REVISIONS	DATE
8	
7	
6	
5	
4	
3	
2	
1	

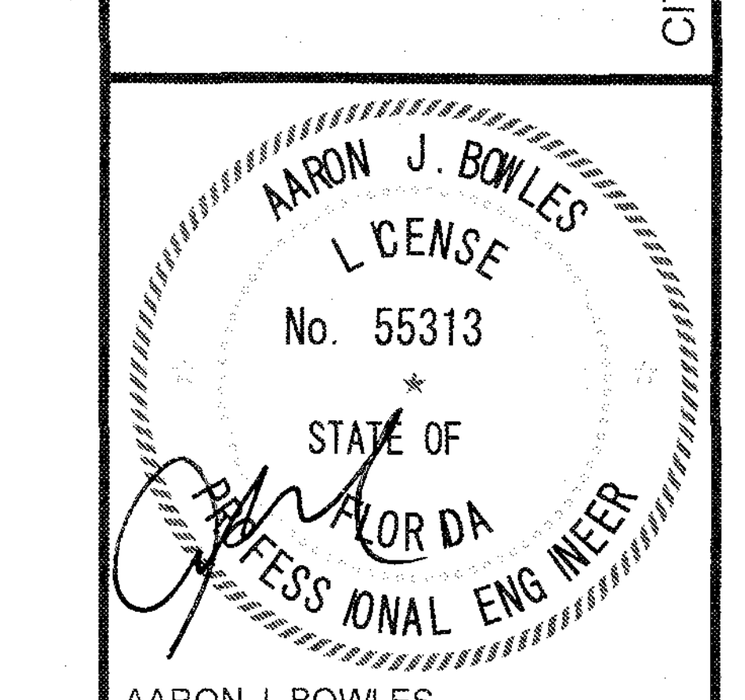
JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
CHECKED	AJB
DATE ISSUED	7/29/2021

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
FX. (772) 778-3617
MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

EROSION CONTROL DETAILS

JETSON FORT PIERCE
SITE IMPROVEMENTS

CITY OF FORT PIERCE — FLORIDA



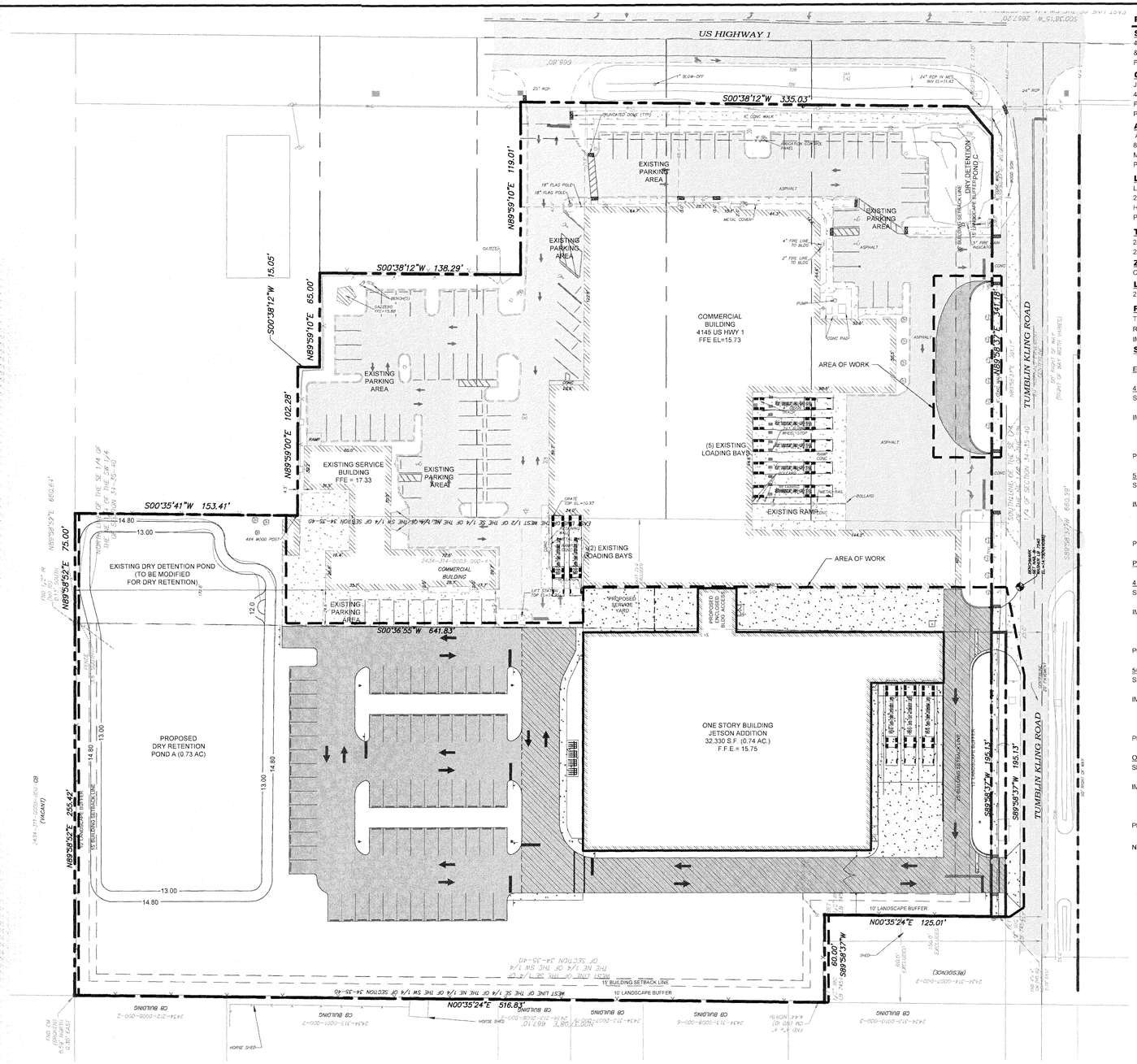
AARON J. BOWLES
FL. P.E. #55313 8/2/21

SHEET

C4

19-0273

O:\DRAWINGS\2019\19-0273 Jetson Ft. Pierce\4 - Drawings\19-0273 C1 COVER DETAILS.dwg 7/29/2021 9:44 AM RYAN



OVERALL SITE PLAN

SCALE: 1" = 40'

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

LEGEND

- EXISTING ASPHALT
- PROPOSED (REGULAR DUTY) ASPHALT
- PROPOSED (HEAVY DUTY) ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDINGS

PROJECT INFORMATION

SITE ADDRESS
4145 S. US HIGHWAY #1
& 504 TUMBLIN KLING ROAD
FORT PIERCE, FLORIDA 34982

OWNER / APPLICANT
JETSON INVESTMENT, INC.
4145 S US HIGHWAY 1
FORT PIERCE, FLORIDA 34982
PHONE (772) 464-7050

ARCHITECT
ANTHONY J. MAZZA, AIA
8220 COMPTON WAY
MELBOURNE, FLORIDA 32940
PHONE (321) 255-2050

LANDSCAPE ARCHITECT
LANDSCAPE DESIGN ASSOCIATES
2510 NW 182ND AVE.
HIGH SPRINGS, FLORIDA 32643
PHONE (352) 210-5765

TAX PARCEL I.D NUMBER(S)
2434-314-0003-000-4
2434-314-0005-000-8

ZONING CG
LAND USE GC

LATITUDE 27° 23' 09.82" N
LONGITUDE 80° 19' 38.88" W

ENGINEER
MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

SURVEYOR
INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880

PROJECT DESCRIPTION
THIS PROJECT PROPOSES THE UNIFICATION OF (2) PARCELS (4145 US HWY 1 AND 504 TUMBLIN KLING RD.) AND THE CONSTRUCTION OF A +/- 32,330 WAREHOUSE FACILITY WITH REQUIRED SITE IMPROVEMENTS.

SITE DATA

EXISTING SITE DATA

4145 S. US HIGHWAY 1	SF	AC	%
SITE AREA	168,713 SF	3.87 AC	100.0%
IMPERVIOUS AREA	130,389 SF	2.99 AC	77.3%
EXISTING BUILDING	53,220 SF	1.22 AC	31.5%
EXISTING ASPHALT	54,454 SF	1.25 AC	32.3%
EXISTING CONCRETE	22,715 SF	0.52 AC	13.46%
PERVIOUS AREA	38,324 SF	0.88 AC	22.7%

504 TUMBLIN KLING ROAD	SF	AC	%
SITE AREA	156,334 SF	3.59 AC	100.0%
IMPERVIOUS AREA	10,813 SF	0.25 AC	6.9%
EXISTING BUILDING	3,528 SF	0.08 AC	2.3%
EXISTING ASPHALT	0 SF	0.00 AC	0.0%
EXISTING CONCRETE	7,285 SF	0.17 AC	4.7%
PERVIOUS AREA	145,521 SF	3.34 AC	93.08%

PROPOSED SITE DATA

4145 S. US HIGHWAY 1			
SITE AREA	168,713 SF	3.87 AC	100.0%
IMPERVIOUS AREA	121,011 SF	2.78 AC	71.7%
TOTAL BUILDING	53,220 SF	1.22 AC	31.5%
TOTAL ASPHALT	55,575 SF	1.28 AC	32.9%
TOTAL CONCRETE	12,216 SF	0.28 AC	7.2%
PERVIOUS AREA	47,702 SF	1.10 AC	28.3%

504 TUMBLIN KLING ROAD			
SITE AREA	156,334 SF	3.59 AC	100.0%
IMPERVIOUS AREA	78,037 SF	1.79 AC	49.9%
TOTAL BUILDING	32,330 SF	0.74 AC	20.7%
TOTAL ASPHALT	39,707 SF	0.91 AC	25.4%
TOTAL CONCRETE	6,000 SF	0.14 AC	3.8%
PERVIOUS AREA	78,297 SF	1.80 AC	50.1%

OVERALL UNIFIED SITE			
SITE AREA	325,047 SF	7.46 AC	100.0%
IMPERVIOUS AREA	199,048 SF	4.57 AC	61.2%
TOTAL BUILDING	85,550 SF	1.96 AC	26.3%
TOTAL ASPHALT	95,282 SF	2.19 AC	29.3%
TOTAL CONCRETE	18,216 SF	0.42 AC	5.6%
PERVIOUS AREA	125,999 SF	2.89 AC	38.8%
NET NEW IMPERVIOUS	+57,846 SF	1.33 AC	

ZONING DATA

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000	156,333 SF	156,333 SF
LOT WIDTH	70'	255.42 '	255.42 '
BUILDING SETBACKS			
FRONT	25'	NA	33
SIDE (EAST)	15'	NA	A (UNITY OF PARCELS)
SIDE (WEST)	15'	NA	45.13'
REAR	15'	NA	358.14'
BUILDING COVERAGE	60% MAX.	NA	26.3%
OPEN SPACE	30% MIN.	100%	44.4%
BUILDING HEIGHT	35' MAX.	----	----
FAR	0.36	----	0.26

PARKING DATA
PARKING PROVIDED (MAIN-SITE) = 104 SPACES (6 HC, 98 STD.)
PARKING TO BE REMOVED (MAIN-SITE) = 11 SPACES (11 STD.)
PARKING REQUIRED (EXPANSION) = 1 SP / 600 GSF = 32,330 / 600 = 53.88 (54) SPACES
PARKING REQUIRED (OVERALL) = 158 SPACES (6HC MIN.)

PARKING PROVIDED =	168	SPACES TOTAL
(OVERALL)	6	HC SPACES
	162	STANDARD

TRAFFIC STATEMENT
PER ITE, 10TH EDITION:
(150) WAREHOUSING : (PROPOSED) 32,330 SF BUILDING
=1.74 TRIPS PER 1000 SF = 32.33 X 1.74 = 56 ADT (28 ENTRY, 28 EXIT)

DRAINAGE STATEMENT
STORMWATER ATTENUATION AND TREATMENT REQUIRED FOR THE SITE EXPANSION TO BE PROVIDED ON-SITE WITH AN INTERCONNECTION TO THE EXISTING MASTER STORMWATER MANAGEMENT SYSTEM SERVING THE OVERALL PROPERTY. ULTIMATE OUTFALL IS TO THE FDOT US HWY 1 DRAINAGE SYSTEM.

PERMITS REQUIRED
CITY OF FORT PIERCE PRE-APPLICATION
CITY OF FORT PIERCE SITE PLAN DESIGN REVIEW APPLICATION
CITY OF FORT PIERCE DEVELOPMENT REVIEW
CITY OF FORT PIERCE CONCURRENCY REVIEW
CITY OF FORT PIECE VEGETATION REMOVAL PERMIT
CITY OF FORT PIERCE EROSION AND SEDIMENT CONTROL AFFIDAVIT
ST. LUCIE COUNTY RIGHT OF WAY PERMIT
ST. LUCIE COUNTY FIRE REVIEW
FPUA PLAN REVIEW
FDEP DOMESTIC WATER EXTENSION PERMIT
FDEP WASTEWATER PERMIT
FDEP NPDES NOI
SFWMD ENVIRONMENTAL RESOURCE PERMIT MODIFICATION
FDOT DRAINAGE PERMIT
FDOT DRIVEWAY CONNECTOIN PERMIT

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 6 FEET) PER FLOOD INSURANCE RATE MAP #12061C0242 H, DATED DEC. 4, 2012.

LEGAL DESCRIPTION
PER (ORB 3453, PG. 974):
THE SOUTH 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 90 FEET THEREOF, AND LESS THE WEST 60 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
AND
THE WEST 150 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LESS THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
AND
THE EAST 180 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 75 FEET THEREOF, AND LESS THE WEST 90 FEET OF THE SOUTH 150 FEET THEREOF, SAID LAND LYING AND BEING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY,

WASTEWATER SOURCE
FPUA

POTABLE WATER SOURCE
FPUA

CONSTRUCTON SCHEDULE
START: NOV 2021
FINISH: APR 2022

NO.	DATE	REVISIONS
8		
7		
6		
5		
4		
3		
2		
1		

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
CHECKED	AJB
DATE ISSUED	8/2/2021

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
VERO BEACH, FLORIDA 32960
PH: (772) 569-0035
FAX: (772) 569-0033
MELBOURNE, FL - PH: (321) 253-1510
FT. PIERCE, FL - PH: (772) 464-7050

OVERALL SITE PLAN

JETSON FORT PIERCE
SITE IMPROVEMENTS

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

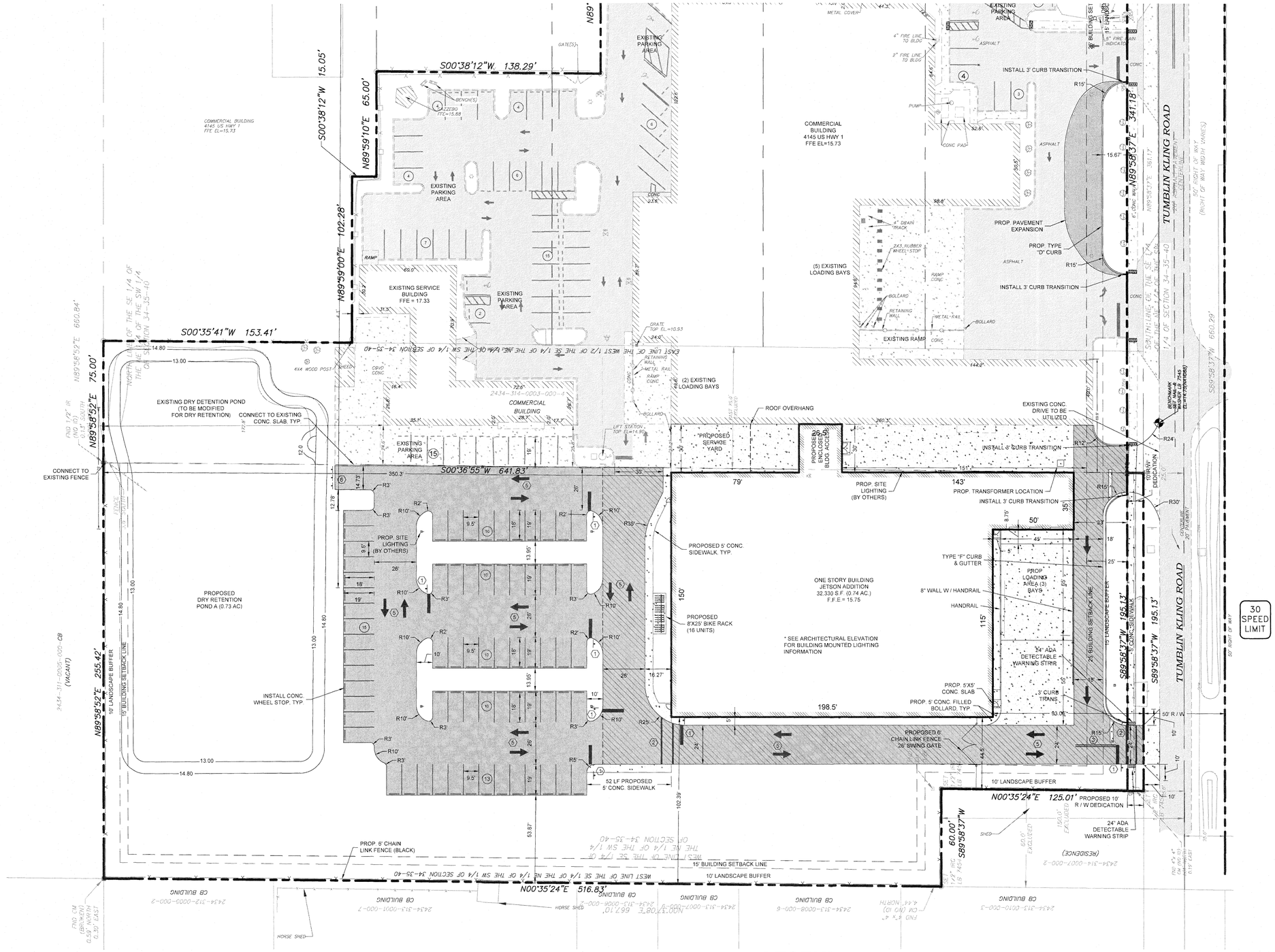
AARON J. BOWLES
FL. P.E. #55313 8/2/21

SHEET
C5

19-0273

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

D:\MBV\MWD\2019\19-0273 Jetson Ft Pierce\4 - Drawings\19-0273-SITE PLAN.dwg 8/2/2021 1:01 PM RYAN MCLEAN



SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)

1 inch = 30 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED (REGULAR DUTY) ASPHALT
- PROPOSED (HEAVY DUTY) ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDINGS

SIGN & PAVEMENT MARKING SCHEDULE		
SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
1	30"	(R1-1) STOP SIGN AND 24" SOLID WHITE STOP BAR
2	12"	6' WIDE CROSSWALK, 12" SOLID WHITE STRIPING
3	6"	25 LF DOUBLE YELLOW (PAINTED)
4		DO NOT ENTER SIGN
5		PAVEMENT MARKINGS PER MUTCD
6		(3) TYPE 4 OBJECT MARKERS (OM4-1) 5' O.C.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

REVISIONS	DATE
8	-
7	-
6	-
5	-
4	-
3	-
2	-
1	-

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
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MBV ENGINEERING, INC.
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895 - 20TH STREET
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PH: (772) 569-9055
FX: (772) 778-3417
MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

SITE PLAN

JETSON FORT PIERCE
SITE IMPROVEMENTS

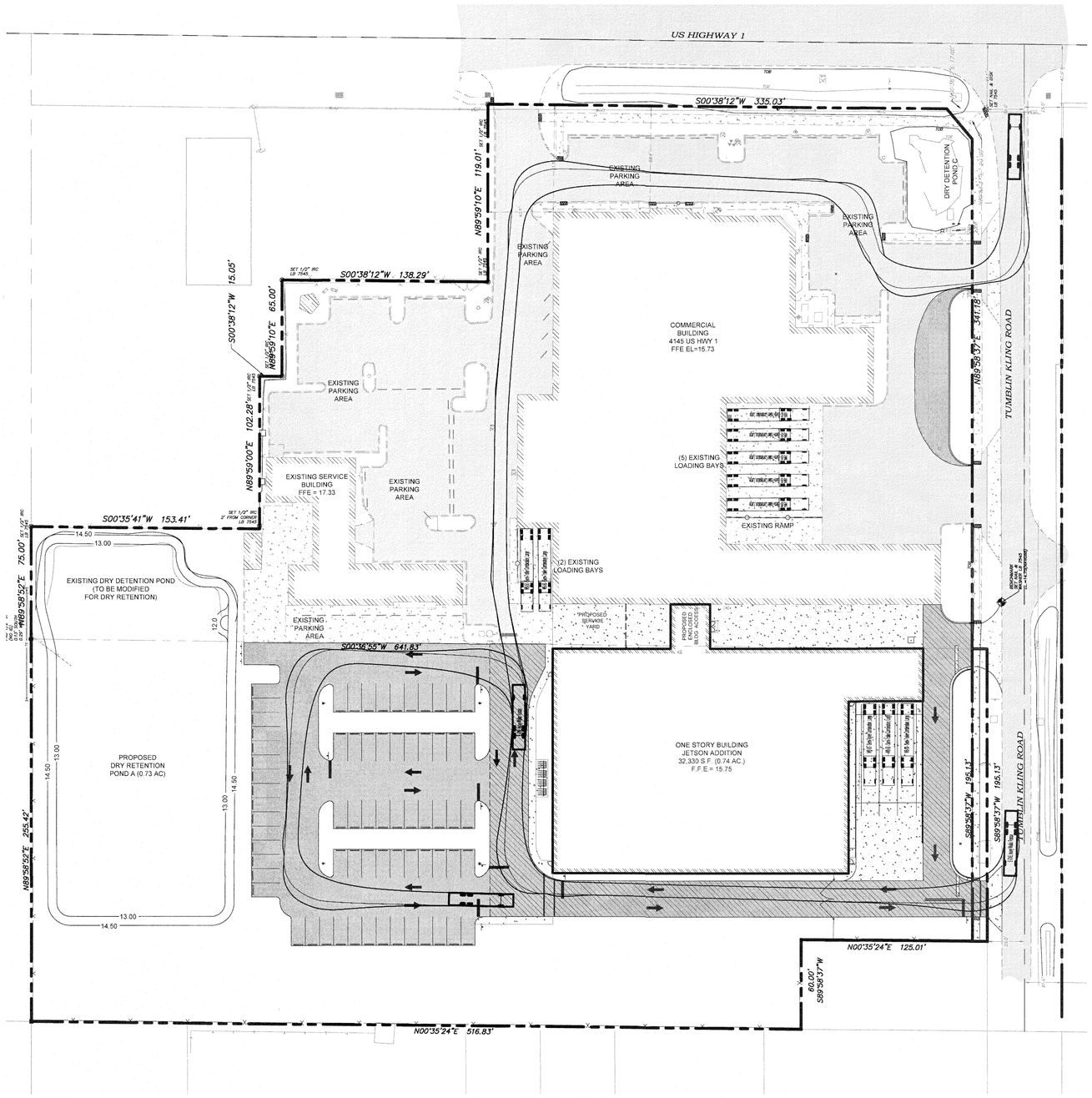
CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES
LICENSE No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 8/2/21

SHEET
C6

19-0273



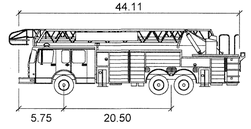
EMERGENCY SERVICES ACCESS PLAN

SCALE: 1" = 40'

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

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDINGS



Fire Truck-44

	feet
Width	: 7.22
Track	: 7.22
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

FIRE TRUCK PROFILE

SCALE: N.T.S.

Vehicle Tracking v21.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**

Unit Name:	**E-ONE Heavy Walkin Rescue Tractor**
Type:	Tractor (with driver controlled steering)
Body style:	Fire Tender
Classification	(Unspecified)
Source:	No data
Description:	No data
Notes:	No data
Datum:	Front Primary Axle
Front Axle(s):	1 Ackerman (axles fixed, wheels turn)
Primary Front Axle Offset:	0.000ft
Effective Front Axle Offset:	0.000ft (Auto Calculated)
Maximum Wheel Angle:	45.000deg (Any Front Wheel)
Status:	Active Non Self-Steered
Track Width:	8.333ft
Total Wheels:	2 (positioned at the ends of the axle)
Tire Width:	0.833ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.917ft (Auto Calculated - proportion of Track Width)
Rear Axle(s):	2 Fixed (All axles identical)
Primary Rear Axle Offset:	20.750ft (Innermost Axle behind Front Primary Axle)
Effective Rear Axle Offset:	23.167ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Rear Axle Spacing:	4.833ft
Status:	Active Non Self-Steered
Track Width:	8.333ft
Total Wheels:	4 (positioned at the ends of the axle)
Tire Width:	0.833ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.917ft (Auto Calculated - proportion of Track Width)
Steering:	Front Axle(s):
Maximum Wheel Angle:	See Front Axles: Maximum Wheel Angle
Calculated Maximum Wheel Angle:	45.000deg
Lock-to-Lock Time (Fwd/Rev):	6.0sec / 6.0sec
Driver / Pilot	
Driver Offset Longitudinally:	-3.412ft (in front of Front Primary Axle)
Driver / Pilot Offset Laterally:	-1.969ft (Right of Centerline)
Driver Height:	8.202ft (Above ground level)
Front Coupling:	None
Rear Coupling:	None
Body outline (plan):	
Outline Type:	Rectangle
Offset (X,Y):	-8.333ft, 0.000ft
Length / Width:	43.250ft / 8.333ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

72 HOURS BEFORE DIGGING
CALL TOLL FREE
811
Know what's below.
Call before you dig.

REVISIONS	DATE
8 –	
7 –	
6 –	
5 –	
4 –	
3 –	
2 –	
1 –	

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
CHECKED	AJB
DATE ISSUED	7/29/2021

MBV ENGINEERING, INC.
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FAX: (772) 794-9741

EMERGENCY SERVICES ACCESS PLAN

JETSON FORT PIERCE
SITE IMPROVEMENTS

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL P.E. #55313 8/2/21

SHEET
C7

19-0273

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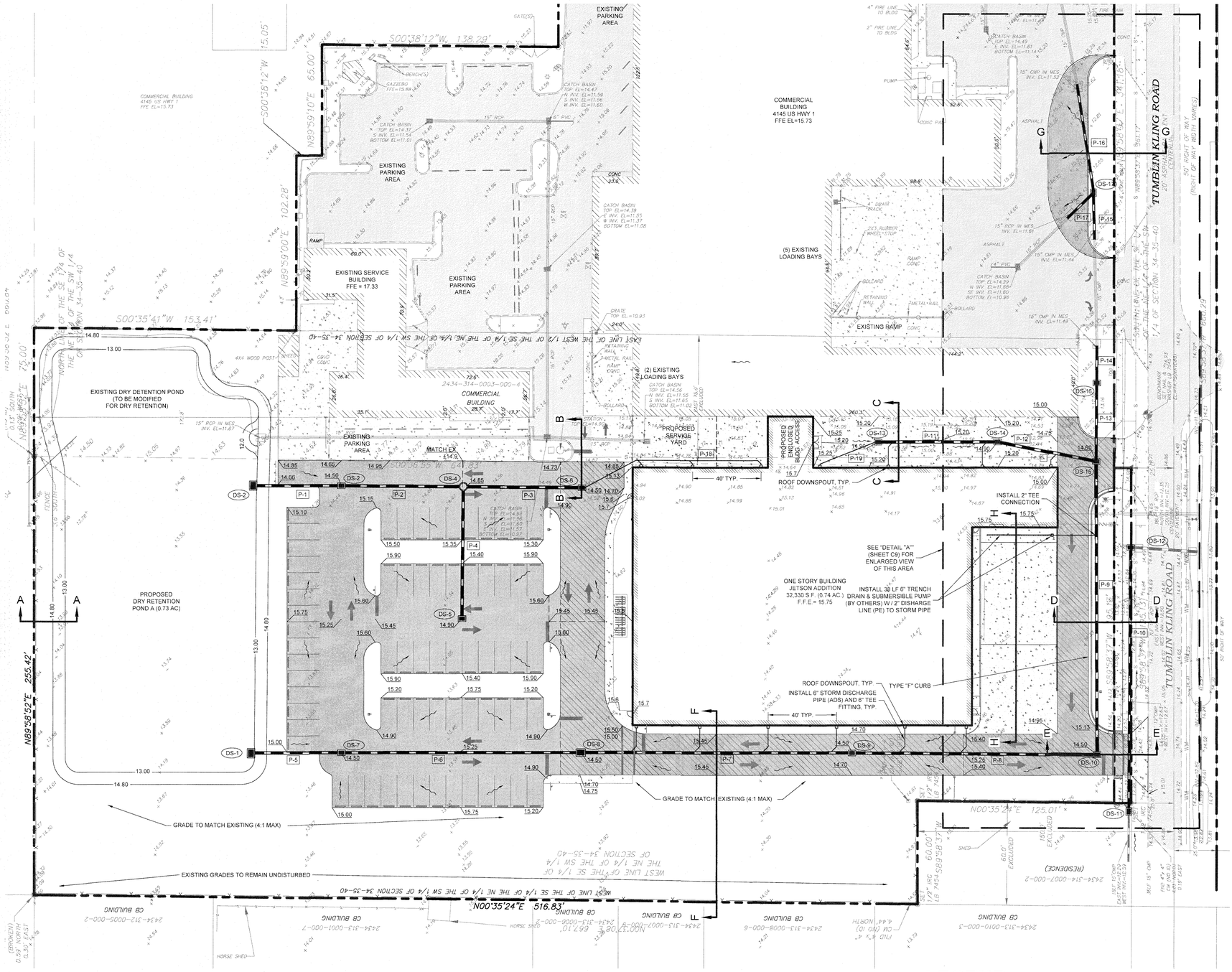

PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

0 30 60

(IN FEET)

1 inch = 30 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED (REGULAR DUTY) ASPHALT
- PROPOSED (HEAVY DUTY) ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDINGS
- (DS-1) PROPOSED DRAINAGE STRUCTURE
- P-1 PROPOSED STORMWATER PIPE DESIGNATION

DRAINAGE STRUCTURE SCHEDULE

	STRUCTURE NUMBER	DS-1	DS-2	DS-3	DS-4	DS-5	DS-6
	FDOT INDEX #	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052
	DESCRIPTION	TYPE "E" DITCH BOTTOM INLET	TYPE "E" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE P MANHOLE(4' DIA.)	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET
	RIM ELEV.	13.25	13.25	14.50	14.85	14.90	14.50
	PIPE DIA. (IN.)	18.00	18.00	18.00	18.00	18.00	18.00
	COVER	2.75	3.00	4.05	3.25	3.00	2.00
INVERT ELEVATION	N	-	-	8.95 N	9.20 N	-	9.45 N
	S	9.00 S	8.75 S	8.95 S	9.20 S	-	11.00 S
	E	-	-	-	-	10.40 E	-
	W	-	-	-	10.10 W	-	-
	BOTTOM ELEV.	8.50	8.25	8.45	8.70	9.90	8.95

DRAINAGE STRUCTURE SCHEDULE

	STRUCTURE NUMBER	DS-7	DS-8	DS-9	DS-10	DS-11	DS-12
	FDOT INDEX #	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052
	DESCRIPTION	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET
	RIM ELEV.	14.50	14.50	14.60	13.00	13.75	14.25
	PIPE DIA. (IN.)	18.00	18.00	18.00	18.00	15.00	15.00
	COVER	4.15	4.50	5.00	3.80	0.30	0.65
INVERT ELEVATION	N	8.85 N	8.50 N	8.10 N	7.70 N	-	-
	S	8.85 S	8.50 S	8.10 S	-	-	12.35 S
	E	-	-	-	7.70 E	12.20 E	-
	W	-	-	-	-	12.20 W	12.00 W
	BOTTOM ELEV.	8.35	8.00	7.60	7.20	11.70	11.50

DRAINAGE STRUCTURE SCHEDULE

	STRUCTURE NUMBER	DS-13	DS-14	DS-15	DS-16	DS-17
	FDOT INDEX #	# 425-052	# 425-052	# 425-052	# 425-052	# 425-052
	DESCRIPTION	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET	TYPE "C" DITCH BOTTOM INLET
	RIM ELEV.	14.90	14.90	14.60	14.50	14.90
	PIPE DIA. (In.)	15.00	15.00	18.00	15.00	15.00
	COVER	2.00	2.30	2.00	1.75	2.15
INVERT ELEVATION	N	11.65 N	11.35 N	11.1 N	-	11.50 N
	S	11.65 S	11.35 S	-	-	-
	E	-	-	7.25 E	11.50 E	11.50 E
	W	-	-	7.25 W	7.15 W	11.50 W
	BOTTOM ELEV.	11.15	10.85	6.75	6.65	11.00

STORM PIPE SCHEDULE

PIPE ID	TYP.	SIZE (IN)	LENGTH (FT)	SLOPE (%)
P-1	ADS HP STORM (PP)	18	48	0.52%
P-2	ADS HP STORM (PP)	18	67	0.37%
P-3	ADS HP STORM (PP)	18	65	0.38%
P-4	ADS HP STORM (PP)	18	72	0.42%
P-5	ADS HP STORM (PP)	18	50	0.30%
P-6	ADS HP STORM (PP)	18	135	0.26%
P-7	ADS HP STORM (PP)	18	155	0.26%
P-8	ADS HP STORM (PP)	18	140	0.29%
P-9	ADS HP STORM (PP)	18	167	0.27%
P-10	ADS HP STORM (PP)	15	150	0.13%
P-11	ADS HP STORM (PP)	15	67	0.45%
P-12	ADS HP STORM (PP)	15	56	0.45%
P-13	ADS HP STORM (PP)	15	44	0.23%
P-14	ADS HP STORM (PP)	15	20	0.00%
P-15	ADS HP STORM (PP)	15	26	0.00%
P-16	ADS HP STORM (PP)	15	62	0.00%
P-17	ADS HP STORM (PP)	15	20	0.50%
P-18	ADS HP STORM (PP)	8	105	0.95%
P-19	ADS HP STORM (PP)	8	35	1.00%

* NOTE: ALL PROPOSED ADS HP STORM (PP) SHALL BE DUAL WALL

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

	DATE	REVISIONS
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

JOB NO. 19-0273
DESIGNED RTM
DRAWN GR
DATE JULY 2021
CHECKED AJB
DATE ISSUED 8/2/2021

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
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PAVING, GRADING AND DRAINAGE PLAN

JETSON FORT PIERCE SITE IMPROVEMENTS

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON J. BOWLES FL. P.E. #55313 8/2/21

SHEET C8

19-0273

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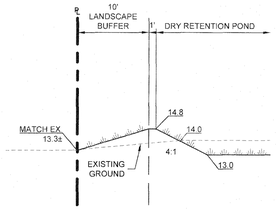

SECTION A-A
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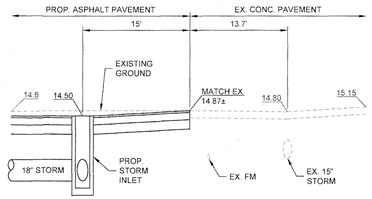

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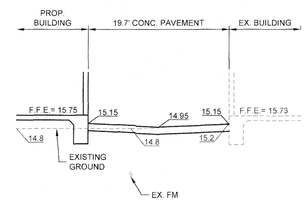

SECTION C-C
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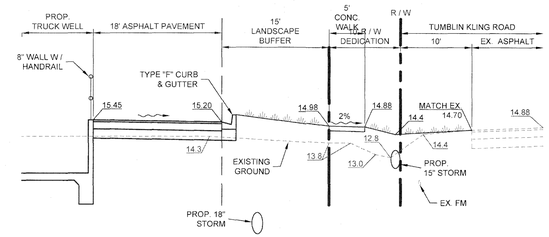

SECTION D-D
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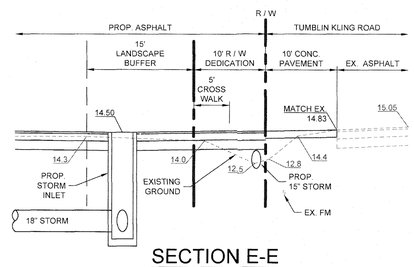

SECTION E-E
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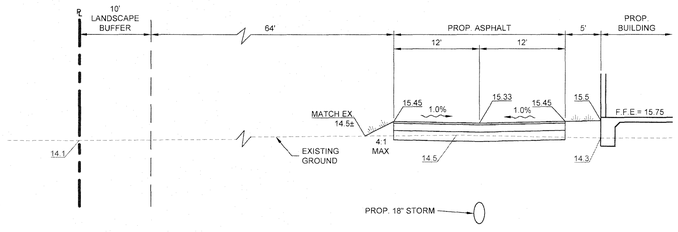

SECTION F-F
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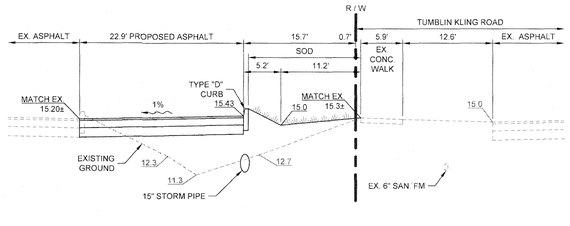

SECTION G-G
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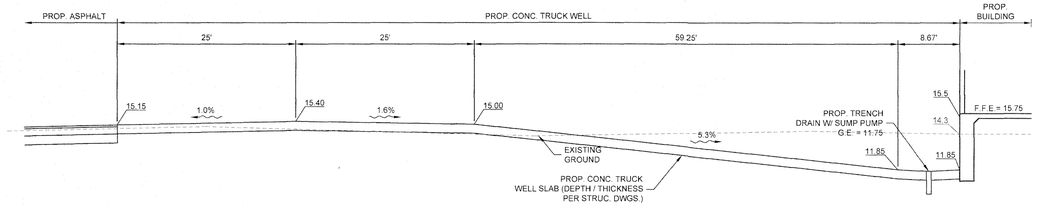

SECTION H-H
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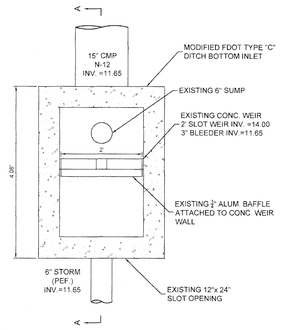
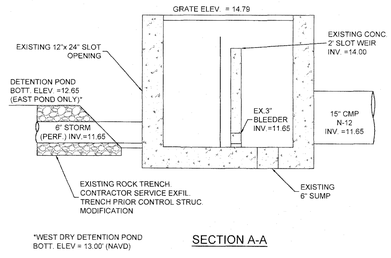
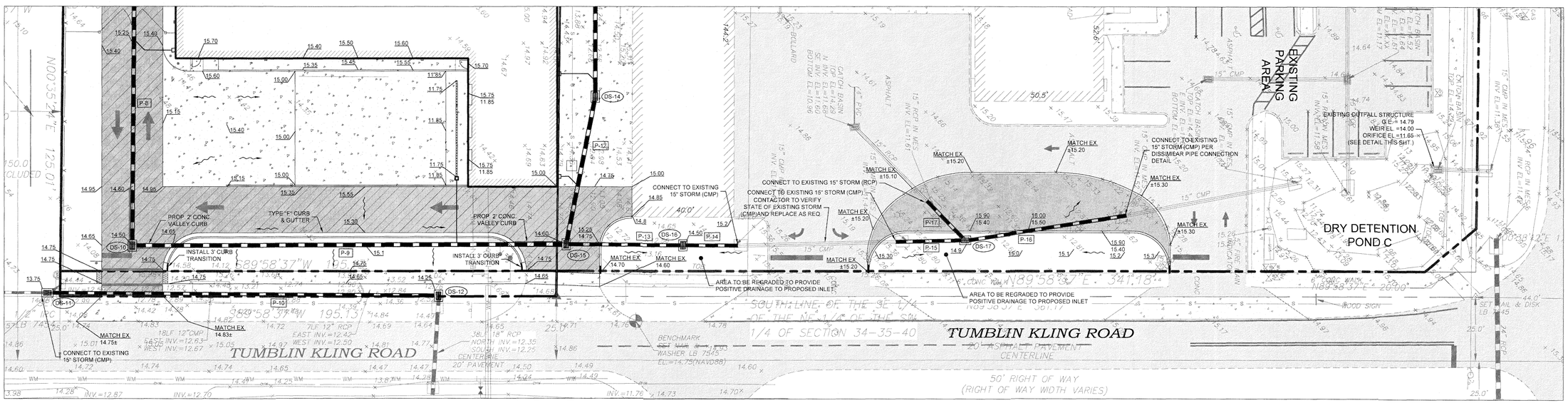


(CS-1) MOD. TYPE "C" CONTROL STRUCTURE
N.T.S.



*WEST DRY DETENTION POND BOTT. ELEV = 13.00' (NAVD)

SECTION A-A



DETAIL "A"
SCALE: 1" = 20'

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

8	7	6	5	4	3	2	1	REVISIONS / DATE

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
CHECKED	AJB
DATE ISSUED	8/2/2021

MBV ENGINEERING, INC.
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FAX: (772) 778-3417
MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9555

CROSS SECTIONS

JETSON FORT PIERCE
SITE IMPROVEMENTS

FLORIDA
CITY OF FORT PIERCE

AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313
8/2/21

SHEET
C9

19-0273

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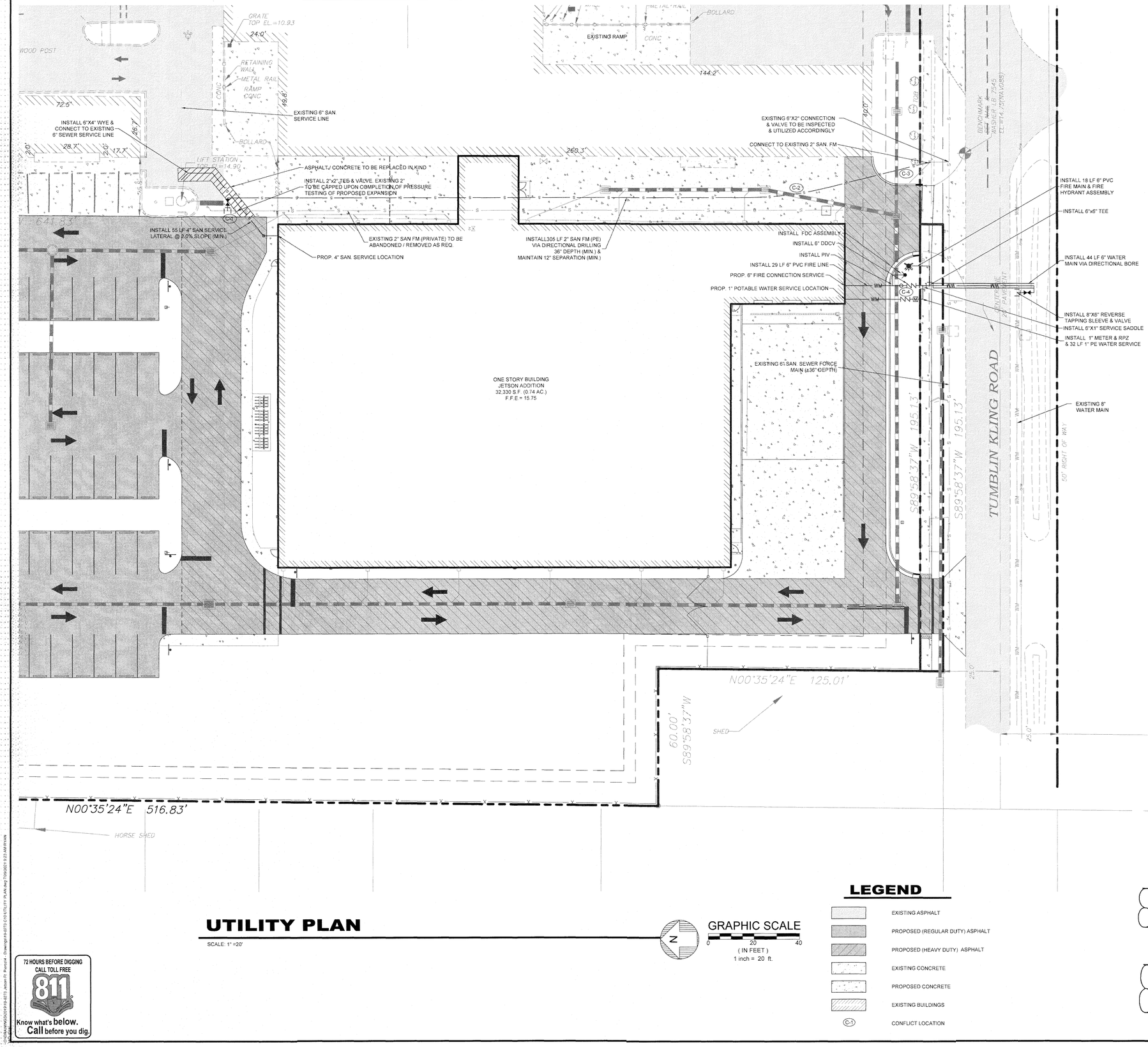

UTILITY PLAN

SCALE: 1" =20'

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

LEGEND

- EXISTING ASPHALT
- PROPOSED (REGULAR DUTY) ASPHALT
- PROPOSED (HEAVY DUTY) ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDINGS
- (C-1) CONFLICT LOCATION

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
- (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C.
- (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER
- (C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PREASSURE-TYPE SANITARY SEWER. WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610,F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
- (D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S. AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
- (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR SURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES
- (A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
- (B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

CONFLICT TABLE

CONFLICT NUMBER		C1	C2	C3	C4
GROUND ELEVATION		14.9'	15.0'	15.1'	15.1'
COVER (UPPER)		3.0'	2.1'	2.2'	2.6'
Upper Pipe	PIPE SIZE	2"	15"	15"	4"
	MATERIAL	FM(HDPE)	ST (ADS)	ST (ADS)	WTR(DIP)
	INV. ELEV	11.7'	11.5'	11.5'	12.1'
	WALL THICKNESS	0.22"	1.50"	1.50"	0.32"
BOTT. OF PIPE		11.7'	11.4'	11.4'	12.1'
SEPARATION		1.3'	1.0'	1.0'	3.1'
COVER (LOWER)		4.5'	4.6'	4.7'	6.1'
TOP OF PIPE		10.4'	10.4'	10.4'	9.0'
Lower Pipe	OBV. ELEV.	10.3'	10.4'	10.4'	8.9'
	PIPE SIZE	4"	2"	2"	18"
	MATERIAL	SS(PVC)	FM(HDPE)	FM(HDPE)	ST (ADS)
	INV. ELEV	10.0'	10.2'	10.2'	7.4'
	WALL THICKNESS	0.24"	0.22"	0.22"	2.00"

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
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UTILITY PLAN & DETAILS

JETSON FORT PIERCE SITE IMPROVEMENTS

FLORIDA

CITY OF FORT PIERCE

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 8/2/21

SHEET
C10

19-0273

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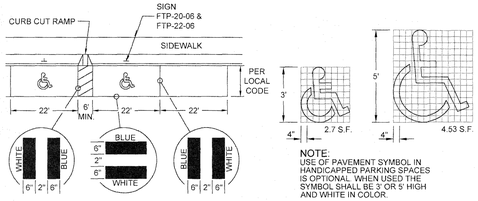
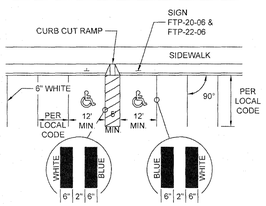


PARALLEL SPACE PAVEMENT MARKING

HANDICAPPED PAVEMENT SYMBOL

NOTE:
USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES IS OPTIONAL. WHEN USED THE SYMBOL SHALL BE 3' OR 5' HIGH AND WHITE IN COLOR.

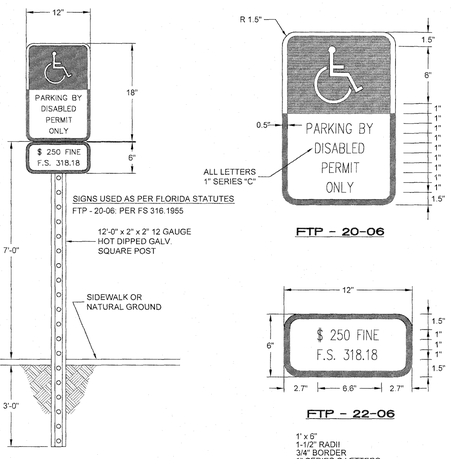


STANDARD SPACE PAVEMENT MARKING

GENERAL NOTES
1. CRITERIA FOR PAVEMENT MARKING ONLY, NOT CURB CUT RAMP LOCATIONS. FOR RAMP CRITERIA REFER TO FDOT STANDARD DESIGN INDEX #304, LATEST EDITION.
2. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARD 595a.
3. CURB AND WHEELSTOP LOCATIONS SHALL BE AS PER DEPICTED ON THE PLANS.
4. FOR ANGLED PARKING APPLICATIONS, REFER TO FDOT STANDARD DESIGN INDEX #17346, LATEST EDITION.
5. PARKING STALL WIDTHS SHALL BE DIMENSIONED FROM CENTERLINE TO CENTERLINE OF THE WHITE STRIPES.

HANDICAPPED RAMP AND PAVEMENT MARKING DETAIL

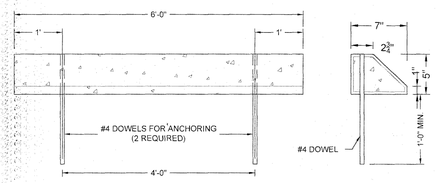
N.T.S.



GENERAL NOTES
1. TOP PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER
3. THE SIGN SHALL BE PLACED A MINIMUM OF 3' FROM THE WHEEL STOP OR THE BACK OF CURB (WHERE APPLICABLE).

HANDICAPPED SIGN DETAIL

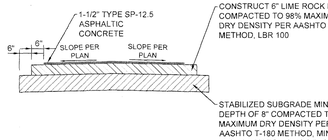
N.T.S.



FRONT ELEVATION SECTION

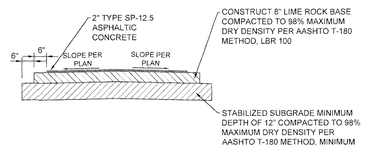
PRE-CAST CONCRETE WHEEL STOP DETAIL

N.T.S.



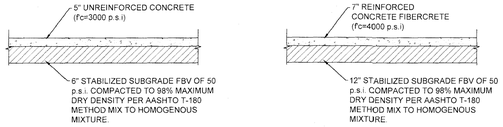
REGULAR DUTY FLEXIBLE PAVEMENT DETAIL

N.T.S.



HEAVY DUTY FLEXIBLE PAVEMENT DETAIL

N.T.S.

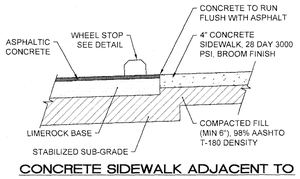


REGULAR DUTY CONCRETE DETAIL (ALTERNATIVE)

N.T.S.

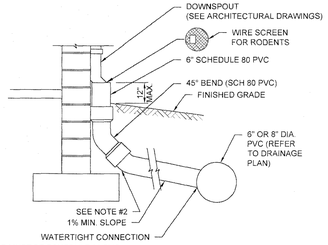
HEAVY DUTY CONCRETE DETAIL (ALTERNATIVE)

N.T.S.



CONCRETE SIDEWALK ADJACENT TO ASPHALT PARKING DETAIL

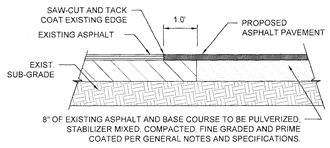
N.T.S.



NOTES:
1. PIPE MUST BE SCHEDULE 80 PVC.
2. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

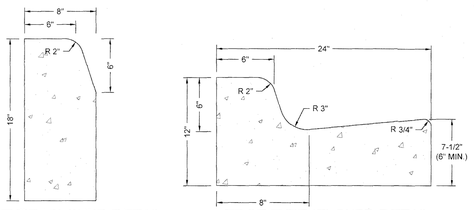
DOWNSPOUT COLLECTOR DETAIL

N.T.S.



PAVEMENT SAW-CUT AND BUTT JOINT

N.T.S.

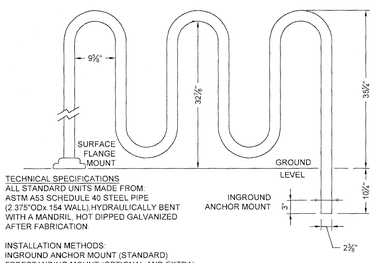


FDOT TYPE 'D' CURB DETAIL

N.T.S.

FDOT TYPE 'F' CURB DETAIL

N.T.S.



TECHNICAL SPECIFICATIONS
ALL STANDARD UNITS MADE FROM ASTM A53 SCHEDULE 40 STEEL PIPE (2.375"ODx.154 WALL).HYDRAULICALLY BENT WITH A MANDRIL. HOT DIPPED GALVANIZED AFTER FABRICATION

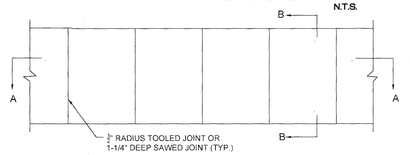
INSTALLATION METHODS:
INGROUND ANCHOR MOUNT (STANDARD)
FREESTANDING MOUNT (OPTIONAL AND EXTRA)
SURFACE FLANGE MOUNT (OPTIONAL AND EXTRA)

MODEL NUMBER	# OF BICYCLES	RACK LENGTH
RB 05	5	38.375"

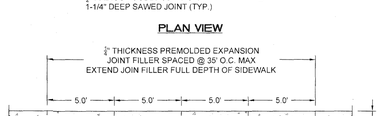
RACK SHALL BE
AAA RIBBON RACK Co.
DIVISION OF
BRANDIR INTERNATIONAL, INC.
521 FIFTH AVENUE, 17TH FLOOR
NEW YORK, NY 10175 USA
212-505-6500 FAX 212-505-6813

RIBBON TYPE BICYCLE RACK DETAIL

N.T.S

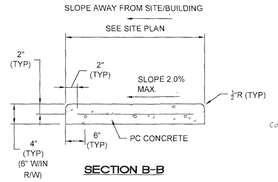


PLAN VIEW



SECTION A-A

NOTE:
WHERE REQUIRED REINFORCEMENT WILL BE No. 3 BARS 24" O.C. EACH WAY MAX. SPACING, OR 6 x 6 - W1.4 X W1.4 WWF

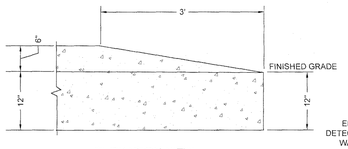


SECTION B-B

NOTE:
SLOPE SIDEWALK AS INDICATED AWAY FROM SITE/BUILDING

(ON-SITE / OFF-SITE) CONCRETE SIDEWALK DETAIL

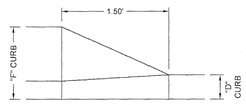
N.T.S.



ELEVATION VIEW

CURB TRANSITION DETAIL

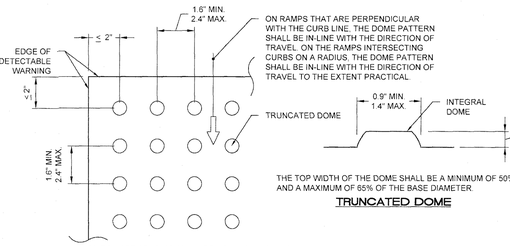
N.T.S.



PLAN VIEW

"F" TO "D" CURB TRANSITION DETAIL

N.T.S.



TRUNCATED DOME

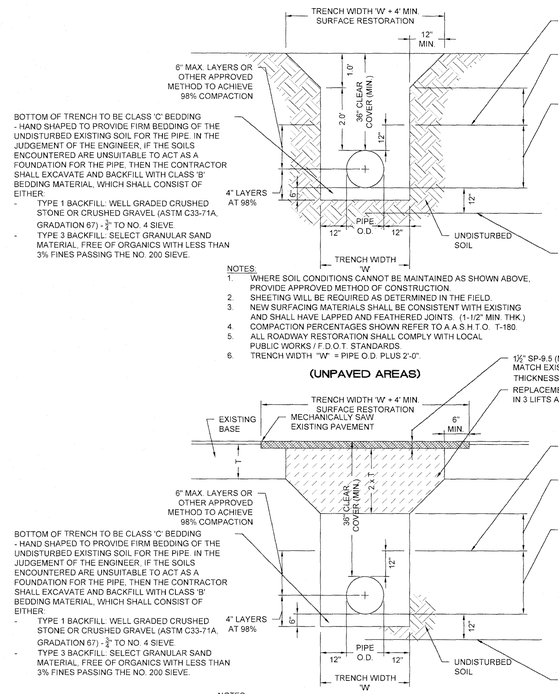
BASE-TO-BASE SPACING SHALL BE 0.65" MINIMUM BETWEEN DOMES.

PLAN VIEW

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.

CURB RAMP DETECTABLE WARNING DETAIL

N.T.S



NOTES:
1. WHERE SOIL CONDITIONS CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
3. NEW SURFACING MATERIALS SHALL BE CONSISTENT WITH EXISTING AND SHALL HAVE LAPPED AND FEATHERED JOINTS. (1-1/2" MIN. THK.)
4. COMPACTION PERCENTAGES SHOWN REFER TO A.A.S.H.T.O. T-180.
5. ALL ROADWAY RESTORATION SHALL COMPLY WITH LOCAL PUBLIC WORKS / F.D.O.T. STANDARDS.
6. TRENCH WIDTH 'W' = PIPE O.D. PLUS 2'-0".

(PAVED AREAS) TRENCH DETAILS

N.T.S.

NOTES:
1. WHERE SOIL CONDITIONS CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
2. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
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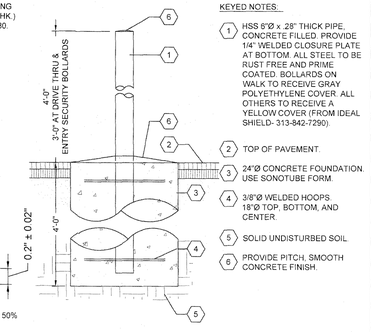
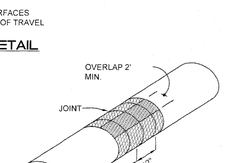
6. TRENCH WIDTH 'W' = PIPE O.D. PLUS 2'-0".

(UNPAVED AREAS)

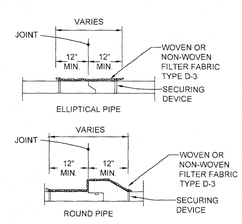


TYPICAL PIPE BOLLARD DETAIL

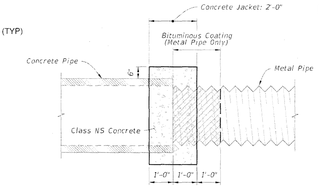
N.T.S



ISOMETRIC VIEW



PIPE SECTIONS



CONCRETE AND METAL PIPE SHOWN
(Others Similar)

DISSIMLAR PIPE COUPLING DETAIL

FDOT INDEX 430-001
SCALE: NTS

COST OF FILTER FABRIC JACKET TO BE INCLUDED IN COST OF PIPE CULVERTS. FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

FILTER FABRIC JACKET DETAIL

PER FDOT INDEX NO. 280
N.T.S.

NO.	REVISIONS	DATE
8	-	-
7	-	-
6	-	-
5	-	-
4	-	-
3	-	-
2	-	-
1	-	-

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
CHECKED	AJB
DATE ISSUED	8/2/2021

MBV ENGINEERING, INC.
MOJA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1851 JOHN STREET
MELBOURNE, FL 32935
PH. (772) 254-0015
FX. (772) 254-0021
MELBOURNE, FL - PH (321) 253-1510
PENSACOLA - PH (772) 546-1500

GENERAL DETAILS

JETSON FORT PIERCE
SITE IMPROVEMENTS

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER
AARON J. BOWLES
FL. P.E. #55313 8/2/21

SHEET
C11

19-0273

C:\DRAWINGS\2019\19-0273 Jetson Ft Pierce\4 Drawings\19-0273 C11 COVER DETAILS.dwg 8/2/2021 3:39 PM RYAN

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

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

WATER DISTRIBUTION	G-1 NOTES
02-06 / DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

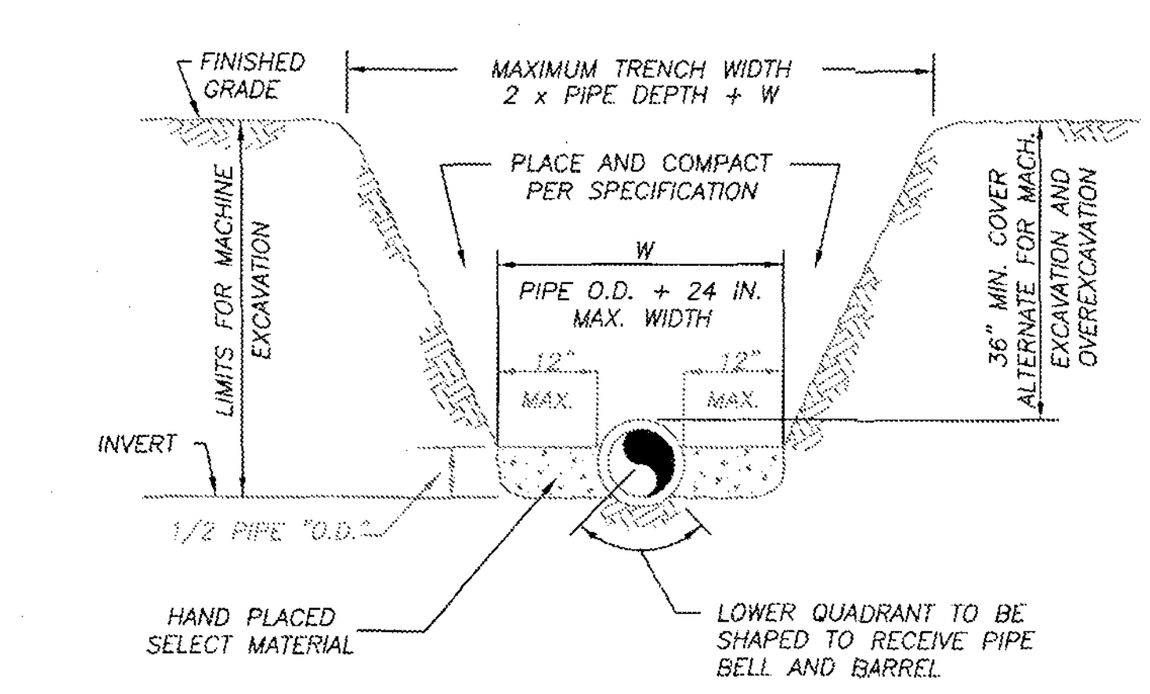
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY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

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

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

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

WATER DISTRIBUTION	G-1 NOTES
02-06 / DATE: / REVISION: / BY: / APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 2 OF 2

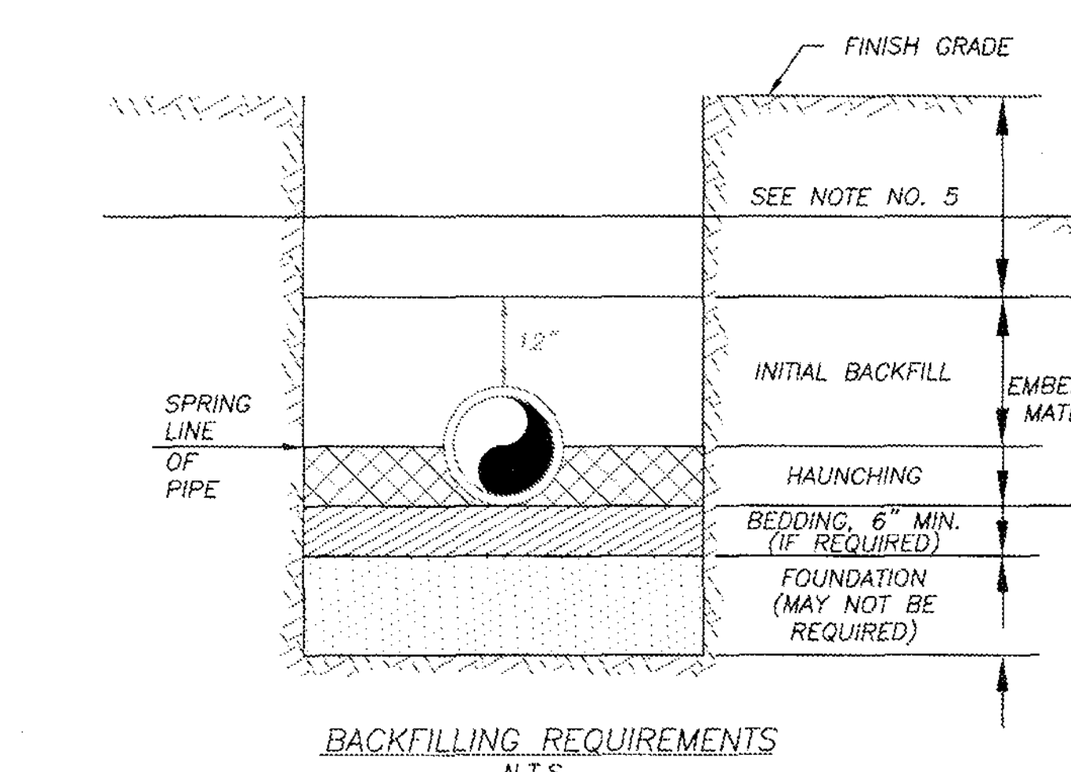


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAIL	M-1
03-09 CONCRETE SLAB SLL JLC / DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE # MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE:	
APPROVED: JLC / DATE: 2015	SHEET 1 OF 1

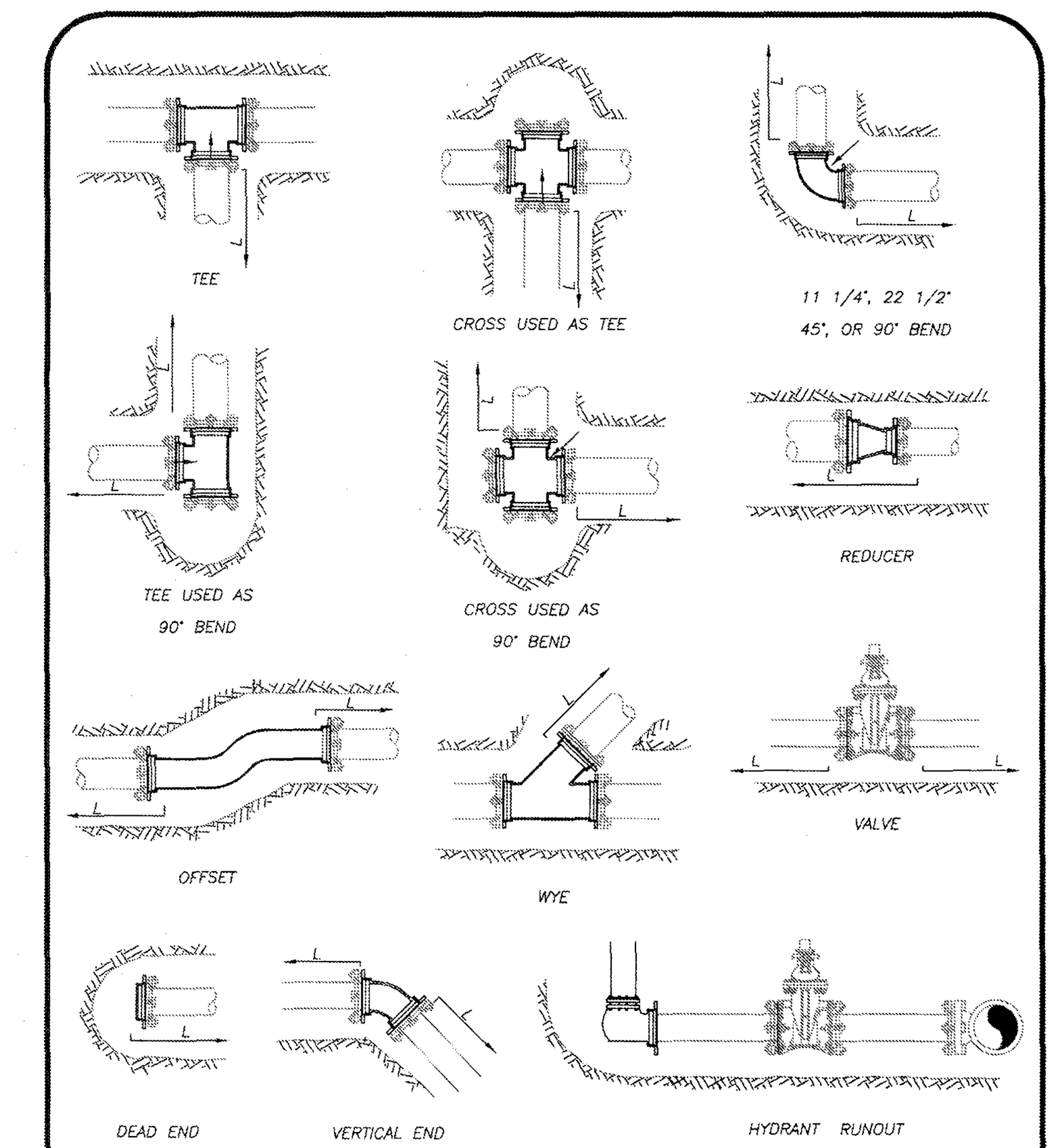


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS	M-2
03-09 CONCRETE SLAB SLL JLC / DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE # MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE:	
APPROVED: JLC / DATE: 2015	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-09 CONCRETE SLAB SLL JLC / DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
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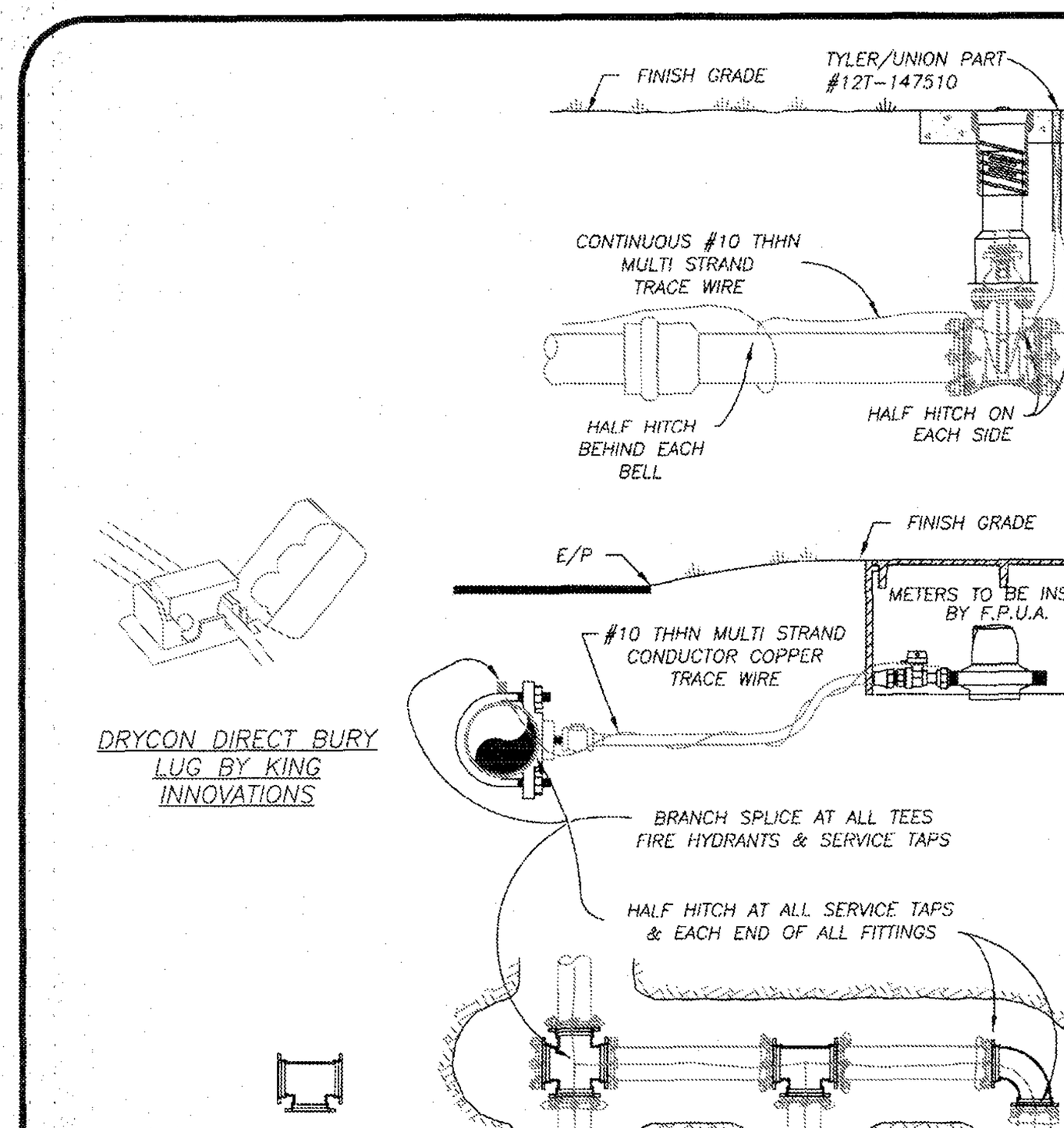
DRAWN BY: SLL / SCALE:	
APPROVED: JLC / DATE: 2015	SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

MECHANICAL JOINT RESTRAINT NOTES	M-4
03-09 CONCRETE SLAB SLL JLC / DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE # MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE:	
APPROVED: JLC / DATE: 2015	SHEET 1 OF 1

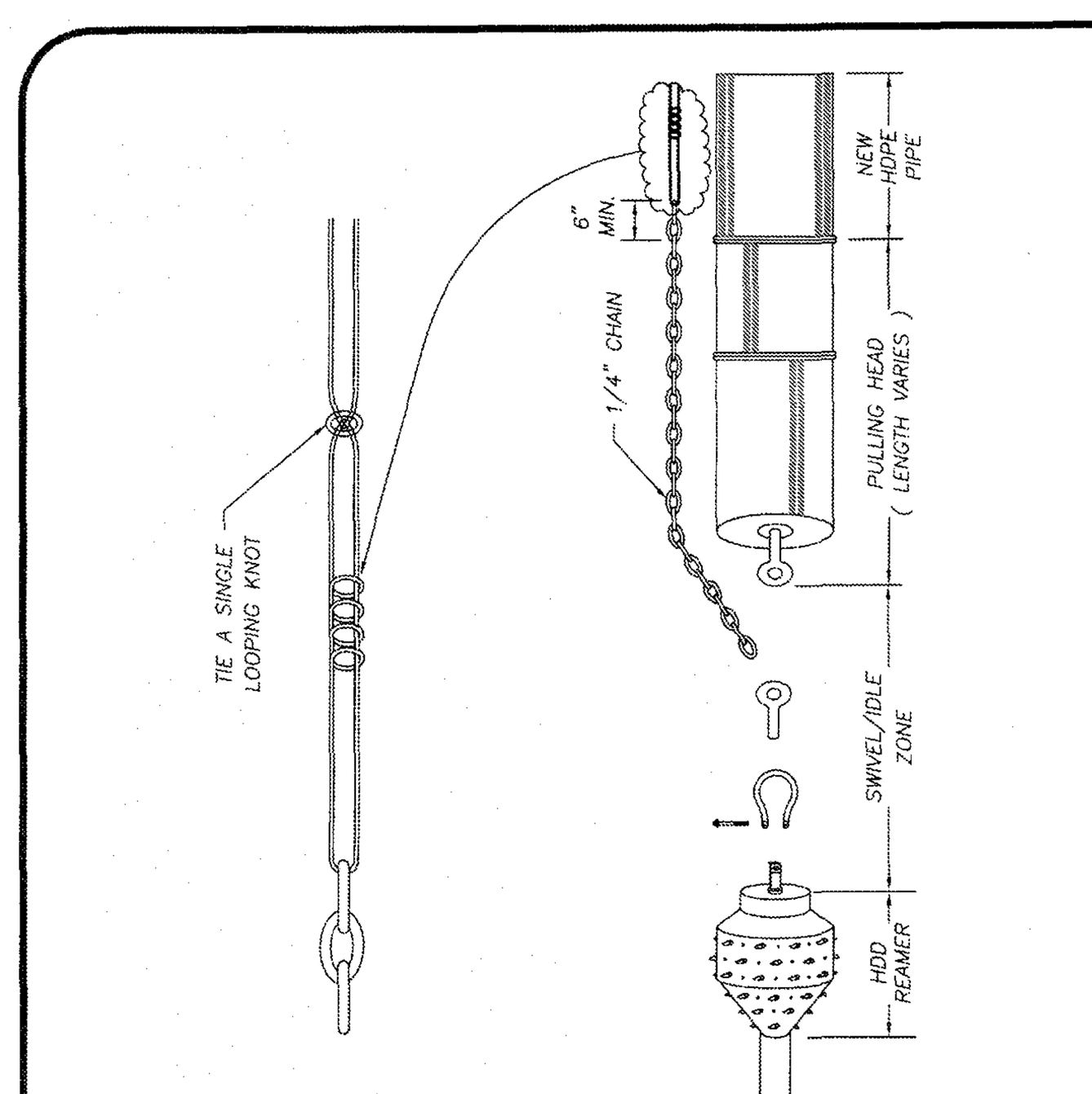


NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

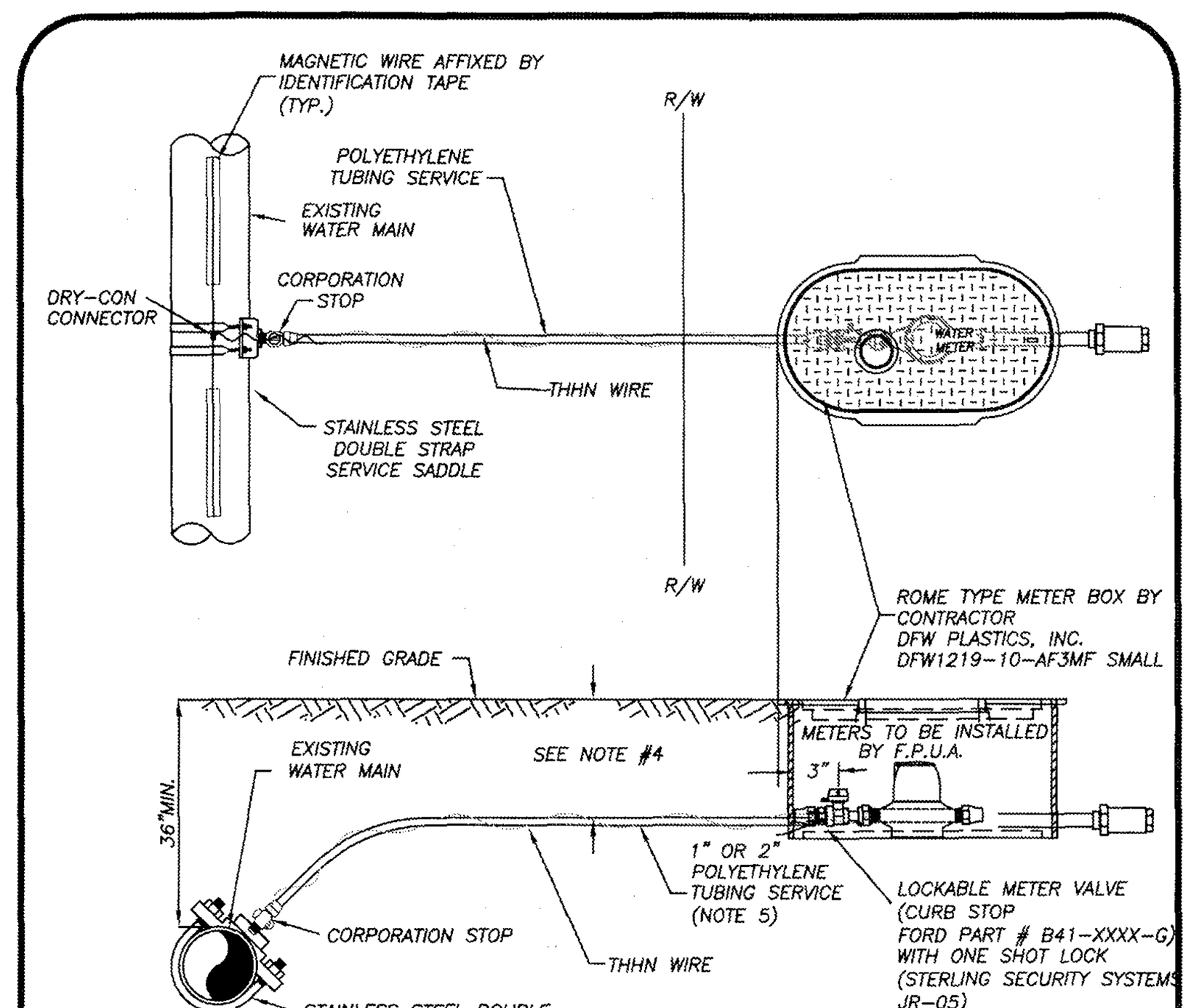
TRACE WIRE DETAIL	M-11
03-09 CONCRETE SLAB SLL JLC / DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE # MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE:	
APPROVED: JLC / DATE: 2015	SHEET 1 OF 1



NOTES:

1. WHERE DIRECTIONAL DRILLING LENGTHS EXCEED 750 LINEAR FEET AND/OR HDPE PIPE DIAMETER EXCEED 12 INCHES, A SECOND LENGTH OF TRACE WIRE SHALL BE INSTALLED.
2. TRACE WIRE SHALL CONFORM TO THE FOLLOWING SPECIFICATION:
MANUFACTURER – COPPERHEAD INDUSTRIES, LLC
PART NUMBER – 1245B-EHS-500 / 1245B-EHS-1000 / 1245B-EHS-2500
PART NUMBER DESCRIPTION – 12 (AWG), 45 (JACKET MIL), B (JACKET COLOR: B=BLUE, G=GREEN, ETC.) – EHS (EXTRA HIGH STRENGTH-HARD DRAWN / 1150# BREAKING LOAD STRENGTH) – 500 (WIRE LENGTH IN FEET)

DIRECTIONAL BORE WIRE ATTACHMENT	M-16
03-09 CONCRETE SLAB SLL JLC / DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE # MISC DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE:	
APPROVED: JLC / DATE: 2015	SHEET 1 OF 1

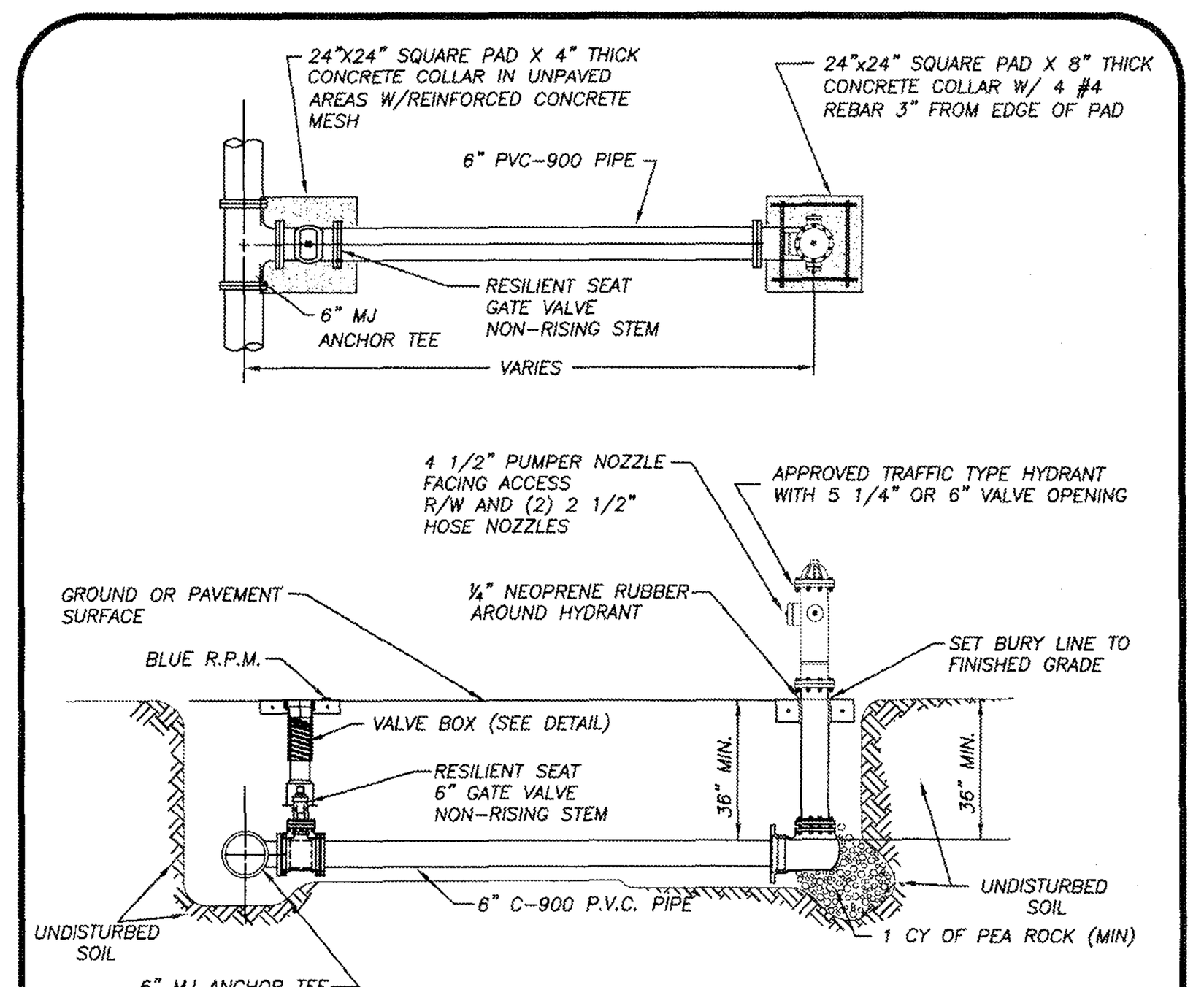


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
03-09 DESIGN SLL JLC / DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2020	SHEET 1 OF 1

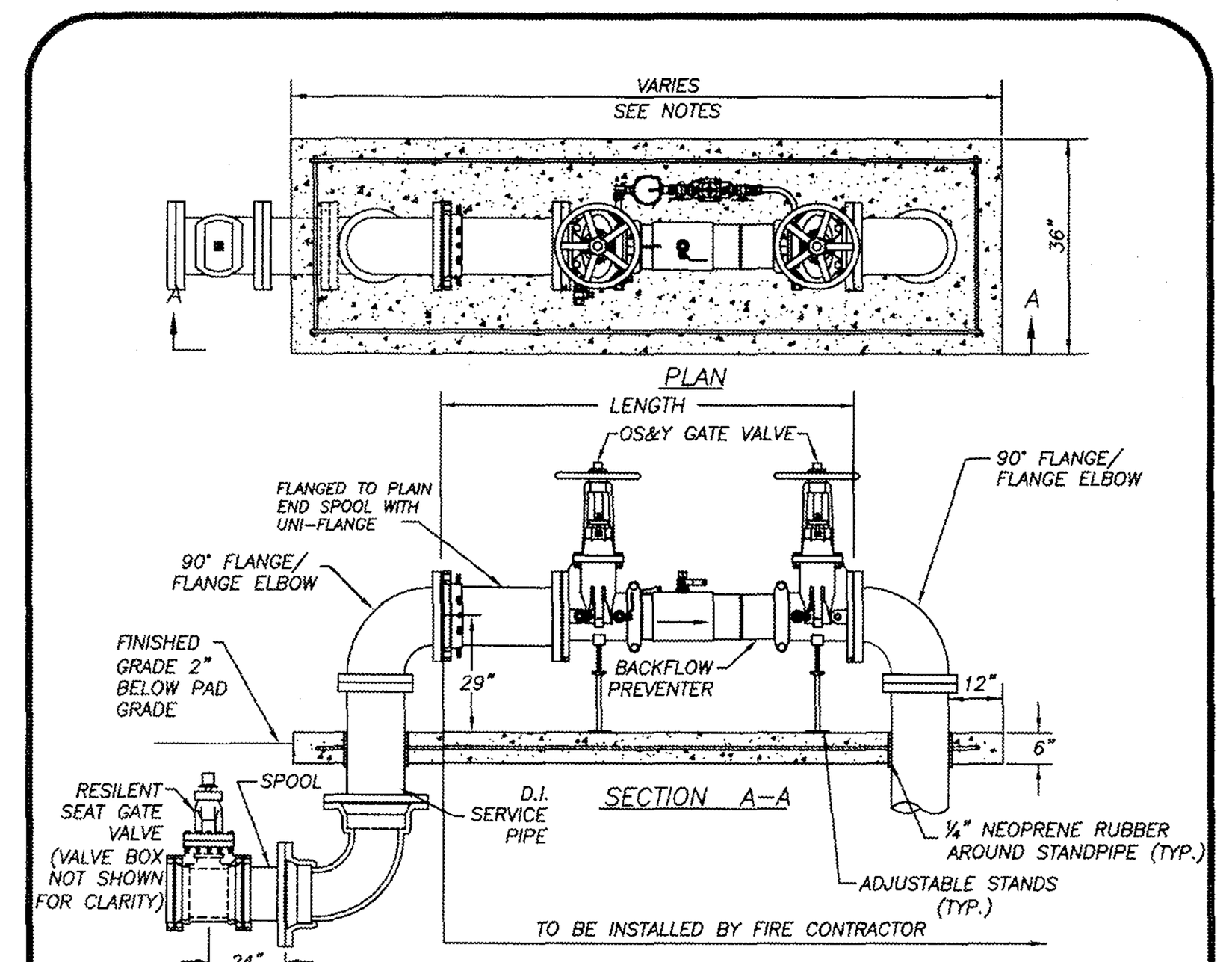


NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

TYPICAL FIRE HYDRANT ASSEMBLY	W-5
03-09 DESIGN SLL JLC / DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE # WATERDETAIL.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1



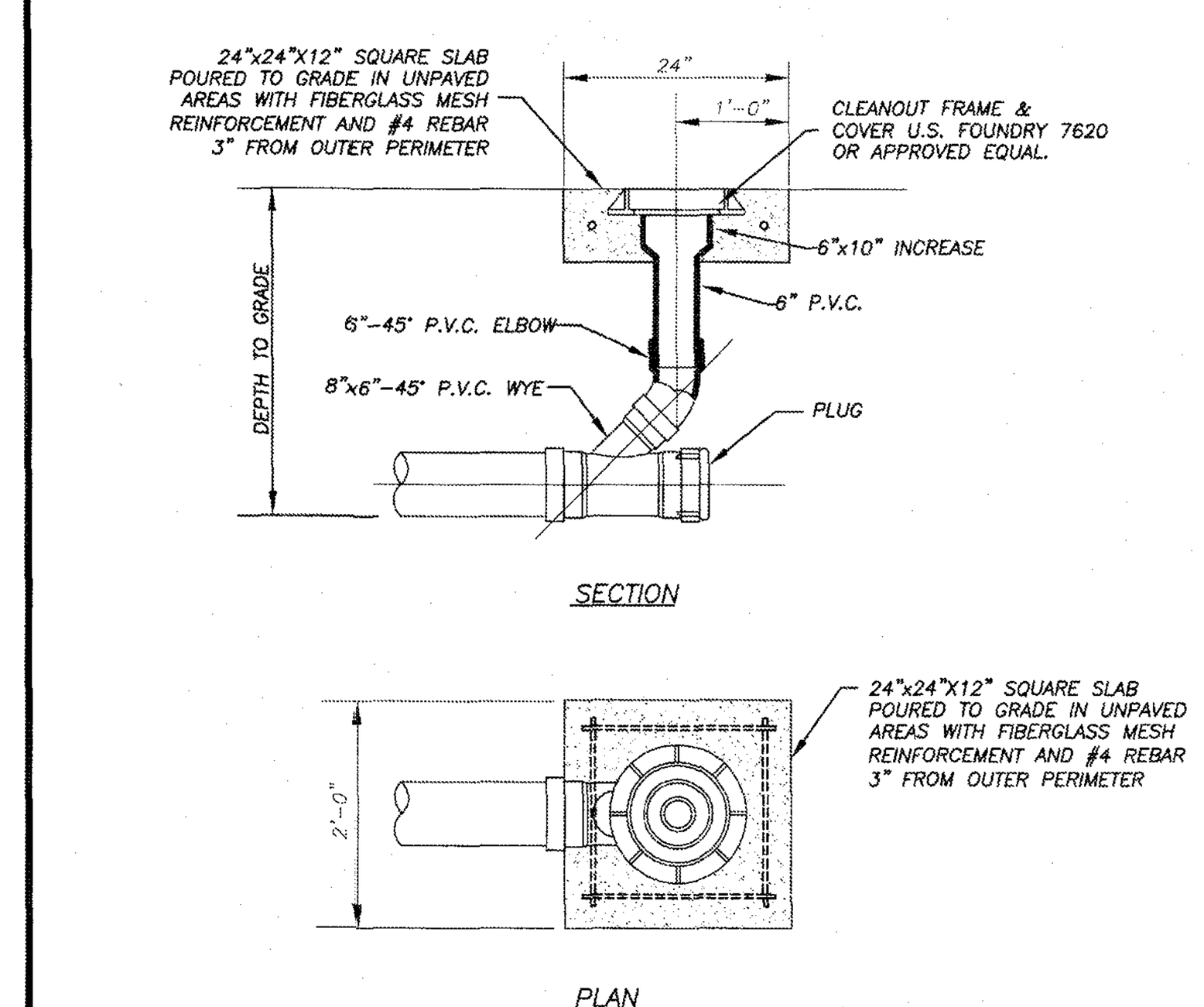
NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONSIN THE PRESENCE OF AN FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY–4"–10" FIRE SERVICE
(N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE	W-10
03-09 CONCRETE PAD SLL JLC / DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE # WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1



TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

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

REVISIONS	DATE
8	
7	
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3	
2	
1	

JOB NO.	19-0273
DESIGNED	RTM
DRAWN	GR
DATE	JULY 2021
CHECKED	AJB
DATE ISSUED	7/29/2021

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 - 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
FX. (772) 778-3617
MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

UTILITY DETAILS

JETSON FORT PIERCE
SITE IMPROVEMENTS

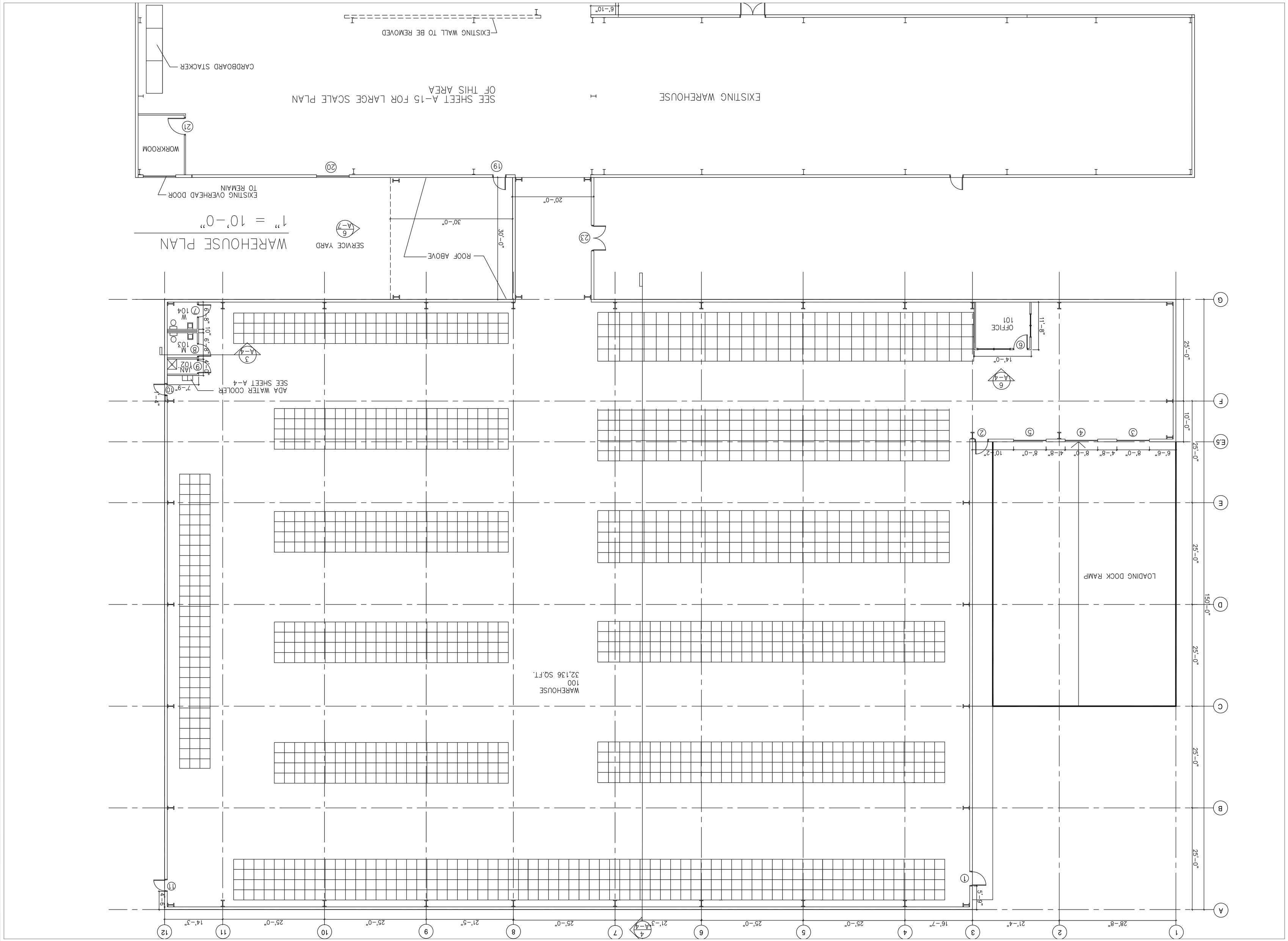
CITY OF FORT PIERCE
FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON J. BOWLES
FL. P.E. #55313 8/2/21

SHEET
C12

19-0273

O:\DRAWINGS\2019\19-0273 Jetson Ft. Pierce\4 - Drawings\19-0273 C1 COVER DETAILS.dwg 7/29/2021 9:44 AM RYAN MCLEAN



Project No.

Original Submittal Date

Drawn By: AJM

Checked By: AJM

Drawing Number

A-2

Sheet of Total

Anthony J. Mazza, AIA
Registered Architect
8220 Compton Way
Melbourne, FL 32940
Tel. (321) 255-2050

Project Name & Location

JETSON APPLIANCE WAREHOUSE
4145 S. FEDERAL HIGHWAY
FORT PIERCE, FL.

Drawing Title

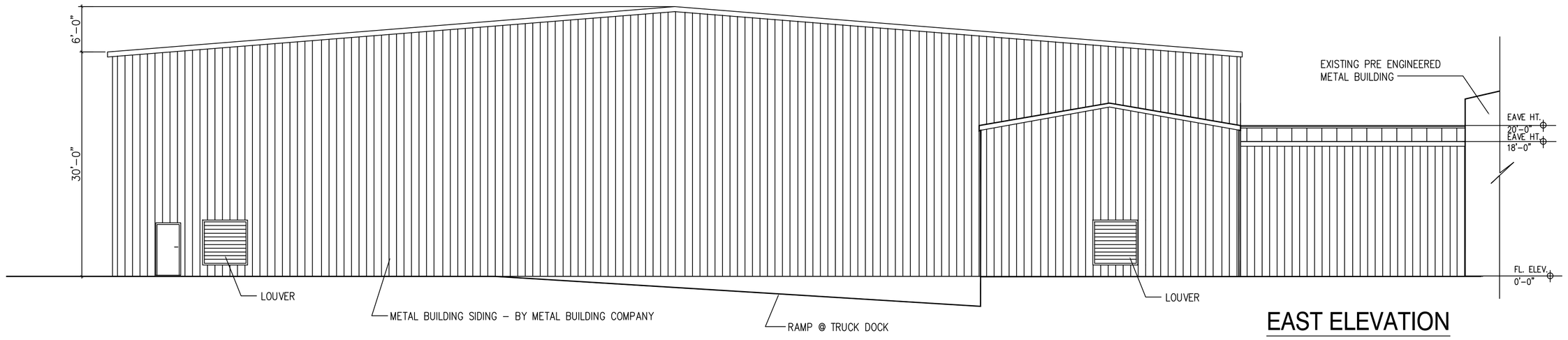
FLOOR PLAN

Professional Seal

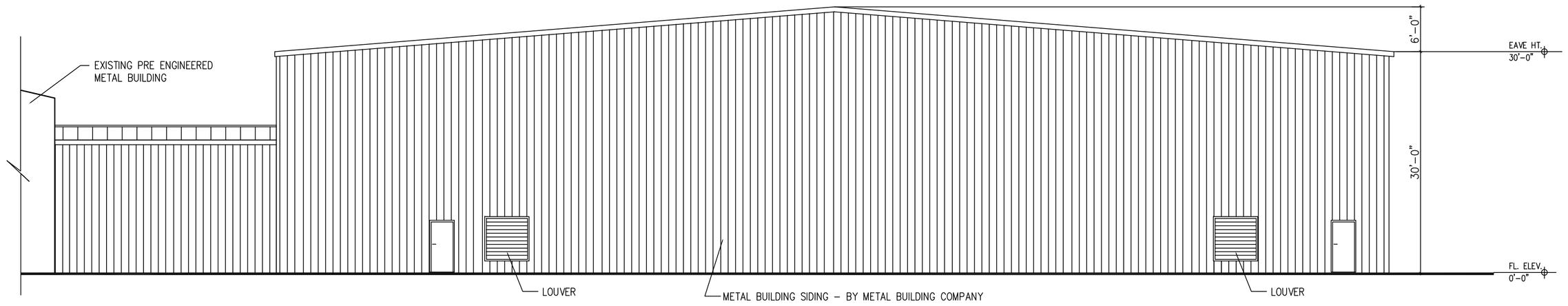
License No. AR 0016950

Rev#	Date	Description

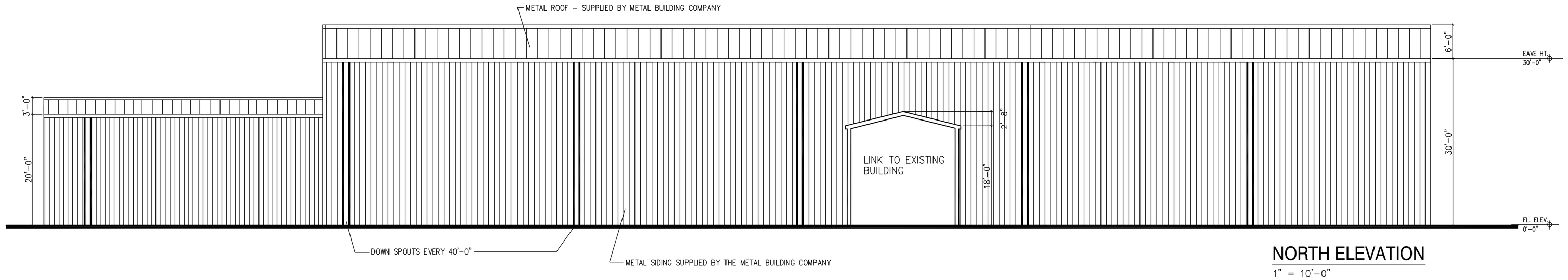
Revisions



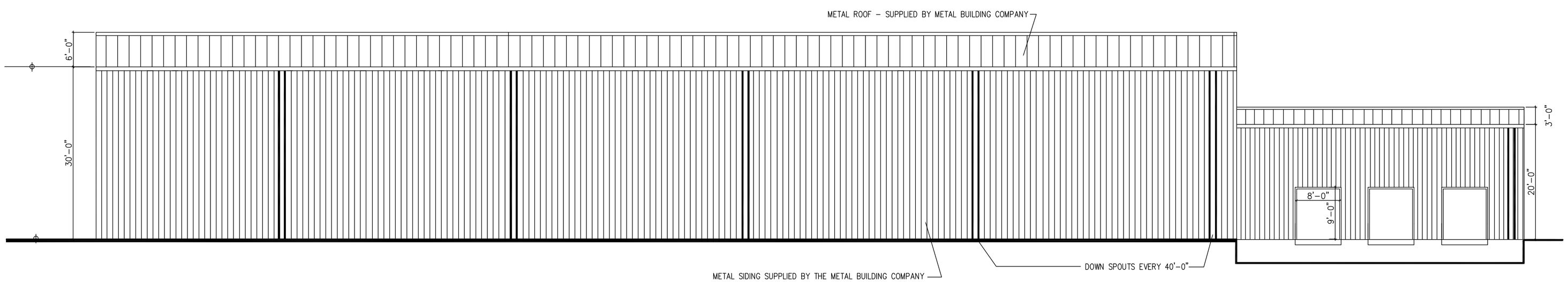
EAST ELEVATION
1" = 10'-0"



WEST ELEVATION
1" = 10'-0"



NORTH ELEVATION
1" = 10'-0"



SOUTH ELEVATION
1" = 10'-0"

Revisions

Rev# Date	Description

Professional Seal

License No. AR 0016950

Drawing Title
EXTERIOR ELEVATIONS

Project Name & Location
JETSON APPLIANCE WAREHOUSE
4145 S. FEDERAL HIGHWAY
FORT PIERCE, FL.

Anthony J. Mazza, AIA
Registered Architect
8220 Compton Way
Melbourne, FL 32940
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Project No.

Original Submittal Date

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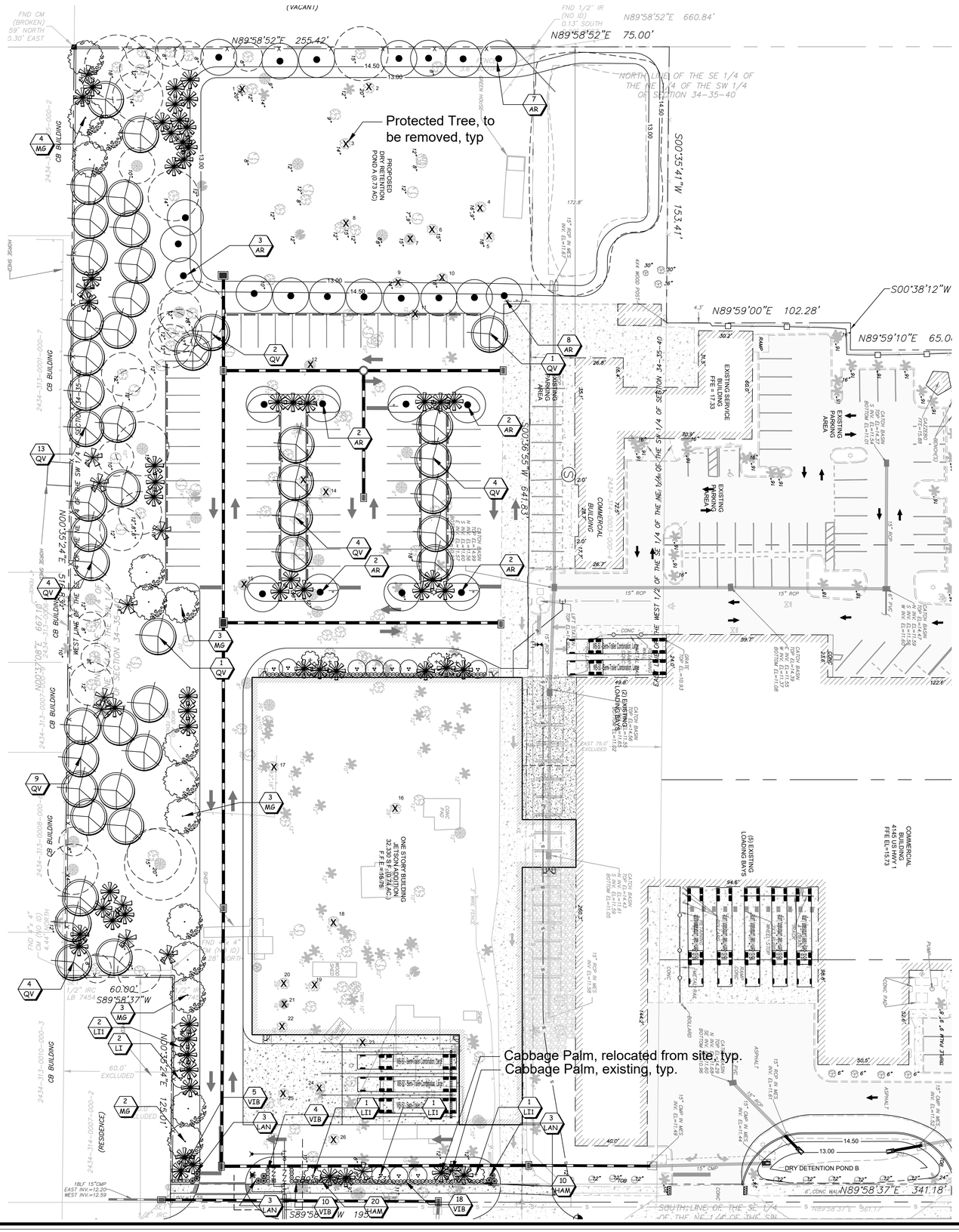
Drawing Number
A-3
Sheet of Total



Landscape Legend:

Qty	Symb	Name
26	AR	Red Maple Acer rubrum 'Florida Flame',FG, 14' Ht, 5' spr, 4" cal
15	MG	Southern Magnolia Magnolia grandiflora, FG, 14' Ht, 5' spr, 4" cal
46	QV	Live Oak Quercus virginiana, FG, 14 Ht, 6' spr, 4" cal
12	LI	Crape Myrtle Lagerstromia indica 'Muskogee', FG, 12' Ht, 4' spr, 2.5" cal total,
8	LI1	Crape Myrtle Lagerstromia indica 'Tuscarora', FG, 12' Ht, 4' spr, 2.5" cal total, l
Shrubs:		
30	HAM	Dwarf Firebush Hamelis patens 'Compacta', 3 gal, 24"x18", 24" oc
97	VIB	Dwarf Walters Viburnum Viburnum obovatum 'Select', 3 gal, 24"x18", 24" oc
Groundcover:		
9	LAN	Pineland Lantana Lantana depressa, 1 gal, 12" spr, 36" oc

Landscape Data:
Exterior Landscape:
VUA against other Property Lines:

North: 255'x10' = 2550/200	13 trees
West: 692'x10 = 6920/200	35 trees
VUA against R/W line:	
South: 195'-54' driveway = 141x10 = 1410/300	5 trees
Interior Landscape	
Total VUA area: 42,602 sf	
Landscape Area required: 1 sf/15 sf VUA	2,840 sf
Landscape area provided:	4,540 sf
Area reduction for preservation of trees: 50%	
Total landscape area required: 1420, 1 tree/100 sf	14 trees
Total trees required:	66 Trees

Tree Mitigation

Native trees, 14" or greater removed:	483 inches
Native trees preserved:	367 inches
Mitigation planting required:	232 inches
Total Planting required (incl req. landscape trees)	398 inches
Total Planting provided:	398 inches

General Notes:

1. *No landscape materials other than sod grasses may be planted within a 5' radius maintenance area of any underground utility such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.*
2. *No landscaping shall be planted in a manner that would adversely affect utility easements.*
3. *All landscape areas to receive automatic irrigation. Water source to be potable or well and will be determined at time of building permit application.*
4. *Sod around buildings to be St. Augustine 'Bitter Blue' sod. Sod to be weed and disease free and laid tight. All areas within in preservation areas to be seeded with Argentine Bahia grass.*
5. *Not trees to be placed within 6' of any hard surface unless root barrier will be installed along the edge of the hard surface. Root barrier to extend at least 5' in either direction from the center of the tree trunk. Refer to Sheet LD-02 for installation details.*

N
W E
S

Graphic Scale
30 15 0 30
Scale: 1" = 30'

Landscape Design Associates
25110 NW 182nd Ave
High Springs, FL 32643
352-210-5765 ph, www.landscapeda.com

Revisions	
Date	Comments

Scale: 1" = 30'
Drawn by: SM
Checked by: SM
CADD No.: 21-043 lp.dwg
Date: 5.24.21

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Jetson Fort Pierce
City of Fort Pierce
Landcape Plan

LANDSCAPE ARCHITECT LA0001733 STATE OF FLORIDA

5.24.21
LD-01

PLANTING NOTES:

FERTILIZER

FERTILIZERS SHALL BE SLOW RELEASE, UNIFROM IN COMPOSITION, DRY AND FREE FLOWING. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURERS STATEMENT OF ANALYSIS,AND SHALL MEET THE FOLLOWING REQUIREMENTS: SIX (6) PERCENT NITROGEN,SIX (6) PERCENT PHOSPHOROUS,AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL POT, 1/4 LB PER 1 GAL POT) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 ANALYSIS. A 14-14-14 FERTILIZER ANALYSIS IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS,FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL PLANTS. 2 WITH 3 GAL PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH

MULCH MATERIAL SHALL BE COLORED 'A' GRADE CERTIFIED RE-CYCLED MULCH AND MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM OF 3" DEPTH IN PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE OR PALM TRUNKS.

SOD

THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS,ABSOLUTELY TRUE TO VARIETAL TYPE,AND FREE FROM WEEDS,FUNGUS,INSECTS AND DISEASE OF ANY KIND.

SUBSTITUTIONS

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OF RECORD. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS A SUBSTITUTE FOR B & B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

GREY WOOD (G.W.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO TOP OF THE HARDENED TRUNK.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL

PLANTING SOIL SHALL BE RECYCLED TOPSOIL.
RECYCLED TOPSOIL SHALL CONSIST OF A STABILIZED MIXTURE OF GROUND YARD TRIMMINGS AND POSSIBLY BIOSOLIDS PROCESSED ACCORDING TO STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR THE PROCESSING AND DISTRIBUTION OF SEWAGE SLUDGE COMPOST. RECYCLED TOPSOIL SHALL ONLY BE OBTAINED FROM A STATE PERMITTED RECYCLING FACILITY WHICH IS ALSO D.O.T. CERTIFIED AND STORES PRODUCT ON A PAD WITH A CURRENT NEMATODE CERTIFICATION FROM FLORIDA DEPARTMENT OF AGRICULTURE. RECYCLED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS:

- WEED FREE
- MOISTURE CONTENT 50% BY WEIGHT MAXIMUM
- WATER HOLDING CAPACITY 200% BY WEIGHT MINIMUM
- CARBON TO NITROGEN RATIO LESS THAN 25 TO 1
- ORGANIC MATTER CONTENT 40% BY DRY WEIGHT MINIMUM
- SOLUBLE SALTS LESS THAN 3 MMHOS/CM
- PH RANGE 7.0 - 7.9
- MINIMUM NUTRIENT LEVELS AS FOLLOWS:

MACRO NUTRIENTS: NITROGEN (N) - 1% MINIMUM, WATER INSOLUBLE NITROGEN 90% MINIMUM, PHOSPHORUS (P) - 0.5% MINIMUM, POTASSIUM (K) - 0.2% MINIMUM AND OTHER MACRO AND MICRO NUTRIENTS. THE RECYCLED TOPSOIL SHALL CONTAIN LEVELS OF THOSE MICRO NUTRIENTS NECESSARY FOR PLANT GROWTH. THESE INCLUDE CALCIUM, MAGNESIUM, SULFUR, BORON, COPPER, IRON, MANGANESE AND MOLYBDENUM. RECYCLED TOPSOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

BACKFILL:

ALL NEW AND TRANSPLANTED PLANT MATERIAL (INCLUDING NEW SOD) SHALL BE PLANTED ONLY AFTER PREPARATION OF EXISTING SOIL AS FOLLOWS:
SPREAD A LAYER OF 3" DEPTH OF RECYCLED TOPSOIL (AS DEFINED ABOVE) OVER THE ENTIRE PLANTING AREA. THE TOPSOIL SHALL THEN BE UNIFORMLY DISKED, TILLED OR AERIFIED INTO THE EXISTING SOIL TO A DEPTH OF 12" UNDERNEATH SHRUBS AND GROUNDCOVERS, 6" UNDERNEATH SOD AND TO A DEPTH OF 36" FOR THE TREE PITS, WITH THE FOLLOWING EXCEPTION: NO ROTOTILLING OR DISKING SHALL OCCUR CLOSER TO THE TRUNKS OF ESTABLISHED PLANTS THAN ONE HALF (1/2) THE DISTANCE OF THE CANOPY FURTHER OUT FROM THE DRIP LINE OF THE EXISTING PLANT CANOPY. ALL PLANTS, INCLUDING HEDGES AND GROUND COVER SHALL BE PLANTED IN INDIVIDUALLY DUG HOLES AND THE MATERIAL DUG FROM THE HOLES SHALL THEN BE FURTHER MIXED WITH THE PREPARED SITE SOIL PRIOR TO BACKFILLING OF THE PLANTING HOLES AROUND THE ROOT BALLS. NO ADDITIONAL BACKFILL SOIL SHALL BE USED.

AN EXCEPTION ARE PLANTING PITS FOR CABBAGE PALMS, WHICH SHALL BE BACKFILLED WITH CLEAN NATIVE SAND ONLY.

REMOVE EXCESS MATERIAL TO PROVIDE PROPER FINISHED GRADE.

ALL PLANTING PITS AND PLANTING AREAS SHALL BE AMENDED WITH AGRODIAMONDS® PER MANUFACTURERS SPECIFICATIONS.

PLANT MATERIALS

TREES, PALMS, SHRUBS,GROUND COVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED IN THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE NORMAL FOR THE VARIETY AND FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT, WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN HEALTHY GROWING CONDITION. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

GENERAL NOTES:

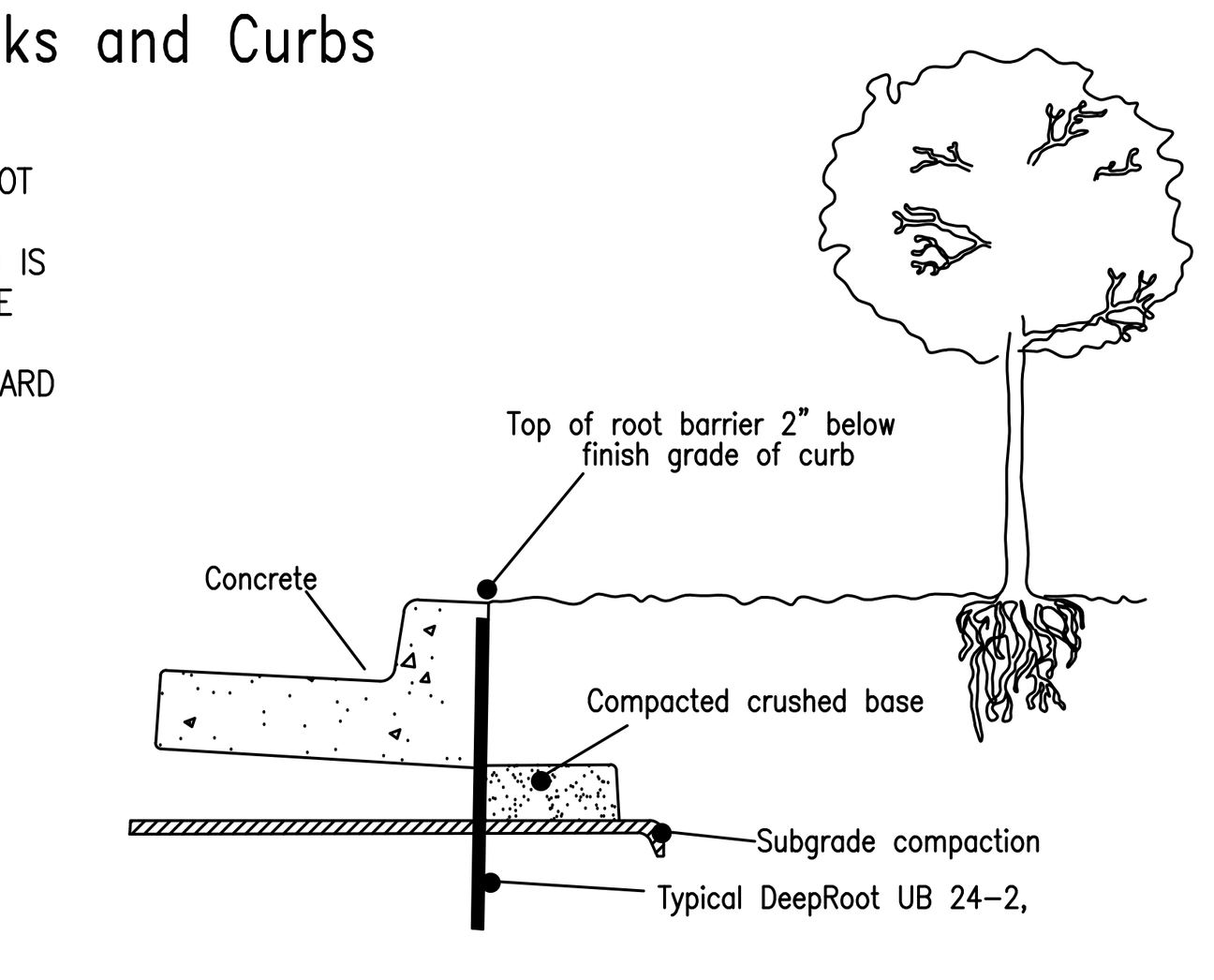
1. THE CONTRACTOR SHALL PERSONALLY ACQUAINT HIM/HER SELF WITH THE EXISTING SITE CONDITIONS AND THE EXTENT AND SCOPE OF WORK REQUIRED.
2. THE PLANT LIST INDICATES THE NAMES, SIZES AND SPACING OF SPECIFIC PLANT MATERIALS. QUANTITIES HAVE BEEN PROVIDED TO THE CONTRACTOR AS A CONVENIENCE, THE CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITY COUNT. IN CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND PLANT LIST, THE QUANTITIES ON THE DRAWINGS SHALL PREVAIL.
3. NO SUBSTITUTES ON VARIETIES LISTED WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
4. PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.
5. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
6. ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.
7. ALL TREES MUST BE STAKED AS SHOWN ON THE LANDSCAPE DETAIL SHEET WITHIN 24 HRS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 12 MONTH BUT NO LONGER THAN 18 MONTH. CONTRACTOR RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.
8. ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT DIRECTION.
9. ALL SOD EDGES SHALL BE TRIMMED AS PER THE LANDSCAPE ARCHITECTS DIRECTION.
10. ALL SHRUBS, TREES, GROUNDCOVERS, SOD AND WILDFLOWER AREAS SHALL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES.
11. DO NOT ALLOW AIR POCKETS TO FROM WHEN BACKFILLING.
12. SOAK PLANTS IMMEDIATELY WITH WATER FOLLOWING PLANTING.
13. MAINTAIN THE ORIGINAL GRADE OF THE TREE BASE.
14. DO NOT BREAK ROOTBALL.
15. ALL PLANT SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE ON LOCALITY OF THE PROJECT.
16. THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE,, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF THE CONTRACT OR ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
17. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THE CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.
18. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.
19. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF FINAL ACCEPTANCE THE ONE (1) YEAR PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR IN THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS DURING THE GUARANTEE PERIOD UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.
20. ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION AS WELL AS ALL COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTORS BID TO PERFORM THE WORK PRESENTED IN THIS PLAN SET.
21. NO LANDSCAPING ADDED UNDER THIS PROJECT SHALL BE LOCATED SUCH THAT SAID LANDSCAPING OBSCURES MOTORIST'S VISIBILITY OF ANY EXISTING SIGN(S).

Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE.
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)

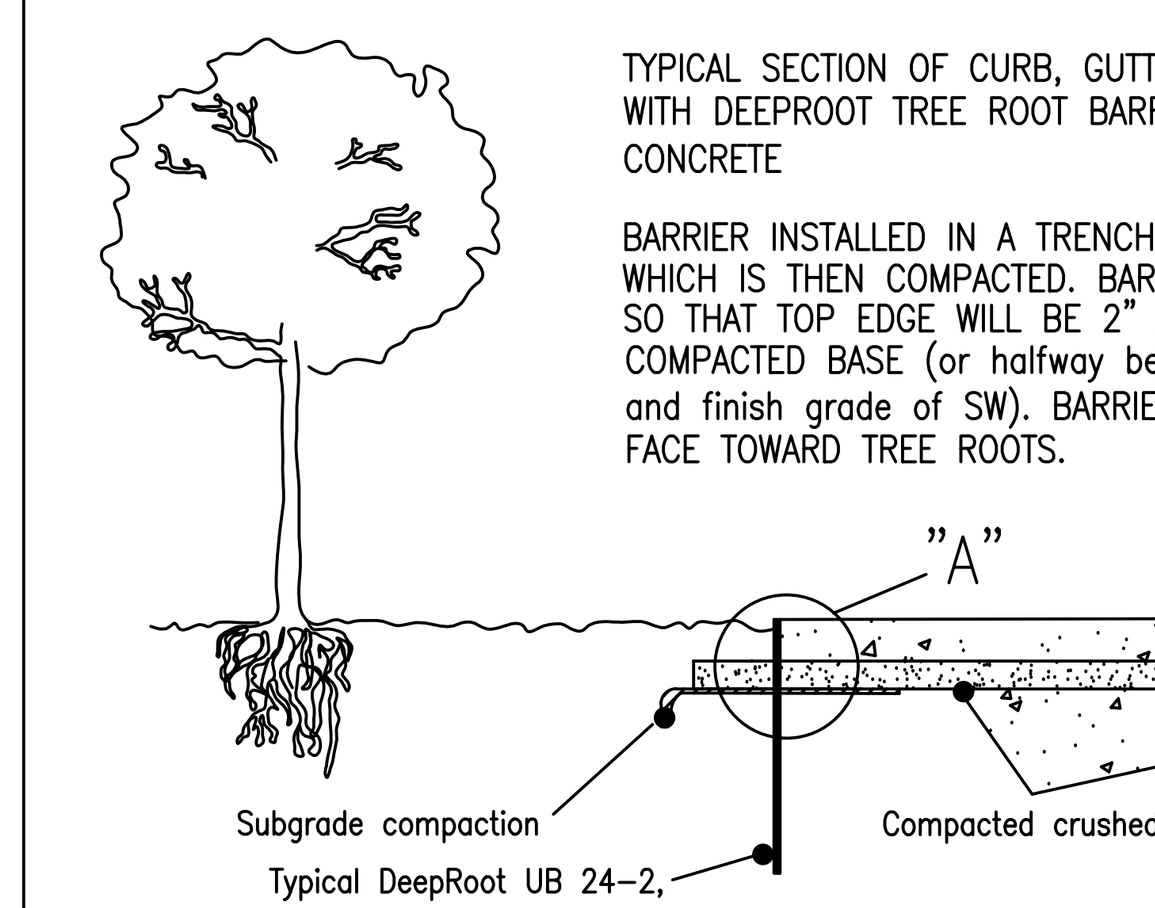


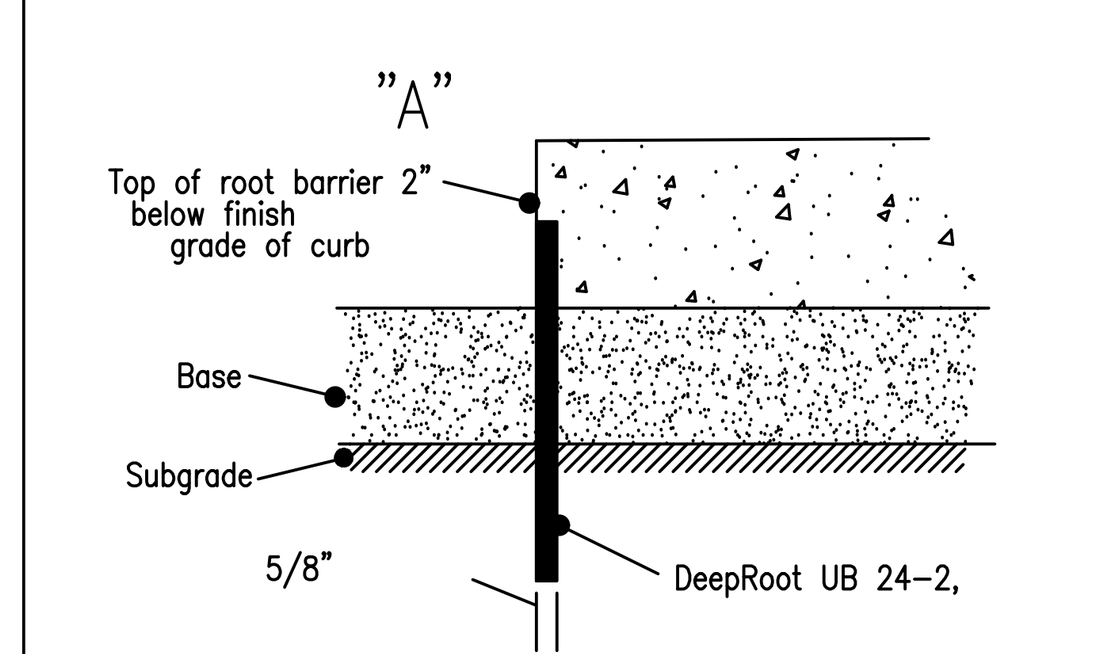
TYPICAL SECTION OF CURB, GUTTER AND SIDEWALK WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE

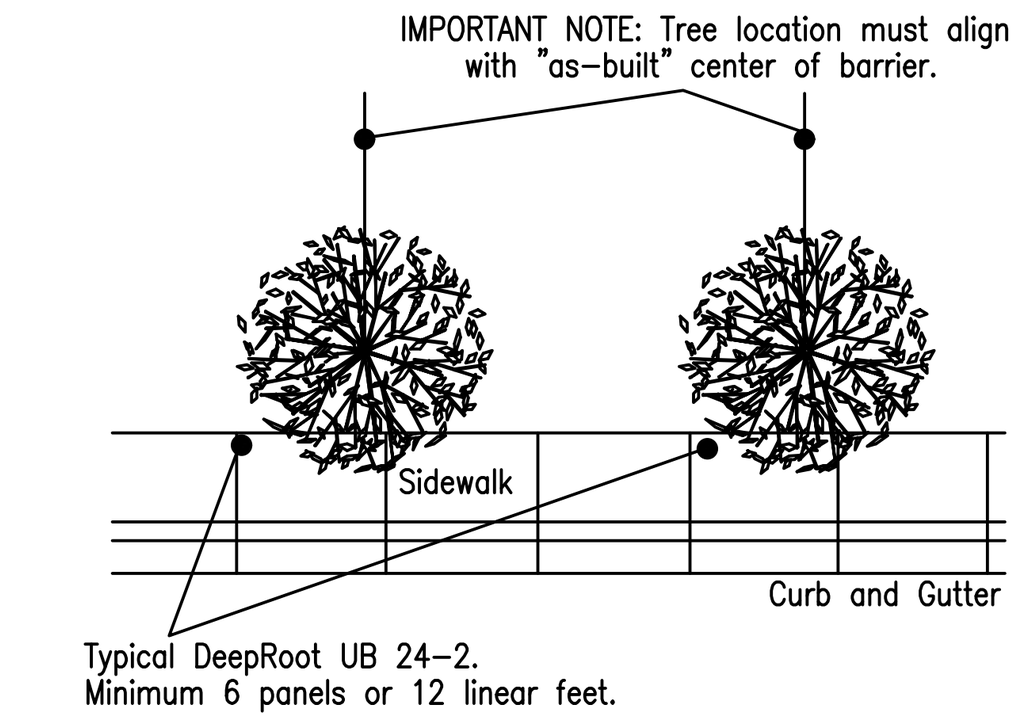
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" ABOVE COMPACTED BASE (or halfway between base and finish grade of SW). BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of sidewalk (or halfway between top of compacted base and finish grade of SW)
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)





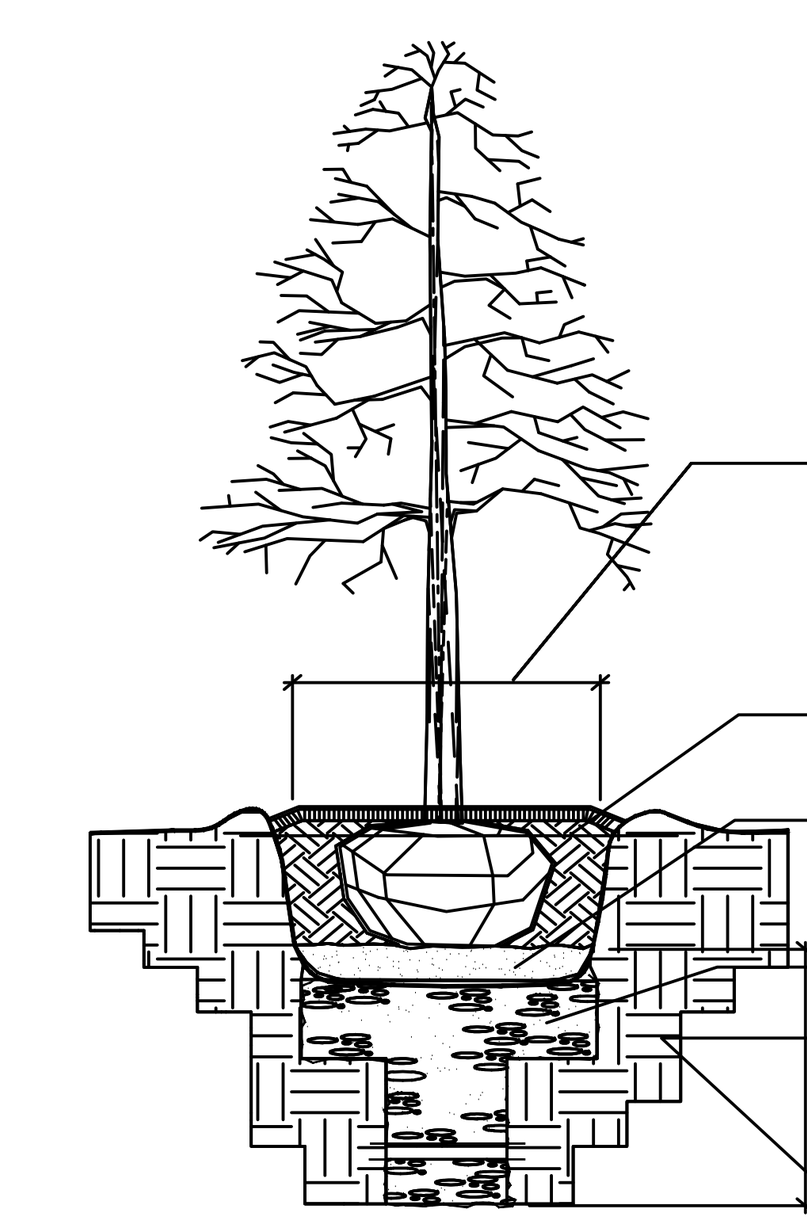


WATERING SCHEDULE

APPLICATION SCHEDULE	
PALM TREES	20 GAL/APPLICATION/PLANT
LARGE TREES	30 GAL/APPLICATION/PLANT
SMALL TREES	20 GAL/APPLICATION/PLANT
LARGE SHRUBS	10 GAL/APPLICATION/PLANT
SMALL SHRUBS	5 GAL/APPLICATION/PLANT
GROUNDCOVER	5 GAL/APPLICATION/PLANT
APPLICATION AMOUNT	
MONTH 1	12 APPLICATIONS
MONTH 2	12 APPLICATIONS
MONTH 3	8 APPLICATIONS
MONTH 4	8 APPLICATIONS
MONTH 5	5 APPLICATIONS
TOTAL:	45 APPLICATIONS

ABBREVIATIONS:
C.T.- CLEAR TRUNK
Ht.- HEIGHT
O.C.- ON CENTER
Spr.- SPREAD

NOTE: DETAIL TO BE IMPLEMENTED IN AREAS WITH POOR DRAINAGE AS A PLANTING SUPPLEMENT.

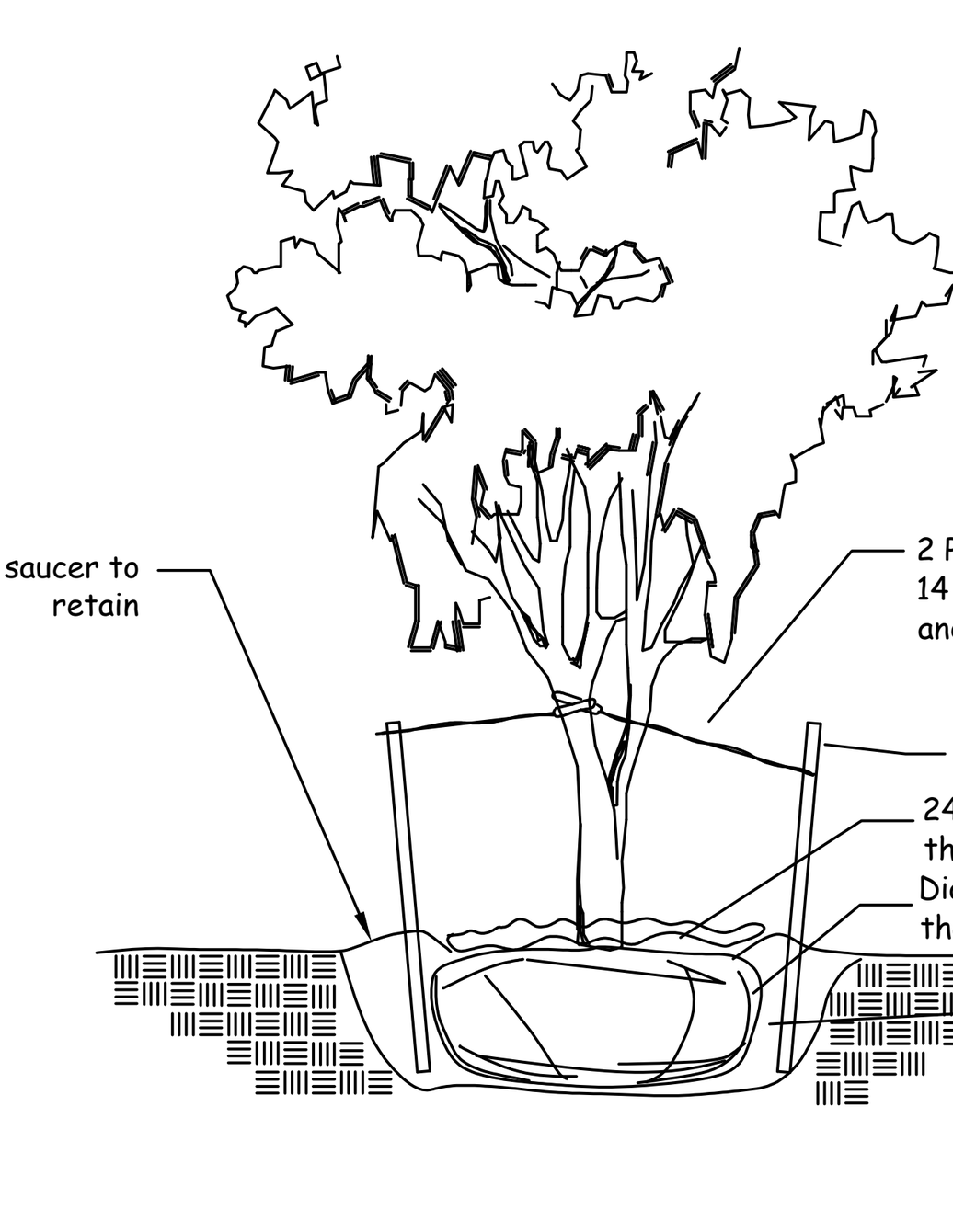


TREE PITS WITH DRAIN

N.T.S.

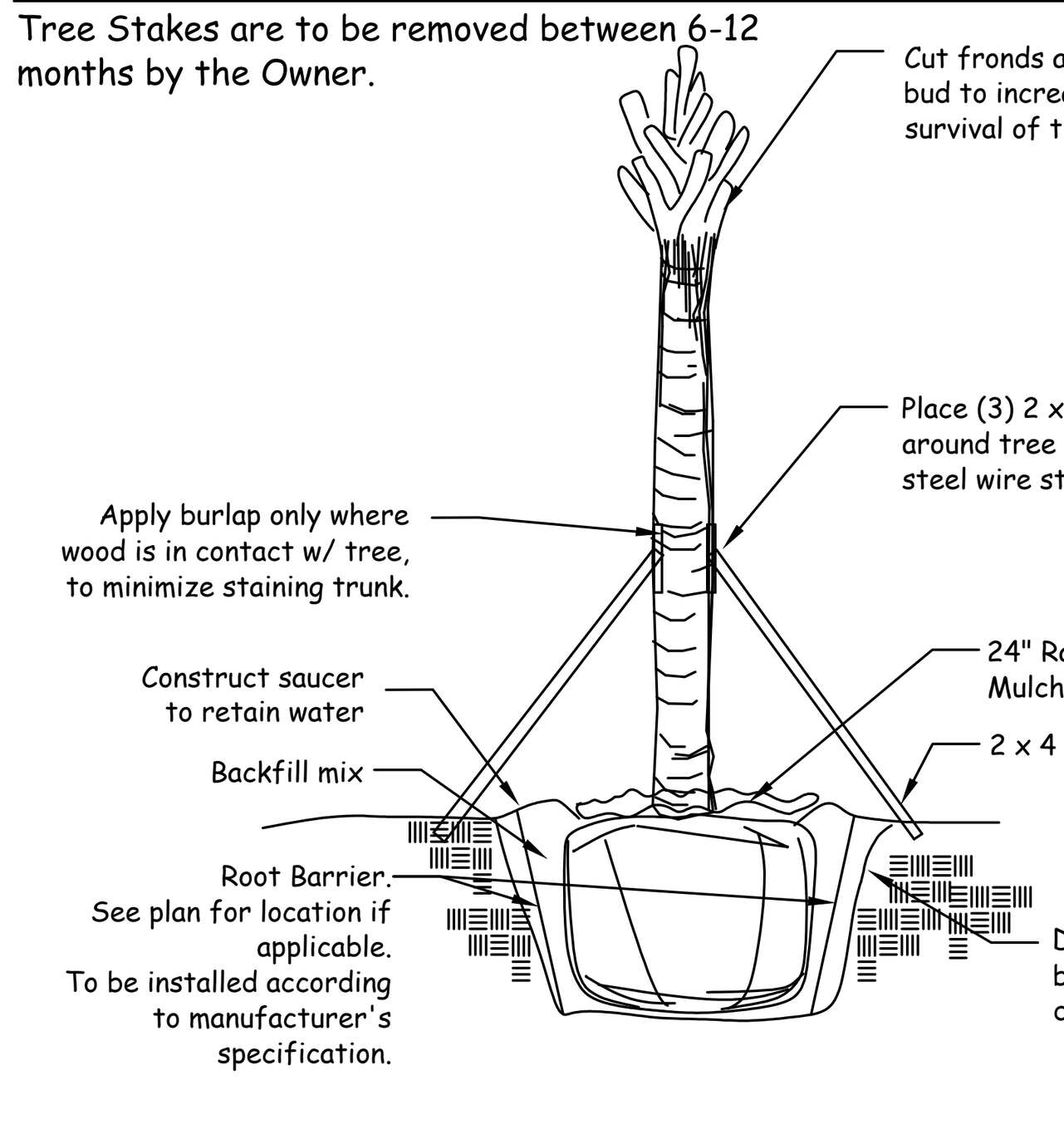
Tree Planting Detail

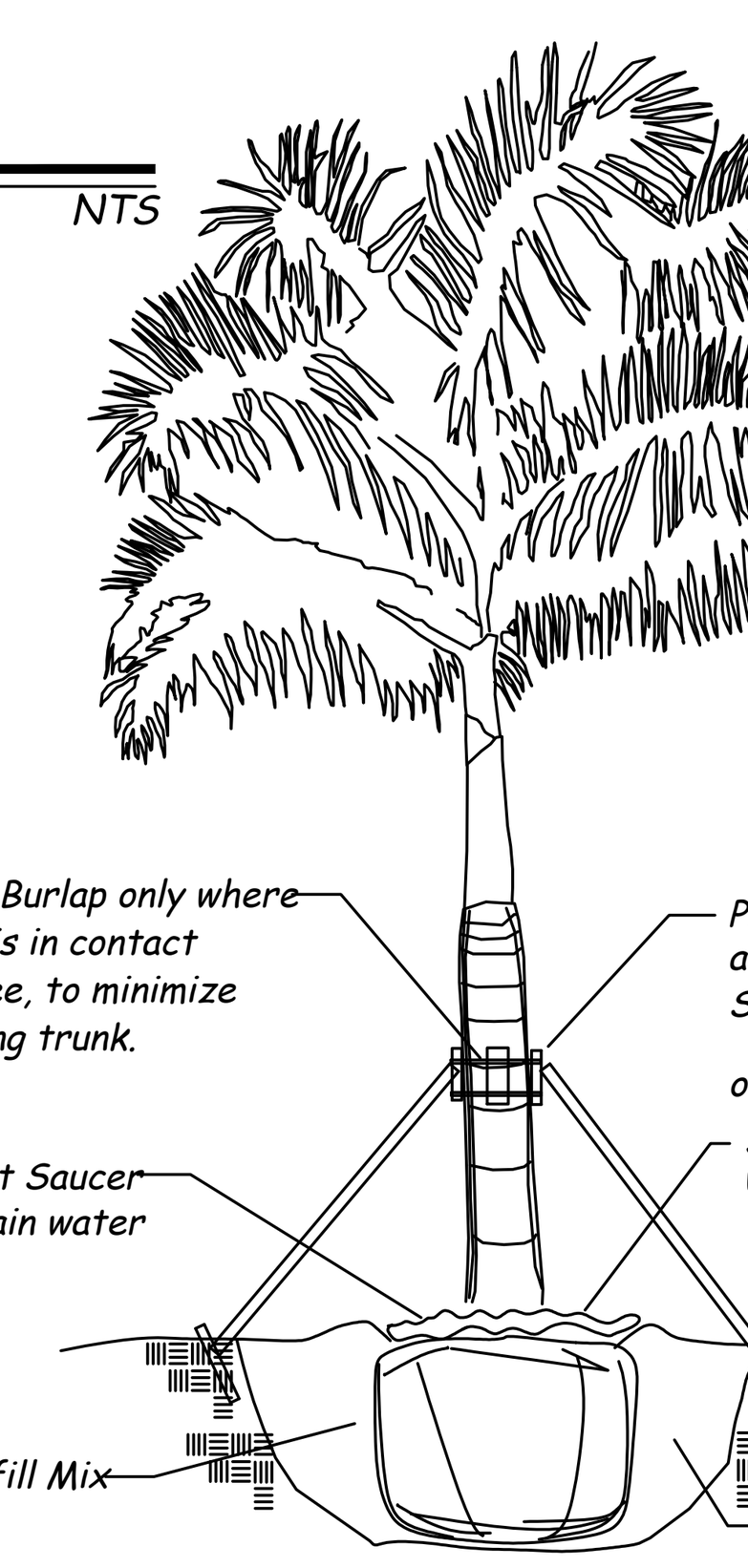
Tree Stakes are to be removed between 6-12 months by the Owner. NTS



Palm Planting Detail

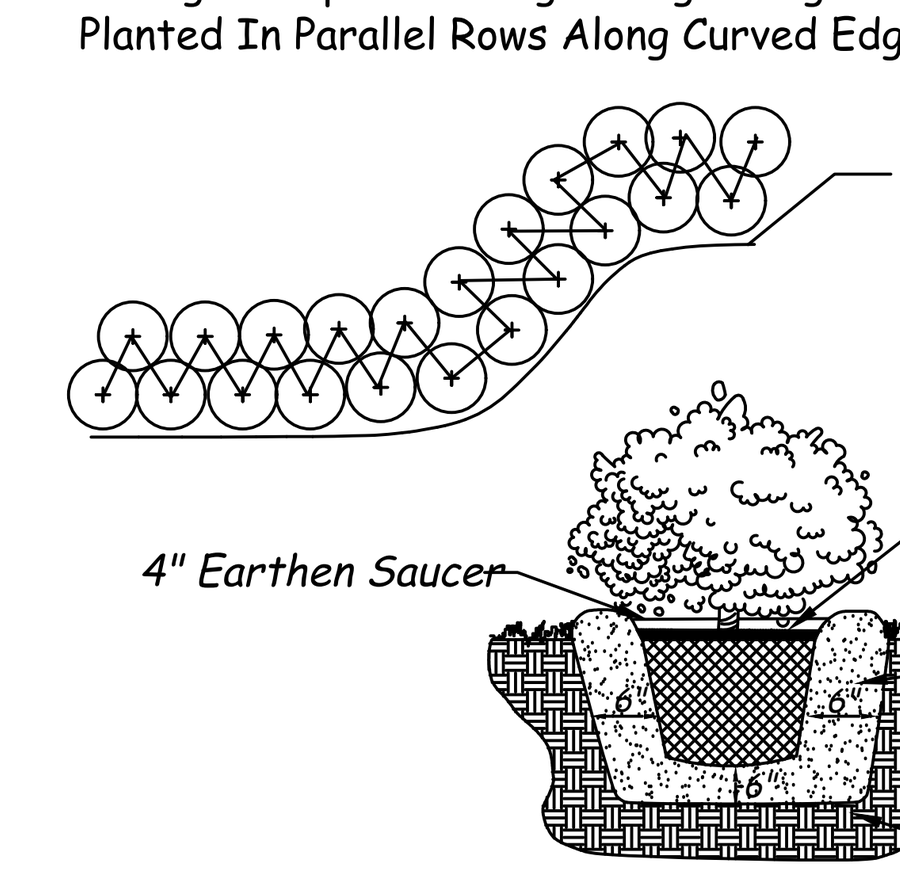
Tree Stakes are to be removed between 6-12 months by the Owner. NTS





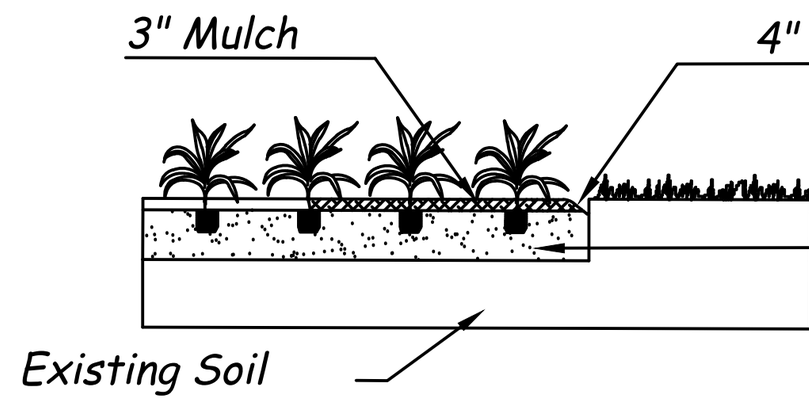
Shrub & Groundcover Planting Detail

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



Planting Edge at Sod Detail

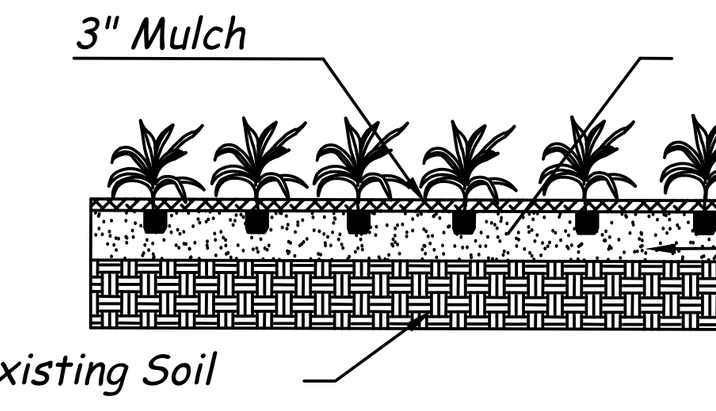
NTS



Groundcover & Annual Detail

NTS

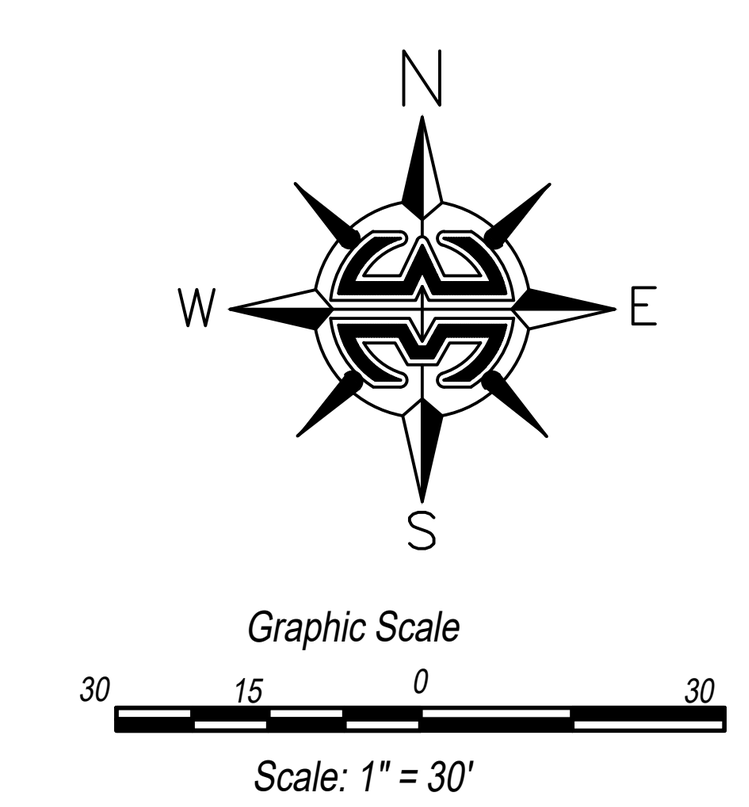
NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.



Gravel Strip Detail

NTS





Landscape Design Associates
25110 NW 182nd Ave
High Springs, FL 32643
352-210-5765 ph, www.landscapeda.com

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Revisions	
Date	Comments

Scale:	NTS
Drawn by:	SM
Checked by:	SM
CADD No.:	21-043 lp.dwg
Date:	5.24.21

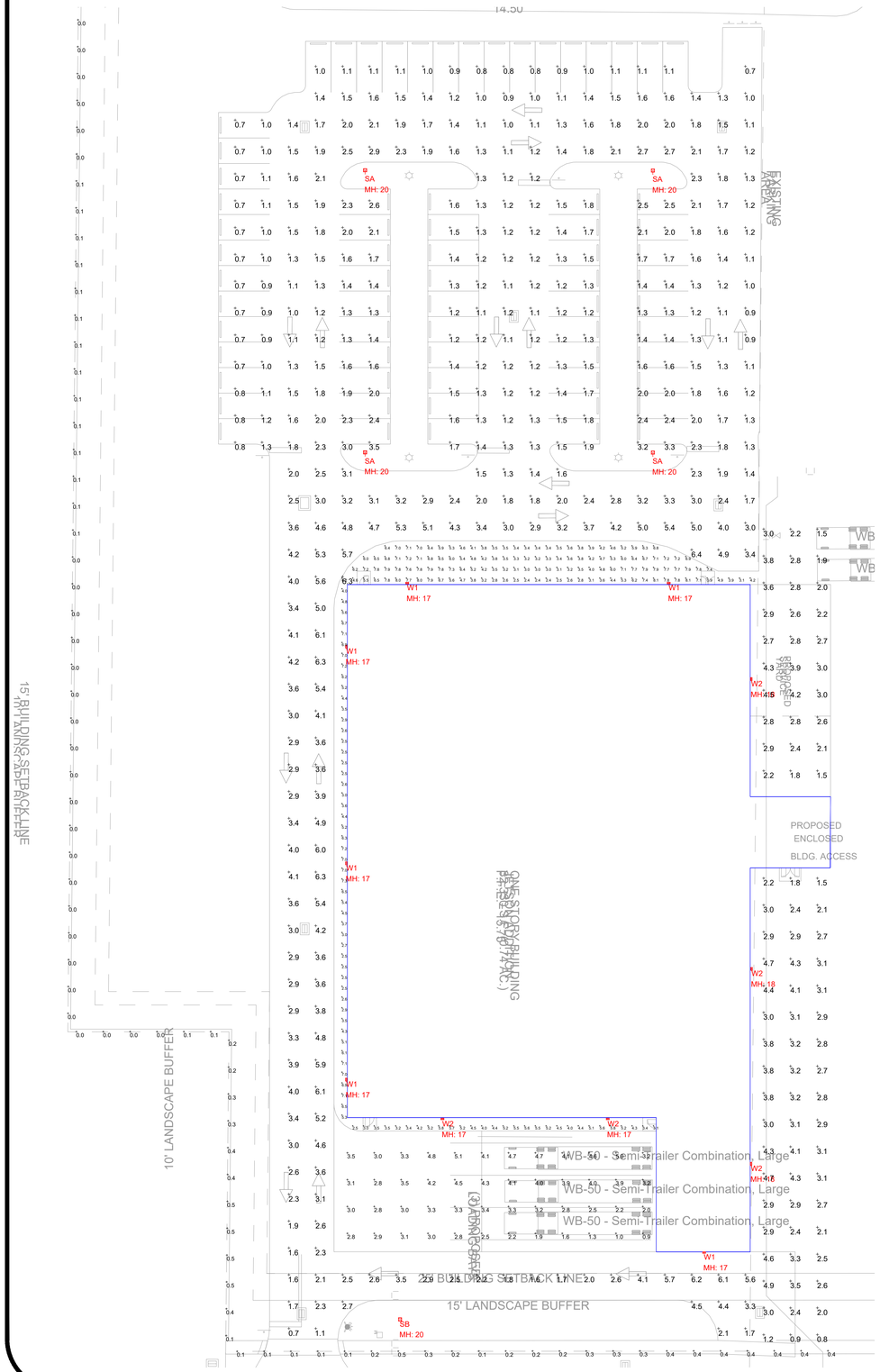
Jetson Fort Pierce

City of Fort Pierce

Landcape Notes and Details

REGISTERED LANDSCAPE ARCHITECT
SABINE LANG-MARCUS
LA0001733
STATE OF FLORIDA

5.24.21
LD-02



Photometrics Calculation Software Generated Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	6	W1	SINGLE	14485	14485	0.900	113	113
	5	W2	SINGLE	14658	14658	0.900	113	113
	4	SA	SINGLE	20332	20332	0.900	151	151
	1	SB	SINGLE	14072	14072	0.900	151	151

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOADING AREA BAY	Illuminance	Fc	3.26	5.1	0.9	3.62	5.67
OUTSIDE BUILDING PATHWAY	Illuminance	Fc	5.10	8.1	2.4	2.13	3.38
PARKING LOT	Illuminance	Fc	2.15	6.4	0.7	3.07	9.14
PERIMETER	Illuminance	Fc	0.13	0.5	0.0	N.A.	N.A.
WEST	Illuminance	Fc	2.94	4.9	0.8	3.68	6.13

JETSON'S WAREHOUSE ADDITION

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAMPS	INPUT WATTS	MOUNTING	DIMMING (If Req)	REMARKS
L1	LED HIGH BAY	METALUX	LHB-24-UNV-L840-CD-U / LHB-PMK	UNV	LED	172.8W	SUSPENDED	0-10V	
L1E	LED HIGH BAY W/ EMERGENCY PACK	METALUX	LHB-24-UNV-L840-CD-EL14W-REM-U / LHB-PMK	UNV	LED	172.8W	SUSPENDED	0-10V	
L2	2' X 2' LED FLAT PANEL	METALUX	22FP3240C	UNV	LED	30.1W	RECESSED	0-10V	
L2E	2' X 2' LED FLAT PANEL W/ EMERGENCY PACK	METALUX	22FP3240C-EL7W	UNV	LED	30.1W	RECESSED	0-10V	
L3	2' LED STRIP	METALUX	2SNLED-LD5-16SL-LW-UNV-L840-CD1-U	UNV	LED	15.9W	SURFACE	0-10V	
L4	4' LED STRIP	METALUX	4SNLED-LD5-44SL-LW-UNV-L840-CD1-U	UNV	LED	38.7W	SURFACE	0-10V	
L4E	4' LED STRIP W/ EMERGENCY PACK	METALUX	4SNLED-LD5-44SL-LW-UNV-EL14W-L840-CD1-U	UNV	LED	38.7W	SURFACE	0-10V	
L5	LED WALL PACK	MCGRAW-EDISON	GWC-SA1C-740-U-T3-FINISH	UNV	LED	59W	WALL	0-10V	NOTE 1
EM	EXIT SIGN / EMERGENCY LIGHT COMBO	SURE-LITES	APC7G	UNV	LED	2.1W	SURFACE	N/A	
EX	LED EXIT SIGN	SURE-LITES	APX7G	UNV	LED	1.8W	SURFACE	N/A	
SITE									
SA	LED SITE LUMINAIRE	LUMARK	PRV-PA2-B-740-U-5WQ-FINISH / MA1017-XX	UNV	LED	151W	20' POLE	N/A	NOTE 1, 2
SB	LED SITE LUMINAIRE	LUMARK	PRV-PA2-B-740-U-T4W-FINISH-HSS / MA1017-XX	UNV	LED	151W	20' POLE	N/A	NOTE 1, 2
W1	LED WALL PACK	MCGRAW-EDISON	GWC-SA2C-740-U-T2-FINISH	UNV	LED	113W	WALL	N/A	NOTE 1
W2	LED WALL PACK	MCGRAW-EDISON	GWC-SA2C-740-U-T4W-FINISH	UNV	LED	113W	WALL	N/A	NOTE 1

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURE MOUNTED ON 20' VALMONT ALUMINUM DIRECT BURIAL POLE #1908-40504TE-P2-FINISH

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF @ LIGHTING DYNAMICS (772) 285-7169; RHUFF@LIGHTINGDYNAMICS.COM

LIGHTING DYNAMICS INCORPORATED

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

No.	Revision/Issue	Date
2	PHOTOMETRIC LAYOUT	06/03/21
1	PHOTOMETRIC LAYOUT	06/01/21

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address

JETSON'S WAREHOUSE
SITE - Normal mode
Ft. Pierce, FL

FILE J:\PROJECTS\2021\JANUARY
CLIENT MBV ENGINEERING

Project	Sheet
Jetson's Warehouse	L0
Date: 06/03/2021	
Scale: 1/2" = 1'	DRAWN BY: EC / MG

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

STORMWATER MANAGEMENT CALCULATIONS

for

JETSONS FORT PIERCE SITE EXPANSION

FORT PIERCE, FLORIDA

AUGUST 2021

Prepared by: MBV Engineering, Inc.
1835 20th Street
Vero Beach, Florida 32960
772-569-0035
Certificate of Authorization #: 3728

Engineers Project #: 19-0273
Designed By: RTM

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

Mr. Aaron J. Bowles, P.E. #55313 8/2/21

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VI Required Treatment Volume

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Appendix B	Geotechnical Investigation by KSM Engineering (KSM Internation, Dated 3/3/2021)
Appendix C	SFWMD Permit 56-02898-P Excerpt
Appendix D	Other Miscellaneous Backup (Mannings Table, Curve Number Sheet, Pre-Tc / Basin Exhibit)

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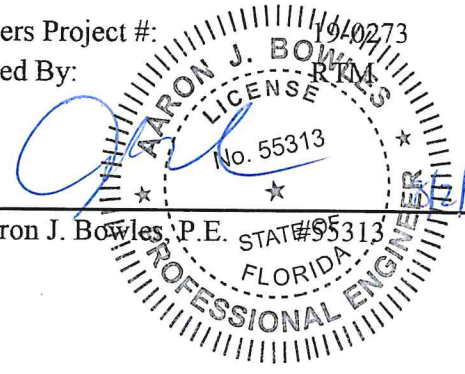


Mr. Aaron J. Bowles, P.E. STATE #55313 7/21

I. PURPOSE

The purpose of this report is to provide City of Ft. Pierce, St. Lucie County, SFWMD, and FDOT with calculations and documentation which demonstrates the proposed surface water management system complies with state and local criteria.

II. PROPOSED SYSTEM

The proposed stormwater management system is comprised of an expansion / retrofit of the existing dry retention basin to support the expanded site area and additional impervious coverage associated with the proposed construction. It is the intention of the retrofitted master stormwater system to maintain the existing outfall location at the SE corner of the project and discharge into the FDOT US Drainage system.

The retention basin is designed to retain the required treatment volume and attenuation per the following SFWMD Water Quality / Quantity Criteria:

1. Minimum pavement elevations shall exceed the 10yr- 24hr storm event. (6.0" Rainfall)
2. The site shall provide storage to sustain the 25yr-72hr storm event. (7.0" Rainfall)
3. Finished Floor Elevations shall exceed the 100yr-72hr storm event (9.0" Rainfall)

III. SITE DATA

Existing Parcel Area (East)	168,713 s.f.	3.87 ac
Proposed Expansion Area (West)	156,334 s.f.	3.59 ac
Drainage Basin Area (Post-Dev.)	325,047 s.f.	7.46 ac

Site Location (East): 4145 S. US Hwy. 1
Fort Pierce, FL

Site Location (West): 504 Tumblin Kling
Fort Pierce, FL

Flood Zone: THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 6 FEET) PER FLOOD INSURANCE RATE MAP #12061C0242 H, DATED DEC. 4, 2012.

Site Soils:

The soil survey mapped the area as (2), Anokona and Farmton sands and (47) Urban Land (0 to 2 % Slopes), HSG C/D & B/D & C/D, respectively

Pre-Development: HSG C/D, See Appendix D

Post-Development: HSG C, See Appendix D

Soil Boring #		**DEPTH (INCHES BELOW GRADE)**	**HORIZONTAL FLOW RATE (ft/day)**	**VERTICAL FLOW RATE (ft/day)**
Soil Boring P-1:				
Existing Grade at Soil Boring	12.6 ft. (NAVD)		2.8	1.73
Measured Water Table Elev.	11.7 ft. (NAVD)	11		
Seasonal High Water Elev.	11.4 ft. (NAVD)	15		
Soil Boring P-2:				
Existing Grade at Soil Boring	13.5 ft. (NAVD)		12.9	5.95
Measured Water Table Elev.	10.0 ft. (NAVD)	42		
Seasonal High Water Elev.	12.2 ft. (NAVD)	16		
Soil Boring P-3:				
Existing Grade at Soil Boring	13.5 ft. (NAVD)		12.2	5.6
Measured Water Table Elev.	9.8 ft. (NAVD)	44		
Seasonal High Water Elev.	12.1 ft. (NAVD)	17		
Average SHWT Elev. =	11.9 ft. (NAVD)		$k_h = 9.3$*	$k_v = 4.4$*

* Flow rates shown are the averages of the flows at differing strata.

IV. PRE-DEVELOPMENT CONDITIONS

The previously permitted east parcel, permitted under SFMWD 56-02898-P, is served by a dry detention water management facility with discharge to the US Hwy. 1 R/W via a control structure located in the SE corner of the property. An excerpt of the SFMWD permit documents are included in appendix C for reference.

4145 S. US Hwy 1 (East Parcel)

Site Area	168,713 s.f.	3.87	100.0%
Exist. Building Area	53,220 s.f.	1.22	31.5%
Exist. Pavement Area	54,454 s.f.	1.25	32.3%
Exist. Pavement Area	22,715 s.f.	0.52	13.5%
Total Impervious	130,389 s.f.	2.99	77.3%
Total Pervious	38,324 s.f.	0.88	22.7%

Weighted Curve Number for Drainage Basin

% Impervious	77.3%	Soil Group D	CN1 = 98
% Semi-Impervious	0.0%	Soil Group D	CN2 = 98
% Pervious	22.7%	Soil Group D	CN3 = 79 *

*Non DCIA CN Value Based on Woods (Fair Condition) - HSG D

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]
CN = 93.7

Time of Concentration (Previously Permitted): 15.0 min.

The existing, marginally developed West parcel is heavily wooded and is comprised of (2) pre-development basins (A & B). See appendix D for Basin Exhibit. Basin A drains from the center of the parcel southerly towards the Tumblin Kling R/W conveyance system and ultimately the US 1 drainage system. Basin B drains toward the NW corner of the parcel with an overland flow into the Platts Branch Tributary creek. The creek drains west from US Hwy1 to the North Fork of the St. Lucie River. For design purposes, only basin A was included in the pre-development model as it maintains the same downstream receiving system as the propsoed post-development expansion.

504 Tumblin Kling (West Parcel) **Basin A**

Site Area	87,536 s.f.	2.01	100.0%
Exist. Building Area	3,528 s.f.	0.08	4.0%
Exist. Asphalt Pavement Area	s.f.	0.00	0.0%
Exist. Conc. Pavement Area	7,285 s.f.	0.17	8.3%
Total Impervious	10,813 s.f.	0.25	12.4%
Total Pervious	76,723 s.f.	1.76	87.6%

Weighted Curve Number for Drainage Basin

% Impervious	12.4%	Soil Group D	CN1 = 98
% Semi-Impervious	0.0%	Soil Group D	CN2 = 98
% Pervious	87.6%	Soil Group D	CN3 = 73 *

*Non DCIA CN Value Based on Wanings Table, Curve Number Sheet)

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]
CN = 76.1

Time of Concentration

T_1: Over wooded area

Tc = [0.007 (N x L)^0.8] / [P^0.5 x S^0.4] Kinematic Wave Eq.

Where :

N = Mannings Roughness Coeff. =	0.250
L = Length of Flow (ft) =	325
Change in elevation (ft)=	1.15
P = Rainfall Intensity (in/hr)=	5.5
S = slope (ft/ft) =	0.0035
T_1=	57.7 min.

Total Time of Concentration (Tc) 57.7 min.

504 Tumblin Kling (West Parcel) **Basin B**

Site Area	68,798 s.f.	1.58	100.0%
Exist. Building Area	s.f.	0.00	0.0%
Exist. Asphalt Pavement Area	s.f.	0.00	0.0%
Exist. Conc. Pavement Area	s.f.	0.00	0.0%
Total Impervious	0 s.f.	0.00	0.0%
Total Pervious	68,798 s.f.	1.58	100.0%

Weighted Curve Number for Drainage Basin

% Impervious	0.0%	Soil Group D	CN1 = 98
% Semi-Impervious	0.0%	Soil Group D	CN2 = 98
% Pervious	100.0%	Soil Group D	CN3 = 73

*Non DCIA CN Value Based on Winings Table, Curve Number Sheet)

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]
CN = 73.0

Time of Concentration

T_1: Over wooded area

Tc = [0.007 (N x L)^0.8] / [P^0.5 x S^0.4] Kinematic Wave Eq.

Where :

N = Mannings Roughness Coeff. =	0.250
L = Length of Flow (ft) =	300
Change in elevation (ft)=	0.95
P = Rainfall Intensity (in/hr)=	5.5
S = slope (ft/ft) =	0.0032
T_1=	56.6 min.

Total Time of Concentration (Tc) 56.6 min.

V. POST-DEVELOPMENT CONDITIONS

Drainage Basin Area (Post-Dev.)	325,047 s.f.	7.46	100.0%
Total Building Area	85,550 s.f.	1.96	26.3%
Asphalt Asphalt Area	95,282 s.f.	2.19	29.3%
Total Concrete Area	18,216 s.f.	0.42	5.6%
Total Impervious Area	199,048 s.f.	4.57	61.2%
Total Pervious Area	125,999 s.f.	2.89	38.8%
Net Impervious Area	68,659 s.f.	1.58	100.0%

Weighted Curve Number for Drainage Basin

% Impervious	61.2%	Soil Group C	CN1 = 98
% Semi-Impervious	0.0%	Soil Group C	CN2 = 98
% Pervious	38.8%	Soil Group C	CN3 = 74

*Non DCIA CN Value Based on Open Space (Good Condition) - HSG C

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]
CN = 88.7

Time of Concentration

T_1: Roof to Ground (Building Discharge) T_1= 2.0 min.

T_2: Over Asphalt Drive

Tc = [0.007 (N x L)^0.8] / [P^0.5 x S^0.4] Kinematic Wave Eq.

Where :

N = Mannings Roughness Coeff. =	0.015
L = Length of Flow (ft) =	20
Change in elevation (ft)=	0.5
P = Rainfall Intensity (in/hr)=	5.5
S = slope (ft/ft) =	0.0250

T_2= .3 min.

T3 = time in pipe = L/ Vel =475' / 1 fps = T3= 7.9 min.

Time of Concentration (Tc)	Calculated Tc =	8.2 min.
	Min. Tc =	10.0 min.

VI. REQUIRED TREATMENT VOLUME

A. Treatment Volume Tabulations Based on Contributing Area

Total Contributing Area (ac) =		7.462	100.0%
Total Impervious Area (ac) =		4.570	61.2%
Required Treatment over site (in) =	1.0	0.622 ac-ft	= 27,087 cf
Required Treatment over impervious area (in) =	2.50	0.952 ac-ft	= 41,468 cf
Required Treatment Volume from above Wet Detention (ac-ft) =		0.952 ac-ft	= 41,468 cf
Required Treatment Volume from above Dry Detention (ac-ft) (75% WD REQ.) =		0.714 ac-ft	= 31,101 cf
Required Treatment Volume from above Dry Retention (ac-ft) (50% WD REQ.) =		0.476 ac-ft	= 20,734 cf
Total Required Treatment Volume (ac-ft) =		0.714 ac-ft	= 31,101 cf
Total Required Treatment Volume for Basin (ac-ft) = Max. of ` above =		***0.714 ac-ft***	***= 31,101 cf***

VII. PROPOSED TREATMENT VOLUME

A. Dry Detention Stage-Storage Calculations

Stage (ft)	Area (ac)	Incremental volume (ac-ft)	Incremental volume (c.f.)	Cumulative volume (ac-ft)	Cumulative volume (c.f.)
bot. of pond = 12.65	0.031 1,350.s.f.	0.12	5,352	0.000	0
13.00	0.671 29,235.s.f.	0.59	25,764	0.123	5,352
rqd. treat. vol. = 14.00	0.512 22,294.s.f.	0.00	0	0.714	31,117
weir elev. = 14.00	0.512 22,294.s.f.	0.14	6,058	0.714	31,117
14.25	0.601 26,172.s.f.	0.38	16,741	0.853	37,175
top of bank = 14.80	0.797 34,705.s.f.			1.238	53,916

VIII. STAGE-STORAGE COMPUTATION

	Building	Pavement	Open	Dry Detention	Dry Detention	
	Linear	Linear	Linear	Bottom	Bank	Total
Area (ac)	1.96	2.61	2.89	0.671	0.766	7.46
	V	L	L	V	L	
Starting Elev (ft)	15.75	14.50	13.20	13.00	13.00	
Ending Elev (ft)	15.75	15.70	16.00	14.80	14.80	

	Vertical	Linear	Linear	Vertical	Linear	Total
Stage	Storage	Storage	Storage	Storage	Storage	Storage
NAVD	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft
12.50	0.000	0.000	0.000	0.000	0.000	0.00
13.00	0.000	0.000	0.000	0.000	0.000	0.00
13.50	0.000	0.000	0.046	0.336	0.053	0.44
14.00	0.000	0.000	0.331	0.671	0.213	1.21
14.50	0.000	0.000	0.873	1.007	0.479	2.36
15.00	0.000	0.271	1.674	1.342	0.861	4.15
15.50	0.000	1.086	2.732	1.678	1.244	6.74
16.00	0.491	2.388	4.050	2.013	1.627	10.08
16.50	1.473	3.691	5.496	2.349	2.010	13.55

IX. SUMMARY

Following are summaries of pre-developed and post-developed discharges for the storms that have been analyzed.

ROUTING SUMMARY

South Florida Water Management District (SJRWMD)

10 Yr-24 Hr (6.0")

PRE-DEVELOPED CONDITIONS

10 Year-24 Hour (SCS Type II, SFWMD-24 Storm Event)

	Peak Discharge (CFS)
PRE-DEV (EAST) PERMITTED	2.97
PRE-DEV (WEST)	0.63

POST-DEVELOPED CONDITIONS

Mean Annual- 24 hour (SCS Type II, Fl. Modified Storm Event)

	Peak Discharge (CFS)	Peak Stage (NAVD)
POST-DEVELOPMENT	2.04	14.41
pre/post diff.	-1.56	

25Yr-72Hr (7.0")

PRE-DEVELOPED CONDITIONS

25 Year- 72 hour (SCS Type II, SFWMD-72HR Storm Event)

	Peak Discharge (CFS)
PRE-DEV (EAST) PERMITTED	3.23
PRE-DEV (WEST)	1.95

POST-DEVELOPED CONDITIONS

25 Year- 72 hour (SCS Type II, SFWMD-72HR Storm Event)

Post-Development: HSG C, See Appendix D	Peak Discharge (CFS)	Peak Stage (NAVD)
POST-DEVELOPMENT	3.60	14.65
pre/post diff.	-1.58	

100Yr-72Hr (9.0")

100 Year- 72 hour (SCS Type II, SFWMD-72 Storm Event)

	Peak Stage (NAVD)	F.F.E. (MIN.) (NAVD)
POST-DEVELOPMENT	14.38	15.73

As demonstrated by the above calculations and the flood routing computations contained in the appendices of this report, the proposed stormwater management system meets the requirements of the South Florida Water Management District, St. Lucie County, FDOT, and the City of Fort Pierce. The system provides adequate treatment volume and attenuation for the 10yr-24 hr. and 25yr-72 hr. storm events as well finished floor evaluation for the 100 year – 72 hr. storm event.

Appendix A

ICPR Modeling Data:

10YR-24HR, 25YR-72 HR, 100YR-72HR

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
PRE-WEST STAGE-STORAGE	A. 10YR-24HR	14.50	13.66	0.0004	0.64	0.63	12145
PROP. STAGE STORAGE	A. 10YR-24HR	14.80	14.41	0.0010	4.07	2.04	93958
TAILWATER	A. 10YR-24HR	15.00	12.25	0.0003	2.60	0.00	0
PRE-WEST STAGE-STORAGE	B. 25YR-72HR	14.50	14.05	0.0005	2.02	1.95	31277
PROP. STAGE STORAGE	B. 25YR-72HR	14.80	14.65	0.0010	21.86	3.60	126873
TAILWATER	B. 25YR-72HR	15.00	14.05	0.0003	5.54	0.21	0
PRE-WEST STAGE-STORAGE	C. 100YR-72HR	14.50	14.05	0.0003	0.45	0.45	31274
PROP. STAGE STORAGE	C. 100YR-72HR	14.80	14.38	0.0010	1.94	1.77	90456
TAILWATER	C. 100YR-72HR	15.00	14.05	0.0003	2.23	0.39	0

Simple Basin: POST-DEVELOPMENT

Scenario:	Scenario1
Node:	PROP. STAGE STORAGE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	7.4600 ac
Curve Number:	88.7
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: WEST- PRE-DEV

Scenario:	Scenario1
Node:	PRE-WEST STAGE-STORAGE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	57.7000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	2.0000 ac
Curve Number:	76.1
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: PRE-WEST STAGE-STORAGE

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	13.50 ft
Warning Stage:	14.50 ft

Stage [ft]	Area [ac]	Area [ft2]
13.50	0.1000	4356
14.30	1.0000	43560

Comment:

Node: PROP. STAGE STORAGE

Scenario: Scenario1
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 14.80 ft

Stage [ft]	Area [ac]	Area [ft2]
13.00	0.0000	0
13.50	0.4400	19166
14.00	1.2200	53143
14.50	2.3600	102802
15.00	4.1500	180774
15.50	6.7400	293594
16.00	10.0800	439085
16.50	13.5500	590238

Comment:

Node: TAILWATER

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 11.35 ft
Warning Stage: 15.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	11.35
0	0	0	72.0000	14.05
0	0	0	360.0000	11.35

Comment: Tailwater Elevetions per SFWMD Permit 56-02898-P

Drop Structure Link: CS-1 | Upstream Pipe | Downstream Pipe

Scenario: Scenario1 | Invert: 11.65 ft | Invert: 11.38 ft

From Node:	PROP. STAGE STORAGE
To Node:	TAILWATER
Link Count:	1
Flow Direction:	Both
Solution:	Combine
Increments:	0
Pipe Count:	1
Damping:	0.0000 ft
Length:	20.00 ft
FHWA Code:	0
Entr Loss Coef:	0.00
Exit Loss Coef:	1.00
Bend Loss Coef:	0.00
Bend Location:	0.00 dec
Energy Switch:	Energy

Manning's N:	0.0130
Geometry: Circular	
Max Depth:	1.25 ft
Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Manning's N:	0.0130
Geometry: Circular	
Max Depth:	1.25 ft
Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Pipe Comment:

Weir Component	
Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	14.00 ft
Control Elevation:	14.00 ft
Max Depth:	999.00 ft
Max Width:	2.00 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component	
Weir:	2
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	11.65 ft
Control Elevation:	11.65 ft
Max Depth:	0.25 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	14.79 ft
Control Elevation:	14.79 ft
Max Depth:	2.25 ft
Max Width:	2.83 ft
Fillet:	0.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Weir Link: PRE-DEV DISCHARGE

Scenario:	Scenario1
From Node:	PRE-WEST STAGE-STORAGE
To Node:	TAILWATER
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Gravel Road Vertical
Geometry Type:	Irregular
Invert:	13.52 ft
Control Elevation:	13.52 ft
Cross Section:	SOUTH BASIN BOUNDARY

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Simulation: A. 10YR-24HR

Scenario:	Scenario1
Run Date/Time:	8/2/2021 11:36:20 AM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FDOT-24
Rainfall Amount: 6.00 in
Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: B. 25YR-72HR

Scenario: Scenario1
Run Date/Time: 8/2/2021 11:36:21 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	7.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: C. 100YR-72HR

Scenario: Scenario1
Run Date/Time: 8/2/2021 11:36:24 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

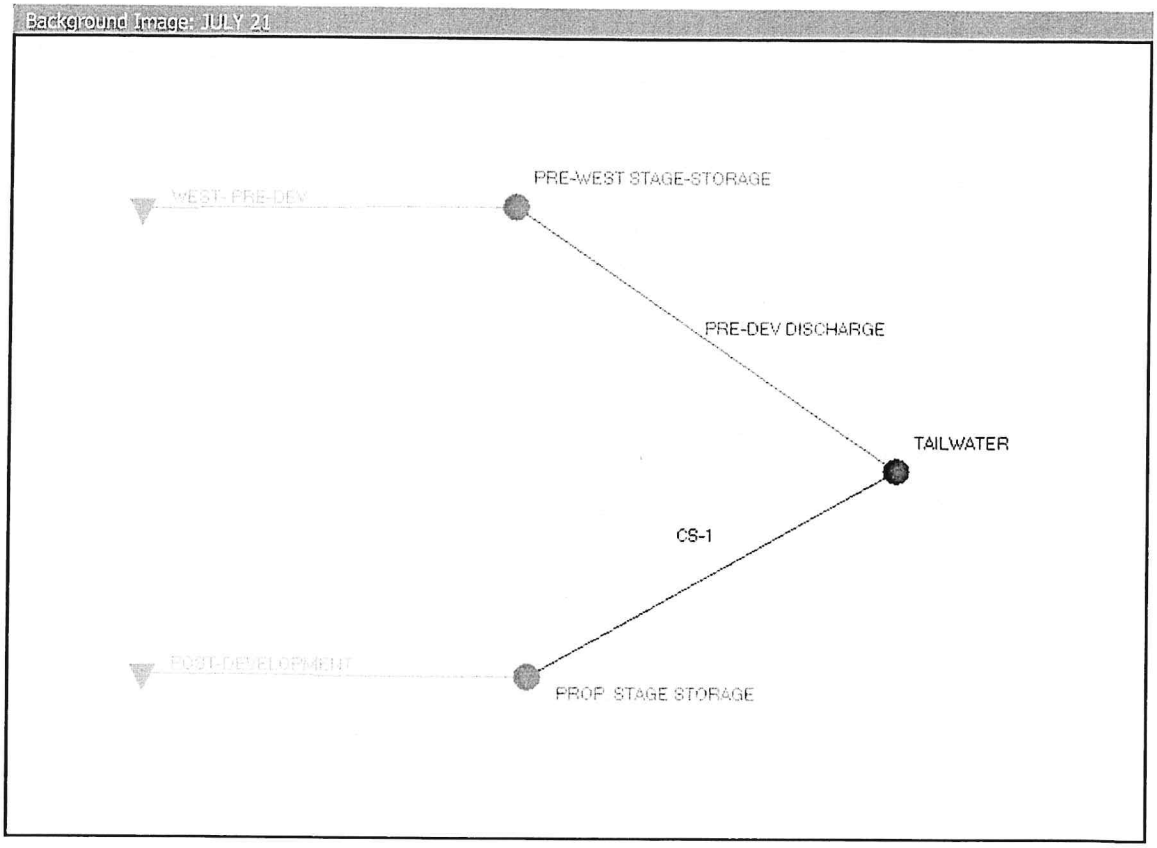
Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	9.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:


Background Image: JULY 21
WEST- PRE-DEV
PRE-WEST STAGE-STORAGE
PRE-DEV DISCHARGE
TAILWATER
CS-1
POST-DEVELOPMENT
PROP STAGE STORAGE

Appendix B

Geotechnical Investigation by KSM Engineering

(KSM Internation, Dated 3/3/2021)

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723 Progress Way
Sanford, FL. 32771

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1165 22nd Street
Vero Beach, FL 32960

Re: Jetson's Fort Pierce
4145 S. US 1
Fort Pierce, Florida
KSM Project #: 211328-b&p

Dear Mr. Della Porta:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the referenced site. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

Site Description:

At the time of drilling, the site was somewhat hilly with moderate to heavy surface vegetation and many trees.

Project Description:

A 39,825 square foot addition to the existing Jetson's building is planned to be constructed on the site. Loads from the structure will be transferred to the ground by conventional shallow footings. We estimate the maximum loads will be less than 3,500 pounds per linear foot along the wall foundation and less than 60 kips for any individual column load. Some additional site fill may be required to reach the desired grades.

The parking lot and the stormwater retention area will also be expanded.

The scope of our study consisted of the following:

1. Performed Standard Penetration Test borings (SPT), percolation borings (PB), and Hand Auger borings (HA) in the proposed construction area to estimate the subsoil relative density and evaluate the permeability of the soils.

2. Measured the observed groundwater level at each boring.

3. Evaluated the existing soil conditions with respect to the proposed construction and provided recommendations for site preparation and foundation design.

4. Obtain Shelby tube soil samples per each soil type encountered in order to perform both a constant head horizontal and vertical permeability tests in our laboratory.

5. Perform engineering calculations to determine the permeability coefficient "K" values along with estimates for the elevation of wet-season and dry-season water tables for the percolation test locations.

6. Prepared this report to document our findings

Site Investigation:

The site investigation program consisted of performing five (5) Standard Penetration Test borings in the area of the proposed addition, three (3) percolation borings in the proposed dry retention area and three (3) hand augers in the proposed pavement areas. The borings were terminated at depths ranging from 10 to 30 feet below grade. The locations of the borings are indicated on the attached location plan.

The SPT borings were completed in accordance with procedures described in ASTM D-1586. A standard 1.5 inch I.D., 2 inch O.D. split-spoon sampler is driven into the soil by successive blows of a 140 pound hammer freely falling 30 inches. The number of blows required to drive the sampler 1 foot, after seating 6 in., is designated the Penetration Resistance, or "N" value. At regular intervals the sampler is extracted from the ground and opened to allow visual examination and classification of the retained soil sample. Also, the groundwater table was allowed to stabilize and the depth of the groundwater elevation recorded from existing grade.

The hand-auger borings were performed with a 3 inch diameter bucket auger with a cutting head. It is rotated by hand and at regular intervals is extracted from the ground and the sample visually inspected. During the hand augers, a shaft with a conical point is pushed through the soil and the thrust required to push the cone tip is measured on an attached calibrated gauge. The value of the bearing pressure exerted by the cone point allows the operator to estimate the existing soil density. After the thrust was measured, the hole was advanced with a hand-auger in 1-foot increments to permit a continuation of measurement of relative density versus depth.

The relationship of the static cone penetrometer reading to the relative density is listed below:

Penetrometer Table	
Relative Density	**Static Penetrometer Reading**
Very Loose or Soft	<15
Loose	15-40
Medium Dense	40-70
Dense	>70

The records of the soils encountered, the penetration resistances and groundwater level are shown on the attached logs.

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation, we are pleased to offer the following evaluation:

The boring logs indicate the subsurface soils consist generally of fine-grained sand, slightly silty/slightly clayed fine-grained sand and some clayed sand. Hardpan was also found in some of the borings, typically between 2 and 7 feet below grade and in varying layer thicknesses. "N" values recorded during the boring operation indicate the soil density is generally loose at the surface and becomes medium dense below a depth of 2 to 3 feet below existing grade. The loose soils encountered near the surface will not affect the proposed construction provided that our recommendations for site preparation are followed. Please refer to the soil boring logs for specific information relative to the soil description.

Based on the existing soil conditions, the proposed structure can be supported on a shallow foundation system provided that the site is properly prepared.

The following sections provide recommendations for the site preparation and foundation design.

Site Preparation:

The proposed building area and areas to be paved, plus a minimum margin of five feet beyond the proposed construction shall be stripped and grubbed of surface debris, including vegetation, roots and organic matter. Stumps shall be removed entirely. The building area should be graded level and proofrolled. Any soft yielding areas shall be excavated and replaced with clean compacted fill. Sufficient passes should be made during compaction operations to produce a density no less than 95 percent of its modified dry Proctor value (ASTM D 1557) to a depth of two feet. We do not recommend using heavy vibratory equipment on this site due to the proximity to the existing structures.

After the exposed surface has been proofrolled, the building and pavement areas may be filled to the desired grades. The fill material shall consist of clean granular sand containing less than 10% material passing the U.S. Standard No. 200 mesh sieve. Place structural fill in loose layers of 12 inches in thickness and compact each lift to at least 95 percent of its modified dry Proctor value.

After excavating for the footings, the disturbed footing subgrade should be recompacted to 95 percent (minimum) of its modified dry Proctor value. This can be best achieved by making several passes with a relatively light-weight walk-behind vibratory sled or roller. Tests in the excavated footings should be conducted prior to placement of any steel or concrete and conducted at every column footing and once for every 100 linear feet of footing trench.

In-place density of the compacted soil can be verified using a nuclear density gauge. The subgrade and each lift of fill should be tested for compaction at a frequency no less than one test per 2,500 sf of building area, per lift and one test per 10,000 sf of roadway area, per lift with a minimum of 4 tests in each area prepared.

Foundation:

Provided that our recommendations for site preparation are followed, the proposed structure may be supported on conventional concrete, steel reinforced footings designed for an allowable soil bearing pressure of 2,500 pounds per square foot, or less.

With the foundation properly designed and the site properly prepared, we anticipate total settlements less than ¾ of an inch and differential settlement of less than ¼ of an inch. The majority of the settlement should occur during construction. This estimate is based on a minimum strip footing width of 24 inches and 5 foot square isolated column pad footings with a minimum embedment of 16 inches. If the loading exceeds the amount listed on the front page of this report or the footer dimensions vary, please contact our office for additional settlement calculations.

Floor Slabs:

A conventional slab-on-grade can be used in the "at grade" portion of the building. We recommend the disturbed subgrade below the floor slab be re-compacted to 95 percent of the modified Proctor maximum dry density (ASTM D 1557) prior to placement of the concrete. An estimated modulus of subgrade reaction of 150 pounds per cubic inch (pci) can be used for design of the slab-on-grade. We recommend that expansion or control joints be incorporated between the slab and the column or wall footings. Control Joints should also be incorporated in the slab at frequent intervals to control shrinkage cracks.

A moisture barrier is recommended beneath the floor slab to prevent moisture migration from the underlying soil resulting in dampness of the slab.

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Drives and Parking Areas:

We performed three (3) hand-augers in the proposed roadway to evaluate the soils in relation to the proposed pavement. We did not find any "muck" or other unsuitable material in the test borings. Penetrometer readings recorded during the investigation indicates the existing soil density is firm to medium dense.

Although a comprehensive pavement evaluation was not within the scope of this study the site may be prepared to support a flexible pavement or rigid concrete pavement. The pavement should be designed for the anticipated loads and frequencies. Refer to Table 1 for the minimum pavement section. The minimum pavement design for standard duty asphalt should include the following:

Clear the roadway area of any surface debris, including vegetation, roots, organic matter and existing pavement. Stumps shall be removed entirely. The cleared areas should be graded level and proof rolled. Any soft yielding areas shall be excavated and replaced with clean compacted fill. Sufficient passes should be made during compaction operations to produce a density no less than 95 percent of its modified dry Proctor value (AASHTO T180) to a depth of two feet. Additional fill shall consist of clean granular sand containing less than 10% material passing the U.S. Standard No. 200 mesh sieve and placed in loose layers of 12 inches and compacted to the above densities. A minimum of 16 inches separation should be maintained between the bottom of the base and the high seasonal groundwater table.

Where a concrete pavement section is used, concrete reinforcement should be designed to withstand the design traffic loads and saw cuts constructed for crack control. The concrete should have a minimum compressive strength of 4,000 psi.

Light duty pavement areas are considered car and pickup truck loading conditions and a few medium trucks such as box trucks. Heavy duty pavement areas are considered dumpster pad & apron area and semi-tractor trailer truck loading conditions.

Table 1
Minimum Pavement Section

Pavement Type	Material	Layer Thickness (in)	
		Standard Duty	Heavy Duty
Flexible	Florida DOT Asphalt Type 3	1.5	2
	Cemented Coquina Rock (LBR of 100)*-or-Limerock* Base Course	6	8
	Clayed soil (LBR of 40)* Stabilized Subgrade	8	12
Rigid	Portland Cement (4,000 psi)	5	7
	Clayed Soil (LBR of 40)* Stabilized Subgrade	6	10

* Compacted to minimum 98 percent of its modified dry Proctor value (AASHTO T180)

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Soil Percolation and Water Tables:

Three (3) Hydraulic Conductivity Tests were performed in the field by the 'Usual Open-Hole Test' method.

The horizontal and vertical permeability flow rates were determined by excavating a test pit adjacent to the soil profiles and obtaining undisturbed shelby tube samples. We then performed a permeability test on the field samples in our laboratory.

All these tests were performed to evaluate the drainage characteristics of the soils for this particular test location. Please note that P-1 was conducted in the bottom of the existing retention pond. If the existing retention area is to be utilized for new retention, we recommend removing the top 12" and replace with clean fine grained sand.

The following table indicates the usual Open Hole Hydraulic Conductivity test results:

Usual Open-Hole Test Results	
Test Location (See Location Plan)	**Hydraulic Conductivity (CFS/SF- Ft Head)**
P-1	3.4×10^{-5}
P-2	2.1×10^{-4}
P-3	1.8×10^{-4}

NOTES:

1) The above hydraulic conductivity values are for a French drain installed to the same depth as the borehole tests. The designer should apply the appropriate factor of safety.
2) A hole diameter of 3" was used in the computation of the Hydraulic Conductivity values presented in the above table.

The following table indicates the horizontal and vertical flow rates for the test location:

Constant Head Permeability Results			
Test Location (See Location Plan)	**Horizontal Flow Rate (in/hr)**	**Vertical Flow Rate (in/hr)**	**Layer Depth (in)**
P-1	1.4	1.0	0-40
P-1	--	0.5	40-50
P-1	--	1.1	50-60
P-2	5.4	4.6	0-10
P-2	7.5	6.3	10-30
P-2	--	0.3	30-38
P-2	--	0.7	38-60
P-3	5.0	4.2	0-14
P-3	7.2	5.8	14-24
P-3	--	0.5	24-36
P-3	--	0.7	36-60

The following table indicates the measured water table along with our estimated normal wet season water table and normal dry season water table for the test location:

Water Table Observations			
Test Location (See Location Plan)	**Observed Water Table**	**Estimated Wet Season Water Table**	**Estimated Dry Season Water Table**
P-1, PB-1	11" Below Grade	15" Above Existing Grade	21" Below Existing Grade
P-2, PB-2	42" Below Grade	16" Below Grade	52" Below Grade
P-3, PB-3	44" Below Grade	17" Below Grade	53" Below Grade

This estimate is based upon our interpretation of existing site conditions and a review of the USDA Soil Survey for St. Lucie County, Florida. The majority of the site soils are mapped as (2) Ankona and Farmton sands, and (47) Urban land, 0 to 2 percent slopes, according to the Soil Survey Map of St. Lucie County, Florida.

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KSM Project #: 211328-b&p

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Hydrologic Soil Group Classification for the Pre Devleopment:

The soils in the test locations can be classified in accordance with Chapter 7, Part 630 of the USDA National Engineering Handbook as follows:

Test Location (See Location Plan)	Hydrologic Soil Group
P-1	C/D
P-2	B/D
P-3	B/D

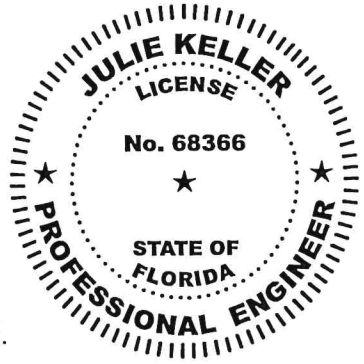
The soils in test location P-1 are part of the dual hydrologic soil group "C/D" due to the moderate fines content in the soil, the relatively low hydraulic conductivity rates of the soils and the depth to high season water table which is above existing grade.

The soils in test locations P-2 and P-3 are part of the dual hydrologic soil group "B/D" due to the moderate fines content in the soil, the high hydraulic conductivity rate of the soils in the depth range, the depth to a water impermeable layer between 20 and 40 inches below grade and the high season water table which is less than 24 inches from the surface.

Note that the Hydrologic Soil Group is a dynamic classification which changes with the conditions of the site at any given moment. Changes in water table elevation as well as changes in the ground elevations of the site can affect the hydrologic soil group for any particular location.

If you have any questions, please feel free to contact the office.

Respectfully,



Julie E. Keller, P.E.
President
P.E. # 68366

JEK/cv

Email to: tonydp@dellaportaconstruction.com

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

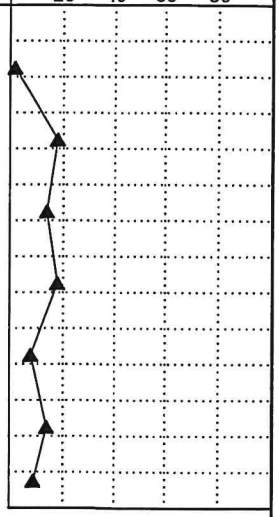
BORING NUMBER B-1

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/25/21 **COMPLETED** 2/25/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 5.00 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-1-1 (2)		
		Dark Brown Sand with Traces of Hardpan	SS		4-7-11 (18)		
5		Brown Clayed Sand ▽	SS		5-6-8 (14)		
		Dark Gray Sand with Traces of Hardpan	SS		8-10-8 (18)		
		Brown Sand with Some Clay	SS		4-4-4 (8)		
10		Brown Sand	SS		4-6-8 (14)		
			SS		3-4-5 (9)		

Bottom of borehole at 14.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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BORING NUMBER B-2

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/25/21 **COMPLETED** 2/25/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 5.25 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-1-2 (3)		
			SS		2-3-2 (5)		
5		Dark Gray Sand with Traces of Hardpan					
		▽ Brown Clayed Sand	SS		9-13-11 (24)		
			SS		4-5-6 (11)		
		Brown Sand					
10			SS		4-4-6 (10)		

Bottom of borehole at 10.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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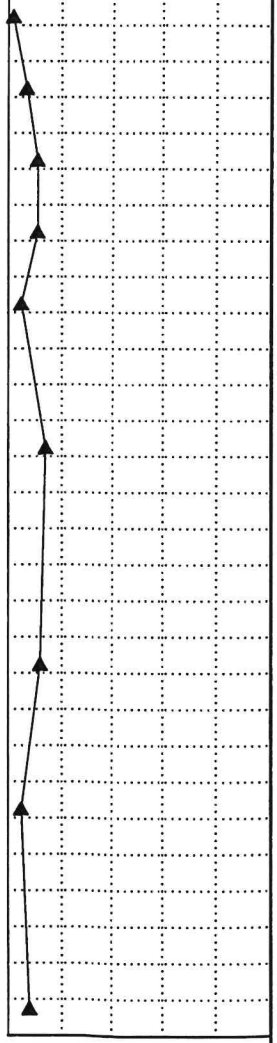
BORING NUMBER B-3

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/25/21 **COMPLETED** 2/25/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.42 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Light Brown Sand	SS		1-1-1 (2)		
		Brown Clayed Sand with Traces of Roots ▽	SS		3-3-4 (7)		
5		Brown Sand with Traces of Clay	SS		4-6-5 (11)		
		Dark Brown Sand	SS		4-5-6 (11)		
10			SS		3-2-3 (5)		
		Dark Reddish Brown Sand	SS		5-7-7 (14)		
15							
20			SS		5-6-6 (12)		
		Reddish Brown Sand	SS		2-2-3 (5)		
25							
		Brown Sand	SS		2-4-4 (8)		
30							

Bottom of borehole at 30.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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BORING NUMBER B-4

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/25/21 **COMPLETED** 2/25/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 4.50 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-1-2 (3)		
		Dark Gray Sand with Traces of Hardpan	SS		3-5-7 (12)		
5		▽ Brown Clayed Sand	SS		13-11-9 (20)		
		Brown Sand	SS		6-7-7 (14)		
10			SS		4-3-4 (7)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 10.0 feet.

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BORING NUMBER B-5

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/25/21 **COMPLETED** 2/25/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 4.92 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-2-1 (3)		
			SS		3-4-4 (8)		
5		▽ Brown Clayed Sand	SS		4-4-5 (9)		
		Brown Sand, Slightly Clayed	SS		4-7-9 (16)		
		Gray Clayed Sand					
10		Light Gray Sand, Slightly Silty	SS		3-5-4 (9)		
		Dark Reddish Brown Sand	SS		3-5-5 (10)		
			SS		4-6-7 (13)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 14.0 feet.

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BORING NUMBER HA-1

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/24/21 **COMPLETED** 2/24/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 3.67 ft
LOGGED BY DP **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				44		
		Light Gray Sand				44		
		Dark Gray Sand with Traces of Hardpan				56		
		▽ Brown Clayed Sand				55		
5						52		
						55		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-2

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/24/21 **COMPLETED** 2/24/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 3.50 ft
LOGGED BY DP **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				34		
		Light Gray Sand				37		
		Dark Gray Sand with Traces of Hardpan				53		
		▽ Brown Clayed Sand				52		
						54		
5						50		

Bottom of borehole at 6.0 feet.

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BORING NUMBER HA-3

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/24/21 COMPLETED 2/24/21
GROUND ELEVATION _____ HOLE SIZE inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ AT TIME OF DRILLING 3.75 ft
LOGGED BY DP CHECKED BY JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Gray Sand with Traces of Roots				31		
		Light Gray Sand				38		
		Dark Gray Sand with Traces of Hardpan				50		
		▽ Brown Clayed Sand				47		
5						49		
		Light Gray Clayed Sand				51		

Bottom of borehole at 6.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 3/3/21 11:02 - K:\KSM FILES\21 DOCS (KSM-SERVER)\211328\SOIL INVESTIGATION\211328-B&P.GPJ

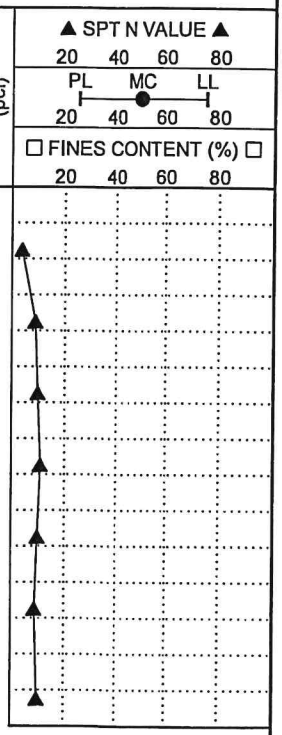
KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER PB-1

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/24/21 **COMPLETED** 2/24/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 0.92 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Clay and Shell ▽	SS		1-2-2 (4)		
		Light Gray Clayed Sand	SS		3-4-5 (9)		
5		Light Gray Sand, Slightly Clayed	SS		4-4-6 (10)		
			SS		5-6-5 (11)		
10		Light Gray Sand, Slightly Silty	SS		4-5-5 (10)		
			SS		3-5-4 (9)		
15		Reddish Brown Sand	SS		4-4-6 (10)		

Bottom of borehole at 15.0 feet.



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KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

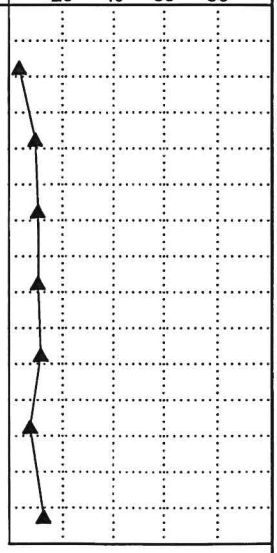
BORING NUMBER PB-2

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/24/21 **COMPLETED** 2/24/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.50 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-2-2 (4)		
		Dark Gray Sand with Traces of Hardpan					
		▽ Brown Clayed Sand	SS		2-3-7 (10)		
5		Brown Sand with Traces of Clay	SS		9-6-5 (11)		
			SS		5-5-6 (11)		
		Light Gray Sand, Slightly Clayed	SS		4-6-6 (12)		
10							
		Light Gray Sand, Slightly Silty	SS		3-4-4 (8)		
		Reddish Brown Sand	SS		4-6-7 (13)		
15							

Bottom of borehole at 15.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

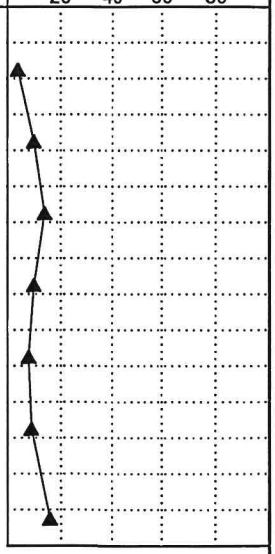
BORING NUMBER PB-3

CLIENT Della Porta Construction Inc.
PROJECT NAME Jetson's Fort Pierce, 4145 S. US 1
PROJECT NUMBER 211328-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 2/24/21 **COMPLETED** 2/24/21
GROUND ELEVATION _____ **HOLE SIZE** inches
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ **AT TIME OF DRILLING** 3.67 ft
LOGGED BY SR/SF **CHECKED BY** JEK
AT END OF DRILLING —
NOTES See Attached Location Plan
AFTER DRILLING —

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0		Gray Sand with Traces of Roots					
		Light Gray Sand	SS		1-2-2 (4)		
		Dark Gray Sand with Traces of Hardpan					
		▽ Brown Clayed Sand	SS		2-3-7 (10)		
5		Light Gray Clayed Sand	SS		11-8-6 (14)		
		Light Gray Sand, Slightly Clayed	SS		6-5-5 (10)		
10		Light Gray Sand, Slightly Silty	SS		4-4-4 (8)		
		Reddish Brown Sand	SS		5-4-5 (9)		
15			SS		6-8-8 (16)		

Bottom of borehole at 15.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



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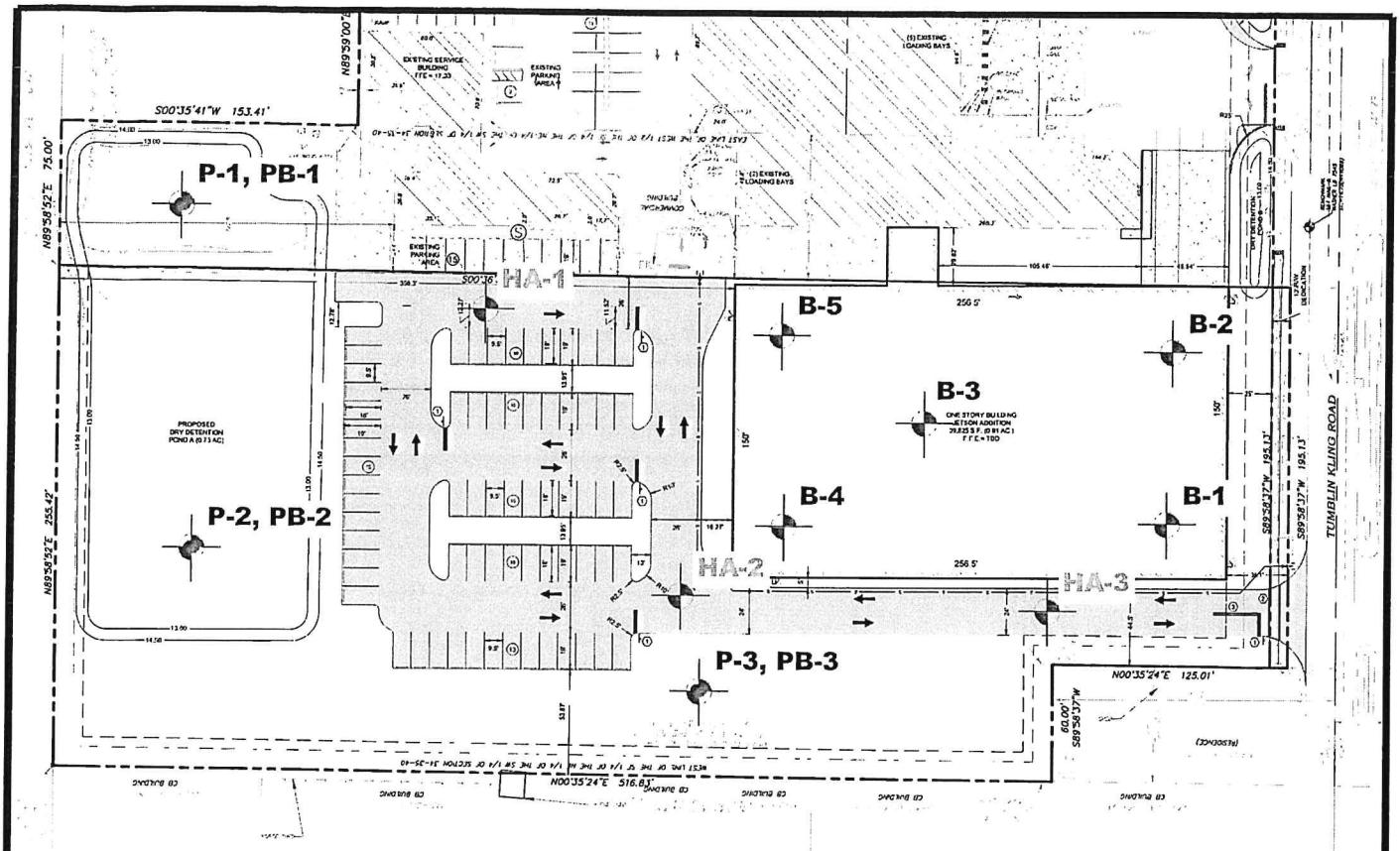


SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BUILDINGS

SIGN & PAVEMENT MARKING SCHEDULE		
SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
①	30"	(R1-1) STOP SIGN AND 24" SOLID WHITE STOP BAR
②	12"	6' WIDE CROSSWALK, 12" SOLID WHITE STRIPING
③	6"	35 LF DOUBLE YELLOW (PAINTED)
④		DO NOT ENTER SIGN
⑤		PAVEMENT MARKINGS PER MUTCD

LOCATION OF TESTS

PROJECT: Jetson's Fort Pierce, 4145 S. US 1, Fort Pierce, Florida

SHEET 1 OF 2
PERMIT #:
PROJECT #: 211328-b&p

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DESIGNED BY: J.K.
DATE: 20210303
SCALE: NONE



USDA SOILS SURVEY

2-Ankona and Farmton Sands

47-Urban Land, 0 to 2 Percent Slopes

PROJECT: Jetson's Fort Pierce, 4145 S. US 1, Fort Pierce, Florida

SHEET 2 OF 2
PERMIT #:
PROJECT #: 211328-soils

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DESIGNED BY: J.K.
DATE: 20210303
SCALE: NONE

Appendix C
SFWMD Permit 56-02898-P Excerpt

Last Date For Agency Action: 17-JUN-2008

GENERAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Jetson Tv And Appliance

Permit No.: 56-02898-P

Application No.: 080124-20 **Associated File:** 080317-11 WU

Application Type: Environmental Resource (New General Permit)

Location: St Lucie County, S34/T35S/R40E

Permittee : Jetson Investment Inc

Operating Entity : Jetson Investment Inc

Project Area: 3.87 acres

Project Land Use: Commercial

Drainage Basin: NORTH ST LUCIE

Receiving Body: US Highway 1 system **Class:** N/A

Special Drainage District: NA

Conservation Easement To District : No

Sovereign Submerged Lands: No

PROJECT PURPOSE:

This application is a request for an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve 3.87 acres of commercial development.

PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The site is located on the northwest corner of the intersection of U.S.Highway 1 and Tumblin Kling Road in St. Lucie County. Please refer to Exhibit 1.

There are no permitted surface water management facilities within the project area. The site contains 2.28 acres of existing development, including three buildings and associated pavement.

There are no wetlands located within or affected by the proposed project.

PROPOSED PROJECT:

The proposed project involves the construction and operation a surface water management system to serve 3.87 acres of commercial development. Specifically, the existing warehouse/retail buildings will be enlarged, along with added access drives and parking areas.

The proposed surface water management system consists of catch basins interconnected by conveyance piping, which will direct the surface water to interconnected dry detention areas to be located at the northwest and south boundaries of the property. The dry detention areas will discharge to the existing catch basin within the U.S. Highway 1 right-of-way along the east project boundary. Please refer to Exhibit # 2.1 (three pages).

LAND USE:

Construction:

Basin : Site

	Total Basin	
Building Coverage	1.20	acres
Concrete	.20	acres
Dry Detention Bottom	.41	acres
Dry Detention Sides	.16	acres
Pavement	1.40	acres
Pervious	.50	acres
Total:	**3.87**	

WATER QUANTITY:

Discharge Rate :

As shown in the table below, the proposed project discharge is within the allowable limit for the area.

Basin	**Allow Disch (cfs)**	**Method Of Determination**	**Peak Disch (cfs)**	**Peak Stage (ft, NGVD 29)**
Site	3.78	Pre Vs Post	3.78	16.18

Finished Floors :

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Finished Floors (ft, NGVD 29)	FEMA Elevation (ft, NGVD 29)
Site	17.14	17.17	N/A

Parking Lot Design :

Basin	Peak Stage (ft, NGVD 29)	Proposed Min.Parking Elev. (ft, NGVD 29)
Site	15.82	16

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD 29)	WSWT Ctrl Elev (ft, NGVD 29)	Method Of Determination
Site	3.87	13.15	13.15	Wet Season Soil Borings

Receiving Body :

Basin	Str.#	Receiving Body
Site	CS	US Highway 1 system

Discharge Structures: Note: The units for all the elevation values of structures are (ft, NGVD 29) .

Bleeders:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
Site	CS	1	Circular Orifice				3"		13.15

Culverts:

Basin	Str#	Count	Type	Width	Length	Dia.
Site	CS	1	Reinforced Concrete Pipe		17'	15"

Inlets:

Basin	Str#	Count	Type	Width	Length	Dia.	Crest Elev.
Site	CS	1	Inlet	27"	34"		16.5

Weirs:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
Site	CS	1	Sharp Crested	2'				15.5 (crest)

WATER QUALITY :

Water quality volume provided is equivalent to 2.5 inches times the percent impervious project area, adjusted for dry detention. No adverse water quality impacts are anticipated as a result of the proposed project. The applicant has provided reasonable assurance that water quality standards will not be violated during construction of the proposed work. Best Management Practices (BMPs) will be implemented and silt screens will be placed so as to contain turbidity during construction of the proposed project. All erosion and turbidity control measures shall remain in place until the completion of onsite construction. Please refer to Exhibit No. 2.1 and Special Conditions.

Basin		Treatment Method	Vol Req.d (ac-ft)	Vol Prov'd
Site	Treatment	Dry Detention	.44	.44

CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4.361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

RELATED CONCERNS:

Water Use Permit Status:

The applicant has indicated that groundwater well will be used as a source for irrigation water for the project. Water Use application number 080317-11 has been submitted and is being processed concurrently for this project.

The applicant has indicated that dewatering is not required for construction of this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a No-Notice Short-Term Dewatering permit pursuant to Chapter 40E-20.302(3) or is exempt pursuant to Section 40E-2.051, FAC.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Fort Pierce Utilities Authority

Waste Water System/Supplier:

Fort Pierce Utilities Authority

Right-Of-Way Permit Status:

A Right-of-Way Permit is not required for this project.

DRI Status:

This project is not a DRI.

Historical/Archeological Resources:

The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that the agency has no objections to the issuance of this permit.

DCA/CZM Consistency Review:

The District has not received a finding of inconsistency from the Florida Department of Environmental Protection or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

Third Party Interest:

No third party has contacted the District with concerns about this application.

Enforcement:

There has been no enforcement activity associated with this application.

STAFF REVIEW:

DIVISION APPROVAL:

NATURAL RESOURCE MANAGEMENT:

Melinda Parrott

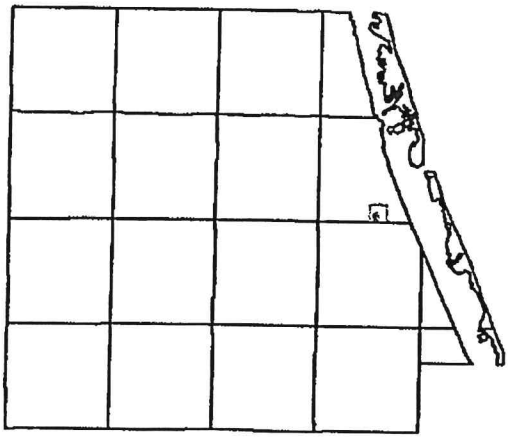
DATE: 28 May 08

SURFACE WATER MANAGEMENT:

Hugo A. Carter, P.E.

DATE: 27 May 08





ST LUCIE COUNTY, FLORIDA

Legend

Application

N

Map Date: 5/14/2008

Application Number: 080124-20

Permit Number:

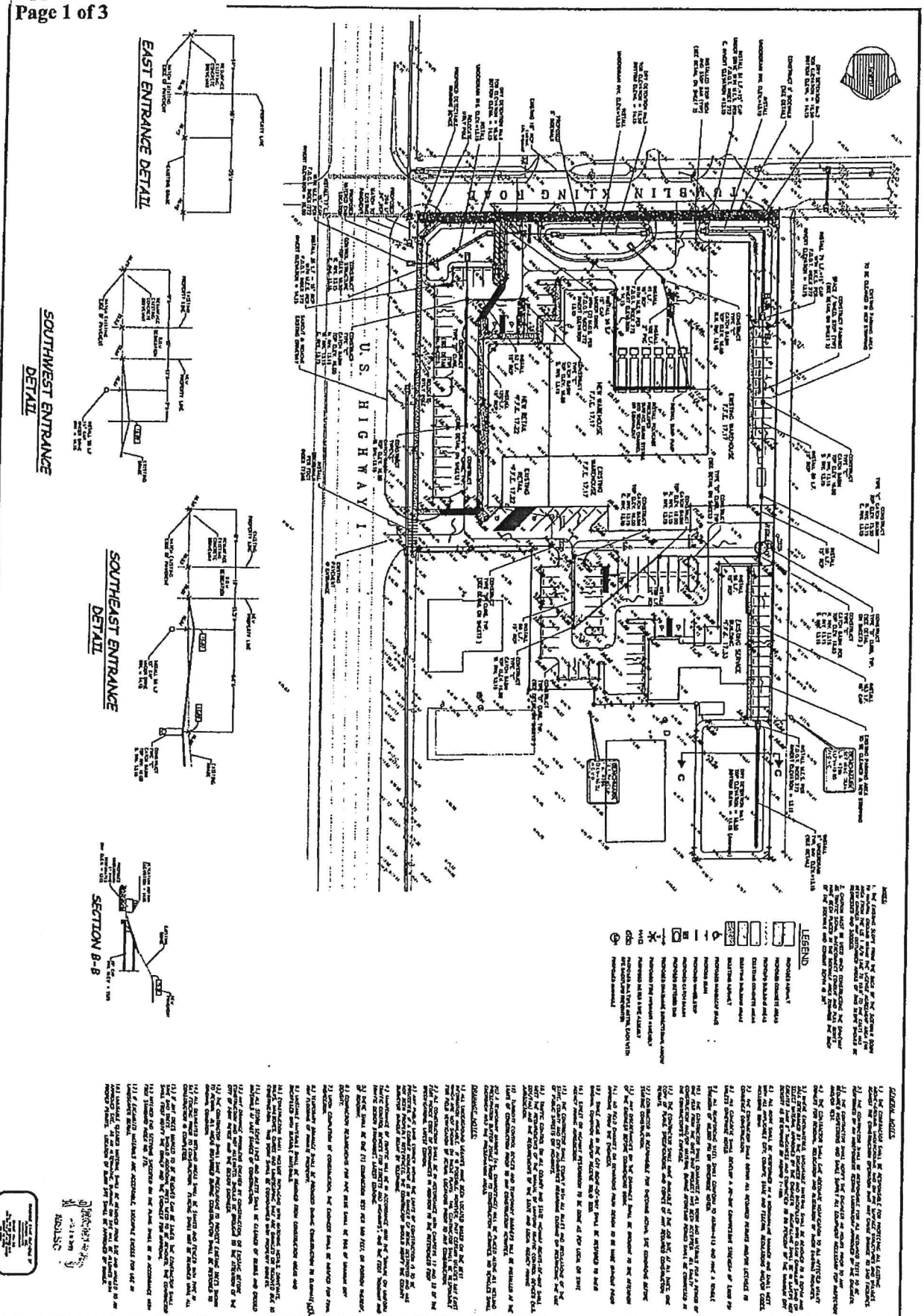
Project Name: JETSON TV AND APPLIANCE

0 0.05 0.1

Miles

Exhibit 1

EXHIBIT #2.1
Application #080124-20
Page 1 of 3



JETSON TV & APPLIANCE
US HIGHWAY ONE
CITY OF FORT PIERCE, FL

PAVING & GRADING
DRAINAGE PLAN

REVISIONS

THE VELCON GROUP INC.
ENGINEERS & SURVEYORS
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FL 34953
(772) 878-0477 — (772) 871-8650-FAX
CERTIFICATE OF AUTHORIZATION # 4942

ENGINEERS APPROVAL

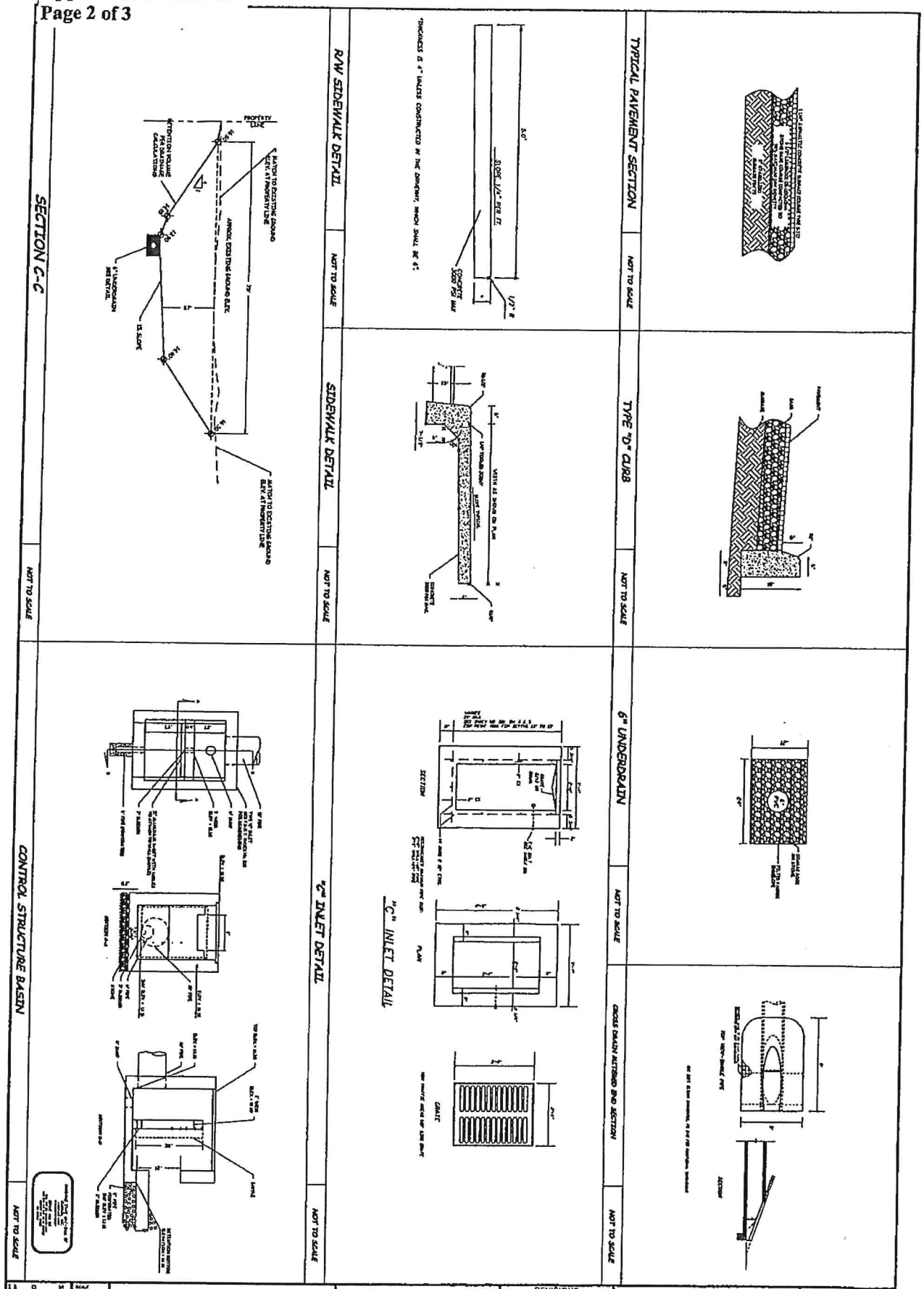
SEAL

ERNESTO VELASCO
P.E. No. 35649

DATE

SHEET NO.: 1
OF 1 SHEETS

EXHIBIT #2.1
Application #080124-20
Page 2 of 3



SHEET NO. 3 OF 5	JETSON TV & APPLIANCE US HIGHWAY ONE CITY OF FORT PIERCE, FL	PAVING & GRADING DRAINAGE DETAILS	REVISIONS	THE VELCON GROUP INC. ENGINEERS & SURVEYORS 702 S.W. PORT ST. LUCIE BLVD PORT ST. LUCIE, FL 34953 (772) 879-0477 – (772) 871-6659-FAX CERTIFICATE OF AUTHORIZATION # 4942

EXHIBIT #2.1
Application #080124-20
Page 3 of 3

TOBLIN KLING ROAD
U. S. HIGHWAY 1
EXISTING WAREHOUSE F.F.E. 11.17
EXISTING METAL BLDG. F.F.E. 12.74
EXISTING WAREHOUSE F.F.E. 11.17
EXISTING WAREHOUSE F.F.E. 11.17
EXISTING METAL BLDG. F.F.E. 12.74
EXISTING SERVICE F.F.E. 11.17
EXISTING METAL BLDG. F.F.E. 12.74
EXISTING METAL BLDG. F.F.E. 12.74
EXISTING METAL BLDG. F.F.E. 12.74

Appendix D

Other Miscellaneous Backup

(Mannings Table, Curve Number Sheet, Pre-Tc / Basin Exhibit)

Table 2-2a Runoff curve numbers for urban areas [1]

Cover description		Curve numbers for hydrologic soil group			
Cover type and hydrologic condition	Average percent impervious area [2]	A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas: POST-DEVELOPMENT					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) [4]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

1 Average runoff condition, and $I_a = 0.2S$.

2 The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

3 CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

4 Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

5 Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2b Runoff curve numbers for cultivated agricultural lands [1]

Cover description			Curve numbers for hydrologic soil group			
Cover type	Treatment [2]	Hydrologic condition [3]	A	B	C	D
Fallow	Bare soil	—	77	86	91	94
	Crop residue cover (CR)	Poor	76	85	90	93
		Good	74	83	88	90
Row crops	Straight row (SR)	Poor	72	81	88	91
		Good	67	78	85	89
	SR + CR	Poor	71	80	87	90
		Good	64	75	82	85
	Contoured (C)	Poor	70	79	84	88
		Good	65	75	82	86
	C + CR	Poor	69	78	83	87
		Good	64	74	81	85
	Contoured & terraced (C&T)	Poor	66	74	80	82
		Good	62	71	78	81
	C&T+ CR	Poor	65	73	79	81
		Good	61	70	77	80
Small grain	SR	Poor	65	76	84	88
		Good	63	75	83	87
	SR + CR	Poor	64	75	83	86
		Good	60	72	80	84
	C	Poor	63	74	82	85
		Good	61	73	81	84
	C + CR	Poor	62	73	81	84
		Good	60	72	80	83
	C&T	Poor	61	72	79	82
		Good	59	70	78	81
	C&T+ CR	Poor	60	71	78	81
		Good	58	69	77	80
Close-seeded or broadcast legumes or rotation meadow	SR	Poor	66	77	85	89
		Good	58	72	81	85
	C	Poor	64	75	83	85
		Good	55	69	78	83
	C&T	Poor	63	73	80	83
		Good	51	67	76	80

[1] Average runoff condition, and I_a=0.2S

[2] Crop residue cover applies only if residue is on at least 5% of the surface throughout the year.

[3] Hydraulic condition is based on combination factors that affect infiltration and runoff, including (a) density and canopy of vegetative areas, (b) amount of year-round cover, (c) amount of grass or close-seeded legumes, (d) percent of residue cover on the land surface (good ≥ 20%), and (e) degree of surface roughness.

Poor: Factors impair infiltration and tend to increase runoff.

Good: Factors encourage average and better than average infiltration and tend to decrease runoff.

Table 2-2c Runoff curve numbers for other agricultural lands [1]

Cover description		Curve numbers for hydrologic soil group			
Cover type	Hydrologic condition	A	B	C	D
Pasture, grassland, or range—continuous forage for grazing. [2]	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element. [3]	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30 [4]	48	65	73
Woods—grass combination (orchard or tree farm). [5]	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods. [6] PRE-DEVELOPMENT	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30 [4]	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

1 Average runoff condition, and $I_a = 0.2S$.

2 *Poor:* <50%) ground cover or heavily grazed with no mulch.
Fair: 50 to 75% ground cover and not heavily grazed.
Good: > 75% ground cover and lightly or only occasionally grazed.

3 *Poor:* <50% ground cover.
Fair: 50 to 75% ground cover.
Good: >75% ground cover.

4 Actual curve number is less than 30; use CN = 30 for runoff computations.

5 CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

6 *Poor:* Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.
Fair: Woods are grazed but not burned, and some forest litter covers the soil.
Good: Woods are protected from grazing, and litter and brush adequately cover the soil.

Sheet flow

Sheet flow is flow over plane surfaces. It usually occurs in the headwater of streams. With sheet flow, the friction value (Manning's n) is an effective roughness coefficient that includes the effect of raindrop impact; drag over the plane surface; obstacles such as litter, crop ridges, and rocks; and erosion and transportation of sediment. These n values are for very shallow flow depths of about 0.1 foot or so. Table 3-1 gives Manning's n values for sheet flow for various surface conditions.

Table 3-1 Roughness coefficients (Manning's n) for sheet flow

Surface description	n [1]
Smooth surfaces (concrete, asphalt, gravel, or bare soil)	0.011
Fallow (no residue)	0.05
Cultivated soils:	
Residue cover ≤20%	0.06
Residue cover >20%	0.17
Grass:	
Short grass prairie	0.15
Dense grasses [2]	0.24
Bermudagrass	0.41
Range (natural)	0.13
Woods:[3]	
Light underbrush	0.40
Dense underbrush	0.80

1 The n values are a composite of information compiled by Engman (1986).

2 Includes species such as weeping lovegrass, bluegrass, buffalo grass, blue grama grass, and native grass mixtures.

3 When selecting n , consider cover to a height of about 0.1 ft. This is the only part of the plant cover that will obstruct sheet flow.

For sheet flow of less than 300 feet, use Manning's kinematic solution (Overtop and Meadows 1976) to compute T_t:

$$T_t = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} s^{0.4}} \qquad \text{[eq. 3-3]}$$

where:

T_t = travel time (hr),
n = Manning's roughness coefficient (table 3-1)
L = flow length (ft)
P_2 = 2-year, 24-hour rainfall (in)
s = slope of hydraulic grade line (land slope, ft/ft)

This simplified form of the Manning's kinematic solution is based on the following: (1) shallow steady uniform flow, (2) constant intensity of rainfall excess (that part of a rain available for runoff), (3) rainfall duration of 24 hours, and (4) minor effect of infiltration on travel time. Rainfall depth can be obtained from appendix B.

Shallow concentrated flow

After a maximum of 300 feet, sheet flow usually becomes shallow concentrated flow. The average velocity for this flow can be determined from figure 3-1, in which average velocity is a function of watercourse slope and type of channel. For slopes less than 0.005 ft/ft, use equations given in appendix F for figure 3-1. Tillage can affect the direction of shallow concentrated flow. Flow may not always be directly down the watershed slope if tillage runs across the slope.

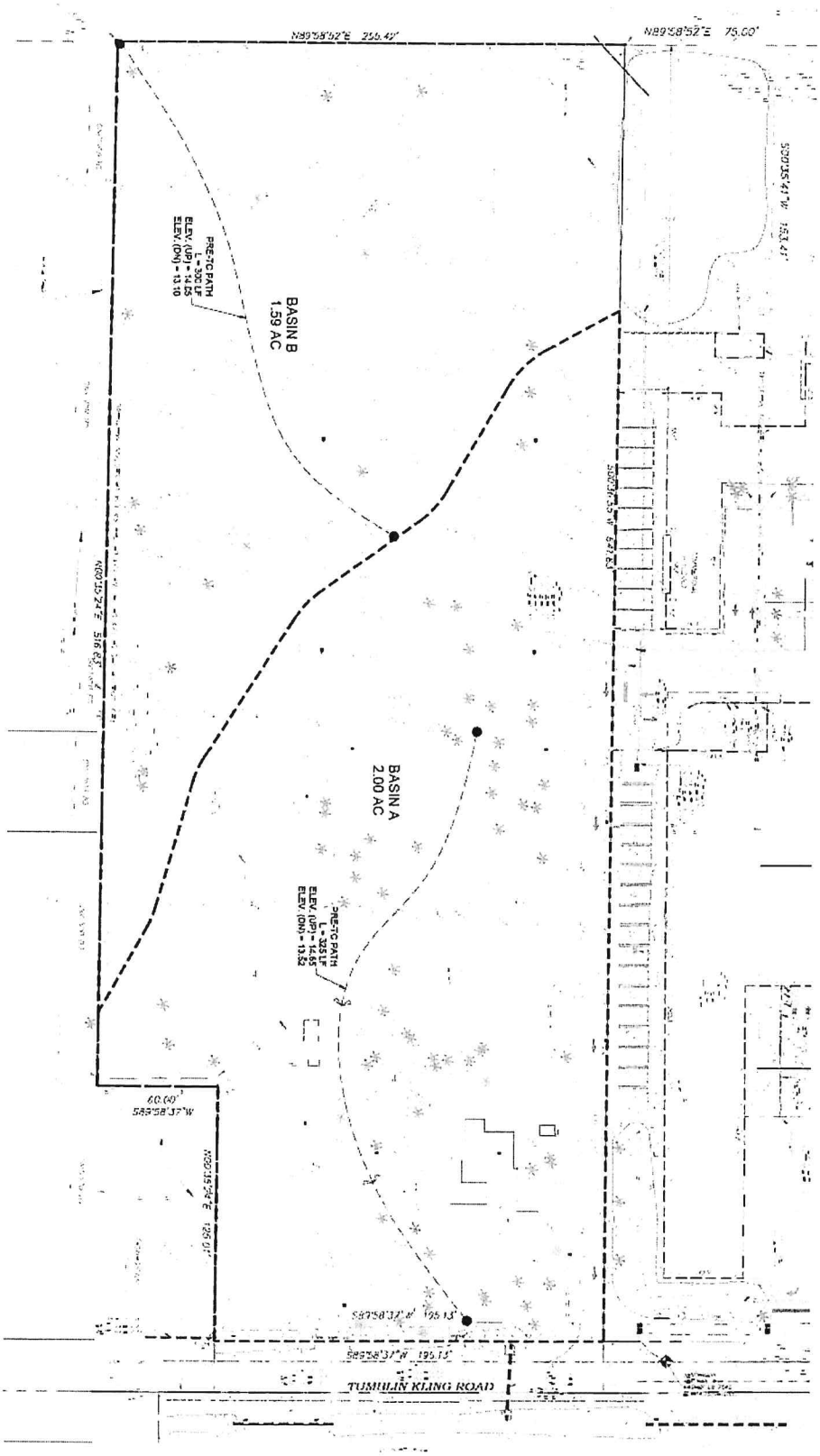
After determining average velocity in figure 3-1, use equation 3-1 to estimate travel time for the shallow concentrated flow segment.

Open channels

Open channels are assumed to begin where surveyed cross section information has been obtained, where channels are visible on aerial photographs, or where blue lines (indicating streams) appear on United States Geological Survey (USGS) quadrangle sheets. Manning's equation or water surface profile information can be used to estimate average flow velocity. Average flow velocity is usually determined for bankfull elevation.

JETSON FT. PIERCE SITE IMPROVEMENTS

PRE-TC / BASIN EXHIBIT



THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

EROSION AND SEDIMENT CONTROL AFFIDAVIT

PROJECT: Jetson Fort Pierce Site Improvements

PCN#: _____

LOCATION: 4145 S US Hwy. 1 & 504 Tumblin King Road

I now state under oath that I will perform all land disturbing activities on this project, for which I am responsible for or upon land I own, in accordance with the provisions of Ordinance K-421 of the City of Fort Pierce aka Erosion and Sediment Control Ordinance and also within the obligations set forth in my Erosion and Sediment Control Plan as approved by or modified by the City of Fort Pierce. I acknowledge that the City of Fort Pierce Erosion and Sediment Control Ordinance is based on rules and regulations promulgated by the State of Florida in accordance with NPDES.

- With my signature on this document, let it be known to all that I have received a copy of the City of Fort Pierce Erosion and Sediment Control Ordinance.
- With my signature on this document, let it be known to all that I am aware of and I will comply with the provision for establishing temporary and permanent ground covers as per the ordinance.
- With my signature on this document, let it be known to all that I will install all reasonable measures to protect all public and private properties from any sediment damage as a result of my land disturbing activities. I will keep my sediment on my site.
- With my signature on this document, let it be known to all that I am aware of the rules and regulations regarding buffer zone requirements as per the Ordinance.
- I agree to comply with the provision of my Erosion and Sediment Control Plan as approved or modified by the City of Fort Pierce, the above statements and the rules, regulations and requirements of Ordinance K-421 of the City of Fort Pierce Erosion and Sediment Control Ordinance.

Witness my signature below:
Person Responsible or Representative for Project: John E. Thotner III
Land Owner: Jetson Investment, Inc.

Before me, the undersigned authority, on this day personally appeared _____, the, President of Jetson TV & Appliance Center, Inc who personally appeared before me, is personally known to me ( ), or has produced _____ as identification, and who did ( ) or did not ( ) take an oath.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24 day of March 20 21.

Amy Lynne Thotner
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG215958
Expires 5/9/2022

Notary Public _____

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

August 23, 2021

Mr. Grant Chambers, P.E.
St. Lucie County Public Works Department
2300 Virginia Avenue
Fort Piece, FL 34982

Subject: Jetson Fort Pierce Site Improvements
St. Lucie County, Florida
Engineer's Project Number: 19-0273

Dear Mr. Chambers:

In accordance with the pre-application letter request, the following information is provided for a traffic statement for the subject project:

The subject project is proposing to construct a 32,330 +/- SF warehouse addition, which will have minimal impact to the current trip generation of the business as the intent of expansion is to provide additional storage capacity and to not expand the current employee volume.

Per ITE, 10th Edition:
(150) Warehousing = 1.74 trips / 1000 SF
32,330 SF = 56 ADT (28 entry / 28 exit)

Should you have any questions regarding the above subject, please feel free to contact our office at any time.

Sincerely,

Aaron Bowles, P.E.
Vice President

Technical Review Committee **3. e.**

Meeting Date: 09/16/2021

REQUESTED ACTION

Site Plan, Design Review, PD Amendment - Willow Lakes Resort Village - 10050 W. Midway Road

LOCATION

10050 W. Midway Road

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

TBD

Attachments

TRC Memo Combined

Form Review

Form Started By: Vennis Gilmore Started On: 09/01/2021 09:42 PM

Final Approval Date: 09/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #21-43900003 (Site Plan & Design Review, PD Amendment)
BOARD DATE	:	September 16th, 2021

Site Plan, Design Review, PD Amendment – Willow Lakes – 10050 W. Midway Road

Attached are Applications for a Site Plan, Design Review, and PD Amendment to be located at 10050 W. Midway Road. Willow Lakes Resort Village is a Planned Development proposed to consist of residential, commercial, retail, restaurant, office, hotel, entertainment, and recreation and preserve areas. The proposed Site Plan is for the 1st phase of the project consisting of 852,422 sq ft of building area and 1,045,876 sq ft of impervious area. The proposed construction will include 12 buildings and 14 villas. The applicant is also proposing minor adjustment to the Planned Development Site Plan Standards. Parcel ID: 3302-212-0001-000-4.

Please review and provide comments on all submitted applications. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments please respond prior to the, September 16, 2021 TRC meeting.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Senior Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property address or Location 10050 W. Midway Road, Fort Pierce, FL 34945

Parcel ID #(s) 3302-212-0001-000-4

Project description Resort village and community with residential, retail, and commercial uses.

Willow Lakes, LLC	Willow Lakes, LLC c/o Dean, Mead, Minton, and Zwemer
Property Owner(s)	**Applicant/Representative, Title, Company**
298 S Benson Rd	1903 S 25th Street Suite 200
Street Address	Street Address
Fairfield CT 06824	Fort Pierce FL 34947
City State Zip	City State Zip
561-827-5742	772-464-7700
Phone Number	Phone Number
chad@devcon-enterprises.com	ldobbins@deanmead.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~~ Connecticut -- COUNTY Fairfield

The foregoing instrument was acknowledged before me this 19 day of August, 20 21, by Chad LaBonte et al who is personally known to me or has produced _____ as identification.

Elizabeth Marciano
Signature of Notary

My Commission Expires December 31, 2022

(seal)

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

TO BE COMPLETED BY STAFF

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

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

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

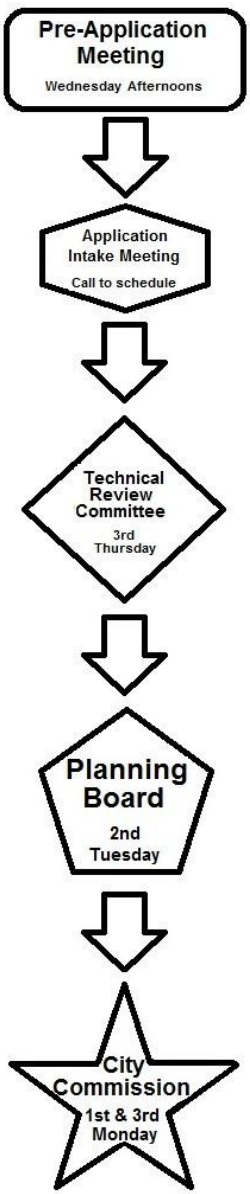
Site Information:

Non-Residential: Proposed Sq. Ft.: 103,612 SF and 357 hotel rooms Residential: Proposed Units: _____

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

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

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

STATEMENT OF OWNERSHIP AND CONTROL

The land which is the subject of this application is 100% owned and controlled by Willow Lakes, LLC (see Special Warranty Deed included in this submittal). Attached hereto is a copy of the printout from the Florida Secretary of State (Sunbiz) and the Articles of Organization of Willow Lakes, LLC, showing that it is a manager-managed limited liability company, and the current Managers are Roland G. Labonte and Chad Labonte.

The character and intended use of the project are described in detail in the Project Narrative, set forth in the Planned Development Guidelines for Willow Lakes.

Detail by Entity Name

Florida Limited Liability Company
WILLOW LAKES, LLC

Filing Information

Document Number	L03000007328
FEI/EIN Number	54-2099867
Date Filed	02/27/2003
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/30/2019
Event Effective Date	NONE

Principal Address

c/o DEI Property Management LLC
433 South Main Street
218
West Hartford, CT 06110

Changed: 02/15/2016

Mailing Address

c/o DEI Property Management LLC
433 South Main Street
218
West Hartford, CT 06110

Changed: 02/15/2016

Registered Agent Name & Address

LABONTE, Roland G
376 Eagle Drive
Jupiter, FL 33477

Name Changed: 02/15/2016

Address Changed: 02/15/2016

Authorized Person(s) Detail

Name & Address

Title MGR

LABONTE, ROLAND G
376 Eagle Drive
JUPITER, FL 33477

Title MGR

LABONTE, CHAD
298 S BENSON RD
FAIRFIELD, CT 06824

Annual Reports

Report Year	Filed Date
2019	01/29/2019
2020	01/17/2020
2021	02/04/2021

Document Images

02/04/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
10/30/2019 -- LC Amendment	View image in PDF format
01/29/2019 -- ANNUAL REPORT	View image in PDF format
01/17/2018 -- ANNUAL REPORT	View image in PDF format
04/19/2017 -- ANNUAL REPORT	View image in PDF format
02/15/2016 -- ANNUAL REPORT	View image in PDF format
02/11/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
02/07/2013 -- ANNUAL REPORT	View image in PDF format
01/04/2012 -- ANNUAL REPORT	View image in PDF format
02/21/2011 -- ANNUAL REPORT	View image in PDF format
01/15/2010 -- ANNUAL REPORT	View image in PDF format
03/19/2009 -- ANNUAL REPORT	View image in PDF format
04/15/2008 -- ANNUAL REPORT	View image in PDF format
12/18/2007 -- LC Amendment	View image in PDF format
01/31/2007 -- ANNUAL REPORT	View image in PDF format
04/13/2006 -- ANNUAL REPORT	View image in PDF format
04/13/2005 -- ANNUAL REPORT	View image in PDF format
06/14/2004 -- ANNUAL REPORT	View image in PDF format
01/06/2004 -- Reg. Agent Change	View image in PDF format
02/27/2003 -- Florida Limited Liabilites	View image in PDF format

B03000065809

FILED
03 FEB 27 PM 8:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION

OF

WILLOW LAKES, LLC

The undersigned authorized representative of a member, for the purpose of forming a limited liability company under the Florida Limited Liability Act, Florida Statutes Chapter 608 (the "Act"), hereby makes, acknowledges and files the following Articles of Organization:

ARTICLE I – NAME

The name of the limited liability company shall be WILLOW LAKES, LLC (the "Company").

ARTICLE II - ADDRESS

The mailing address and street address of the principal office of the Company is 433 South Main Street, Suite 300, West Hartford, CT 06110.

ARTICLE III - REGISTERED AGENT

The name of the registered agent of the Company in the State of Florida is WL Enterprises, LLC, a Florida limited liability company, and its address is 222 South U.S. Highway #1, Suite 209, Tequesta, Florida 33469.

ARTICLE IV – MANAGEMENT BY MANAGERS

The Company is to be a manager-managed limited liability company.

IN WITNESS WHEREOF, the undersigned has made, subscribed and affirmed these Articles of Organization under the penalties of perjury as the duly authorized representative of a Member of the Company at North Palm Beach, Florida, this 27th day of February, 2003.

James H. Schnare II
as Authorized Representative

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 10050 W. Midway Road, Fort Pierce, FL 34945

Parcel ID #(s) 3302-212-0001-000-4

Project Description Resort village and community with residential, retail, and commercial uses.

Willow Lakes, LLC	Willow Lakes, LLC c/o Dean, Mead, Minton, and Zwemer
Property Owner(s)	Applicant/Representative, Title, Company
298 S Benson Rd	1903 S 25th Street Suite 200
Street Address	Street Address
Fairfeild CT 06824	Fort Pierce FL 34947
City State Zip	City State Zip
561-827-5742	772-464-7700
Phone Number	Phone Number
chad@devcon-enterprises.com	ldobbins@deanmead.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~~ Connecticut -- COUNTY Fairfield

The foregoing instrument was acknowledged before me this 19 day of August, 2021, by Chad LaBonte who is personally known to me or has produced Ct dl as identification.

Elizabeth Cardenas

Signature of Notary

My Commission Expires December 31, 2022

(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.

WILLOW LAKES

DESIGN REVIEW SUBMITTAL
08/20/2021

A0-00 COVER
A0-01 LOCATION MAP
A0-02 PROJECT DATA
A0-03 EXISTING CONDITIONS
A0-04 CONTEXT IMAGES
A0-05 NARRATIVE
A0-06 WAVEGARDEN EXPERIENCE
A0-07 SITE PLAN
A1-01 THE HUB - GRADE LEVEL
A1-02 THE HUB - LEVEL 02 (WAVE POOL)
A1-03 THE HUB - LEVEL 03
A1-04 HOTEL 01 - GRADE LEVEL
A1-05 HOTEL 01 - LEVEL 02 (WAVE POOL)
A1-06 HOTEL 01 - LEVELS 03-05 (TYPICAL LEVEL)
A1-07 HOTEL 01 - LEVELS 06 (AMENITY LEVEL)
A1-08 HOTEL 01 (VILLAS) - LEVEL 02
A1-09 HOTEL 02 - GRADE LEVEL
A1-10 HOTEL 02 - LEVELS 02-03
A1-11 HOTEL 02 - LEVELS 04-05
A1-12 RETAIL - GRADE LEVEL
A1-13 RETAIL - LEVEL 02
A2-01 THE HUB - NORTH & SOUTH ELEVATION
A2-02 HOTEL 01 -WEST ELEVATION
A2-03 HOTEL 02 -WEST ELEVATION
A2-04 RETAIL - WEST & SOUTH ELEVATION
A3-00 MATERIAL BOARD - THE HUB
A3-01 MATERIAL BOARD - HOTEL 01
A4-00 RENDERING 01
A4-01 RENDERING 02
A4-02 RENDERING 03
A4-03 RENDERING 04
A4-04 RENDERING 05
A4-05 RENDERING 06



ARQUITECTONICA
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

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DESIGN REVIEW SUBMITTAL
9060 W MIDWAY RD
FORT PIERCE, FL 34945

COVER

SCALE: 1" = 1000'-0"

DATE:
08/20/2021

A0-00



ARQUITECTONICA
2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DESIGN REVIEW SUBMITTAL
9060 W MIDWAY RD
FORT PIERCE, FL 34945

LOCATION MAP
0 200' 500' 1000'
SCALE: 1" = 1000'-0"

DATE:
08/20/2021

A0-01

PHASE I

	RETAIL			THE HUB			HOTEL 01					HOTEL 02			
	PARKING	NET	GROSS	PARKING	NET	GROSS	PARKING	KEYS	VILLAS	NET	GROSS	PARKING	KEYS	NET	GROSS
Level 06								29		12,965	18,740				
Level 05								57		26,495	33,735		24	9,515	11,820
Level 04								57		26,495	33,735		24	9,515	11,820
Level 03					5,515	5,515		57		26,495	33,735		44	17,675	21,115
Level 02 (Wave Pool)					23,160	23,160			14	25,855	32,435		44	1,765	21,115
Grade Level	383	103,612	103,612	350	23,160	23,160	229	21		10,240	39,182	140		15,025	23,285
	383 Spaces	103,612 SF	103,612 SF	350 Spaces	51,835 SF	51,835 SF	229 Spaces	221 Keys	14 Keys	128,545 SF	191,562 SF	140 Spaces	136 Keys	53,495 SF	89,155 SF

RETAIL	PHASE I	
	NET	103,612 SF
THE HUB	PHASE I	
	NET	51,835 SF
HOTEL 01	PHASE I	
	KEYS	235 Keys
	NET	128,545 SF
HOTEL 02	PHASE I	
	KEYS	136 Keys
	NET	53,495 SF
PARKING	TOTAL PARKING	1102 SPACES

SITE	
PHASE I	1,515,906 SF

ARQUITECTONICA
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9060 W MIDWAY RD
FORT PIERCE, FL 34945

PROJECT DATA

SCALE: 1" = 1000'-0"

DATE:
08/20/2021

A0-02





A flat plot



Pond



Landscape



Existing infrastructures

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FORT PIERCE, FL 34945

EXISTING CONDITIONS

SCALE: 1" = 1000'-0"

DATE:
08/20/2021

A0-03



FORT PIERCE INLET BEACH



ST LUCIE FOREST



VERNACULAR ARCHITECTURE

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9060 W MIDWAY RD
FORT PIERCE, FL 34945

CONTEXT IMAGES

SCALE: 1" = 1000'-0"

DATE:
08/20/2021

A0-04



AN INCLUSIVE BEACH COMMUNITY

The vision is that of a typical beach community that celebrates outdoor activity and a healthy lifestyle. A place where residential, retail, office and hotel resort uses will be combined to provide a critical mass of activity that will bring year-round life to the Village. Yet, this community will be one of a kind in Florida, situated not on a lone beach, but around the newest and largest world-class surf park in the country. A joy to simply relax and watch, and a thrill to experience, the Wavegarden Cove surfing lagoon at Willow Lakes will deliver high quality waves and authentic surfing experiences year-round for new and existing surfers of all ages, experience and ability. Beyond the Wavegarden Cove, the Village will be comprised of several distinct neighborhoods, knit together by a network of walkable, pedestrian-oriented streets, and navigable flow-ways designed for maximum environmental and recreational purposes. The result will be a natural, honest and inclusive environment where memorable experiences are created daily, and where visitors, residents, and professionals have fun, keep fit and feel part of a community that shares their passion and respect for surfing, the ocean, others and our planet.

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NARRATIVE

SCALE: 1" = 1000'-0"

DATE:
08/20/2021

A0-05

Every Wavegarden development should be unique, responding to the local market, environmental and cultural context.

At the same time, it is our passion that every Wavegarden should be recognised for:

- **Perfect non-stop waves** of the highest quality and variety for both experts and beginners
- **A beautiful design aesthetic** with a crystal clear surfing lagoon surrounded by an uniquely appealing natural, green and open environment
- **High quality services and visitor experience** with a world class surf school, the best instructors, procedures and materials, and an attractive mix of restaurants, shops, facilities and activities for people of all ages and interests.

We believe that this approach is fundamental to visitor satisfaction and commercial success. In addition, visitor loyalty will be built on the back of knowing that all Wavegardens around the world can guarantee perfect waves, a beautiful environment and high quality services.

To help achieve this, the Wavegarden team provides support to our partners in all of these aspects and will continue to develop our services with proposals for new guest activities (educational, high performance, social / cultural events ...), promotional campaigns, surf event tours, and cooperative programs with athletes, artists, sponsors and global partners.

Without a doubt, it will always be easier to deliver these programs at Wavegarden developments that offer the best possible visitor experience.



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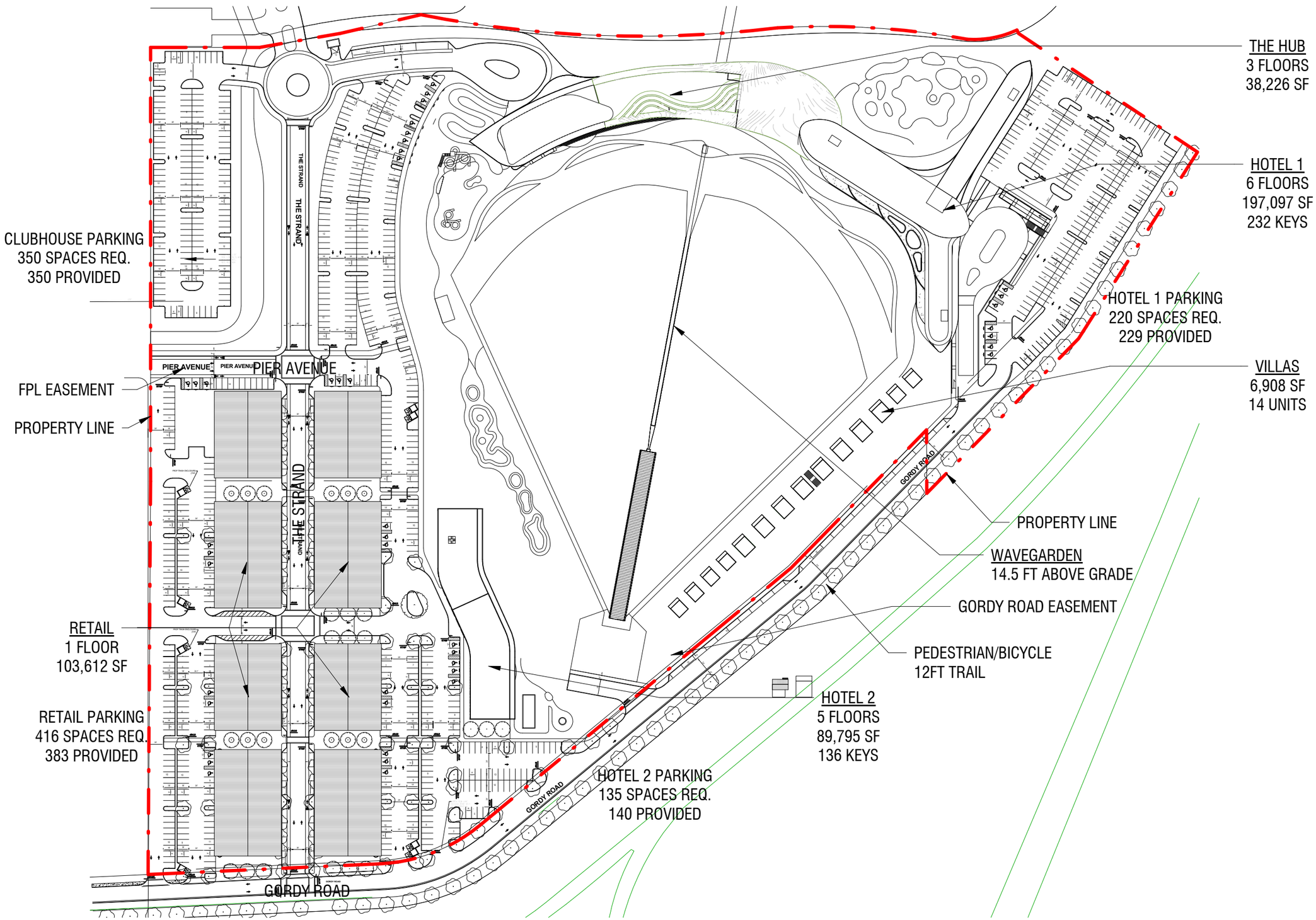
WAVEGARDEN EXPERIENCE

SCALE: 1" = 1000'-0"

DATE:
08/20/2021

A0-06



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9060 W MIDWAY RD
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SITE PLAN

SCALE: 1" = 150'-0"

DATE:
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A0-07



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THE HUB - GRADE LEVEL

SCALE: 1" = 40'-0"

DATE:
08/20/2021

A1-01

THE HUB LEGEND

- Food & Beverage L 02
- Flex Space
- Surf Shop
- Staff
- Surf School
- Changing Rooms
- Restrooms
- Services
- BOH

Pond

Pier

SECURITY BARRIER

Boardwalk

Drop-Off

+17.5

+0

Ramp

OPEN TO BELOW

Kitchen
1,817 SF

Staff
2,143 SF

Flex Space
2,131 SF

Surf School
3,954 SF

Sundry
325 SF

Changing Rooms
3,508 SF

Restrooms
1,369 SF

Berm

Food & Beverage L 02
3,541 SF

+17.5

+14.5

+14.5

SECURITY BARRIER

+14.5

+14.5

Tide Pool

Tide Pool

Activity Pool

Tide Pool

Wave Pool

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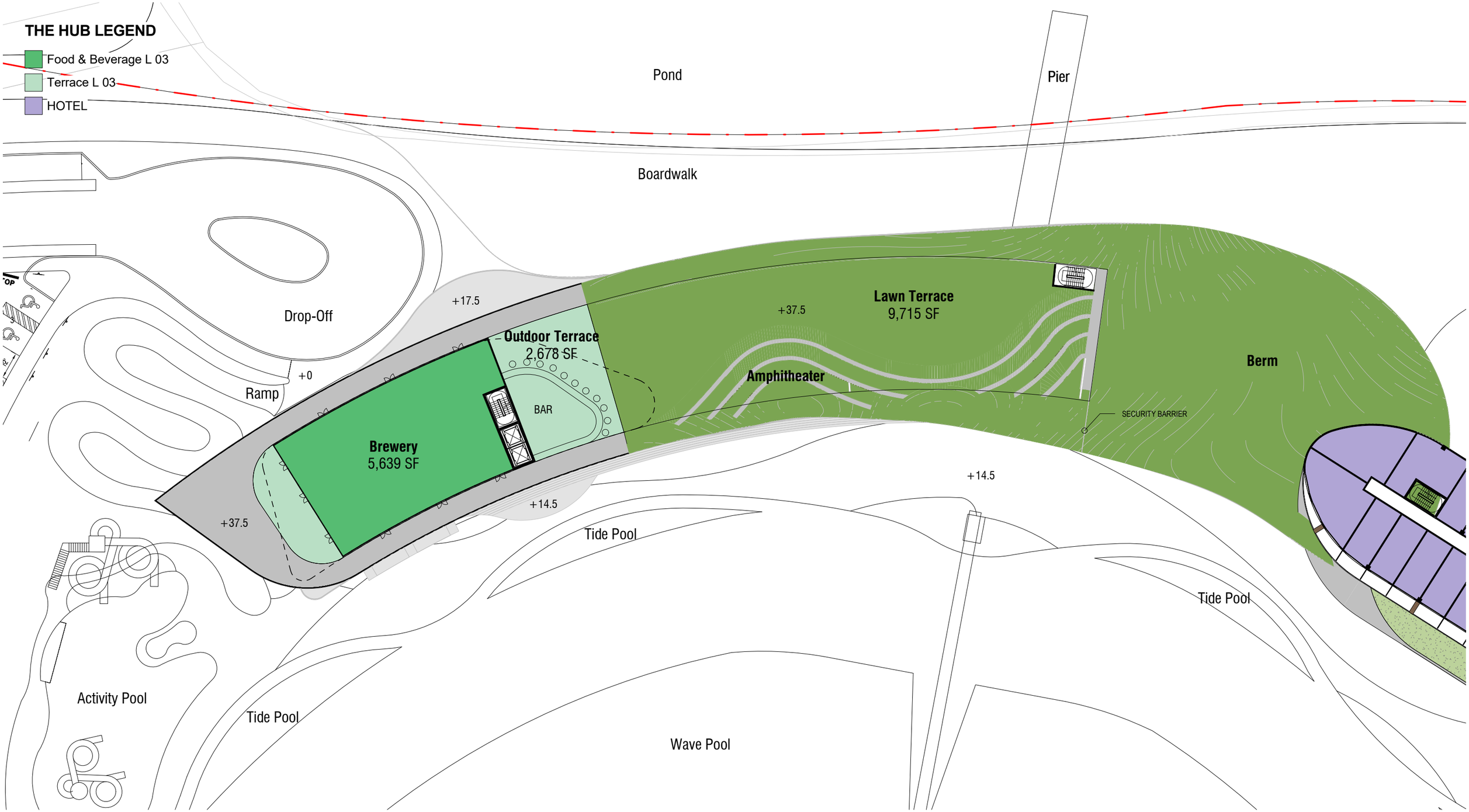
THE HUB - LEVEL 02 (WAVE POOL)

SCALE: 1" = 40'-0"

DATE:
08/20/2021

A1-02



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THE HUB - LEVEL 03

SCALE: 1" = 40'-0"

DATE:
08/20/2021

A1-03



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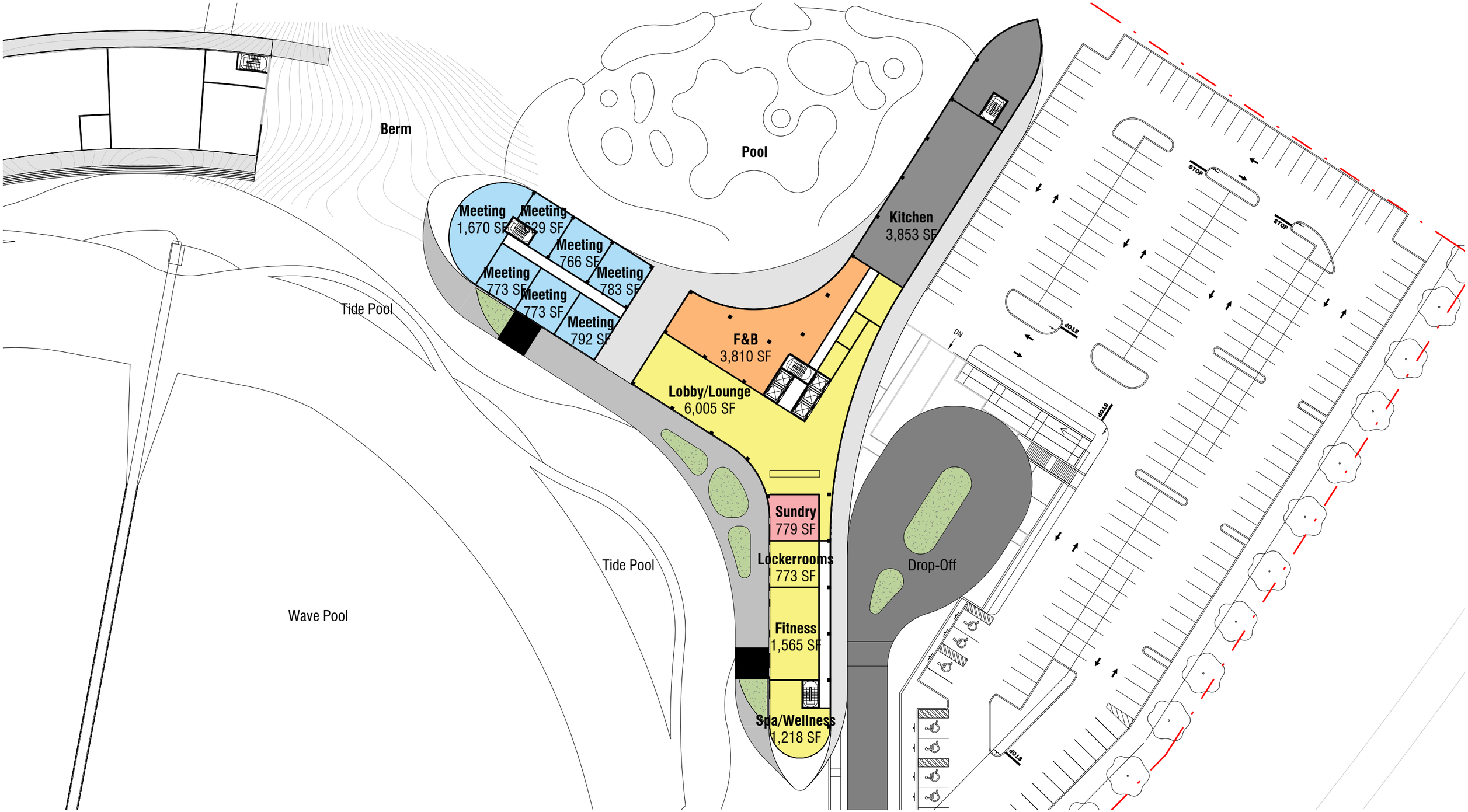
9060 W MIDWAY RD
FORT PIERCE, FL 34945

HOTEL 01 - GRADE LEVEL

SCALE: 1 : 630

DATE:
08/20/2021

A1-04



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HOTEL 01 - LEVEL 02 (WAVE POOL)

SCALE: 1 : 630

DATE:
08/20/2021

A1-05



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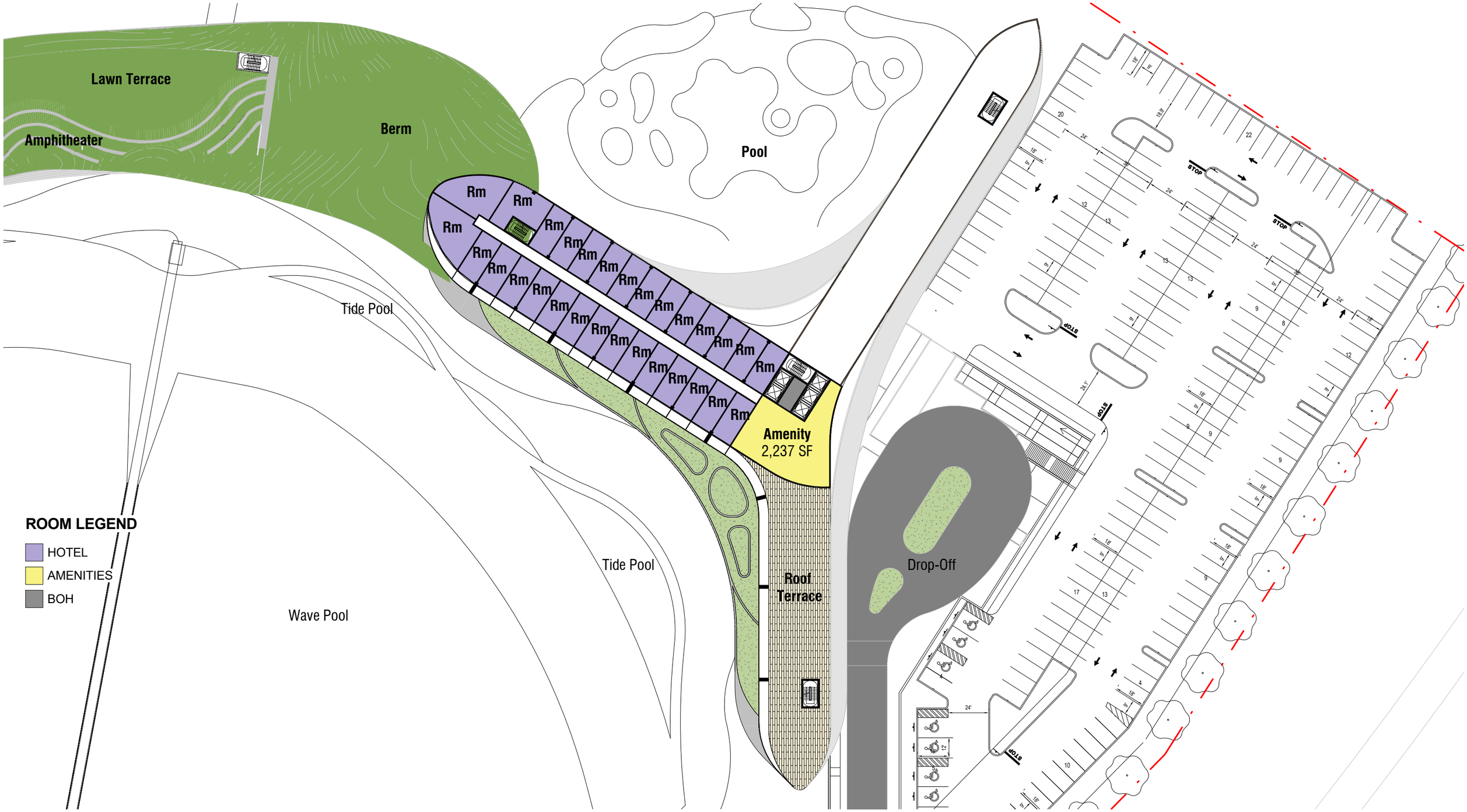
HOTEL 01 - LEVELS 03-05 (TYPICAL LEVEL)

SCALE: 1 : 630

DATE:
08/20/2021

A1-06



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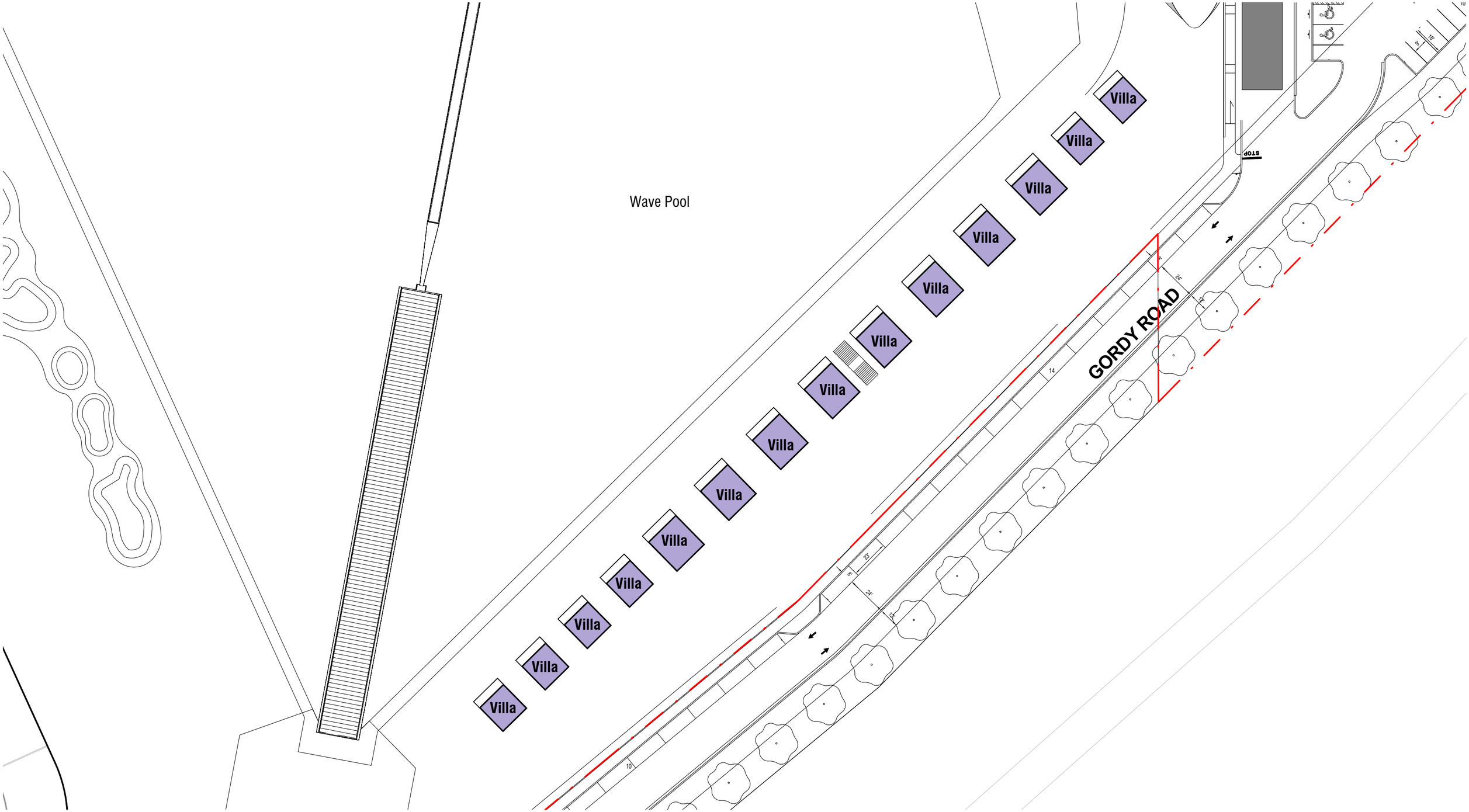
HOTEL 01 - LEVELS 06 (AMENITY LEVEL)

SCALE: 1 : 630

DATE:
08/20/2021

A1-07



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HOTEL 01 (VILLAS) - LEVEL 02

SCALE: 1 : 630

DATE:
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A1-08



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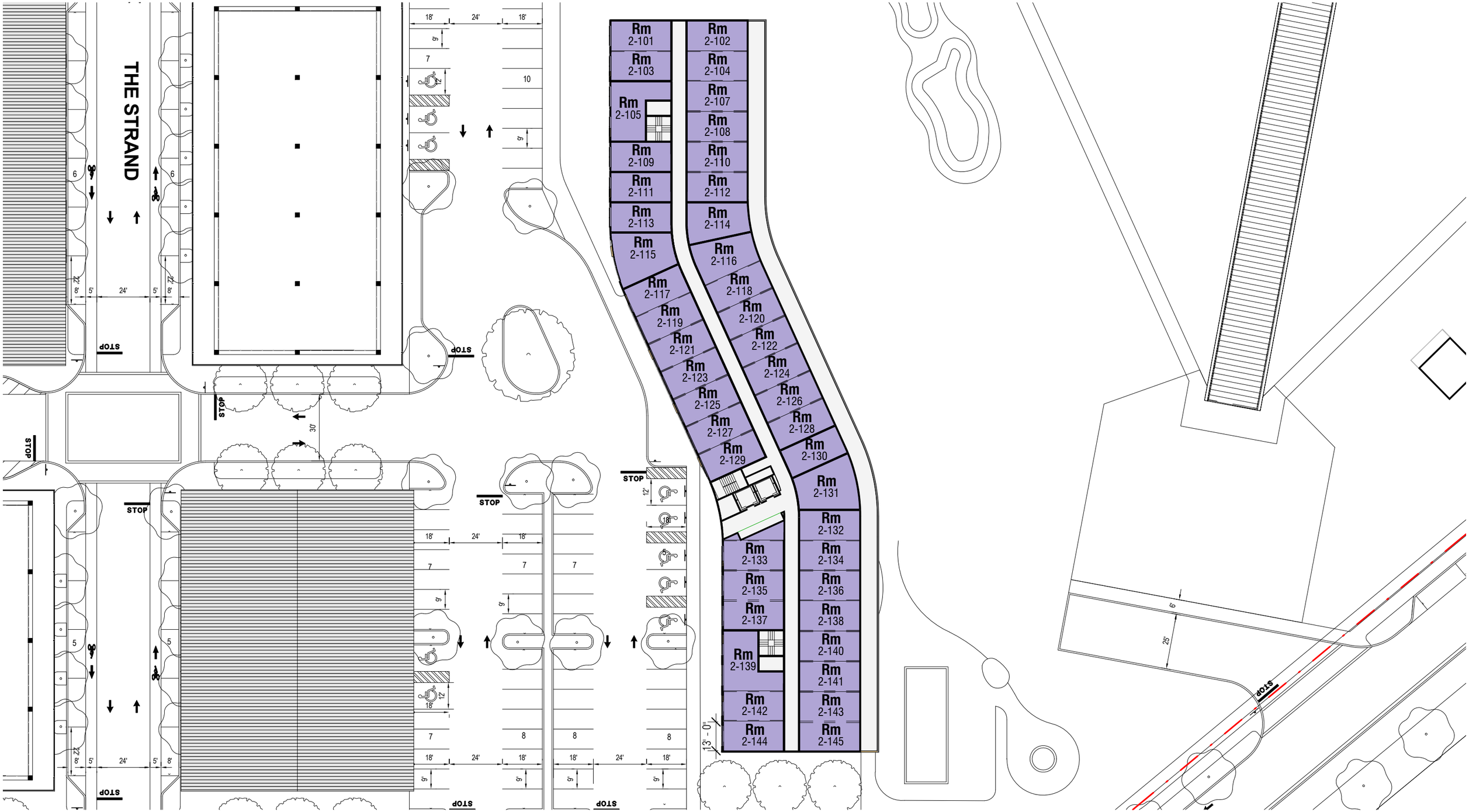
HOTEL 02 - GRADE LEVEL

SCALE: 1" = 40'-0"

DATE:
08/20/2021

A1-09



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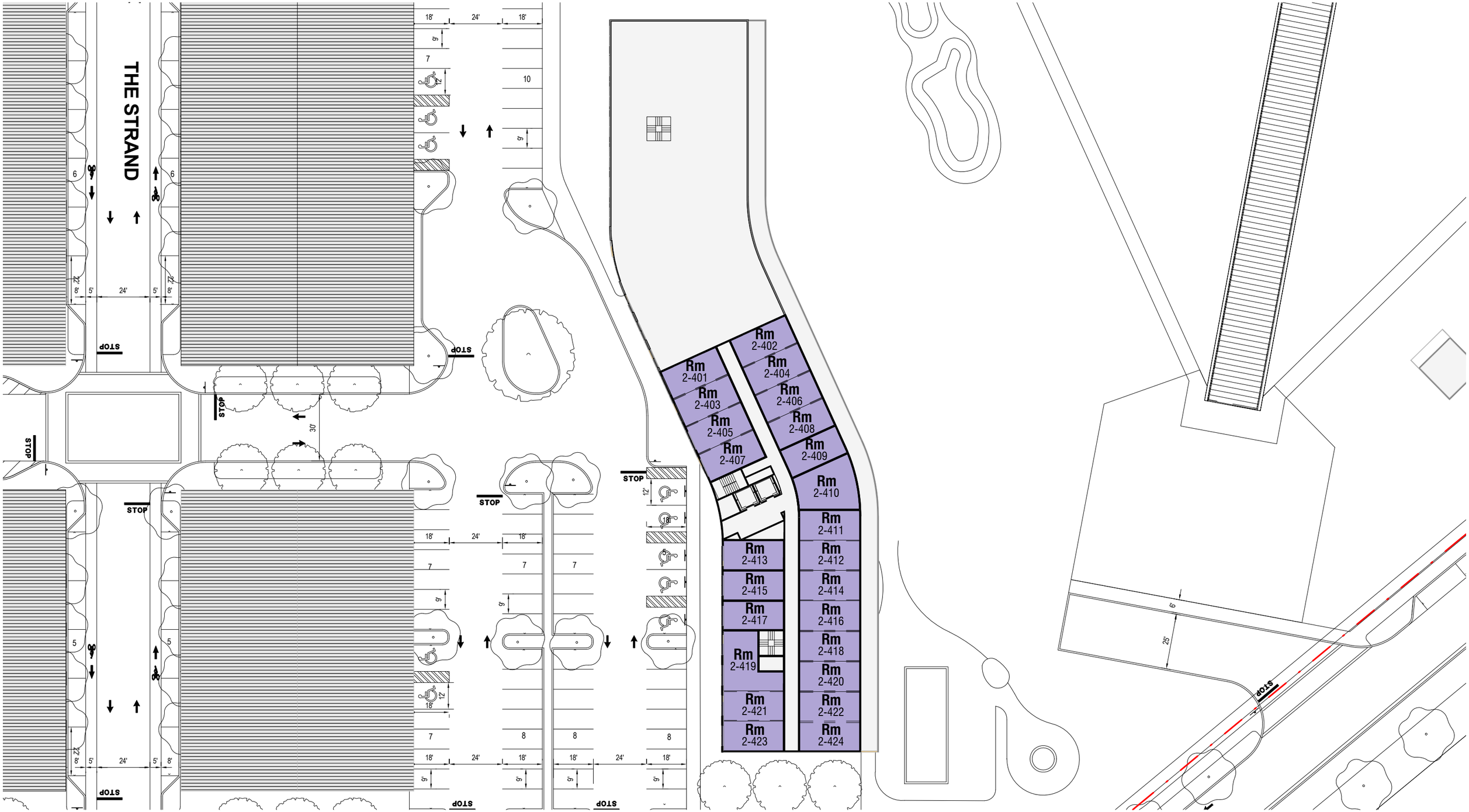
HOTEL 02 - LEVELS 02-03

0 10' 50'

SCALE: As indicated

DATE:
08/20/2021

A1-10



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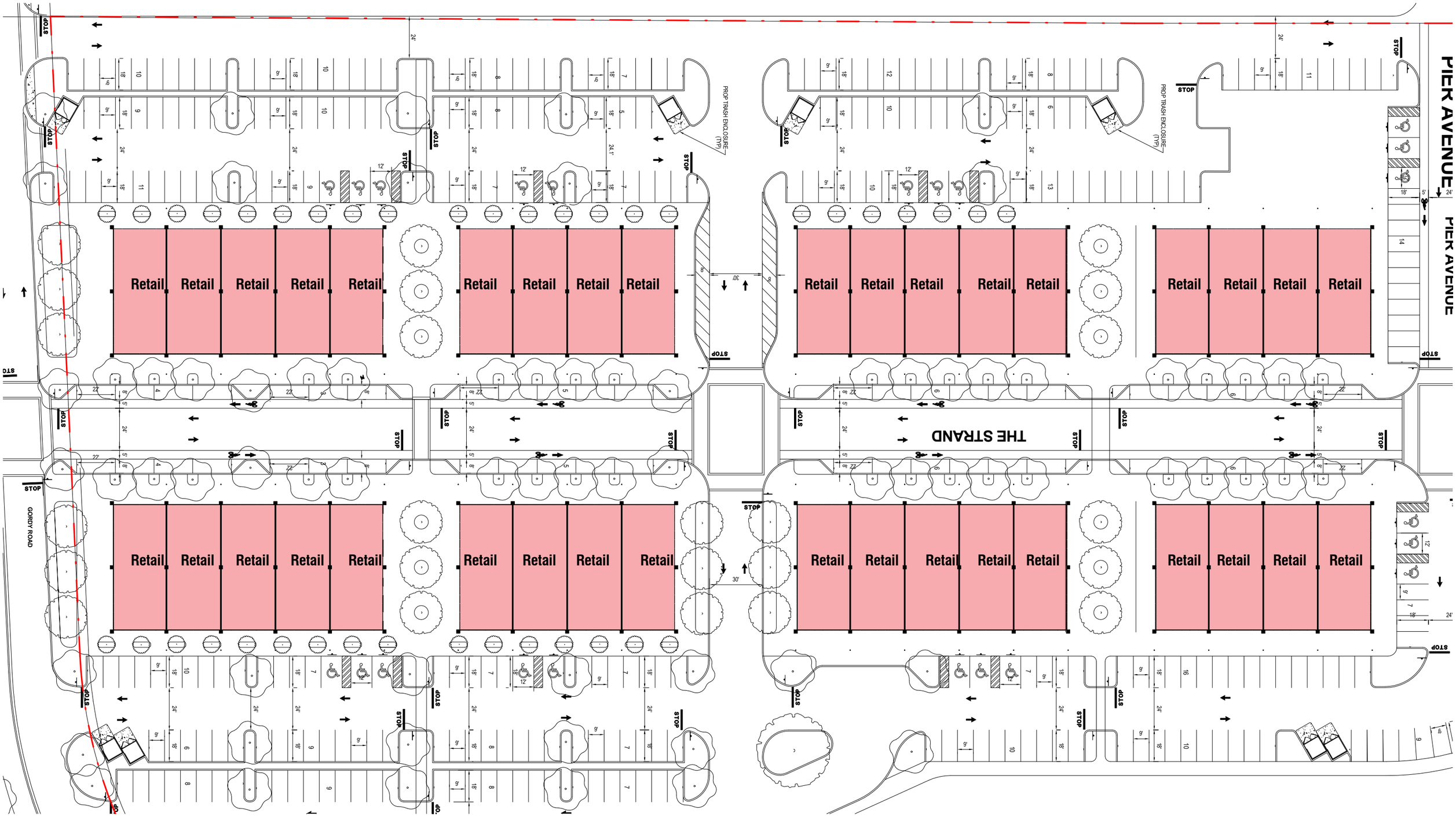
HOTEL 02 - LEVELS 04-05

0 10' 50'

SCALE: As indicated

DATE:
08/20/2021

A1-11



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DESIGN REVIEW SUBMITTAL

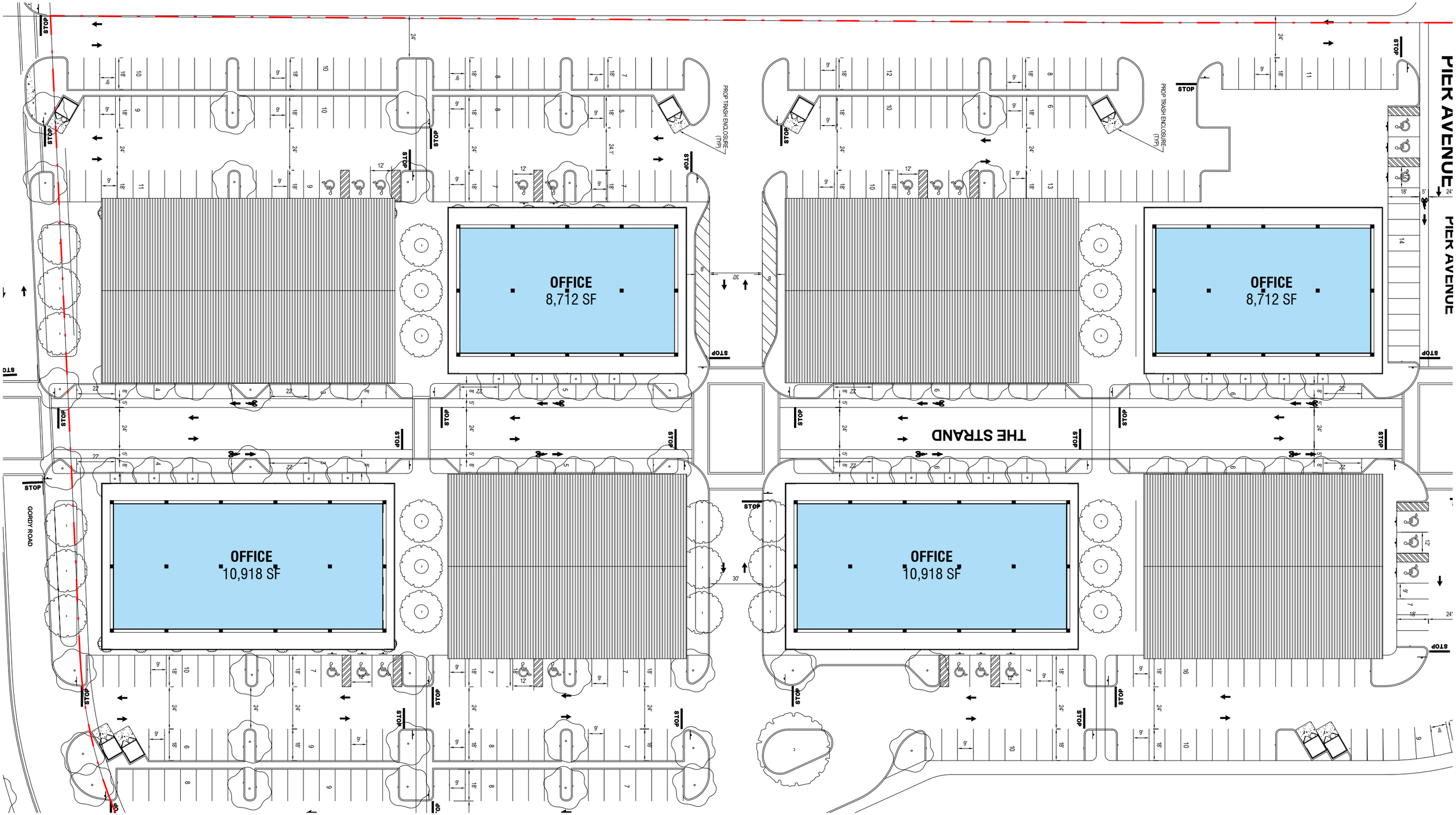
9060 W MIDWAY RD
FORT PIERCE, FL 34945

RETAIL - GRADE LEVEL

SCALE: 1" = 50'-0"

DATE:
08/20/2021

A1-12



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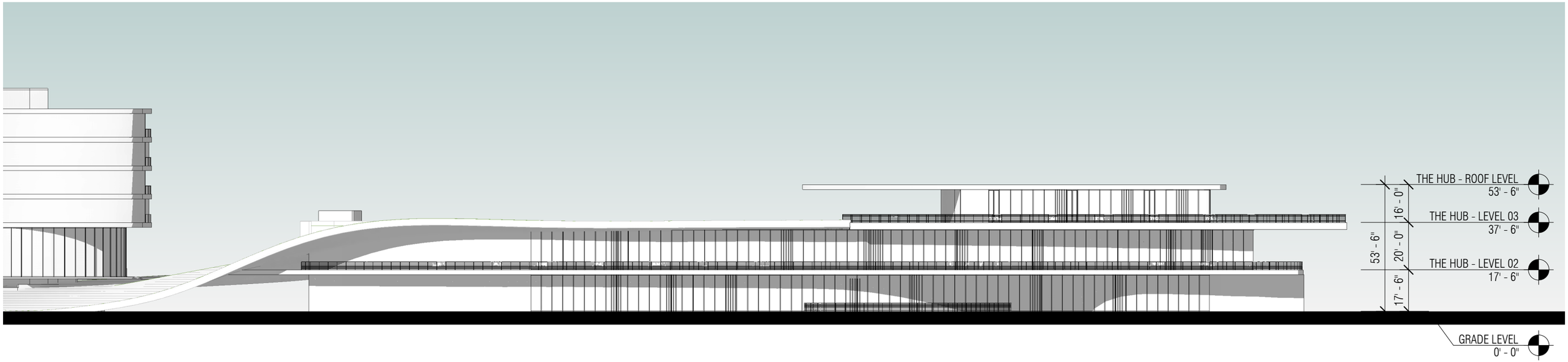
9060 W MIDWAY RD
FORT PIERCE, FL 34945

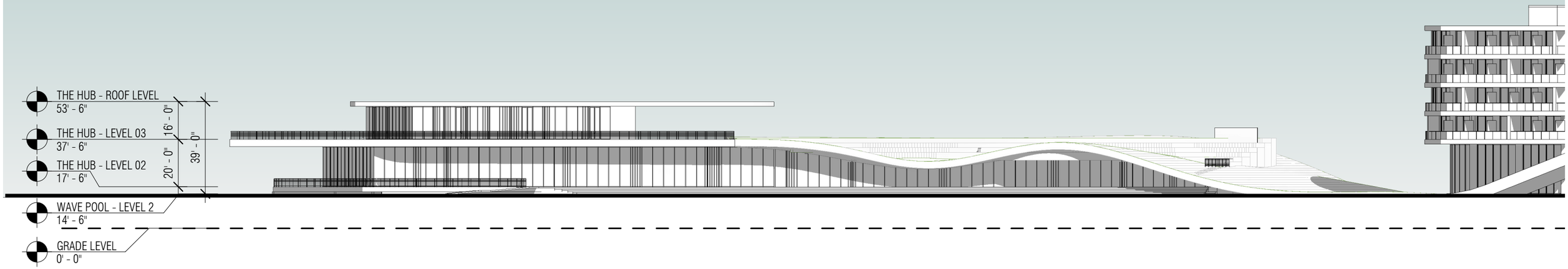
RETAIL - LEVEL 02

SCALE: 1" = 50'-0"

DATE:
08/20/2021

A1-13





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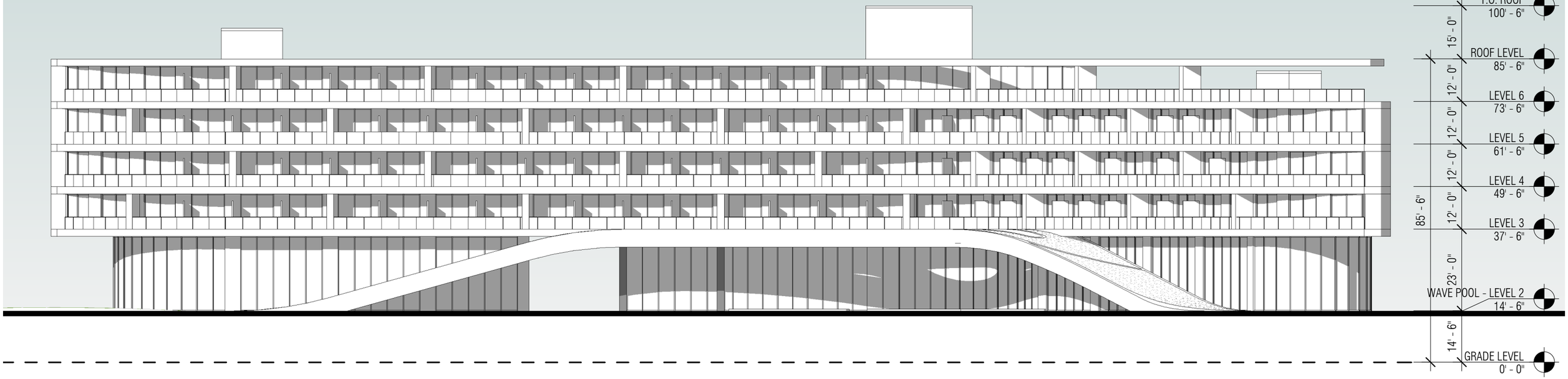
9060 W MIDWAY RD
FORT PIERCE, FL 34945

THE HUB - NORTH & SOUTH ELEVATION

SCALE: 1" = 40'-0"

DATE:
08/20/2021

A2-01



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DESIGN REVIEW SUBMITTAL
9060 W MIDWAY RD
FORT PIERCE, FL 34945

HOTEL 01 -WEST ELEVATION

SCALE: 1 : 320

DATE:
08/20/2021

A2-02



0 20 40 80

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DESIGN REVIEW SUBMITTAL

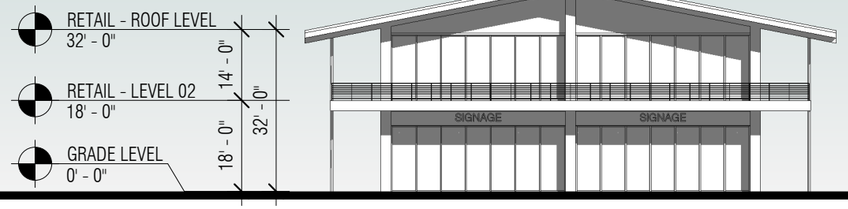
9060 W MIDWAY RD
FORT PIERCE, FL 34945

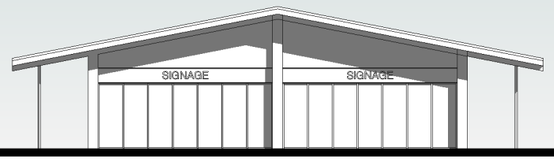
HOTEL 02 -WEST ELEVATION

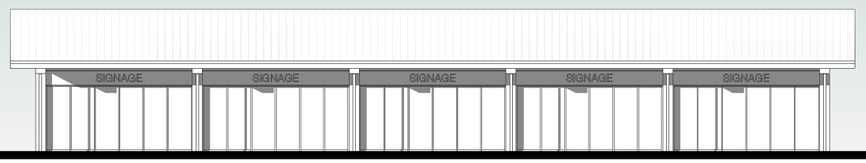
SCALE: 1 : 320

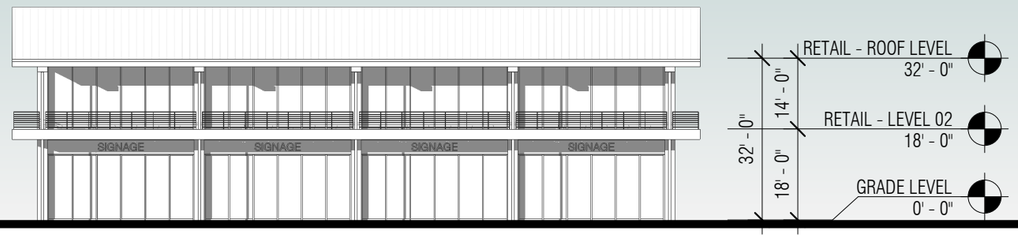
DATE:
08/20/2021

A2-03









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9060 W MIDWAY RD
FORT PIERCE, FL 34945

RETAIL - WEST & SOUTH ELEVATION

SCALE: 1" = 30'-0"

DATE:
08/20/2021

A2-04



01- CONCRETE



02- WOOD PANEL



03- DARK GRAY METAL
WINDOW WALL SYSTEM

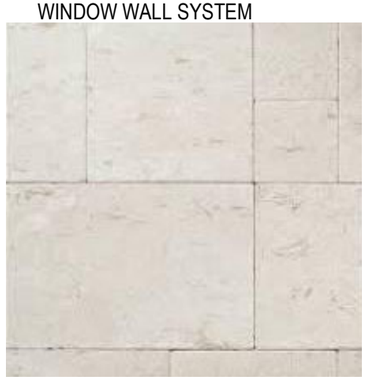
04- CLEAR GLASS



05- WOOD LOUVER



06- DARK GRAY METAL POST



07- STONE PAVEMENT



01
02
03
04
05
06
07

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DESIGN REVIEW SUBMITTAL

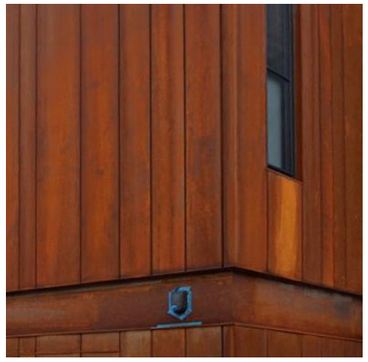
9060 W MIDWAY RD
FORT PIERCE, FL 34945

MATERIAL BOARD - THE HUB

SCALE: 1" = 1000'-0"

DATE:
08/20/2021

A3-00



01- BRONZE METAL CLADDING



02- BRONZE WINDOW WALL SYSTEM



03- GRAY GLASS



04- CONCRETE



05- OOLITE/CORAL STONE

06- CLEAR GLASS



07- STONE PAVEMENT



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9060 W MIDWAY RD
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MATERIAL BOARD - HOTEL 01

SCALE: 1" = 1000'-0"

DATE:
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A3-01

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9060 W MIDWAY RD
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RENDERING 01

SCALE: 1" = 1000'-0"

DATE:
08/20/2021

A4-00

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RENDERING 02

SCALE: 1" = 1000'-0"

DATE:
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A4-01



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DESIGN REVIEW SUBMITTAL

9060 W MIDWAY RD
FORT PIERCE, FL 34945

RENDERING 03

SCALE: 1" = 1000'-0"

DATE:
08/20/2021

A4-02

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9060 W MIDWAY RD
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RENDERING 04

SCALE: 1" = 1000'-0"

DATE:
08/20/2021

A4-03



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RENDERING 05

SCALE: 1" = 1000'-0"

DATE:
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A4-04



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9060 W MIDWAY RD
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RENDERING 06

SCALE: 1" = 1000'-0"

DATE:
08/20/2021

A4-05

NAVD88 TO NGVD29: (+)1.47'

PRELIMINARY DEVELOPMENT REVIEW PLANS

FOR

WILLOW LAKES PHASE 1

LOCATION OF SITE

10050 W. MIDWAY ROAD,
ST. LUCIE COUNTY
FORT PIERCE, FL 34945
PARCEL ID: 3302-212-0001-000-4

PLAN REFERENCES AND CONTACTS

REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
CULPEPPER AND TERPENING, INC
2980 SOUTH 25TH STREET
FORT PIERCE, FL 34981
DATED: 12/03/2019
PROJECT #: 19-253
ELEVATIONS: NGVD 1929

♦GEOTECHNICAL INVESTIGATION REPORT:
ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
834 SW SWAN AVENUE
PORT ST. LUCIE, FL 34983
DATED: 10/31/2019

♦ARCHITECTURAL PLAN:
ARQUITECTONICA
2900 OAK RIVER AVENUE
MIAMI, FL 33133

♦LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 OAK RIVER AVENUE
MIAMI, FL 33133
PHONE: 305-372-1812

GOVERNING AGENCIES

♦PLANNING, ZONING COMMITTEE
FORT PIERCE PLANNING - DIRECTOR - JENNIFER HOFMEISTER
100 N. U.S. HIGHWAY 1
FORT PIERCE, FL 34950
PHONE: (772) 467-3737
FAX: (772) 466-5808

♦BUILDING DEPARTMENT
FORT PIERCE BUILDING - DIRECTOR - PAUL THOMAS
30 ORANGE AVENUE
FORT PIERCE, FL 34950
PHONE:(772) 467-3718
FAX: (772) 467-3849

♦FIRE DEPARTMENT
ST. LUCIE COUNTY FIRE - FIRE CHIEF- NATE SPERA
5160 NW MILNER DRIVE
PORT ST. LUCIE, FL 34983
PHONE: (772) 621-3312

UTILITIES

♦WATER
FORT PIERCE UTILITY AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
PHONE: (772) 466-1600

♦SANITARY SEWER
FORT PIERCE UTILITY AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
PHONE: (772) 466-1600

♦ELECTRIC
FLORIDA POWER & LIGHT
GARCINDY REGISTRE
6001 VILLAGE BLVD
WEST PALM BEACH, FL 33407
PHONE: (561) 640-2407

♦CABLE
COMCAST
LEONARD MAXWELL-NEWBOLD
2601 SW 145TH AVE
MIRAMAR FL, 33027
PHONE: (754) 221-1254

♦TELEPHONE
AT&T
IVAN NUNEZ
321 SE 2ND STREET
DELRAY BEACH, FL 33483
PHONE: (561) 413-6150

♦GAS
FLORIDA PUBLIC UTILITIES
IVAN GIBBS
209 N. SAPODILLA
WEST PALM BEACH, FL 33402
PHONE: (321) 636-4644

ROW JURISDICTION

♦AGENCY
CITY OF FORT PIERCE
100 N.U.S. HIGHWAY 1
FORT PIERCE, FL 34950
PHONE: (772) 467-3782

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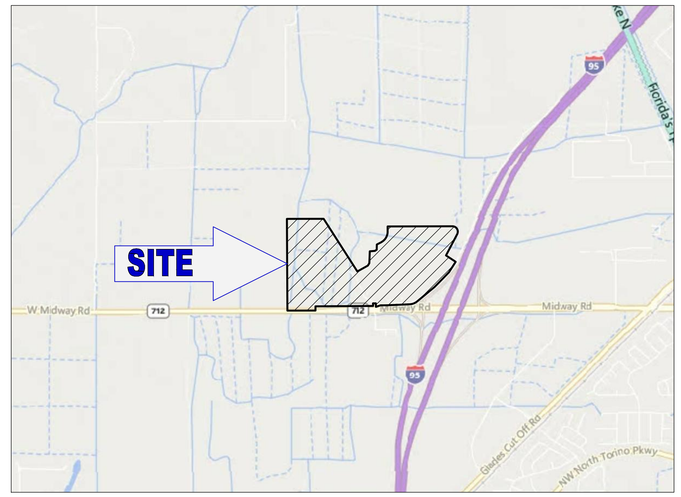

LOCATION MAP
SCALE: 1" = 2,000'



OWNER

WILLOW LAKES, LLC
433 S MAIN STREET SUITE 300
WEST HARTFORD, CT 06110
CHAD LABONTE
561-827-5742

DEVELOPER

DEVCON DEVELOPMENT
298 S BENSON ROAD
FAIRFIELD, CT 06824
CHAD LABONTE
561-827-5742

PREPARED BY

BOHLER

CONTACT: ANDREW SAVAGE, P.E.

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IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT, WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

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C-400	OVERALL DRAINAGE PLAN
C-401 - C-414	DETAILED DRAINAGE PLAN
L001	LANDSCAPE NOTES
L100	OVERALL LANDSCAPE PLAN
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L200	OVERALL MITIGATION PLAN
L201	AREA 1 MITIGATION PLAN
L202	AREA 2 MITIGATION PLAN
L203	AREA 3 MITIGATION PLAN
L204	AREA 4 MITIGATION PLAN
L205	AREA 5 MITIGATION PLAN
L500	PLANTING DETAILS

ISSUED FOR CONSTRUCTION

SIGNATURE DATE

SIGNATURE DATE SIGNATURE DATE

THIS DOCUMENT IS NOT ISSUED BY BOHLER FOR CONSTRUCTION WITHOUT (3) SIGNATURES

PROJECT #

REVISION DATE:

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, P.E. ON 8/20/2021 USING SHA-1 AUTHENTICATION CODE.

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BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER CIVIL DESIGN AND CONTENT OF THIS PLANSET, PHOTOGRAPHY AND DRAWINGS, MUST BE EXPRESSLY LICENSED FOR ANY PURPOSE. WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER, ONLY APPROVED PLANSETS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.: FLB200245
DRAWN BY: LJL
CHECKED BY: AS
DATE: 08/20/2021
CAD I.D.: SDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-100

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SDP-0---LAYOUT (DEVELOPMENT REVIEW) COVER SHEET
LJL

GENERAL NOTES

(Rev. 2/2021)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, FL, LLC (HEREIN 'BOHLER') PRIOR TO THE DATE ON WHICH THE ENGINEER OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFICATION NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED THE TERMS AND CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONAL MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD AND BOHLER THEREAFTER, PROVIDING THE WRITTEN AUTHORIZATION TO PROCEED WITH CORRECTIVE WORK SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIREMENTS OF THESE PLANS. IN CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. ENGINEER OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, POLLUTANTS, OR SUBSTANCES, OR ANY OTHER ENVIRONMENTAL HAZARDS.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION IN ACCORDANCE WITH ALL STANDARDS AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THE PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THIS TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STANDARDS AND REQUIREMENTS AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY THE CONTRACTOR'S RESPONSIBILITY AND BEARING ALL COSTS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE ENGINEER OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PRIOR WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER FOR ANY AND ALL CLAIMS, LOSSES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE. EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR POLICIES ENDORSED TO NAME BOHLER , AND FOR SUCH PURPOSE THE FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE EVIDENCING PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL THEREOF, THE REQUIRED COVERAGES OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS THE FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR GENERALLY ACCEPTED SAFETY PRECAUTIONS REQUIRED BY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR'S DUTY TO INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR ANY NOTES THAT IT ADDS TO THE PLANS, IN THE SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND BOHLER FOR ANY DEVIATIONS WITHIN THEIR ENGINEERING SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 2/2021)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/REMOVALS ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INDUSTRY-STANDARD ITEMS THAT ARE REQUIRED TO BE REMOVED FOR THE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS/PROCEDURES TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
7. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY PERMITS, INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM THE DEMOLITION ACTIVITIES. THE CONTRACTOR MUST PERFORM ANY AND ALL DEMOLITION ACTIVITIES THAT MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY AND ALL DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING SAFETY PRECAUTIONS AND PROCEDURES, AND ANY OTHER CONCERNS THAT THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE ENGINEER OF RECORD AND BOHLER , IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE ENGINEER OF RECORD AND BY BOHLER, IN A COMPLETION REPORT THAT MUST BE PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL CURB / TRANSITION CURB; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	TEST PIT	
	HEAVY DUTY ASPHALT PAVEMENT	
	STANDARD DUTY ASPHALT PAVEMENT	
	HEAVY DUTY CONCRETE	
	STANDARD CONCRETE	

GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
15 / 15	CONTOUR LINE	15 / 15
+15.20	SPOT ELEVATIONS	EX 15.00; ME +15.0; TC 15.00 BC 14.50
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
	STORM SEWER	
	STORM STRUCTURE	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	MONITORING WELL	
	BORING	
	BENCHMARK	
	TEST PIT	

EROSION CONTROL LEGEND

TYPICAL NOTE TEXT	PROPOSED NOTE
INLET PROTECTION	
SOIL TRACKING PREVENTION MAT	
SILT FENCE	SF — SF
CONSTRUCTION FENCE	
INLET PROTECTON	
SITE CONSTRUCTION ENTRANCE	
SILT FENCE	
SAFETY FENCE	

DEMOLITION/REMOVAL LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
(TBR)	TO BE REMOVED
	EASEMENT LINE
	CONCRETE CURB & GUTTER
	UTILITY POLE WITH LIGHT
	POLE LIGHT
	TRAFFIC LIGHT
	UTILITY POLE
	TYPICAL LIGHT
	ACORN LIGHT
	TYPICAL SIGN
	PARKING COUNTS
+15.20	SPOT ELEVATIONS
SAN #	SANITARY LABEL
STM #	STORM LABEL
SL	SANITARY SEWER LATERAL
	UNDERGROUND WATER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	OVERHEAD WIRE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
	STORM SEWER
	SANITARY SEWER MAIN
	HYDRANT
S	SANITARY MANHOLE
D	STORM STRUCTURE
WM	WATER METER
WV	WATER VALVE
	GAS VALVE
	GAS METER
	EX SURFACE TO BE REMOVED
	EX TREES TO BE REMOVED

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
	STORM STRUCTURES	
WM	WATER METER	METER
WV	WATER VALVE	WV
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
W/L	WATER LINE
W/M	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	SDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

GENERAL LEGEND

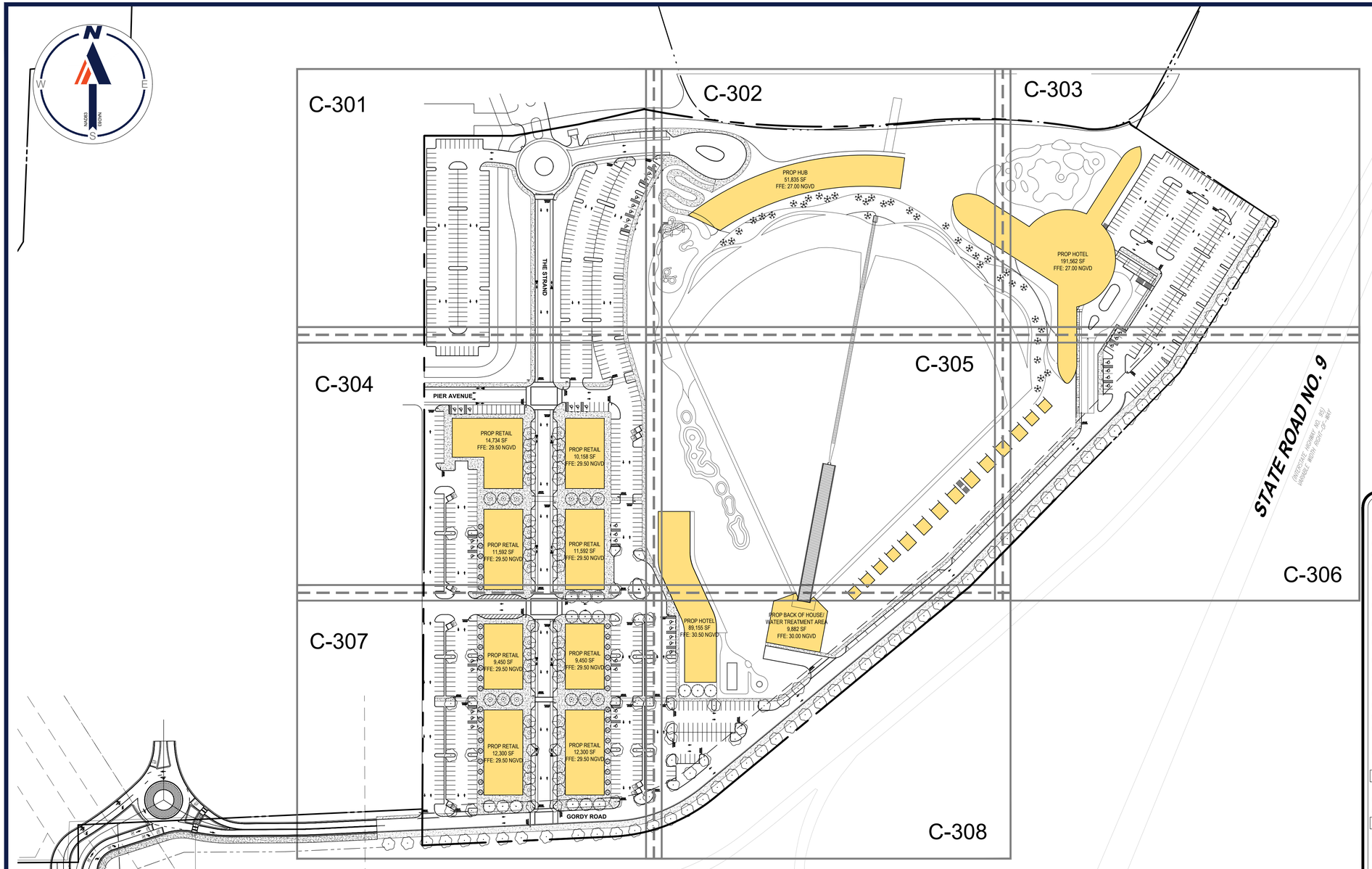
SHEET NUMBER:

C-102

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWING\SP\PLAN SET\SYWAVE GARDEN PHASE 1\FLB200245-SDP-0_---_LAYOUT GENERAL LEGEND

NAVD88 TO NGVD29: (+)1.47'



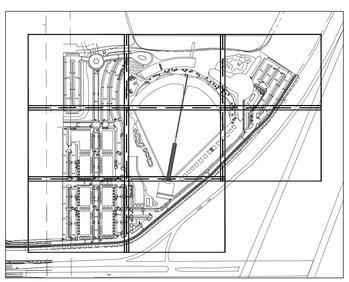
LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- PROP TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	199,121 SF FOOTPRINT 422,886 SF GROSS FLOOR AREA	
RETAIL	103,612 SF FOOTPRINT 103,612 SF GROSS FLOOR AREA	
HOTEL	62,467 SF FOOTPRINT 280,717 SF GROSS FLOOR AREA	
MIXED USE	23,160 FOOTPRINT 28,675 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF FOOTPRINT 9,882 SF GROSS FLOOR AREA	
MAX. ALLOWED BUILDING HEIGHT	XX'	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	12 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R)	MAXIMUM 1.5	PROVIDED 0.26
LOT COVERAGE	MAXIMUM NONE	PROVIDED 12.18%
SITE AREA BREAKDOWN		
	EXISTING	PROPOSED
IMPERVIOUS AREA:	XX,XXX SF (X.XX AC)	1,045,876 SF (24.01 AC)
PERVIOUS AREA:	XXX,XXX SF (XX.XX AC)	572,378 SF (13.14 AC)
SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	10'	XXX'
SIDE SETBACK	5'	XXX'
REAR SETBACK	10'	XXX'
LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED	REQUIRED	
RESTAURANTS	129 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
HOTELS	482 SPACES*	1.1 SPACES PER UNIT UNDER 500 SF, 1.6 SPACES PER UNIT 500+ SF
RETAIL	518 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
TOTAL	1,129	
PARKING PROVIDED	1,010 SPACES	
BICYCLE SPACES	1 SPACE PER 20 REQUIRED SPACES	
ADA SPACES	REQUIRED: 20 SPACES FOR OVER 1,000 SPACES PROVIDED	PROVIDED: 42

*ASSUMES 50% OF ROOMS BELOW 500 SF



KEY MAP

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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100 50 25 0 100
1"= 100'

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0----LAYOUT OVERALL SITE PLAN
LJL

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON CONSTRUCTION

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

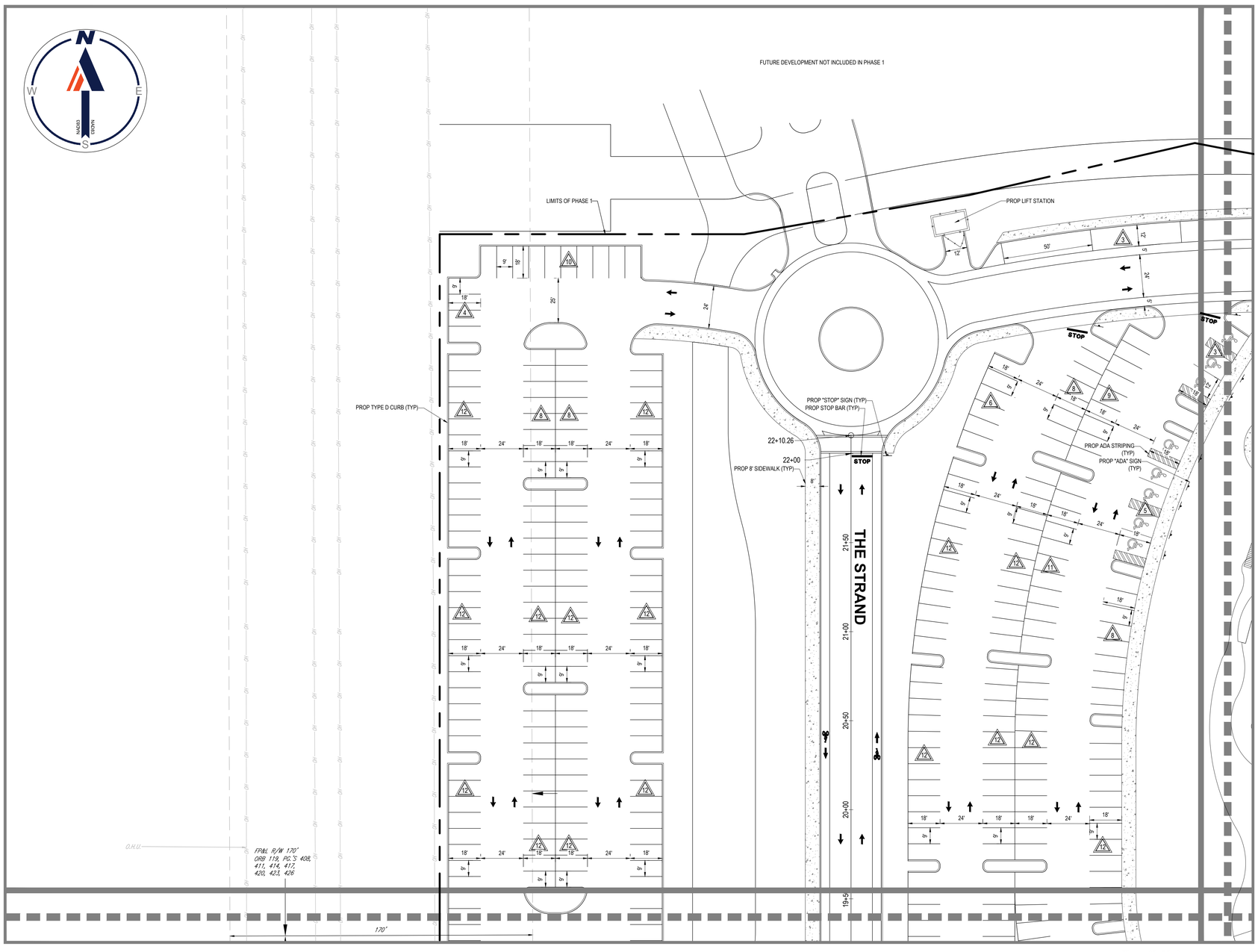
OVERALL SITE LAYOUT PLAN

SHEET NUMBER:

C-300

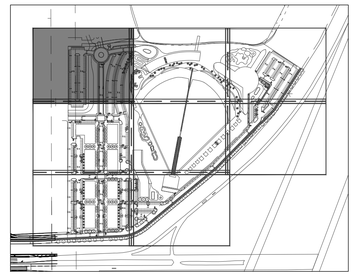
ORG. DATE - 08/20/2021

NAVD88 TO NGVD29: (+)1.47'



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	199,121 SF FOOTPRINT 422,886 SF GROSS FLOOR AREA	
RETAIL	103,612 SF FOOTPRINT 103,612 SF GROSS FLOOR AREA	
HOTEL	62,467 SF FOOTPRINT 280,717 SF GROSS FLOOR AREA	
MIXED USE	23,160 FOOTPRINT 28,675 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF FOOTPRINT 9,882 SF GROSS FLOOR AREA	
MAX. ALLOWED BUILDING HEIGHT	XX'	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	12 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R)	MAXIMUM	PROVIDED
	1.5	0.26
LOT COVERAGE	MAXIMUM	PROVIDED
	NONE	12.18%
SITE AREA BREAKDOWN		
	EXISTING	PROPOSED
IMPERVIOUS AREA:	XX.XXX SF (X.XX AC)	1,045,876 SF (24.01 AC)
PERVIOUS AREA:	XXX,XXX SF (XX.XX AC)	572,378 SF (13.14 AC)
SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	10'	XXX'
SIDE SETBACK	5'	XXX'
REAR SETBACK	10'	XXX'
LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED	REQUIRED	
RESTAURANTS	129 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
HOTELS	482 SPACES*	1.1 SPACES PER UNIT UNDER 500 SF, 1.6 SPACES PER UNIT 500+ SF
RETAIL	518 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
TOTAL	1,129	
PARKING PROVIDED	1,010 SPACES	
BICYCLE SPACES	1 SPACE PER 20 REQUIRED SPACES	
ADA SPACES	REQUIRED: 20 SPACES FOR OVER 1,000 SPACES PROVIDED	PROVIDED: 42

*ASSUMES 50% OF ROOMS BELOW 500 SF

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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PROJECT No.: FLB200245
DRAWN BY: LJL
CHECKED BY: AS
DATE: 08/20/2021
CAD I.D.: SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON CONSTRUCTION

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

SITE LAYOUT PLAN

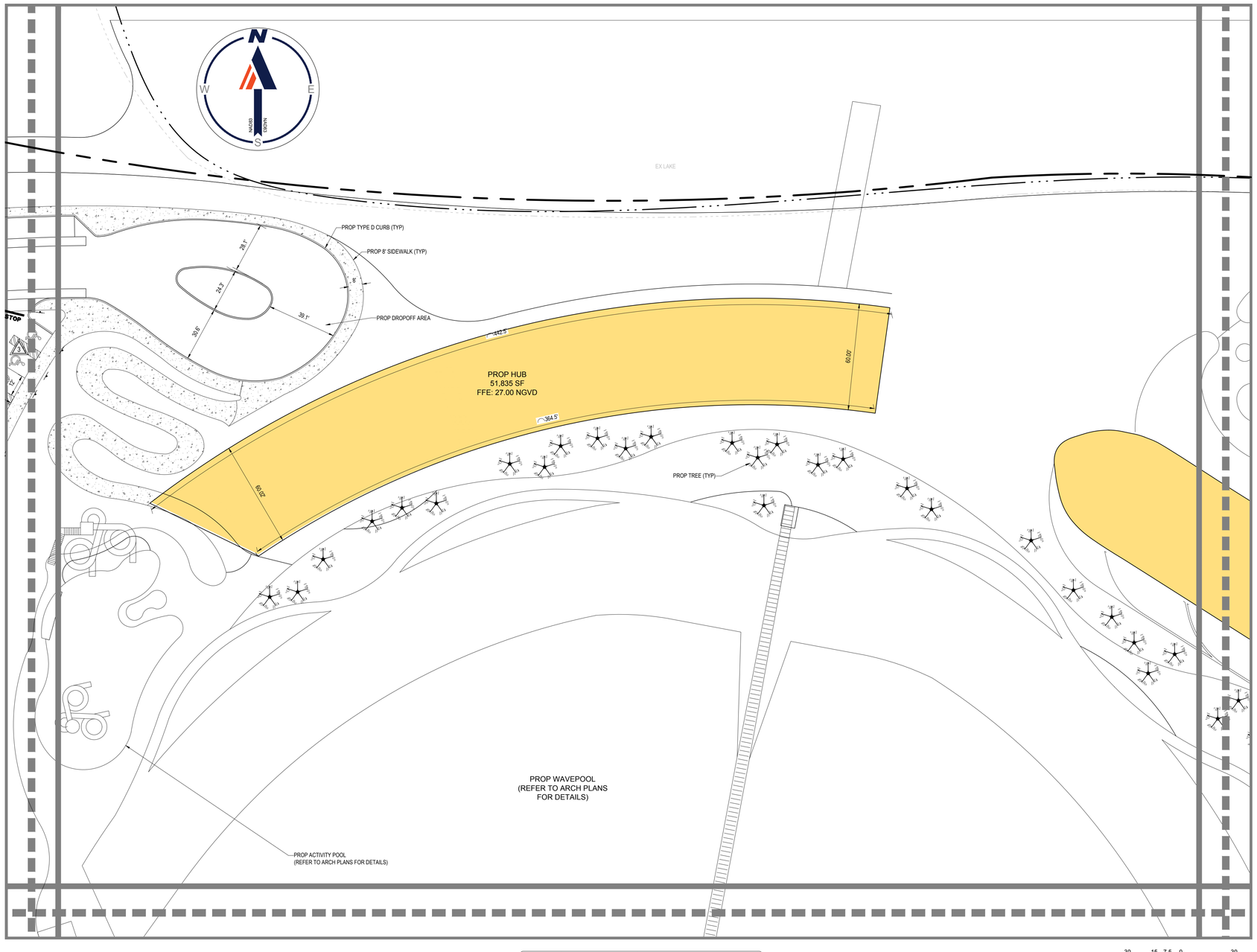
SHEET NUMBER:

C-301

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0---LAYOUT C-301
LL

NAVD88 TO NGVD29: (+)1.47'



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
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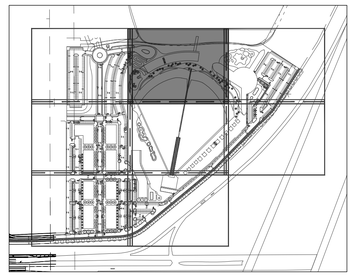

KEY MAP

SITE DATA TABLE

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MIXED USE	23,160 FOOTPRINT 28,675 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF FOOTPRINT 9,882 SF GROSS FLOOR AREA	
MAX. ALLOWED BUILDING HEIGHT	XX'	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	12 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R)	MAXIMUM	PROVIDED
	1.5	0.26
LOT COVERAGE	MAXIMUM	PROVIDED
	NONE	12.18%
SITE AREA BREAKDOWN		
	EXISTING	PROPOSED
IMPERVIOUS AREA:	XX,XXX SF (X.XX AC)	1,045,876 SF (24.01 AC)
PERVIOUS AREA:	XXX,XXX SF (XX.XX AC)	572,378 SF (13.14 AC)
SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	10'	XXX'
SIDE SETBACK	5'	XXX'
REAR SETBACK	10'	XXX'
LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED	REQUIRED	
RESTAURANTS	129 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
HOTELS	482 SPACES*	1.1 SPACES PER UNIT UNDER 500 SF, 1.6 SPACES PER UNIT 500+ SF
RETAIL	518 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
TOTAL	1,129	
PARKING PROVIDED	1,010 SPACES	
BICYCLE SPACES	1 SPACE PER 20 REQUIRED SPACES	
ADA SPACES	REQUIRED: 20 SPACES FOR OVER 1,000 SPACES PROVIDED	PROVIDED: 42

*ASSUMES 50% OF ROOMS BELOW 500 SF

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

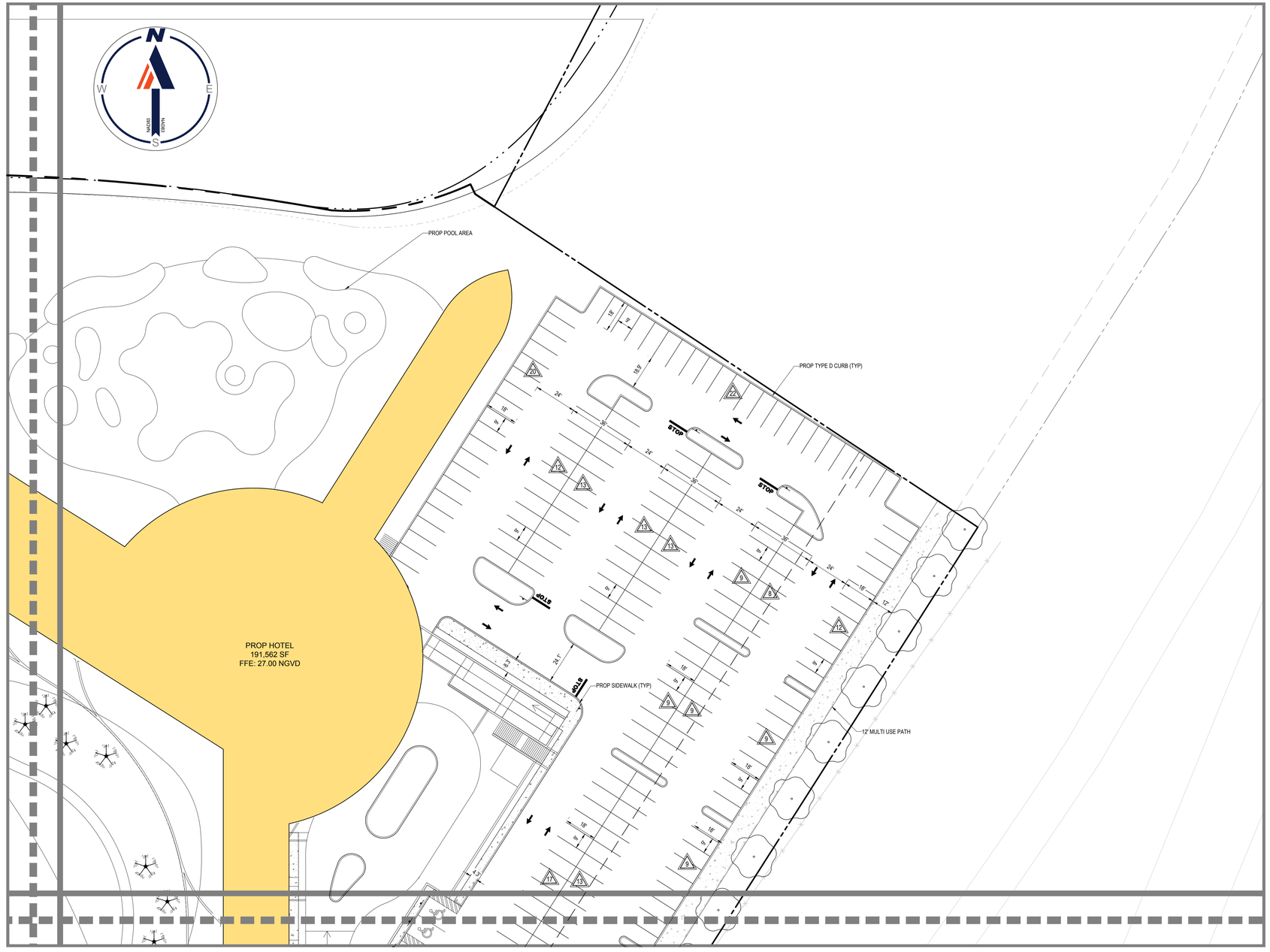
SITE LAYOUT PLAN

SHEET NUMBER:

C-302

ORG. DATE - 08/20/2021

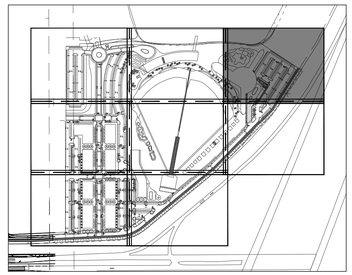
Aug 20, 2021
11:20
I:\2020\FLB200245\DRAWING\SPLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0-----A LAYOUT C-302
LJL



NAVD88 TO NGVD29: (+)1.47'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	199,121 SF FOOTPRINT 422,886 SF GROSS FLOOR AREA	
RETAIL	103,612 SF FOOTPRINT 103,612 SF GROSS FLOOR AREA	
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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

SITE LAYOUT PLAN

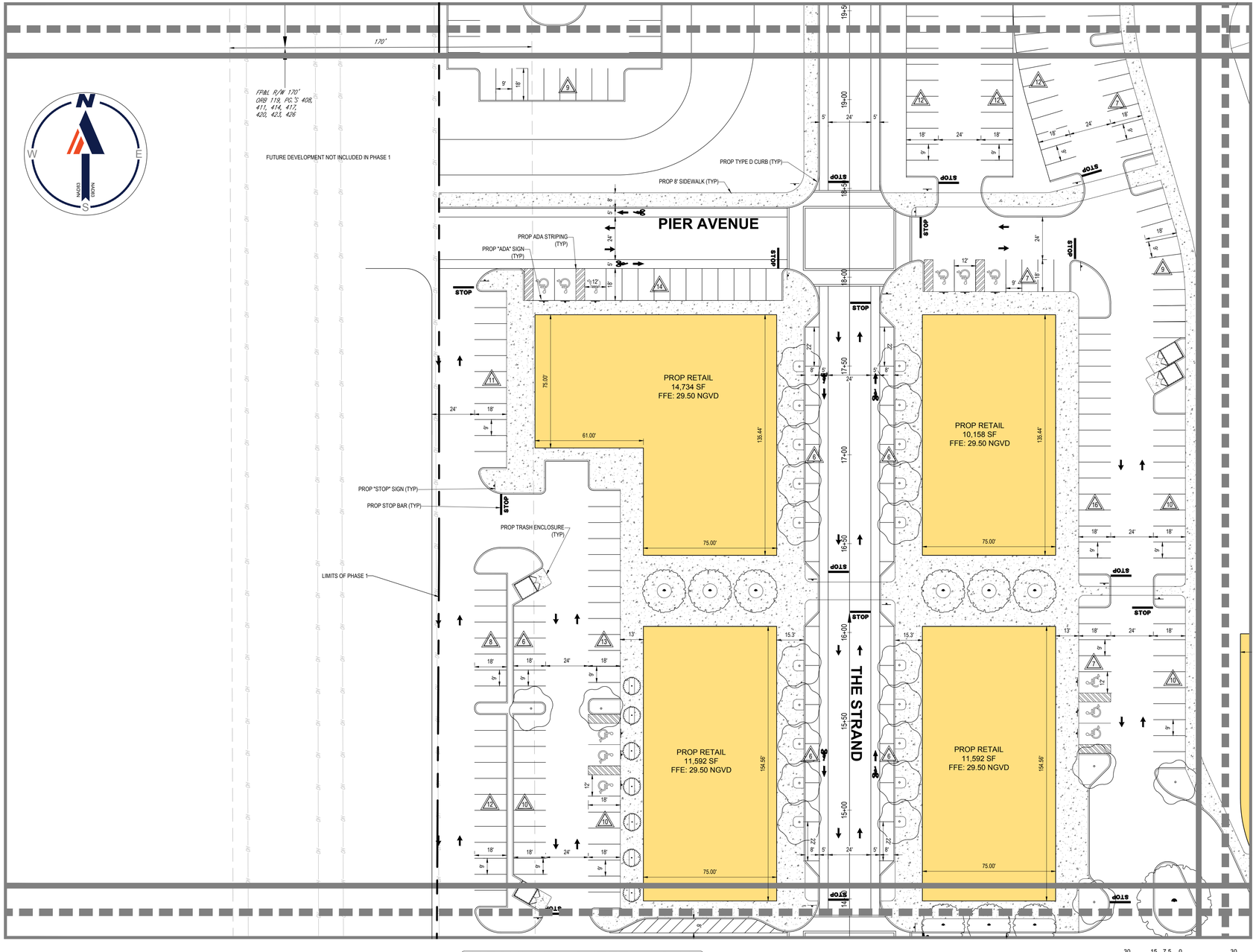
SHEET NUMBER:

C-303

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245 SPP-0—LAYOUT C-303
JLL

MATCHLINE - SHEET C-301



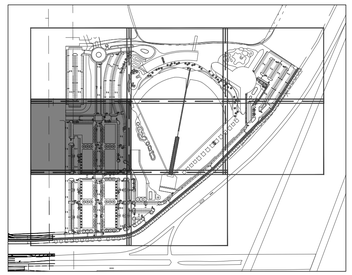
MATCHLINE - SHEET C-305

MATCHLINE - SHEET C-307

NAVD88 TO NGVD29: (+)1.47'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
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NUMBER OF PROPOSED BUILDINGS	12 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R)	MAXIMUM 1.5	PROVIDED 0.26
LOT COVERAGE	MAXIMUM NONE	PROVIDED 12.18%
SITE AREA BREAKDOWN		
	EXISTING	PROPOSED
IMPERVIOUS AREA:	XX.XXX SF (X.XX AC)	1,045,876 SF (24.01 AC)
PERVIOUS AREA:	XXX,XXX SF (XX.XX AC)	572,378 SF (13.14 AC)
SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	10'	XXX'
SIDE SETBACK	5'	XXX'
REAR SETBACK	10'	XXX'
LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED		REQUIRED
RESTAURANTS	129 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
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*ASSUMES 50% OF ROOMS BELOW 500 SF

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DRAWN BY: LJL
CHECKED BY: AS
DATE: 08/20/2021
CAD I.D.: SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON CONSTRUCTION

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-304

ORG. DATE - 08/20/2021

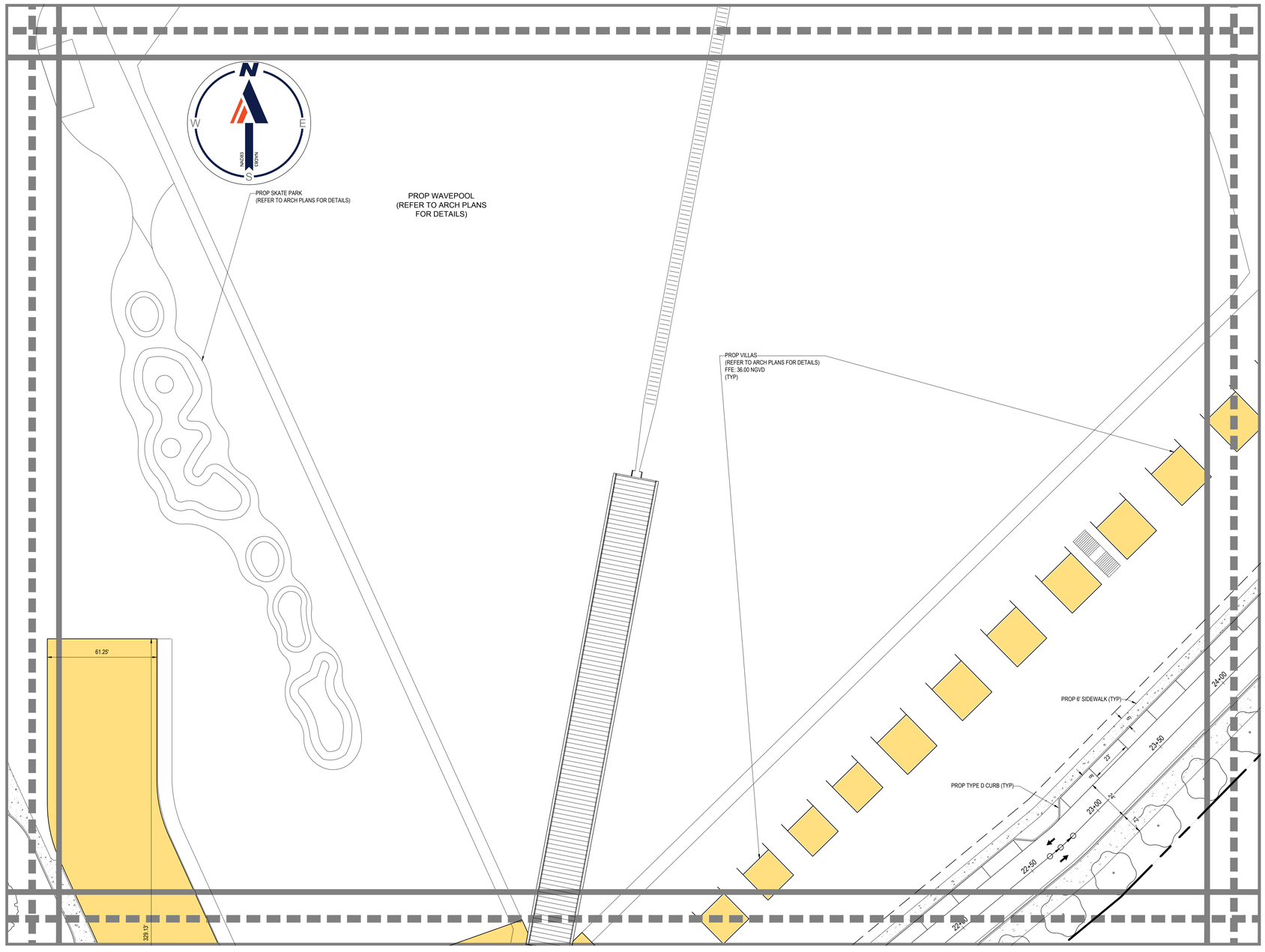
Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0---LAYOUT C-304
LL

MATCHLINE - SHEET C-302

MATCHLINE - SHEET C-304

MATCHLINE - SHEET C-306

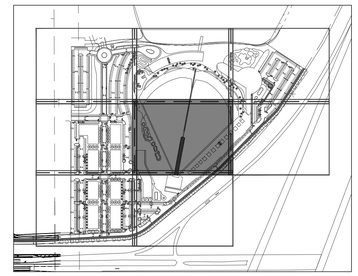
MATCHLINE - SHEET C-308



NAVD88 TO NGVD29: (+)1.47'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
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TOTAL SITE AREA	37.15 AC	
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REAR SETBACK	10'	XXX'
LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED		REQUIRED
RESTAURANTS	129 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
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PROJECT No.: FLB200245
DRAWN BY: LJL
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DATE: 08/20/2021
CAD I.D.: SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON

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CITY OF FORT PIERCE
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SHEET TITLE:

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SHEET NUMBER:

C-305

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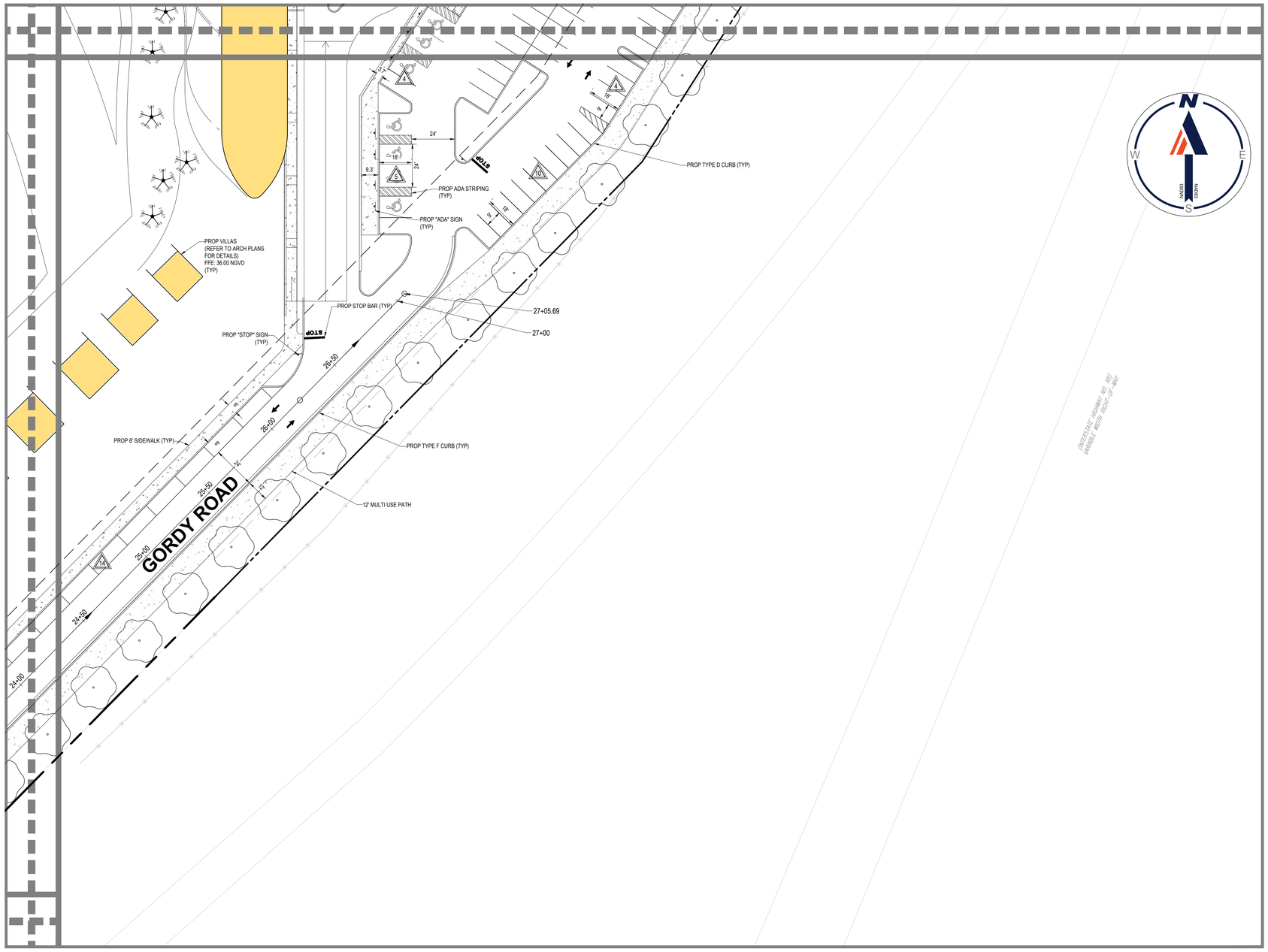
Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0_----\LAYOUT C-305
LL

MATCHLINE - SHEET C-303



MATCHLINE - SHEET C-305

30 15 7.5 0 30

1"= 30'

NAVD88 TO NGVD29: (+)1.47'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
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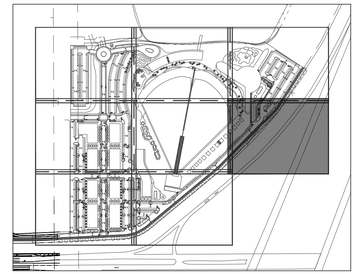

KEY MAP

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*ASSUMES 50% OF ROOMS BELOW 500 SF

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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PROJECT No.: FLB200245
DRAWN BY: LJL
CHECKED BY: AS
DATE: 08/20/2021
CAD I.D.: SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

SITE LAYOUT PLAN

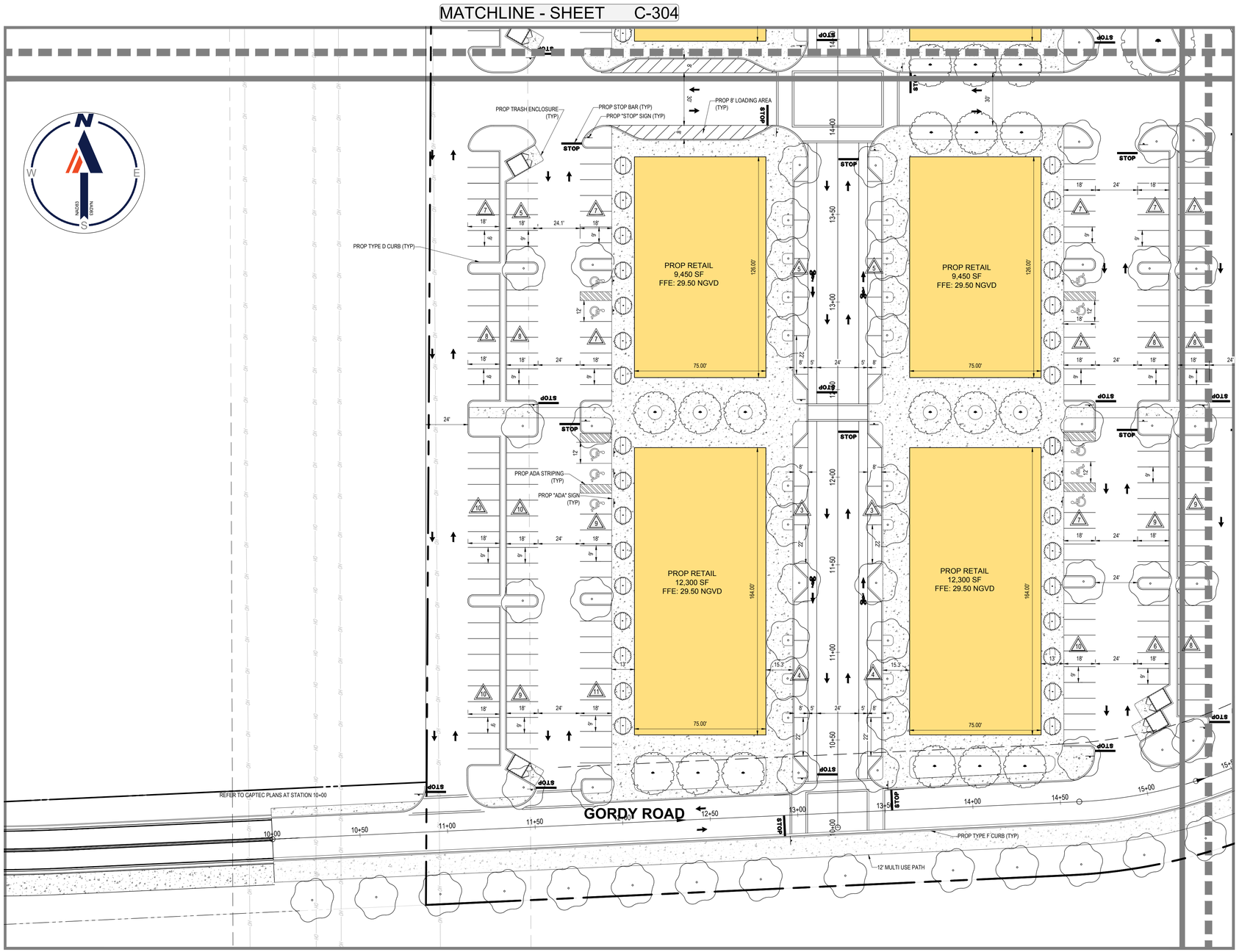
SHEET NUMBER:

C-306

ORG. DATE - 08/20/2021

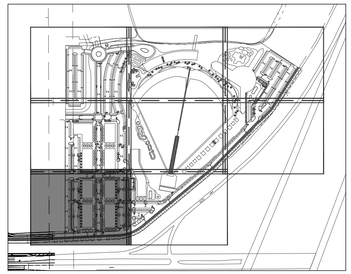
Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0-----LAYOUT C-306
LJL

NAVD88 TO NGVD29: (+)1.47'



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	199,121 SF FOOTPRINT 422,886 SF GROSS FLOOR AREA	
RETAIL	103,612 SF FOOTPRINT 103,612 SF GROSS FLOOR AREA	
HOTEL	62,467 SF FOOTPRINT 280,717 SF GROSS FLOOR AREA	
MIXED USE	23,160 FOOTPRINT 28,675 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF FOOTPRINT 9,882 SF GROSS FLOOR AREA	
MAX. ALLOWED BUILDING HEIGHT	XX'	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	12 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R)	MAXIMUM 1.5	PROVIDED 0.26
LOT COVERAGE	MAXIMUM NONE	PROVIDED 12.18%
SITE AREA BREAKDOWN		
	EXISTING	PROPOSED
IMPERVIOUS AREA:	XX,XXX SF (X.XX AC)	1,045,876 SF (24.01 AC)
PERVIOUS AREA:	XXX,XXX SF (XX.XX AC)	572,378 SF (13.14 AC)
SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	10'	XXX'
SIDE SETBACK	5'	XXX'
REAR SETBACK	10'	XXX'
LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED	REQUIRED	
RESTAURANTS	129 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
HOTELS	482 SPACES*	1.1 SPACES PER UNIT UNDER 500 SF, 1.6 SPACES PER UNIT 500+ SF
RETAIL	518 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
TOTAL	1,129	
PARKING PROVIDED	1,010 SPACES	
BICYCLE SPACES	1 SPACE PER 20 REQUIRED SPACES	
ADA SPACES	REQUIRED: 20 SPACES FOR OVER 1,000 SPACES PROVIDED	PROVIDED: 42

*ASSUMES 50% OF ROOMS BELOW 500 SF

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON CONSTRUCTION

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: __ - __

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

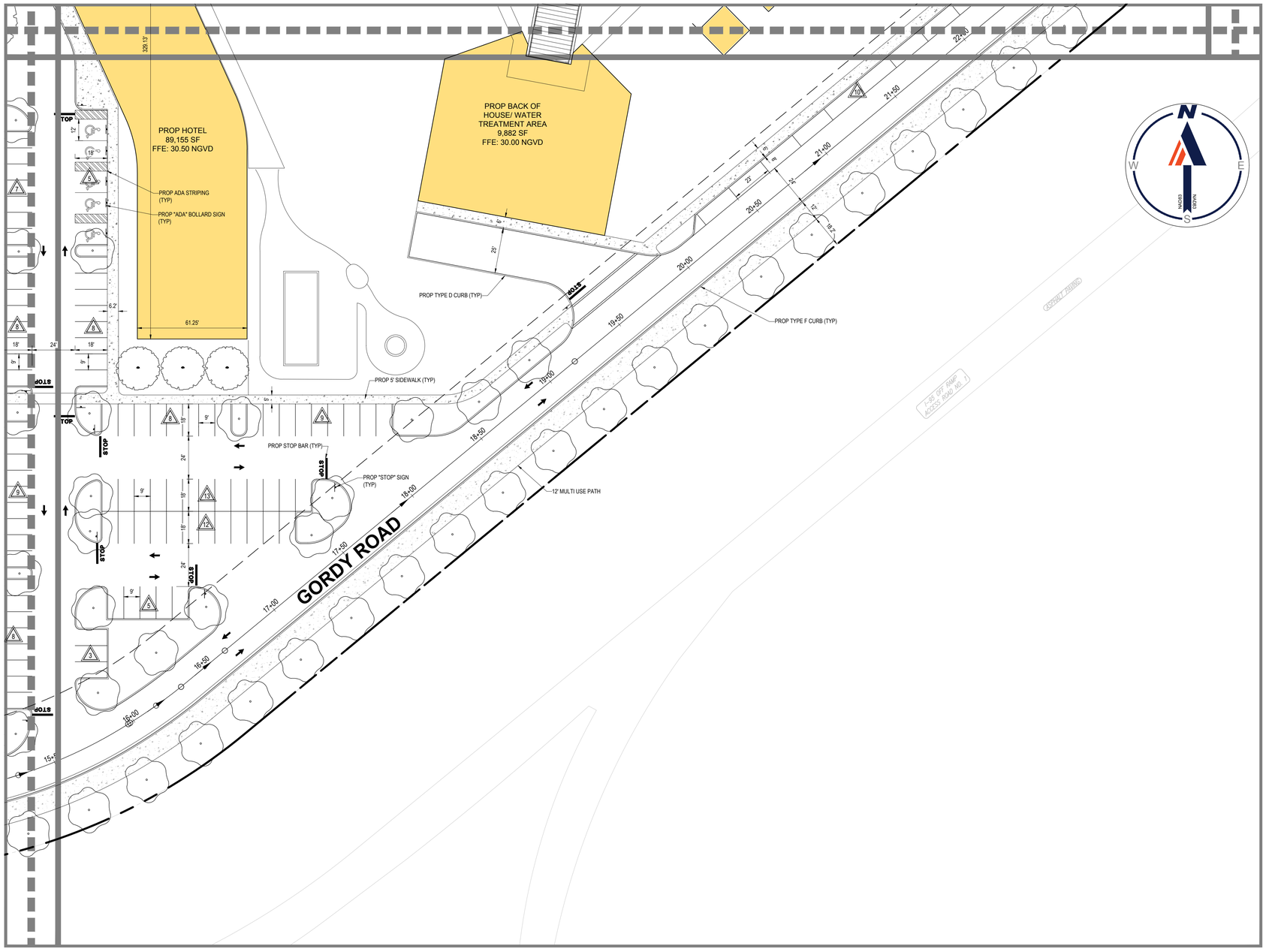
C-307

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0_---_LAYOUT C-307

NAVD88 TO NGVD29: (+)1.47'

MATCHLINE - SHEET C-305



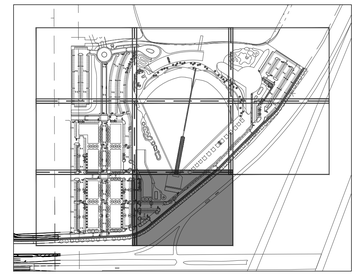
MATCHLINE - SHEET C-307

30 15 7.5 0 30

1"= 30'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
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TOTAL SITE AREA	37.15 AC	
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RETAIL	103,612 SF FOOTPRINT 103,612 SF GROSS FLOOR AREA	
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MIXED USE	23,160 FOOTPRINT 28,675 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF FOOTPRINT 9,882 SF GROSS FLOOR AREA	
MAX. ALLOWED BUILDING HEIGHT	XX'	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	12 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R)	MAXIMUM 1.5	PROVIDED 0.26
LOT COVERAGE	MAXIMUM NONE	PROVIDED 12.18%
SITE AREA BREAKDOWN		
	EXISTING	PROPOSED
IMPERVIOUS AREA:	XX,XXX SF (X.XX AC)	1,045,876 SF (24.01 AC)
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BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	10'	XXX'
SIDE SETBACK	5'	XXX'
REAR SETBACK	10'	XXX'
LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED	REQUIRED	
RESTAURANTS	129 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
HOTELS	482 SPACES*	1.1 SPACES PER UNIT UNDER 500 SF, 1.6 SPACES PER UNIT 500+ SF
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TOTAL	1,129	
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*ASSUMES 50% OF ROOMS BELOW 500 SF

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

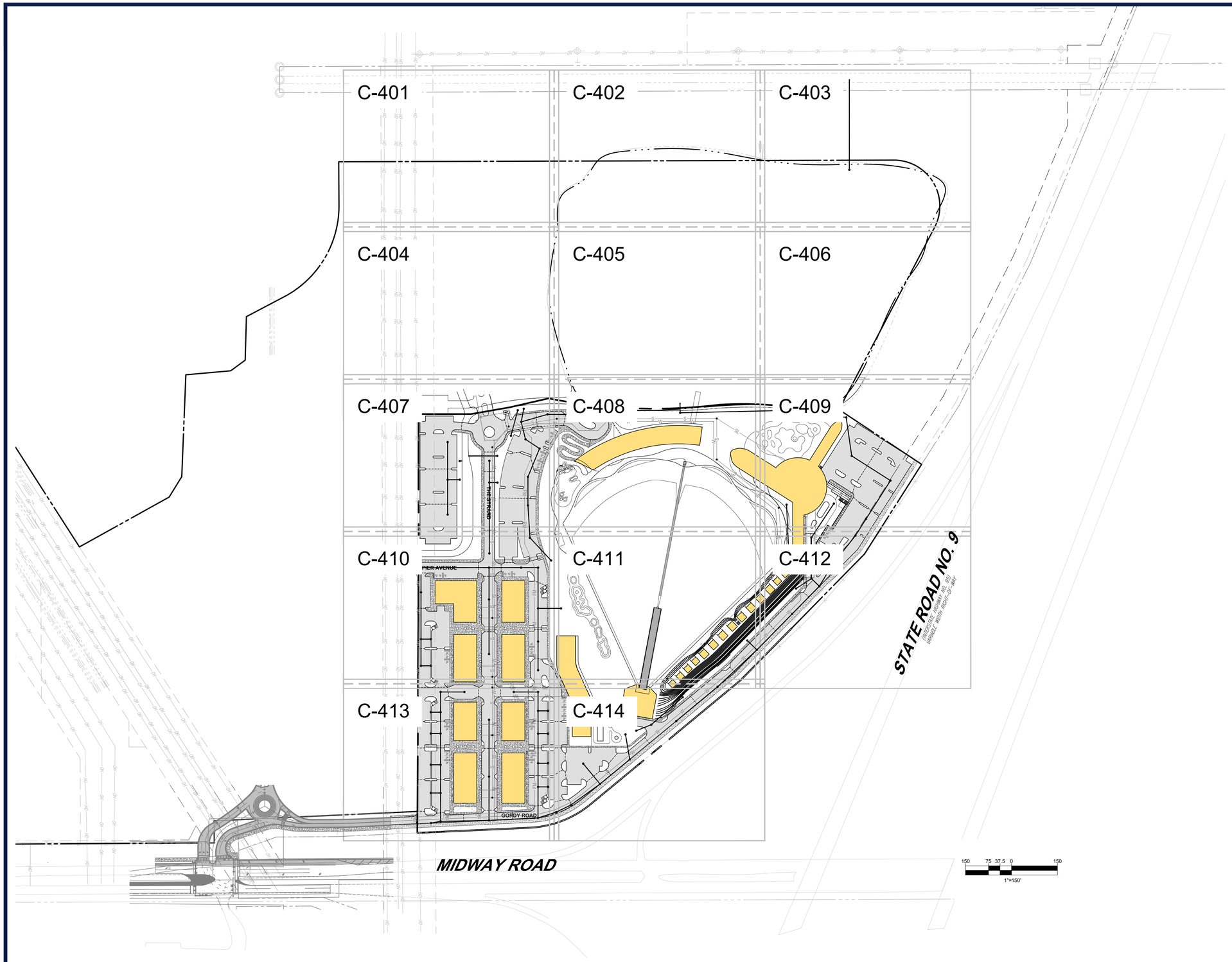
SITE LAYOUT PLAN

SHEET NUMBER:

C-308

ORG. DATE - 08/20/2021

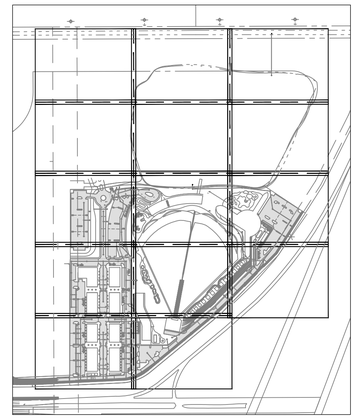
Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0-----LAYOUT C-308
LJL



NAVD88 TO NGVD29: (+)1.47'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

NGVD

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DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

OVERALL DRAINAGE PLAN

SHEET NUMBER:

C-400

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-0----XLAYOUT: C-400 - OVERALL GRADING PLAN
LL

NAVD88 TO NGVD29: (+)1.47'

NO PROPOSED IMPROVEMENTS
ON THIS SHEET

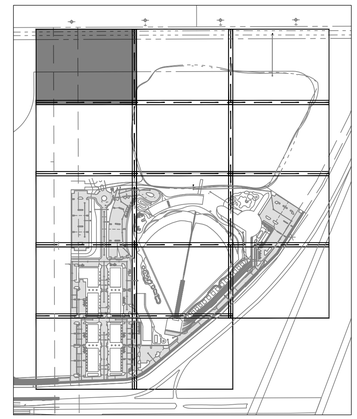
MATCHLINE - SHEET C-402

MATCHLINE - SHEET C-404

30 15 7.5 0 30
1"= 30'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

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PROGRAM MANAGEMENT
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PROJECT No.: FLB200245
DRAWN BY: LJL
CHECKED BY: AS
DATE: 08/20/2021
CAD I.D.: GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: __ - __

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-401

ORG. DATE - 08/20/2021

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Aug 20, 2021
H:\2020\FLB200245\DRAWING\SP\PLAN SET\WAVE GARDEN PHASE TF\FLB200245-GDP-0---LAYOUT C-401 - DETAILED GRADING PLAN
LJL

NAVD88 TO NGVD29: (+)1.47'

MATCHLINE - SHEET C-401

NO PROPOSED IMPROVEMENTS
ON THIS SHEET

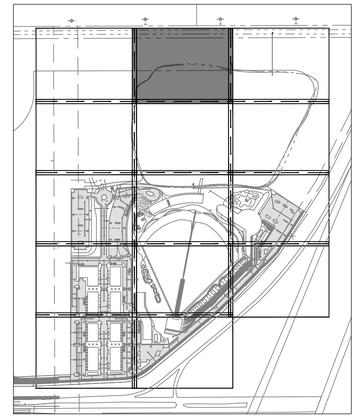
MATCHLINE - SHEET C-403

MATCHLINE - SHEET C-405

30 15 7.5 0 30
1"= 30'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

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LAND SURVEYING
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LANDSCAPE ARCHITECTURE
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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-402

ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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Aug 20, 2021
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LJL

NAVD88 TO NGVD29: (+)1.47'

MATCHLINE - SHEET C-402

C-102 CANAL

PROP MITERED END OUTFALL

PROP CONTROL STRUCTURE

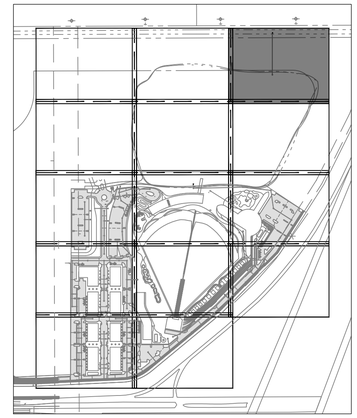
TOP OF WATER ELEVATION: 20.30' ± (11/13/2019)

MATCHLINE - SHEET C-406

1"= 30'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCE
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: __ - __

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-403

ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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Aug 20, 2021
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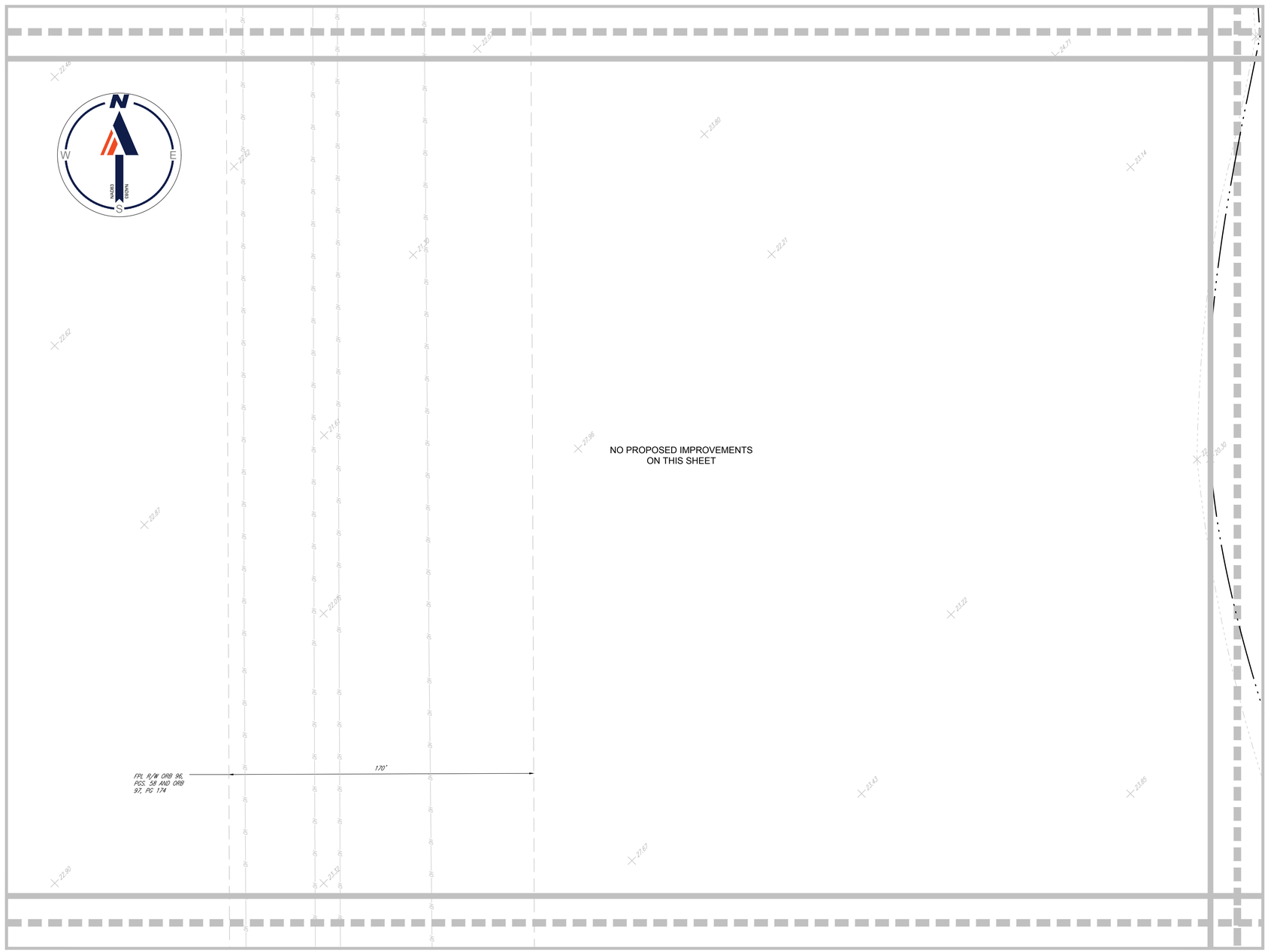
LL

NAVD88 TO NGVD29: (+)1.47'

MATCHLINE - SHEET C-401



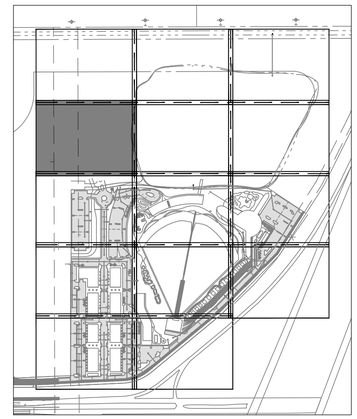
MATCHLINE - SHEET C-405

MATCHLINE - SHEET C-407

30 15 7.5 0 30
1"= 30'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-404

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-0-----&LAYOUT: C-404 - DETAILED GRADING PLAN
LJL

MATCHLINE - SHEET C-402

MATCHLINE - SHEET C-404

MATCHLINE - SHEET C-406

MATCHLINE - SHEET C-408

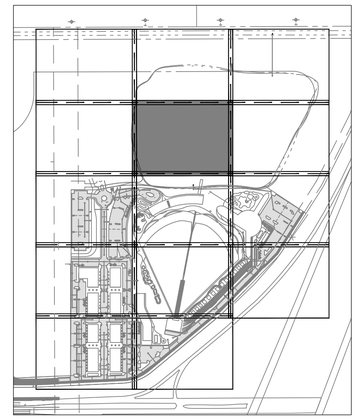
NAVD88 TO NGVD29: (+)1.47'

TOP OF WATER ELEVATION: 20.30' ± (11/13/2019)

NO PROPOSED IMPROVEMENTS
ON THIS SHEET

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

30 15 7.5 0 30

1"= 30'

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: __ - __

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

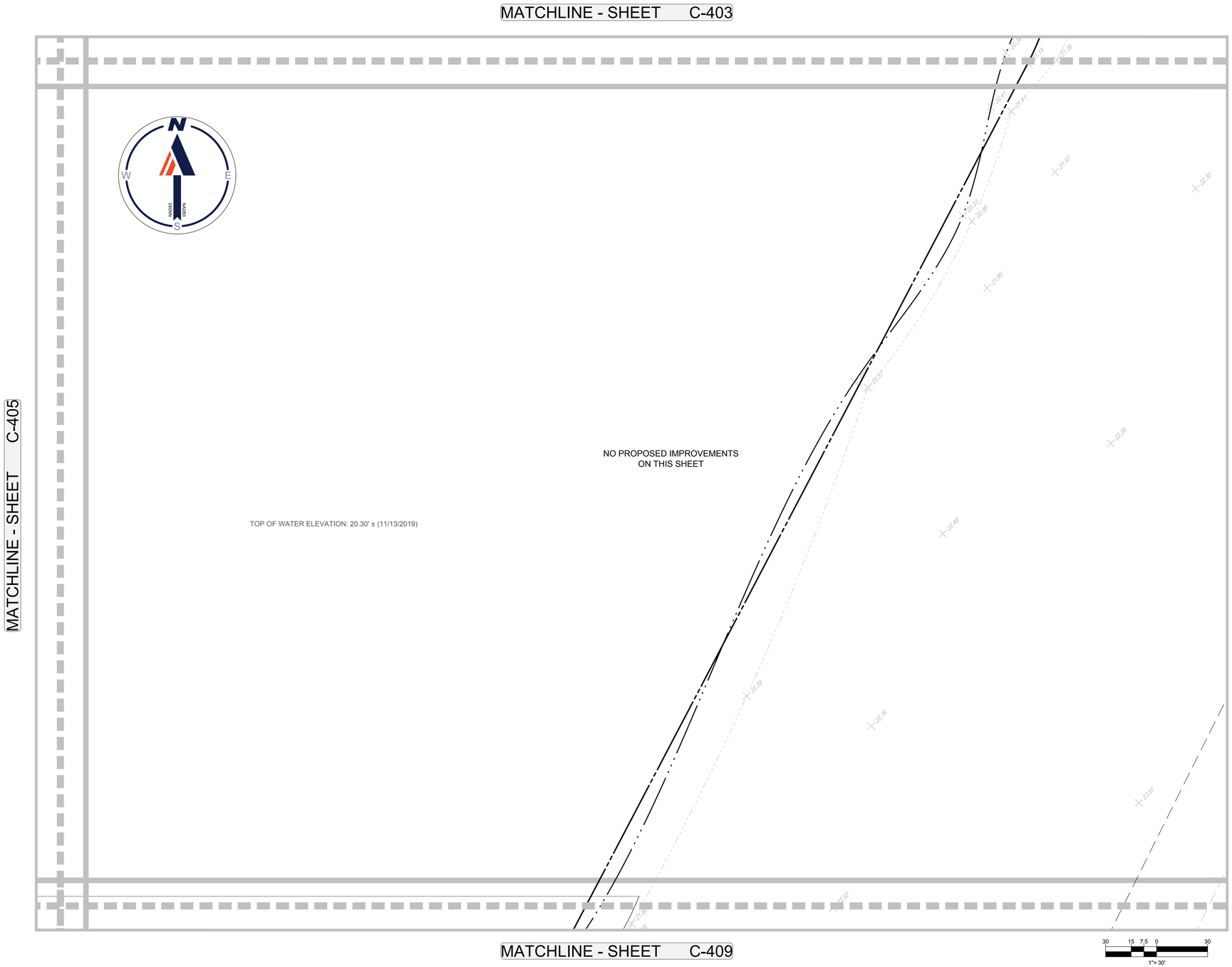
DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-405

ORG. DATE - 08/20/2021

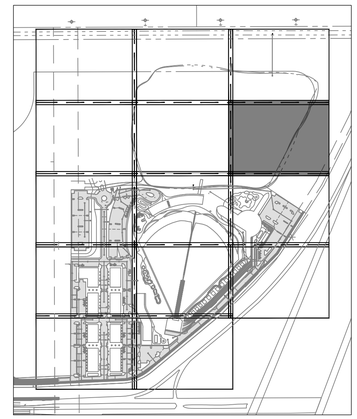
Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-0_-_LAYOUT C-405 - DETAILED GRADING PLAN
LL



NAVD88 TO NGVD29: (+)1.47'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

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DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-406

ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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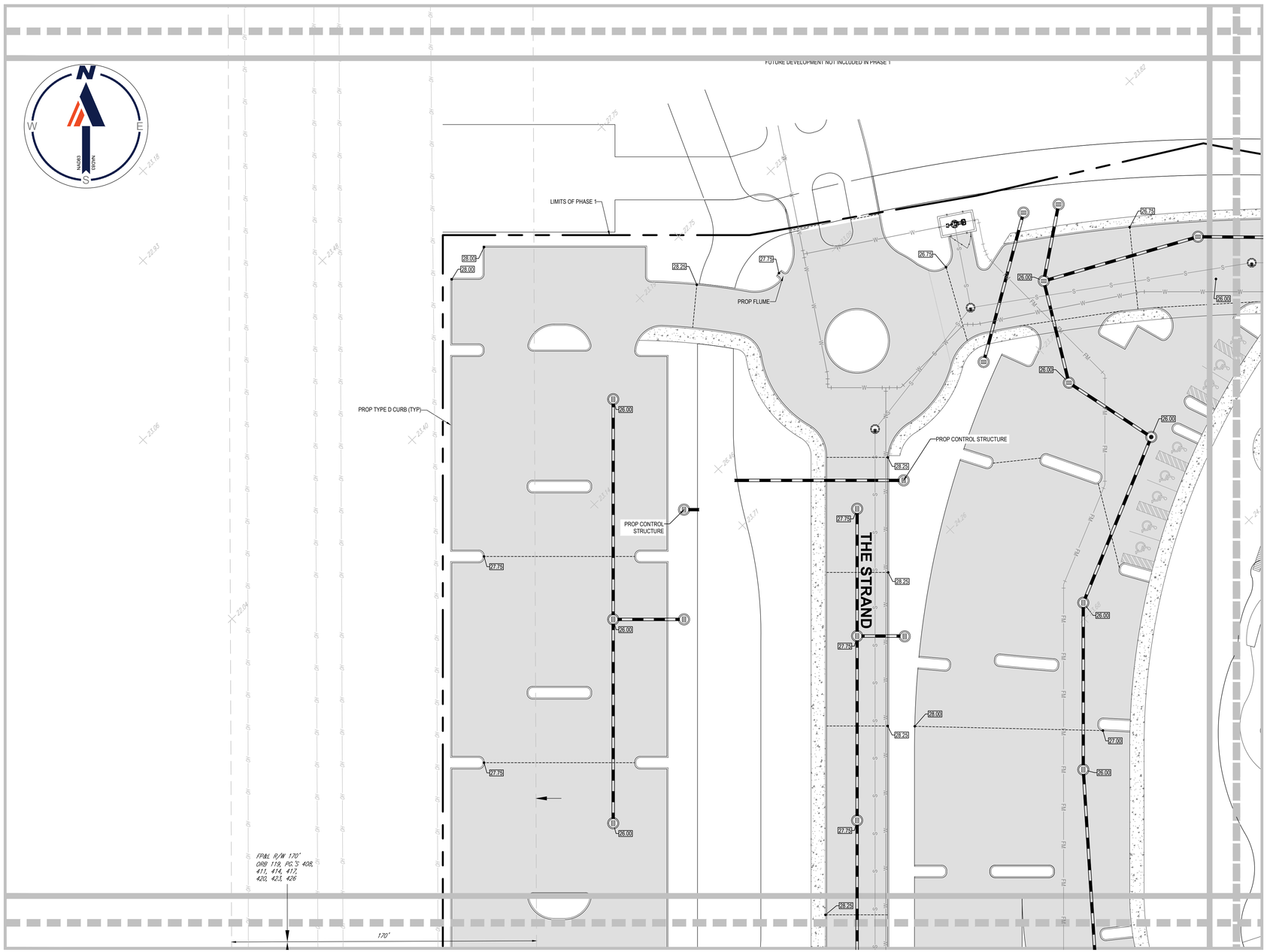
LJL

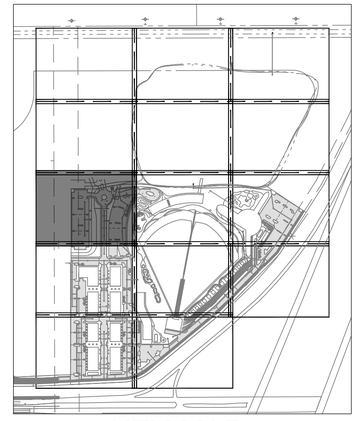
MATCHLINE - SHEET C-404

NAVD88 TO NGVD29: (+)1.47'



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

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PERMITTING SERVICES
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CHECKED BY:	AS
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CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

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SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-407

ORG. DATE - 08/20/2021

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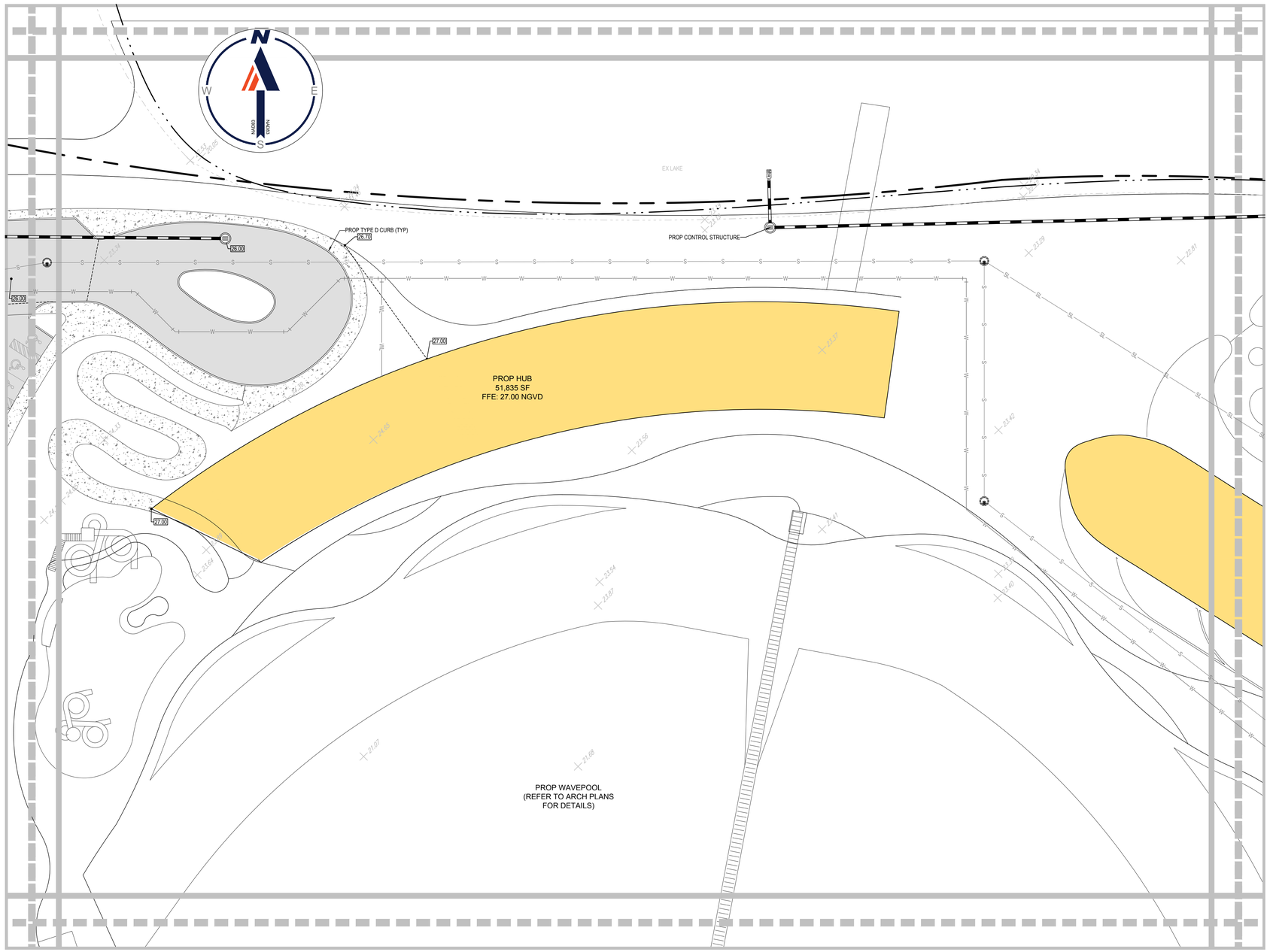
LJL

MATCHLINE - SHEET C-405

NAVD88 TO NGVD29: (+)1.47'

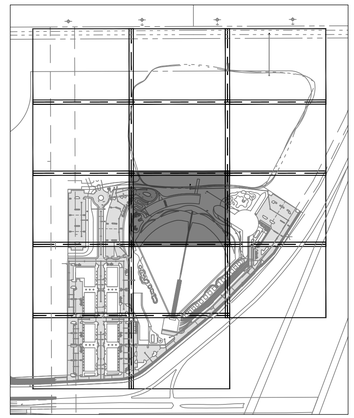


30 15 7,5 0 30

1"= 30'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

BOHLER

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-408

ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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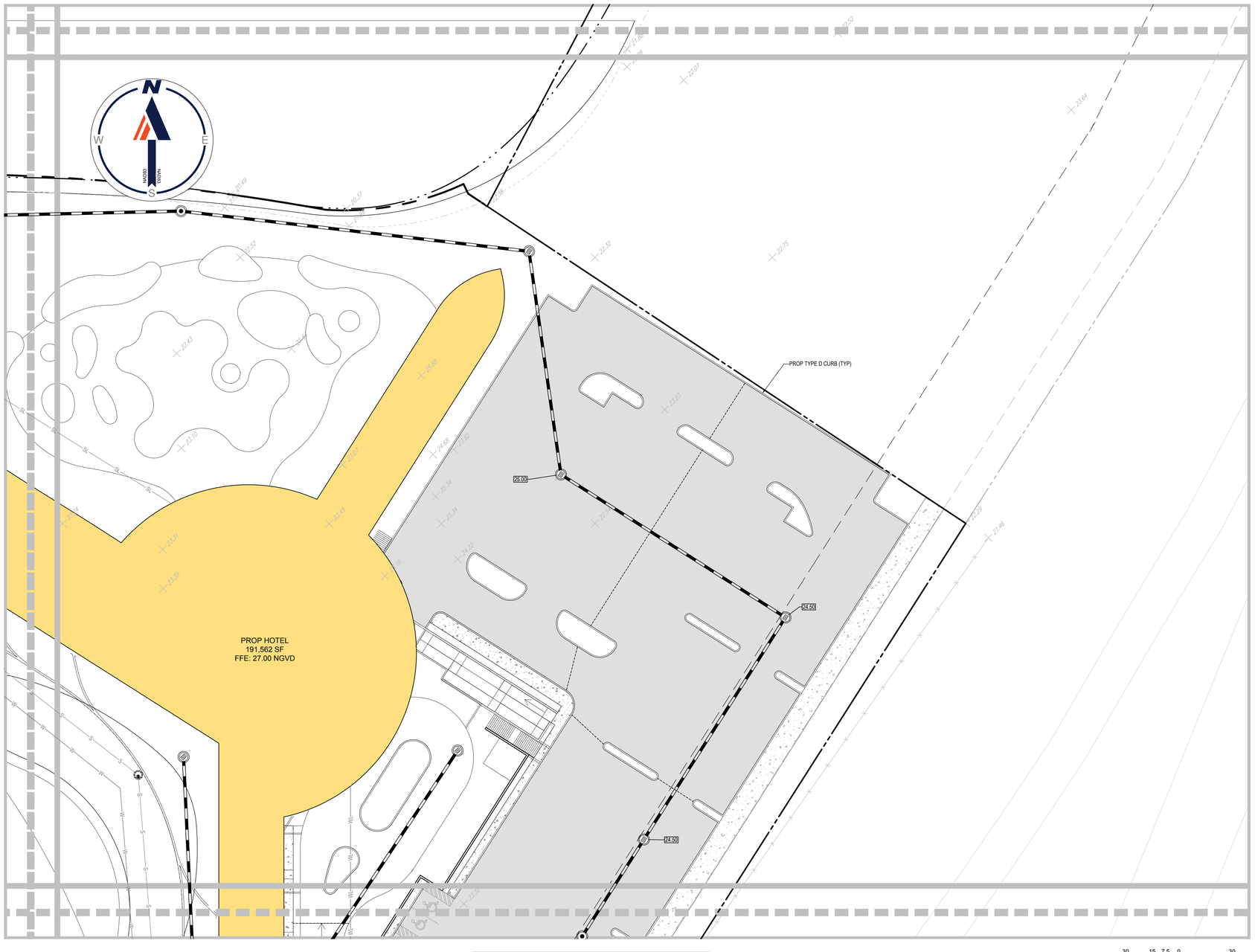
LJL

MATCHLINE - SHEET C-406

NAVD88 TO NGVD29: (+)1.47'



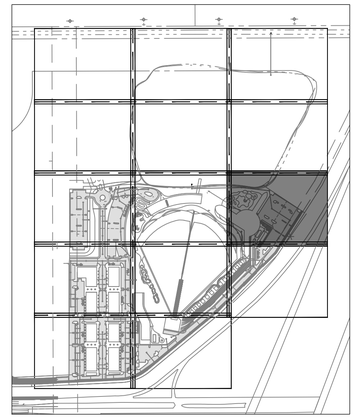
MATCHLINE - SHEET C-408

MATCHLINE - SHEET C-412

30 15 7.5 0 30
1"= 30'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE (26.23')
- PROP SPOT GRADE (27.00)
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES (MH, CB)
- PROP RIDGE



KEY MAP

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

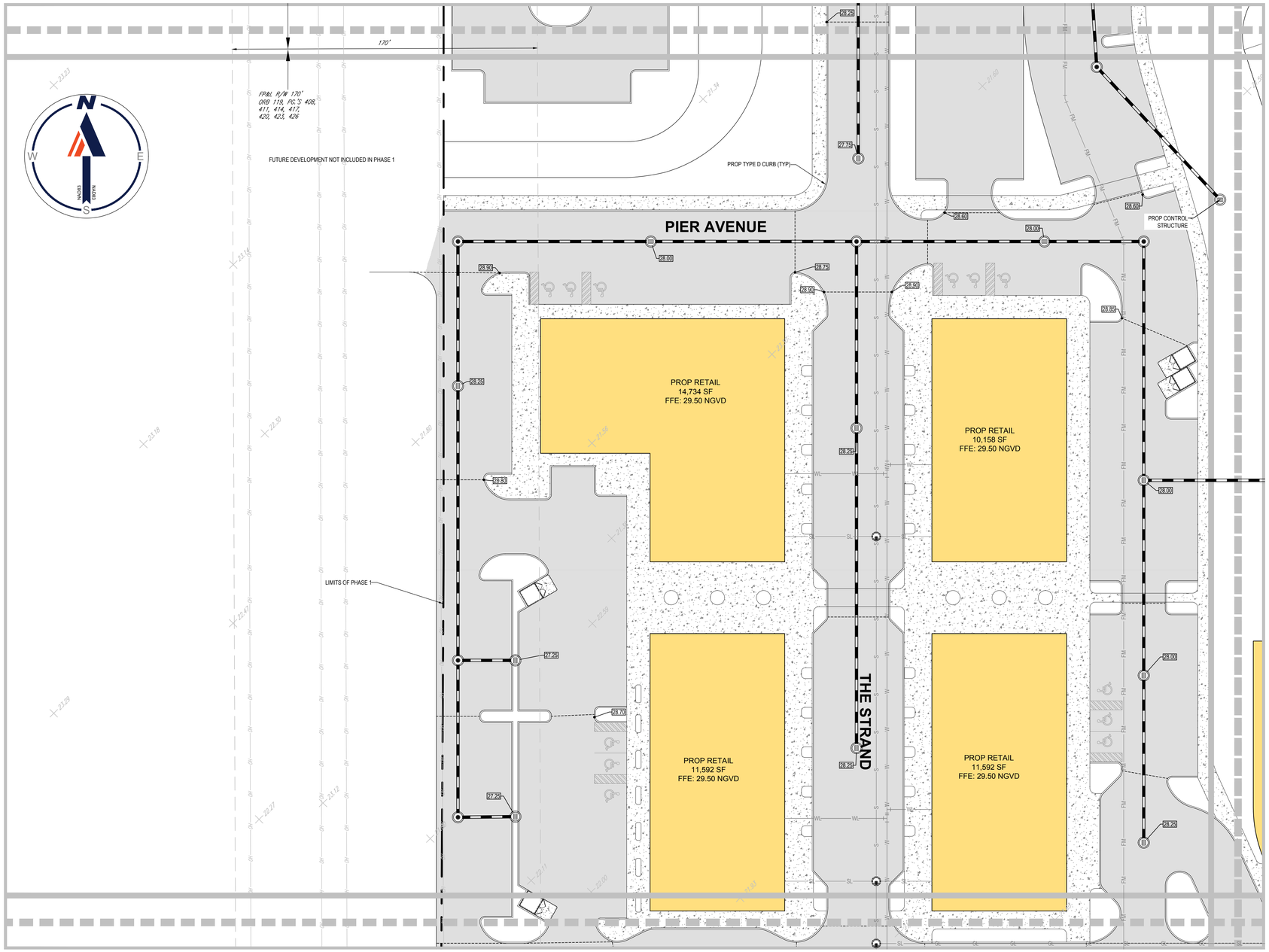
SHEET NUMBER:

C-409

ORG. DATE - 08/20/2021

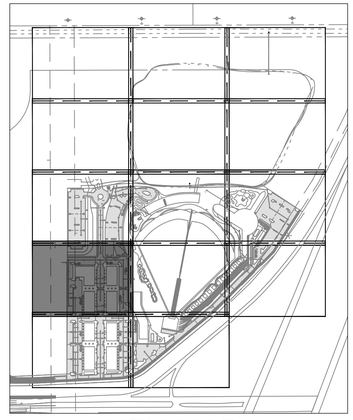
Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-0---LAYOUT C-409 - DETAILED GRADING PLAN
LJL

NAVD88 TO NGVD29: (+)1.47'



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

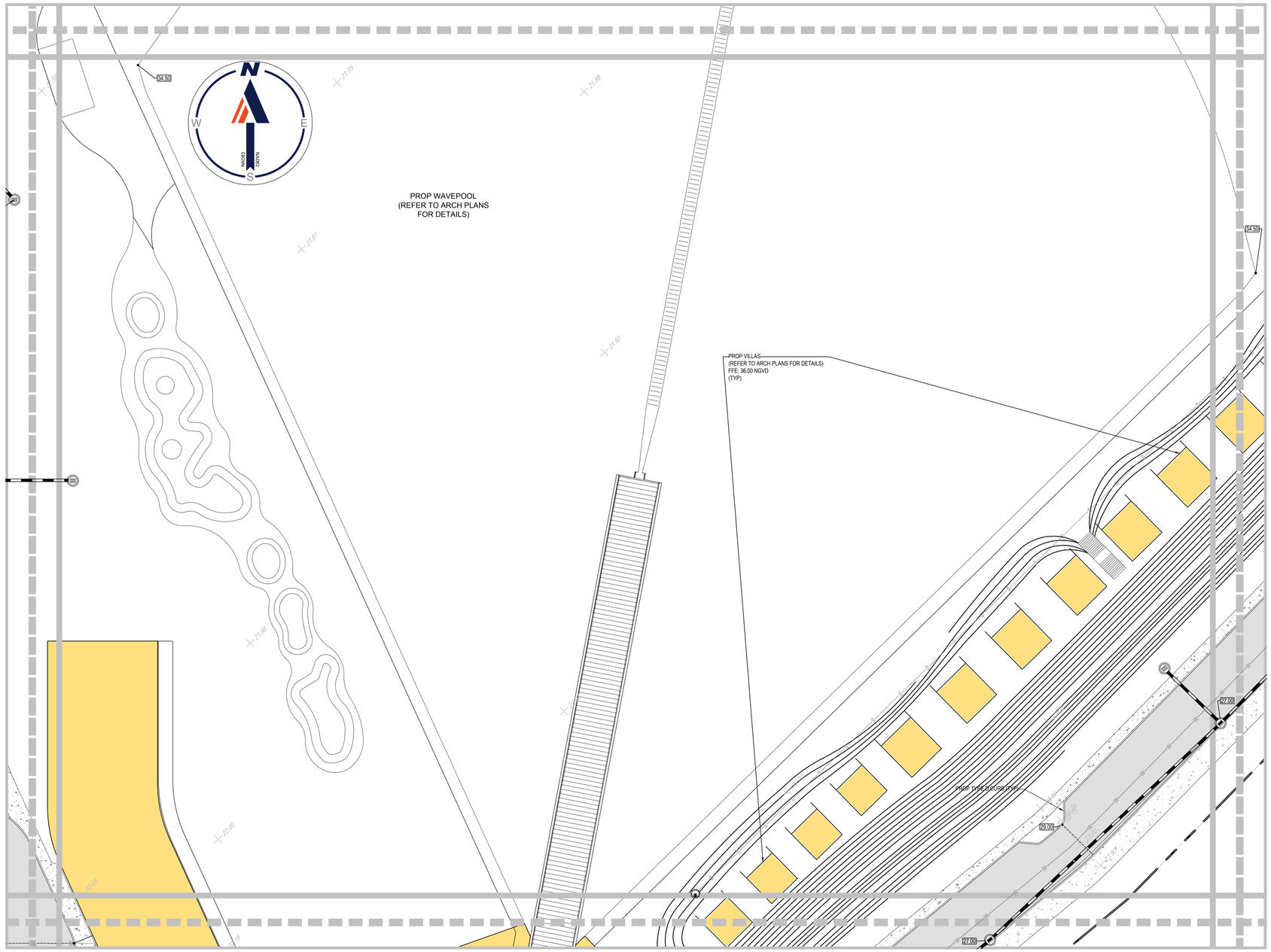
DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-410

ORG. DATE - 08/20/2021

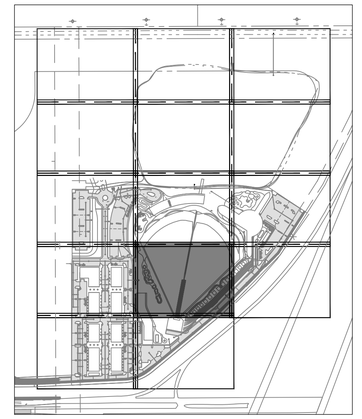
Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-0----LAYOUT: C-410 - DETAILED GRADING PLAN
LL



NAVD88 TO NGVD29: (+)1.47'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-411

ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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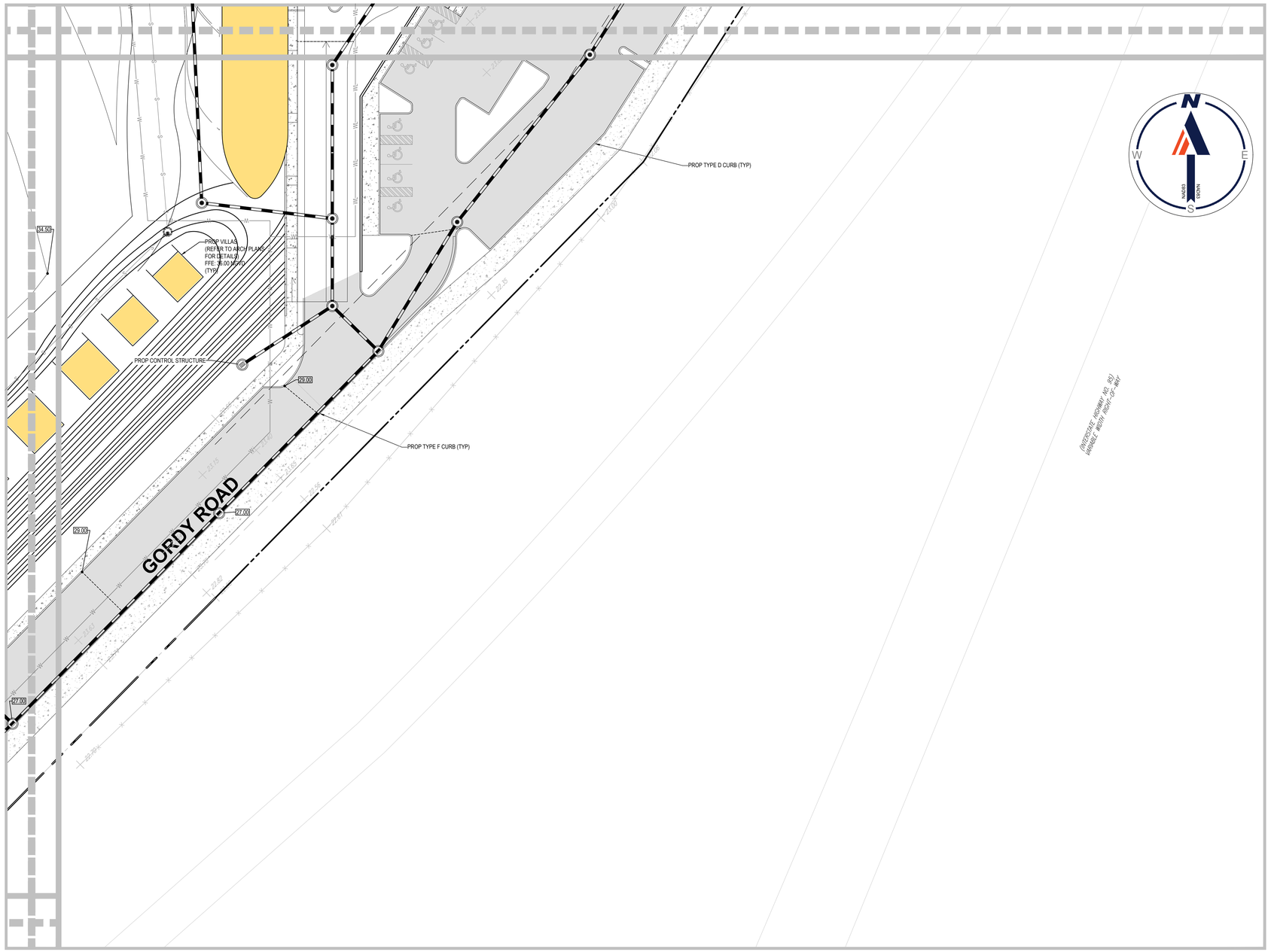
Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-0----LAYOUT: C-411 - DETAILED GRADING PLAN
LL

MATCHLINE - SHEET C-409

NAVD88 TO NGVD29: (+)1.47'



MATCHLINE - SHEET C-411

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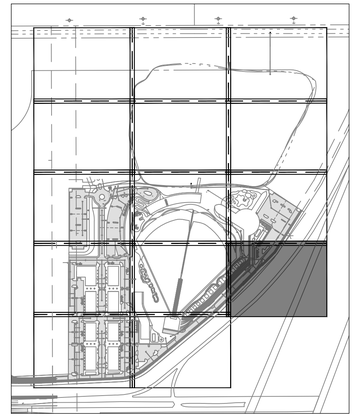

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H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-0----->LAYOUT: C-412 - DETAILED GRADING PLAN
LJL

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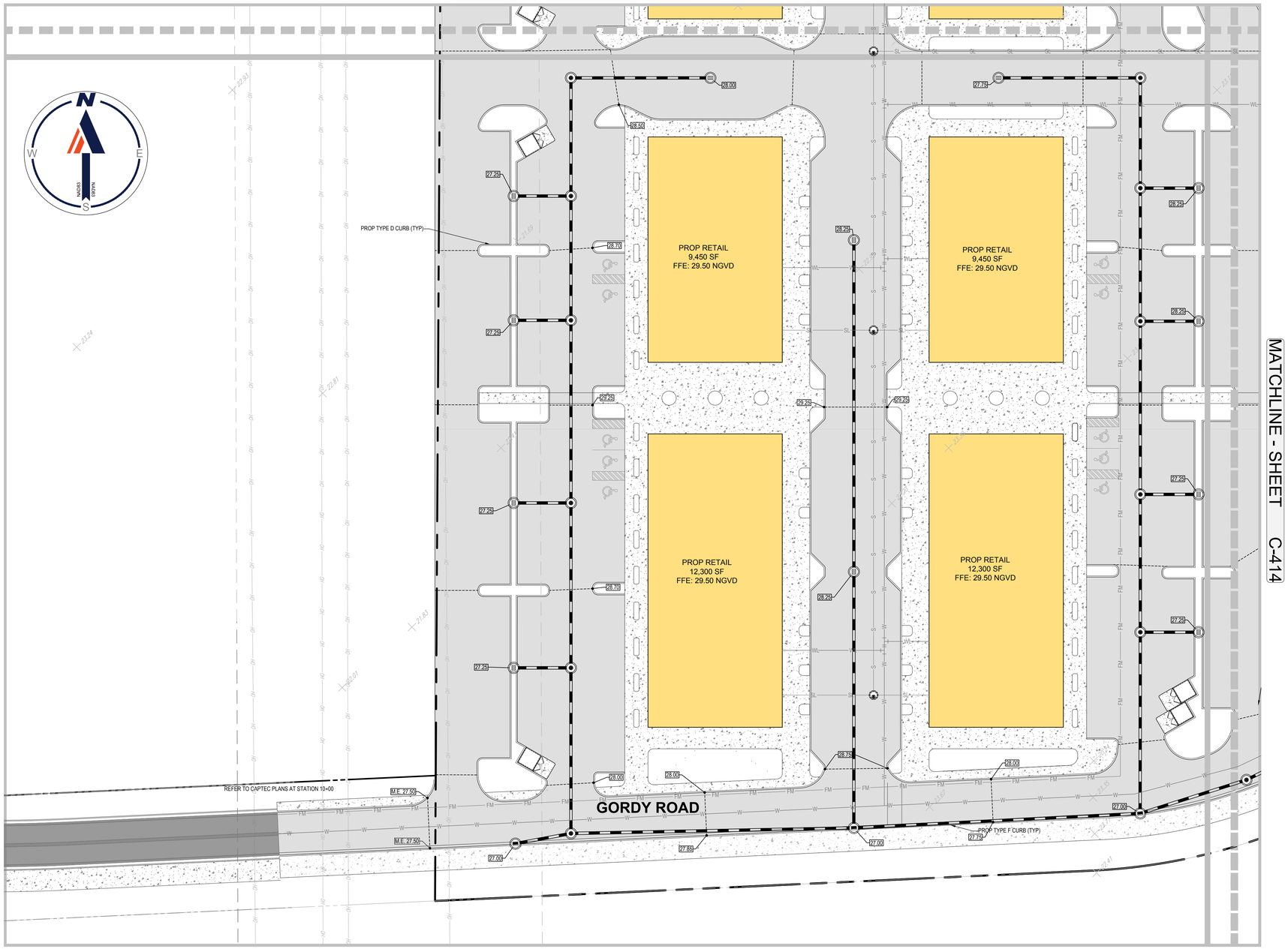

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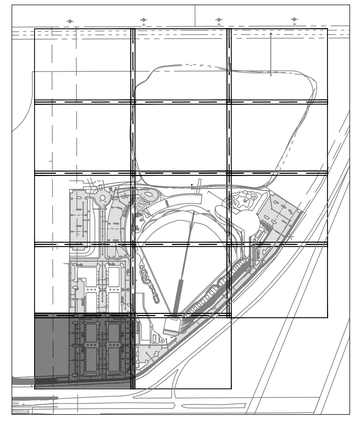

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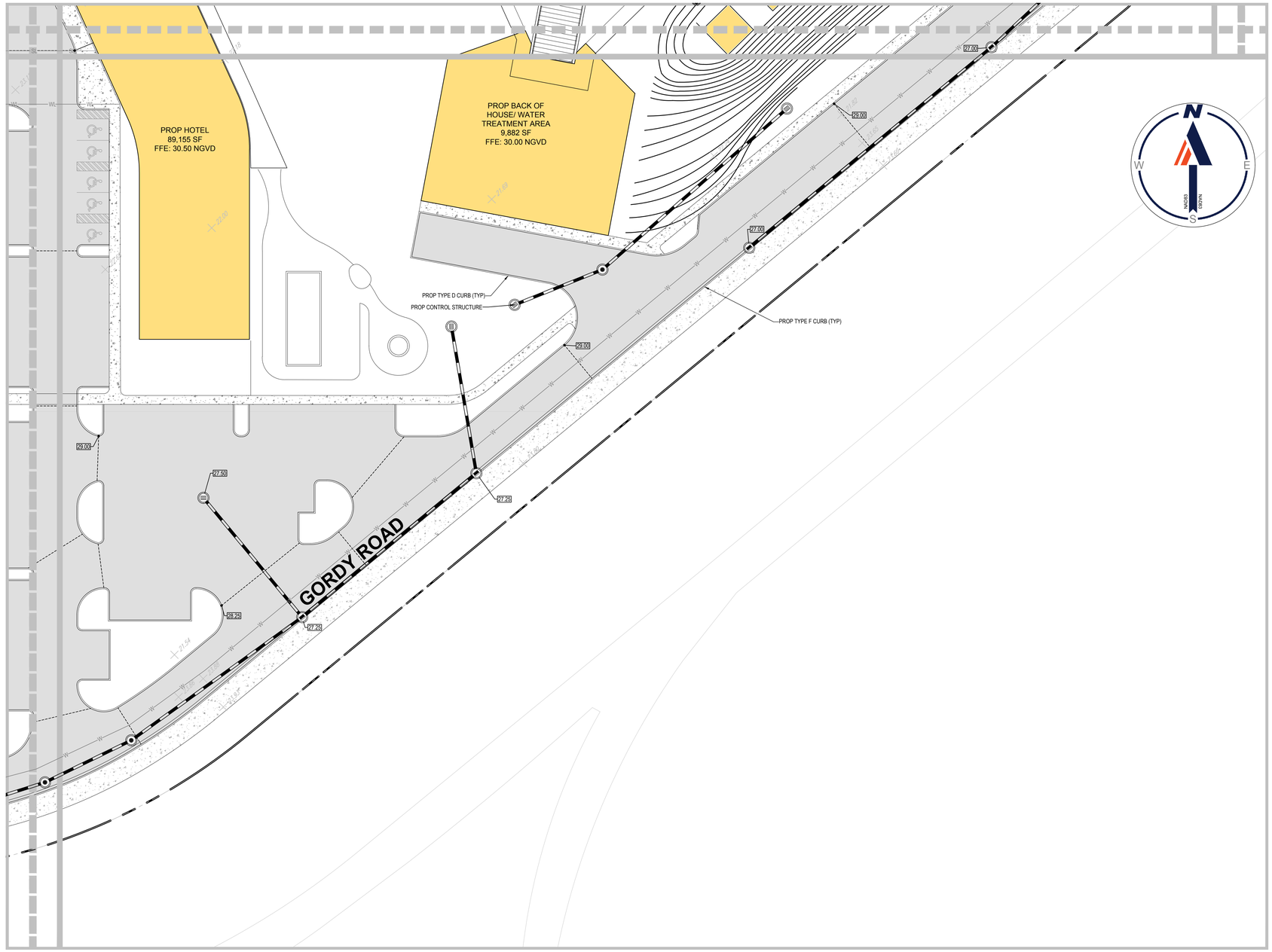

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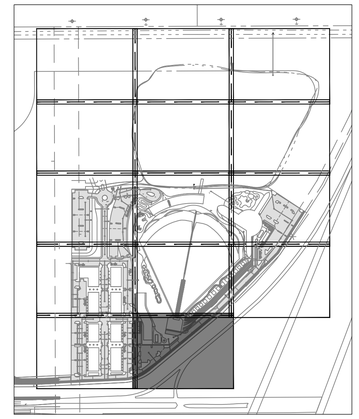

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SHEET NUMBER:

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ORG. DATE - 08/20/2021

Aug 20, 2021
11:20:01 I:\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-S-----LAYOUT C-414 - DETAILED GRADING PLAN

GENERAL NOTES

1. These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, please refer to the appropriate consultant documents.
2. The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
3. The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
4. Construction shall comply with all local building codes.
5. All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
6. If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.

GENERAL GRADING NOTES

1. All grading information provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.
2. Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative prior to final grading.
3. Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
4. Grading and calculations for retention areas to be provided by Civil Engineers.
5. Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.
6. All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

GENERAL LANDSCAPE NOTES (FORT PIERCE CITY REQUIREMENT):

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier,constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.

GENERAL LANDSCAPE NOTES

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
2. The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
4. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
5. The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.
6. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
7. Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect. Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**
8. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect.
9. Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the City of Miami.
10. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
11. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
12. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
13. Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
14. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.

GENERAL LANDSCAPE NOTES CONT'D

15. Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
16. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
17. Trees grown in grow bags or grow bag type material are not allowed.
18. All planting materials shall meet or exceed local requirements as specified by local plant standards.
19. All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
20. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
21. Plant size specifications take precedence over container size.
22. Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
23. All plant material shall be graded Florida #1 or better.
24. All proposed planting beds will be planted out correctly with proper spacing.
25. All tree work will require permitting by a registered Miami-Dade County Tree Trimmer.
26. Burlap, wire cages, etc., be removed half way down root balls.

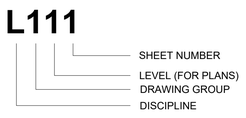
GENERAL SITE LIGHTING NOTES

1. All electrical wiring and circuiting by Electrical Engineer in future permit set.
2. Shop drawings shall be required by manufacturers and/or contractors for all connections, footers, electrical requirements and color samples for review and approval by the landscape architect or owner's representative.
3. Photometrics to be provided by the Engineer and coordinated with Landscape Architect/or owner representative.
4. Transformers and other exterior ballasts shall be hidden from general view with landscaping and /or appropriate enclosures. This should be coordinated with Landscape architect.

DRAWING ORGANIZATION

1. DRAWING NUMBERING SYSTEM

THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:



2. DRAWING GROUP

LANDSCAPE DRAWINGS ARE ORGANIZED INTO THE FOLLOWING GROUPS:

L0 = GENERAL
L1 = LANDSCAPE PLAN
L2 = MITIGATION PLAN
L5 = DETAILS

3. SHEET NUMBER

EACH DRAWING SHEET WITHIN EACH GROUP/MULTIPLE SHALL BE NUMBERED SEQUENTIALLY FROM **00** TO **99**.

4. DRAWING NUMBER EXAMPLES:

L100 OVERALL LANDSCAPE PLAN

WILLOW LAKES
RESORT AND COMMUNITY
W. MIDWAY ROAD. CITY OF FORT PIERCE

LANDSCAPE ARCHITECT
ARQUITECTONICAGEO
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonicageo.com

CONSULTANT :

CONSULTANT :

CONSULTANT :

CONSULTANT :

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue #	Issue Date / For

ARQ Project No.: 10485
Drawn by: GEO
Approved by: GEO

SHEET INDEX

LANDSCAPE NOTES

L001

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LANDSCAPE CALCULATIONS:

Vehicular Use Area along Property Lines
1,705 Linear Feet along Property Line
1,705 x 10 = 17,050 sq. ft. required Landscape Area
(17,050) / 200 = **86 Trees Required**
Vehicular Use Area along Right of Way
2,141 Linear Feet along Right of Way
2,141 x 10 = 21,410 sq. ft. required Landscape Area
(24,770) / 300 = **72 Trees Required**
Interior Vehicular Use Area
369,409 sq. ft. total Vehicular Use Area
369,409 / 15 = 24,627 sq. ft. required Landscape Area
(24,627) / 100 = **247 Trees Required**
Total Landscape Area Required: 63,087 sq. ft.
Landscape Area Provided: 63,087+ sf.
Total Trees Required: 405
Trees Provided = 814 Trees

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Standard Pedestrian Light Pole ITEM: Standard Pedestrian Light Pole MANUFACTURER: Louis Poulsen PRODUCT: Homann Park COLOR: Natural Paint Aluminum TYPE: Single Column Mount MH: 14.5 ft	200	

PLANT SCHEDULE

PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	NATIVE	DROUGHT TOL.	CT	
	RE2	85	Roystonea elata	Florida Royal Palm	10` CT						
	SS2	276	Sabal palmetto	Cabbage Palmetto	10` CT			Native	High		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE				
	RA	51	Randia aculeata	White Indigo Berry	4`-5`	2`	15G				

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	NATIVE	DROUGHT TOL.	CT	
	AR	11	Acer rubrum	Red Maple	12` OA	5`	2.5"	Native		5`	
	BS	63	Bursera simaruba	Gumbo Limbo	12` OA	5`	2.5"	Native	High	5`	
	CL	44	Celtis laevigata	Sugar Hackberry	12` OA	5`	2.5"	Native	High	5`	
	CU2	34	Coccoloba uvifera STD	Sea Grape	12`	5`	2.5"	Native	High	5`	
	ED	43	Elaeocarpus decipiens	Japanese Blueberry Tree	12` OA	5`	2.5"	Non-native		5`	
	IC	39	Ilex cassine	Dahoon Holly	12`	5`	2.5"	Native		5`	
	JM	26	Jacaranda mimosifolia	Jacaranda	12` OA	5`	2.5"	Non-native	High	5`	
	LI	7	Lagerstroemia indica	Crape Myrtle	12` OA	5`	2.5"			5`	
	QV	117	Quercus virginiana	Southern Live Oak	14` OA	7`	3"	Native	High	5`	
	TI	11	Tabebuia impetiginosa	Pink Trumpet Tree	12` OA	5`	2.5"			5`	

SCALE: 1"=100'-0" 0 10' 20' 30' 60'

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OVERALL LANDSCAPE PLAN

L100

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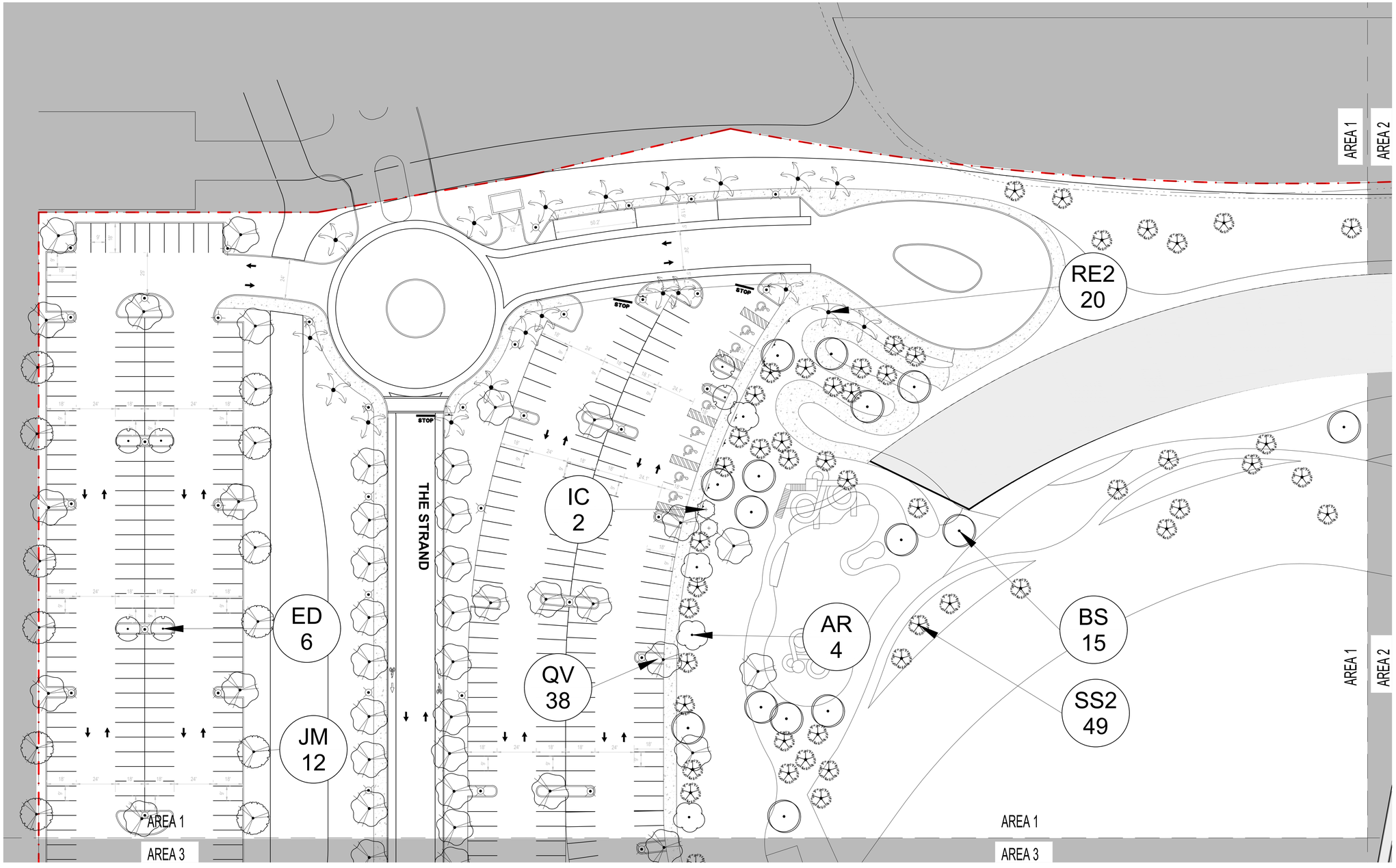

SCALE: 1"=30'-0"

0 10' 20' 30' 60'

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AREA 1 LANDSCAPE PLAN

L101

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AREA 2 LANDSCAPE PLAN

L102

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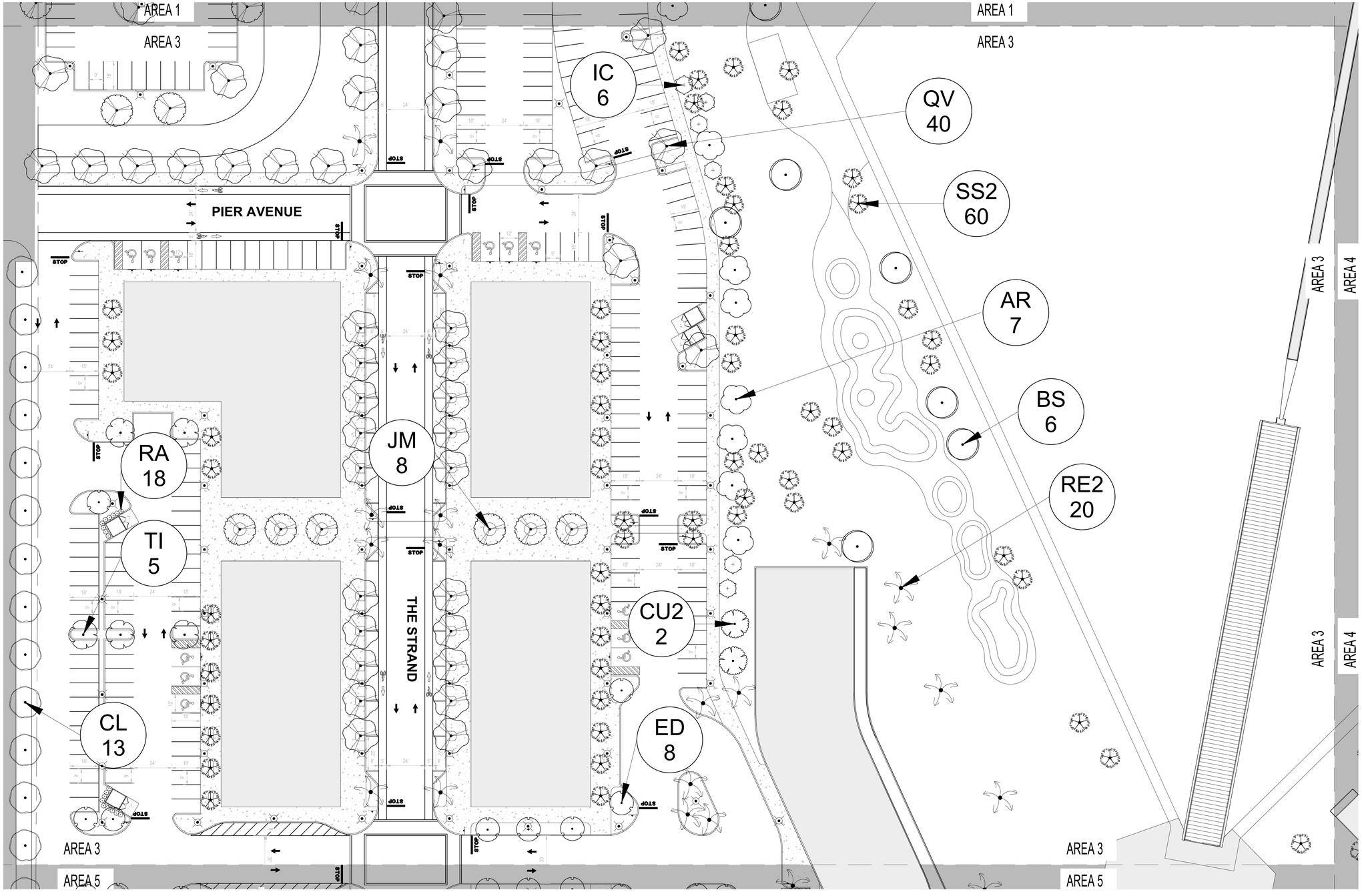

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AREA 3 LANDSCAPE PLAN

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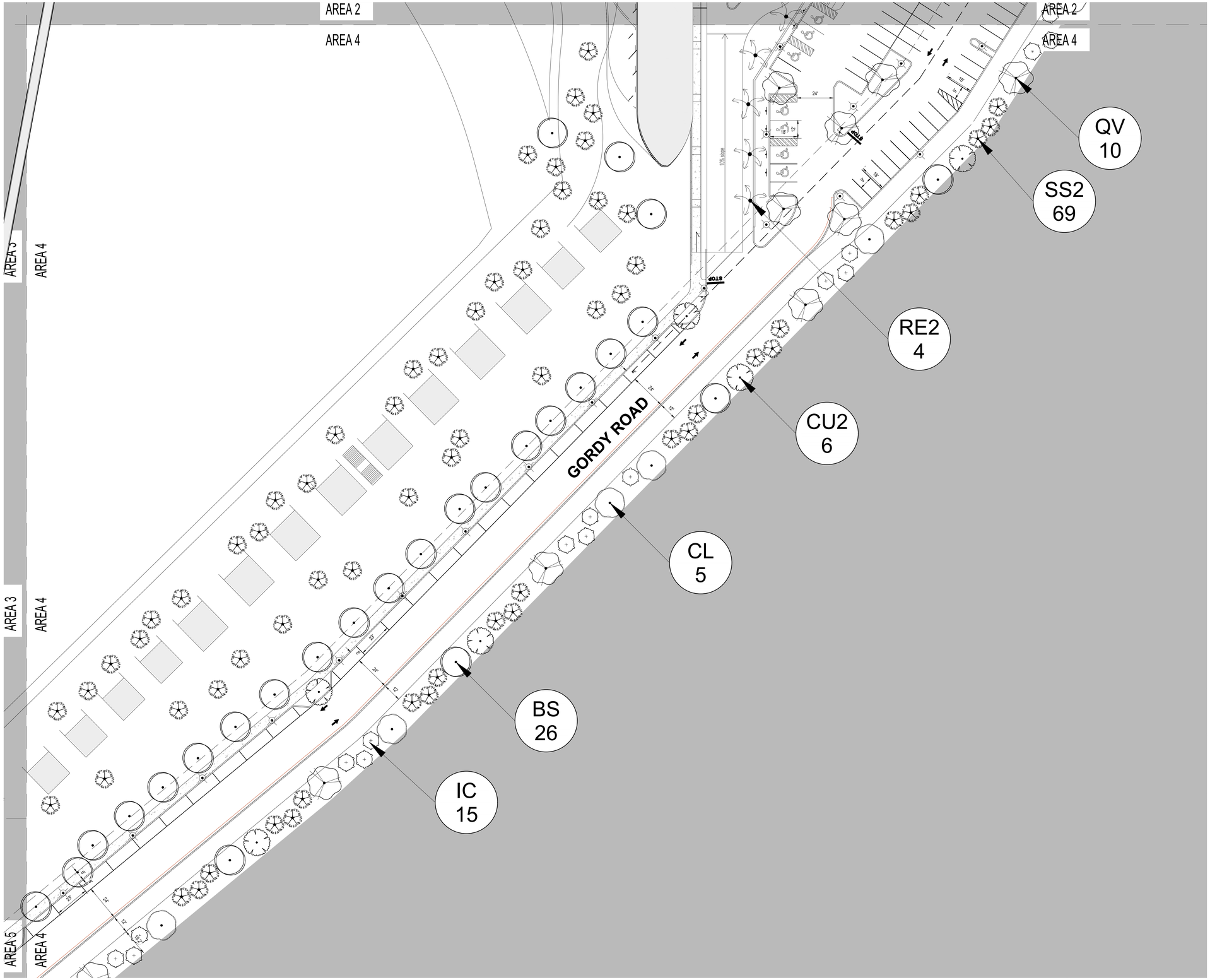

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AREA 4 LANDSCAPE PLAN

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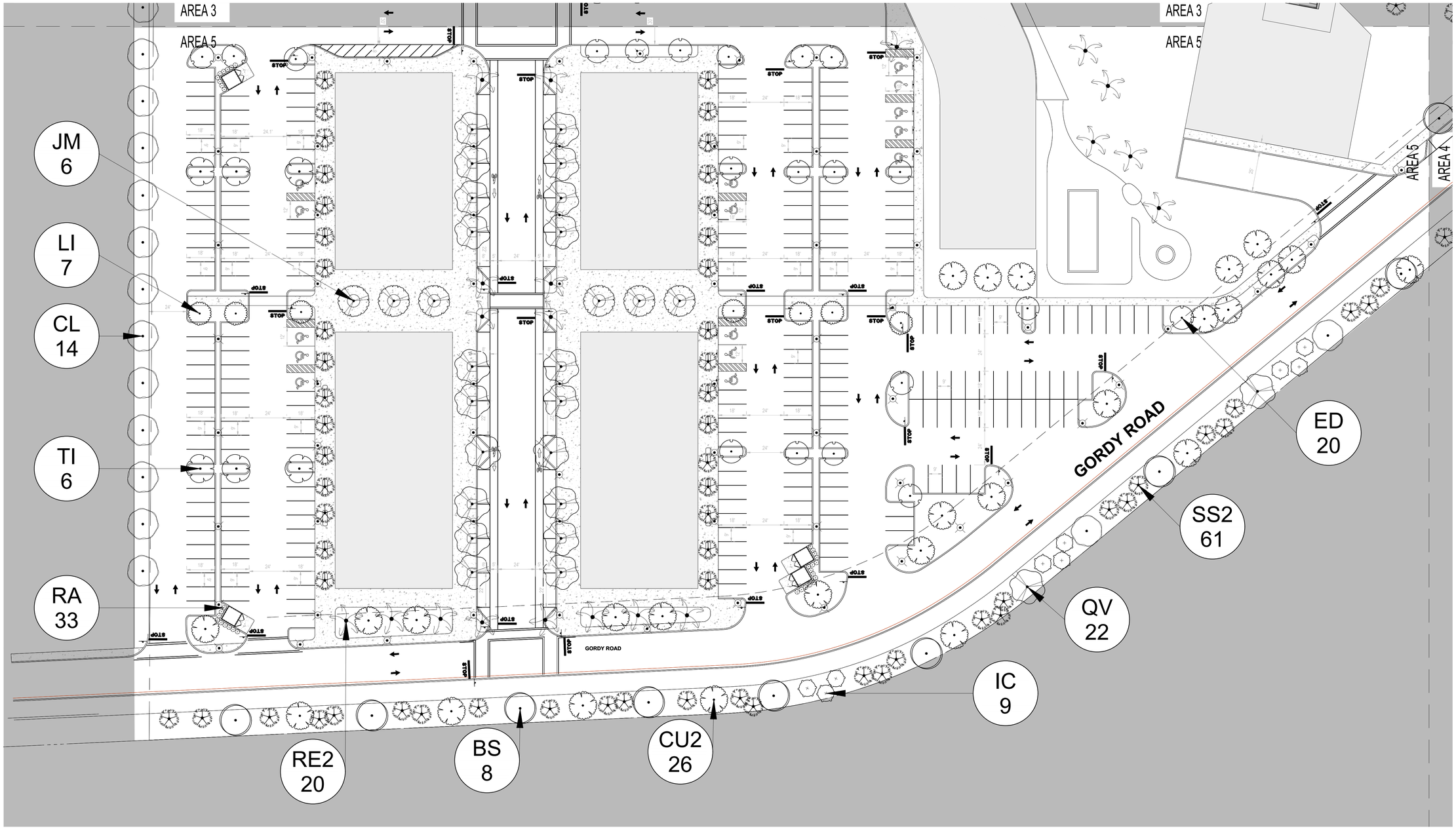

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AREA 5 LANDSCAPE PLAN

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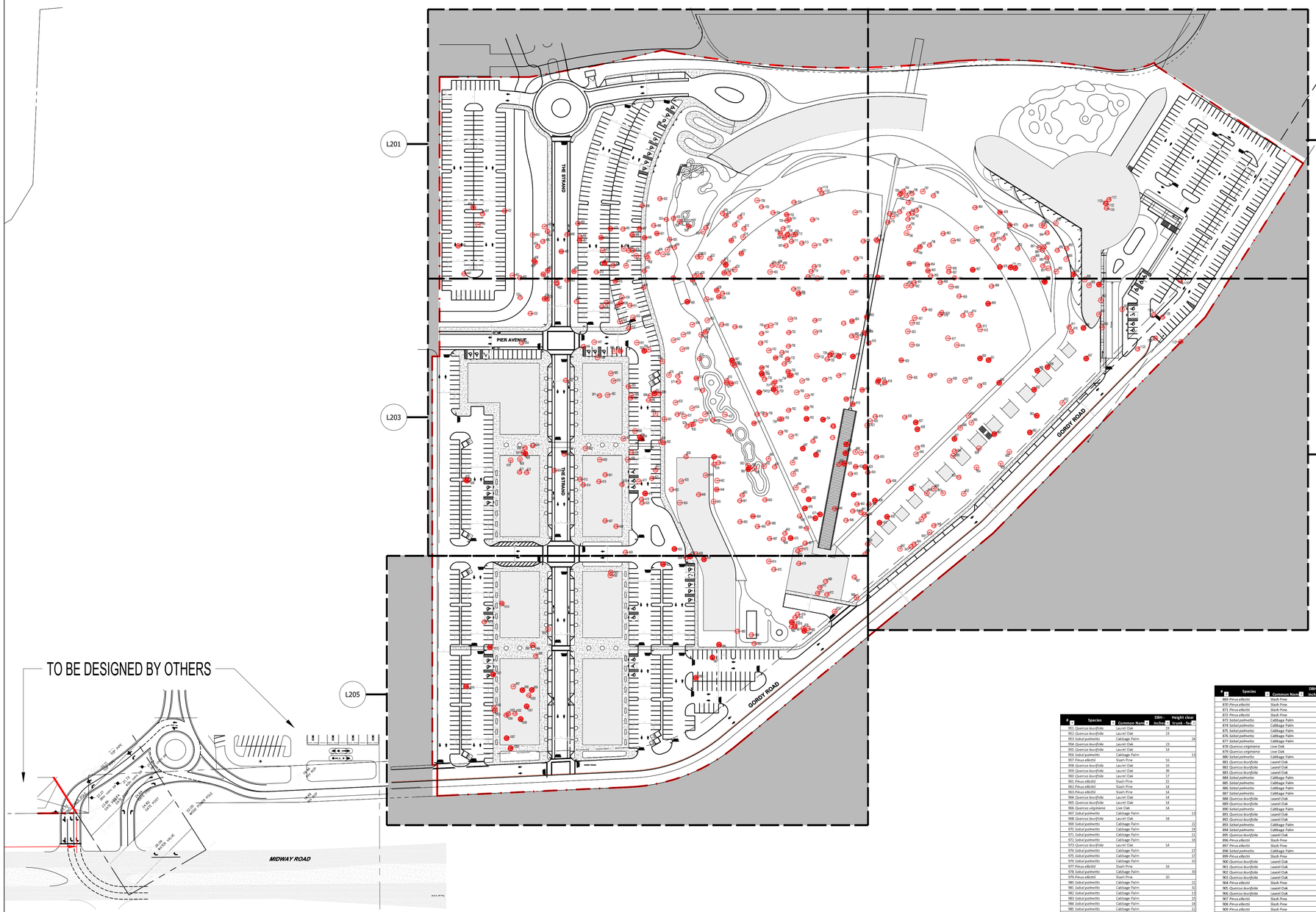

#	Species	Common Name	DBH - Inches	Height clear trunk - ft
658	*Pinus elliottii*	Slash Pine		15
659	*Sabal palmetto*	Cabbage Palm		13
660	*Sabal palmetto*	Cabbage Palm		17
661	*Sabal palmetto*	Cabbage Palm		13
662	*Sabal palmetto*	Cabbage Palm		21
663	*Sabal palmetto*	Cabbage Palm		22
664	*Quercus virginiana*	Live Oak	15	
665	*Sabal palmetto*	Cabbage Palm		23
666	*Sabal palmetto*	Cabbage Palm		25
667	*Sabal palmetto*	Cabbage Palm		16
668	*Sabal palmetto*	Cabbage Palm		27
669	*Sabal palmetto*	Cabbage Palm		23
670	*Pinus elliottii*	Slash Pine	17	
671	*Sabal palmetto*	Cabbage Palm		17
672	*Sabal palmetto*	Cabbage Palm		23
673	*Quercus laurifolia*	Laurel Oak	16	
674	*Quercus virginiana*	Live Oak	15	
675	*Sabal palmetto*	Cabbage Palm		24
676	*Sabal palmetto*	Cabbage Palm		18
677	*Pinus elliottii*	Slash Pine	17	
678	*Pinus elliottii*	Slash Pine	17	
679	*Pinus elliottii*	Slash Pine	15	
680	*Sabal palmetto*	Cabbage Palm		14
681	*Sabal palmetto*	Cabbage Palm		24
682	*Pinus elliottii*	Slash Pine	19	
683	*Sabal palmetto*	Cabbage Palm		16
684	*Quercus laurifolia*	Laurel Oak	23	
685	*Quercus laurifolia*	Laurel Oak	18	
686	*Quercus laurifolia*	Laurel Oak	23	
687	*Pinus elliottii*	Slash Pine	19	
688	*Pinus elliottii*	Slash Pine	14	
689	*Sabal palmetto*	Cabbage Palm		16
690	*Quercus laurifolia*	Laurel Oak	15	
691	*Sabal palmetto*	Cabbage Palm		18
692	*Quercus laurifolia*	Laurel Oak	23	
693	*Quercus laurifolia*	Laurel Oak	17	
694	*Sabal palmetto*	Cabbage Palm		23
695	*Quercus laurifolia*	Laurel Oak	18	
696	*Quercus laurifolia*	Laurel Oak	19	
697	*Sabal palmetto*	Cabbage Palm		24
698	*Quercus virginiana*	Live Oak	23	
699	*Quercus virginiana*	Live Oak	14	
700	*Sabal palmetto*	Cabbage Palm		26
701	*Sabal palmetto*	Cabbage Palm		28
702	*Quercus virginiana*	Live Oak	49	
703	*Sabal palmetto*	Cabbage Palm		35
704	*Sabal palmetto*	Cabbage Palm		39
705	*Sabal palmetto*	Cabbage Palm		38
706	*Quercus laurifolia*	Laurel Oak	15	
707	*Sabal palmetto*	Cabbage Palm		31
708	*Sabal palmetto*	Cabbage Palm		32
709	*Sabal palmetto*	Cabbage Palm		31
710	*Sabal palmetto*	Cabbage Palm		28
711	*Sabal palmetto*	Cabbage Palm		24
712	*Sabal palmetto*	Cabbage Palm		33
713	*Sabal palmetto*	Cabbage Palm		22
714	*Sabal palmetto*	Cabbage Palm		26
715	*Sabal palmetto*	Cabbage Palm		32
716	*Quercus laurifolia*	Laurel Oak	19	
717	*Sabal palmetto*	Cabbage Palm		32
718	*Quercus laurifolia*	Laurel Oak	27	
719	*Sabal palmetto*	Cabbage Palm		24
720	*Sabal palmetto*	Cabbage Palm		35
721	*Sabal palmetto*	Cabbage Palm		34
722	*Sabal palmetto*	Cabbage Palm		31
723	*Sabal palmetto*	Cabbage Palm		28
724	*Quercus laurifolia*	Laurel Oak	15	
725	*Sabal palmetto*	Cabbage Palm		37
726	*Quercus laurifolia*	Laurel Oak	28	
727	*Sabal palmetto*	Cabbage Palm		16
728	*Sabal palmetto*	Cabbage Palm		25
729	*Sabal palmetto*	Cabbage Palm		23
730	*Sabal palmetto*	Cabbage Palm		37
731	*Sabal palmetto*	Cabbage Palm		16
732	*Quercus laurifolia*	Laurel Oak	17	
733	*Quercus virginiana*	Live Oak	18	
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736	*Quercus laurifolia*	Laurel Oak	17	
737	*Sabal palmetto*	Cabbage Palm		26
738	*Sabal palmetto*	Cabbage Palm		29
739	*Quercus laurifolia*	Laurel Oak	33	
740	*Sabal palmetto*	Cabbage Palm		29
741	*Sabal palmetto*	Cabbage Palm		26
742	*Sabal palmetto*	Cabbage Palm		33
743	*Quercus laurifolia*	Laurel Oak	20	
744	*Sabal palmetto*	Cabbage Palm		26
745	*Quercus virginiana*	Live Oak	15	
746	*Quercus virginiana*	Live Oak	14	
747	*Pinus elliottii*	Slash Pine	14	
748	*Sabal palmetto*	Cabbage Palm		26
749	*Sabal palmetto*	Cabbage Palm		24
750	*Sabal palmetto*	Cabbage Palm		33
751	*Sabal palmetto*	Cabbage Palm		32
752	*Pinus elliottii*	Slash Pine	21	
753	*Sabal palmetto*	Cabbage Palm		17
754	*Pinus elliottii*	Slash Pine	26	
755	*Sabal palmetto*	Cabbage Palm		22
756	*Sabal palmetto*	Cabbage Palm		17
757	*Quercus virginiana*	Live Oak	20	
758	*Sabal palmetto*	Cabbage Palm		10
759	*Sabal palmetto*	Cabbage Palm		11
760	*Sabal palmetto*	Cabbage Palm		18
761	*Quercus laurifolia*	Laurel Oak	22	
762	*Sabal palmetto*	Cabbage Palm		13
763	*Pinus elliottii*	Slash Pine	19	
764	*Pinus elliottii*	Slash Pine	21	
765	*Quercus virginiana*	Live Oak	15	
766	*Quercus laurifolia*	Laurel Oak	15	
767	*Quercus laurifolia*	Laurel Oak	17	
768	*Quercus laurifolia*	Laurel Oak	34	
769	*Sabal palmetto*	Cabbage Palm		20
770	*Sabal palmetto*	Cabbage Palm		22
771	*Sabal palmetto*	Cabbage Palm		14
772	*Sabal palmetto*	Cabbage Palm		19
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775	*Quercus laurifolia*	Laurel Oak	19	
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777	*Sabal palmetto*	Cabbage Palm		17
778	*Sabal palmetto*	Cabbage Palm		18
779	*Sabal palmetto*	Cabbage Palm		23
780	*Sabal palmetto*	Cabbage Palm		20
781	*Quercus laurifolia*	Laurel Oak	14	
782	*Sabal palmetto*	Cabbage Palm		28
783	*Sabal palmetto*	Cabbage Palm		26
784	*Sabal palmetto*	Cabbage Palm		25
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786	*Sabal palmetto*	Cabbage Palm		31
787	*Quercus laurifolia*	Laurel Oak	23	
788	*Sabal palmetto*	Cabbage Palm		13
789	*Sabal palmetto*	Cabbage Palm		28
790	*Sabal palmetto*	Cabbage Palm		28
791	*Sabal palmetto*	Cabbage Palm		32
792	*Sabal palmetto*	Cabbage Palm		31
793	*Sabal palmetto*	Cabbage Palm		31
794	*Sabal palmetto*	Cabbage Palm		32
795	*Quercus laurifolia*	Laurel Oak	24	
796	*Quercus laurifolia*	Laurel Oak	17	
797	*Quercus virginiana*	Live Oak	19	
798	*Sabal palmetto*	Cabbage Palm		33
799	*Sabal palmetto*	Cabbage Palm		34
800	*Quercus virginiana*	Live Oak	25	
801	*Quercus laurifolia*	Laurel Oak	16	
802	*Pinus elliottii*	Slash Pine	16	
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804	*Quercus virginiana*	Live Oak	32	
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806	*Sabal palmetto*	Cabbage Palm		28
807	*Quercus laurifolia*	Laurel Oak	14	
808	*Sabal palmetto*	Cabbage Palm		17
809	*Sabal palmetto*	Cabbage Palm		17
810	*Sabal palmetto*	Cabbage Palm		16
811	*Pinus elliottii*	Slash Pine	20	
812	*Pinus elliottii*	Slash Pine	14	
813	*Quercus virginiana*	Live Oak	15	
814	*Quercus virginiana*	Live Oak	18	
815	*Quercus virginiana*	Live Oak	20	
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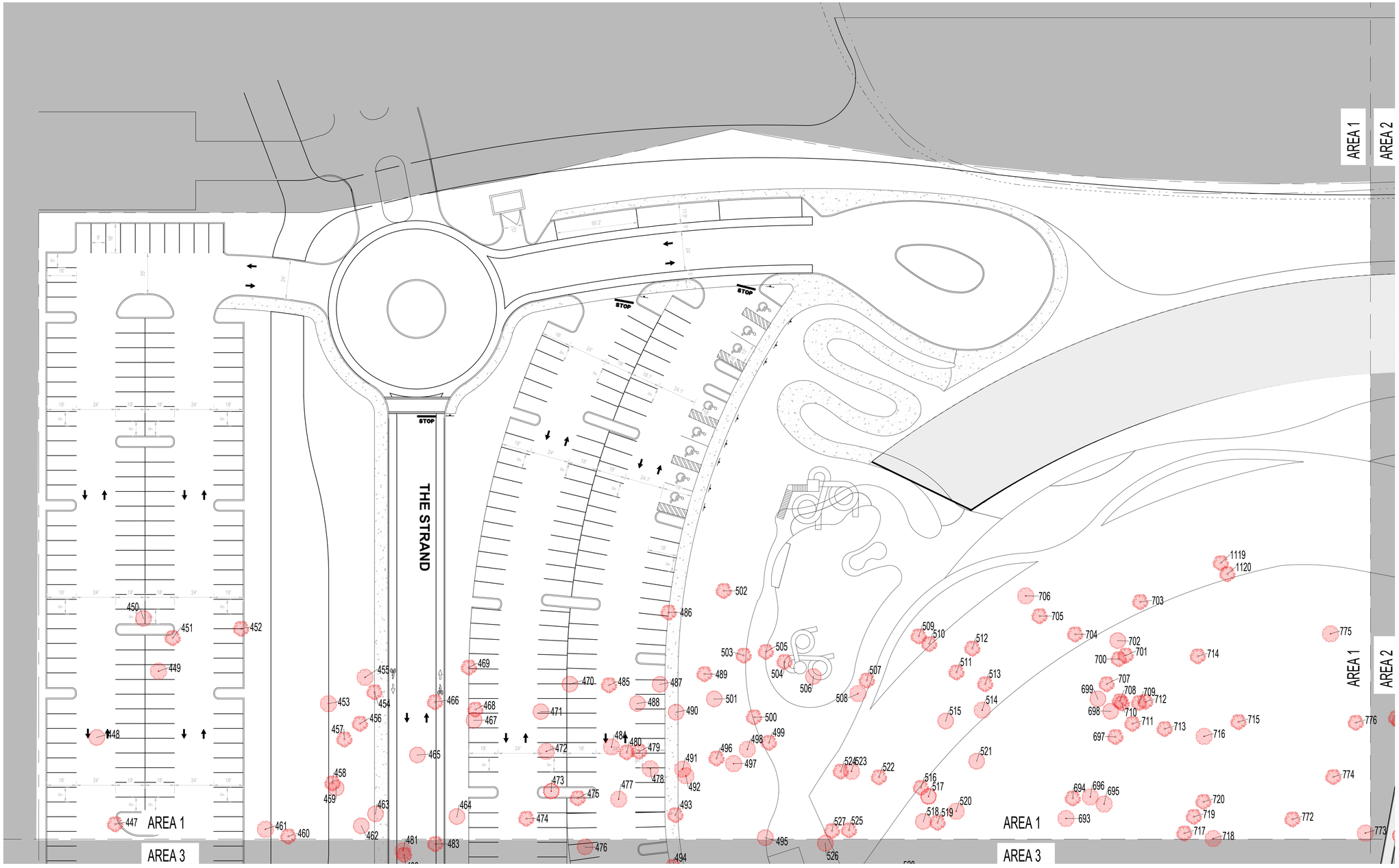
821	*Quercus laurifolia*	Laurel Oak	23	
822	*Quercus laurifolia*	Laurel Oak	16	
823	*Pinus elliottii*	Slash Pine	17	
824	*Sabal palmetto*	Cabbage Palm		13
825	*Sabal pal



SCALE: 1"=30'-0"

0 10' 20' 30' 60'

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AREA 1 MITIGATION PLAN

L201

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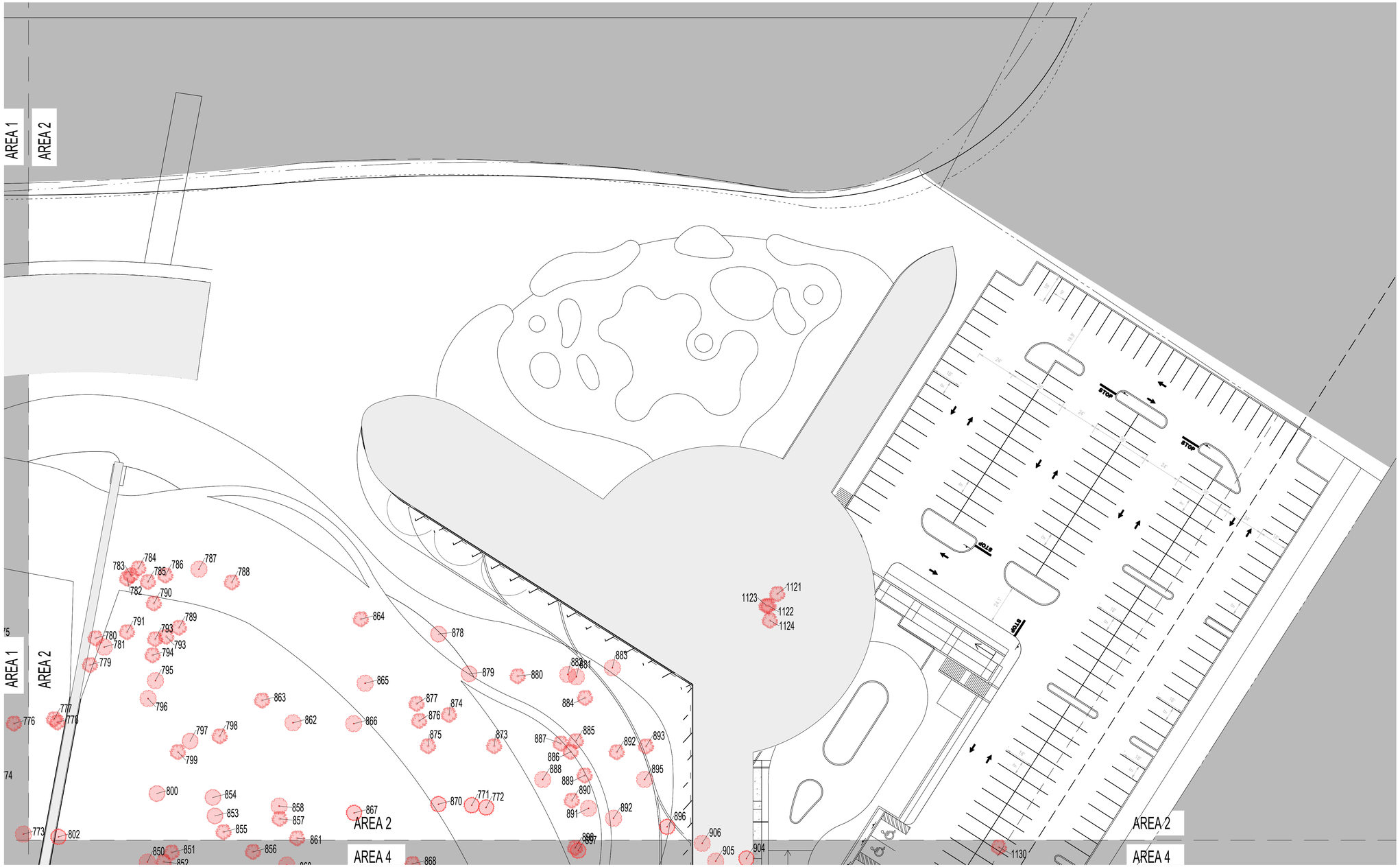

SCALE: 1"=30'-0" 0 10' 20' 30' 60'

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AREA 2 MITIGATION PLAN

L202

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AREA 1
AREA 3
PIER AVENUE
THE STRAND
AREA 5
AREA 4
STOP

SCALE: 1"=30'-0"

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AREA 3 MITIGATION PLAN

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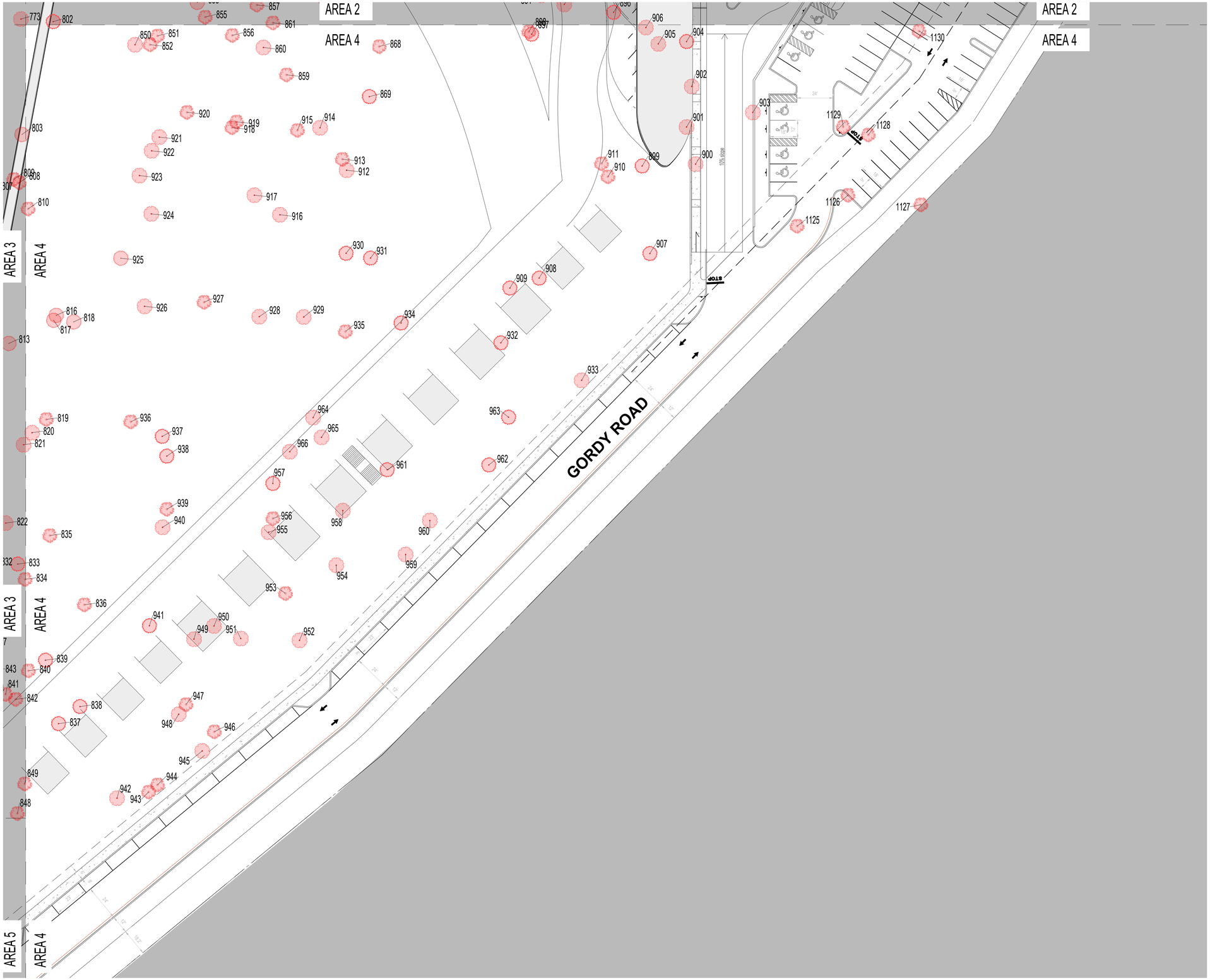
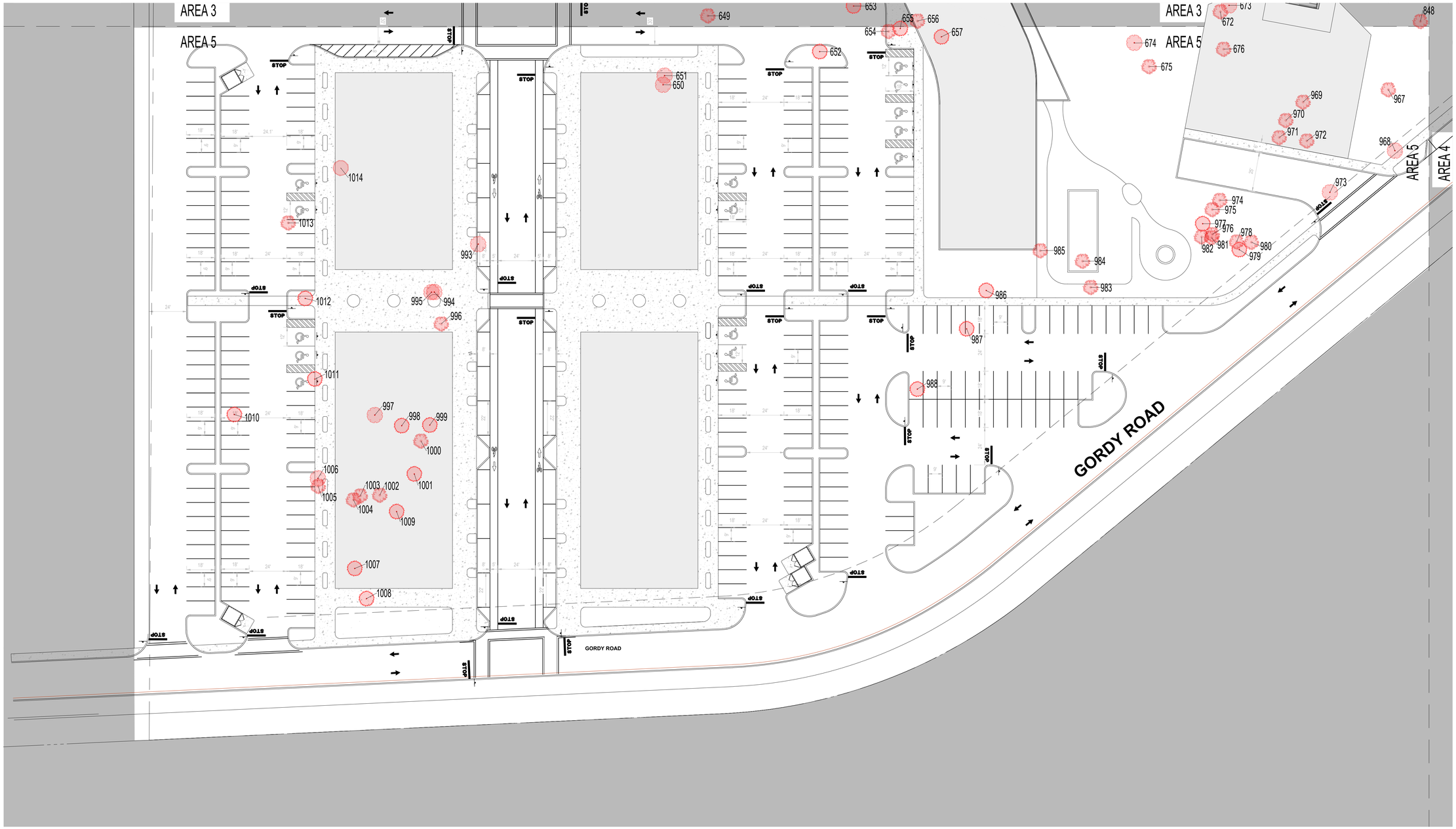

AREA 2
AREA 4
AREA 3
AREA 4
AREA 5
AREA 4
GORDY ROAD
STOP
105 SPACE
24'
24'
24'



SCALE: 1"=30'-0"

0 10' 20' 30' 60'

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AREA 5 MITIGATION PLAN

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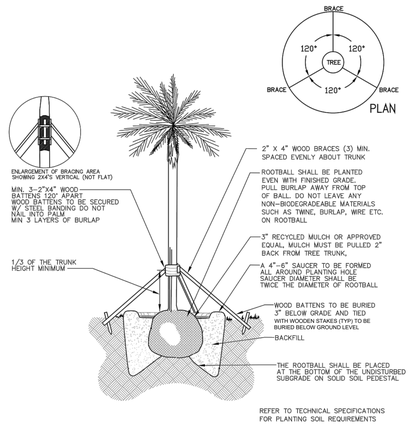
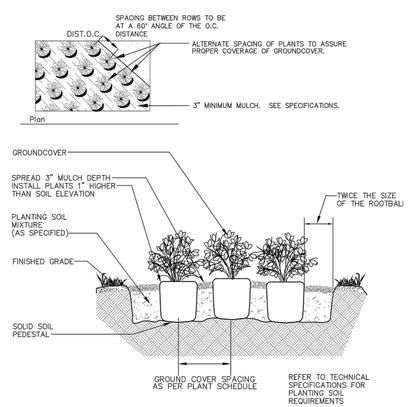
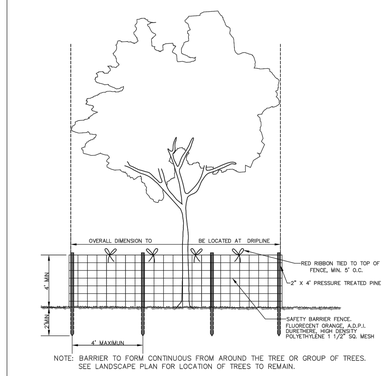


7 PALM PLANTING
SCALE: NTS

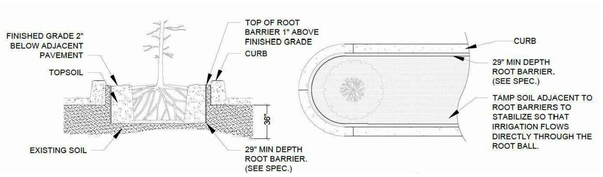


4 GROUNDCOVER PLANTING
SCALE: NTS

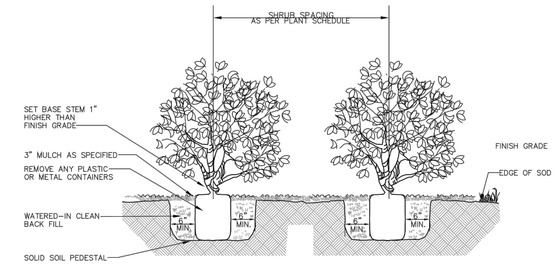


NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

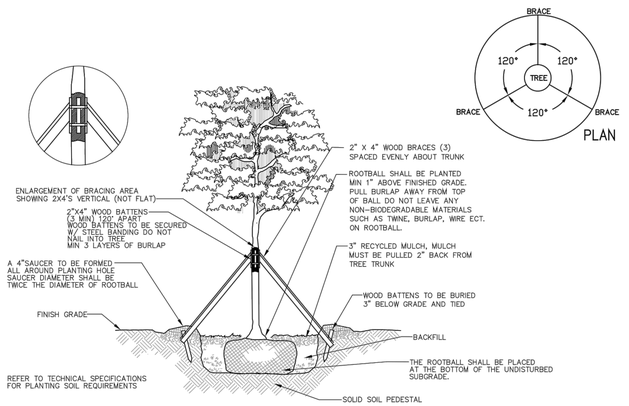
1 TREE PROTECTION DETAIL
SCALE: NTS



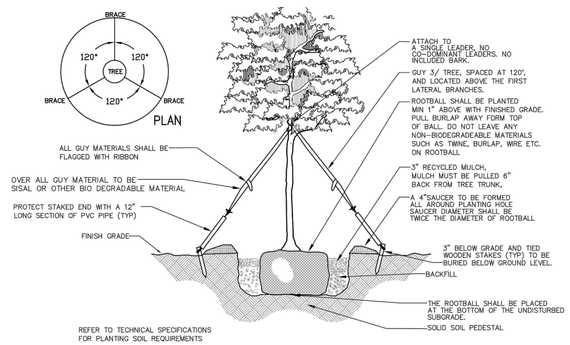
7 SPECIAL APPLICATIONS ROOT BARRIER DETAIL
SCALE: NTS



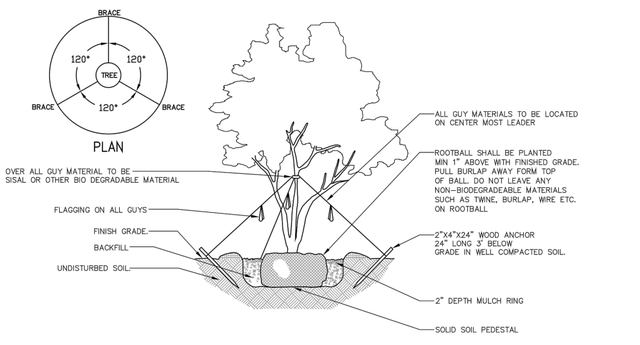
5 SHRUB PLANTING
SCALE: NTS



2 LARGE TREE PLANTING
SCALE: NTS



6 SMALL TREE PLANTING
SCALE: NTS



REFER TO TECHNICAL SPECIFICATIONS FOR PLANTING SOIL REQUIREMENTS

3 MULTI-TRUCK TREE PLANTING
SCALE: NTS

WILLOW LAKES
RESORT AND COMMUNITY

W. MIDWAY ROAD. CITY OF FORT PIERCE

LANDSCAPE ARCHITECT

ARQUITECTONICAGEO

2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonicageo.com

CONSULTANT :

CONSULTANT :

CONSULTANT :

CONSULTANT :

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue #	Issue Date / For

ARQ Project No.: 10485
Drawn by: GEO
Approved by: GEO

SHEET INDEX

PLANTING DETAILS

L500

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NAVD88 TO NGVD29: (+)1.47'

PRELIMINARY DEVELOPMENT REVIEW PLANS

FOR

WILLOW LAKES PHASE 1

LOCATION OF SITE

10050 W. MIDWAY ROAD,
ST. LUCIE COUNTY
FORT PIERCE, FL 34945
PARCEL ID: 3302-212-0001-000-4

PLAN REFERENCES AND CONTACTS

REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
CULPEPPER AND TERPENING, INC
2980 SOUTH 25TH STREET
FORT PIERCE, FL 34981
DATED: 12/03/2019
PROJECT #: 19-253
ELEVATIONS: NGVD 1929

♦GEOTECHNICAL INVESTIGATION REPORT:
ANDERSEN ANDRE CONSULTING ENGINEERS, INC.
834 SW SWAN AVENUE
PORT ST. LUCIE, FL 34983
DATED: 10/31/2019

♦ARCHITECTURAL PLAN:
ARQUITECTONICA
2900 OAK RIVER AVENUE
MIAMI, FL 33133

♦LANDSCAPE ARCHITECT:
ARQUITECTONICA GEO
2900 OAK RIVER AVENUE
MIAMI, FL 33133
PHONE: 305-372-1812

GOVERNING AGENCIES

♦PLANNING, ZONING COMMITTEE
FORT PIERCE PLANNING - DIRECTOR - JENNIFER HOFMEISTER
100 N. U.S. HIGHWAY 1
FORT PIERCE, FL 34950
PHONE: (772) 467-3737
FAX: (772) 466-5808

♦BUILDING DEPARTMENT
FORT PIERCE BUILDING - DIRECTOR - PAUL THOMAS
30 ORANGE AVENUE
FORT PIERCE, FL 34950
PHONE:(772) 467-3718
FAX: (772) 467-3849

♦FIRE DEPARTMENT
ST. LUCIE COUNTY FIRE - FIRE CHIEF- NATE SPERA
5160 NW MILNER DRIVE
PORT ST. LUCIE, FL 34983
PHONE: (772) 621-3312

UTILITIES

♦WATER
FORT PIERCE UTILITY AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
PHONE: (772) 466-1600

♦SANITARY SEWER
FORT PIERCE UTILITY AUTHORITY
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
PHONE: (772) 466-1600

♦ELECTRIC
FLORIDA POWER & LIGHT
GARCINDY REGISTRE
6001 VILLAGE BLVD
WEST PALM BEACH, FL 33407
PHONE: (561) 640-2407

♦CABLE
COMCAST
LEONARD MAXWELL-NEWBOLD
2601 SW 145TH AVE
MIRAMAR FL, 33027
PHONE: (754) 221-1254

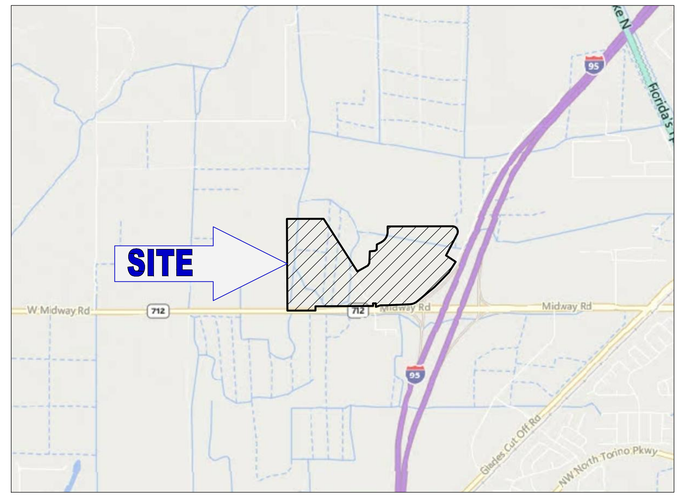
♦TELEPHONE
AT&T
IVAN NUNEZ
321 SE 2ND STREET
DELRAY BEACH, FL 33483
PHONE: (561) 413-6150

♦GAS
FLORIDA PUBLIC UTILITIES
IVAN GIBBS
209 N. SAPODILLA
WEST PALM BEACH, FL 33402
PHONE: (321) 636-4644

ROW JURISDICTION

♦AGENCY
CITY OF FORT PIERCE
100 N.U.S. HIGHWAY 1
FORT PIERCE, FL 34950
PHONE: (772) 467-3782

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



LOCATION MAP
SCALE: 1" = 2,000'



OWNER

WILLOW LAKES, LLC
433 S MAIN STREET SUITE 300
WEST HARTFORD, CT 06110
CHAD LABONTE
561-827-5742

DEVELOPER

DEVCON DEVELOPMENT
298 S BENSON ROAD
FAIRFIELD, CT 06824
CHAD LABONTE
561-827-5742

PREPARED BY

BOHLER

CONTACT: ANDREW SAVAGE, P.E.

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT, WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

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L204	AREA 4 MITIGATION PLAN
L205	AREA 5 MITIGATION PLAN
L500	PLANTING DETAILS

ISSUED FOR CONSTRUCTION

SIGNATURE DATE

SIGNATURE DATE SIGNATURE DATE

THIS DOCUMENT IS NOT ISSUED BY BOHLER FOR CONSTRUCTION WITHOUT (3) SIGNATURES

PROJECT #

REVISION DATE:

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, P.E. ON 8/20/2021 USING SHA-1 AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE BOHLER CIVIL DESIGN AND CONTENT OF THIS PLANSET, PHOTOGRAPHY AND DRAWINGS, MUST BE EXPRESSLY LICENSED FOR ANY PURPOSE. WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER, ONLY APPROVED PLANSETS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: FLB200245
DRAWN BY: LJL
CHECKED BY: AS
DATE: 08/20/2021
CAD I.D.: SDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-100

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SDP-0---LAYOUT (DEVELOPMENT REVIEW) COVER SHEET
LJL

GENERAL NOTES

(Rev. 2/2021)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, FL, LLC (HEREIN 'BOHLER') PRIOR TO THE DATE ON WHICH THE ENGINEER OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFICATION NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED THE TERMS AND CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONAL MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD AND BOHLER THEREAFTER, PROVIDING THE WRITTEN AUTHORIZATION TO PROCEED WITH CORRECTIVE WORK SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIREMENTS OF THESE PLANS. IN CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. ENGINEER OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, POLLUTANTS, OR SUBSTANCES, OR ANY OTHER ENVIRONMENTAL HAZARDS.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION IN ACCORDANCE WITH ALL STANDARDS AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THE PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THIS TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STANDARDS AND REQUIREMENTS AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY THE CONTRACTOR'S RESPONSIBILITY AND BEARING ALL COSTS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE ENGINEER OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PRIOR WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER FOR ANY AND ALL CLAIMS, LOSSES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE. EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR POLICIES ENDORSED TO NAME BOHLER , AND FOR SUCH PURPOSE THE FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE EVIDENCING PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL THEREOF, THE REQUIRED COVERAGES OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS THE FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR GENERALLY ACCEPTED SAFETY PRECAUTIONS REQUIRED BY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR'S DUTY TO INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR ANY NOTES THAT IT ADDS TO THE PLANS, IN THE SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND BOHLER FOR ANY DEVIATIONS WITHIN THEIR ENGINEERING SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 2/2021)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/REMOVALS ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INDUSTRY-STANDARD ITEMS THAT ARE REQUIRED TO BE REMOVED FOR THE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS/PROCEDURES TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
7. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY PERMITS, INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM THE DEMOLITION ACTIVITIES. THE CONTRACTOR MUST PERFORM ANY AND ALL DEMOLITION ACTIVITIES THAT MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY AND ALL DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING SAFETY PRECAUTIONS AND PROCEDURES, AND ANY OTHER CONCERNS THAT THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE ENGINEER OF RECORD AND BOHLER , IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE ENGINEER OF RECORD AND BY BOHLER, IN A COMPLETION REPORT THAT MUST BE PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL CURB / TRANSITION CURB; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	TEST PIT	
	HEAVY DUTY ASPHALT PAVEMENT	
	STANDARD DUTY ASPHALT PAVEMENT	
	HEAVY DUTY CONCRETE	
	STANDARD CONCRETE	

GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
15 / 15	CONTOUR LINE	15 / 15
+15.20	SPOT ELEVATIONS	EX 15.00; ME +15.0; TC 15.00 BC 14.50
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
	STORM SEWER	
	STORM STRUCTURE	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	MONITORING WELL	
	BORING	
	BENCHMARK	
	TEST PIT	

EROSION CONTROL LEGEND

TYPICAL NOTE TEXT	PROPOSED NOTE
INLET PROTECTION	
SOIL TRACKING PREVENTION MAT	
SILT FENCE	SF — SF
CONSTRUCTION FENCE	
INLET PROTECTON	
SITE CONSTRUCTION ENTRANCE	
SILT FENCE	
SAFETY FENCE	

DEMOLITION/REMOVAL LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
(TBR)	TO BE REMOVED
	EASEMENT LINE
	CONCRETE CURB & GUTTER
	UTILITY POLE WITH LIGHT
	POLE LIGHT
	TRAFFIC LIGHT
	UTILITY POLE
	TYPICAL LIGHT
	ACORN LIGHT
	TYPICAL SIGN
	PARKING COUNTS
+15.20	SPOT ELEVATIONS
SAN #	SANITARY LABEL
STM #	STORM LABEL
SL	SANITARY SEWER LATERAL
	UNDERGROUND WATER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	OVERHEAD WIRE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
	STORM SEWER
	SANITARY SEWER MAIN
	HYDRANT
S	SANITARY MANHOLE
D	STORM STRUCTURE
WM	WATER METER
WV	WATER VALVE
	GAS VALVE
	GAS METER
	EX SURFACE TO BE REMOVED
	EX TREES TO BE REMOVED

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
	STORM STRUCTURES	
WM	WATER METER	METER
WV	WATER VALVE	WV
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
W/L	WATER LINE
W/M	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	SDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

GENERAL LEGEND

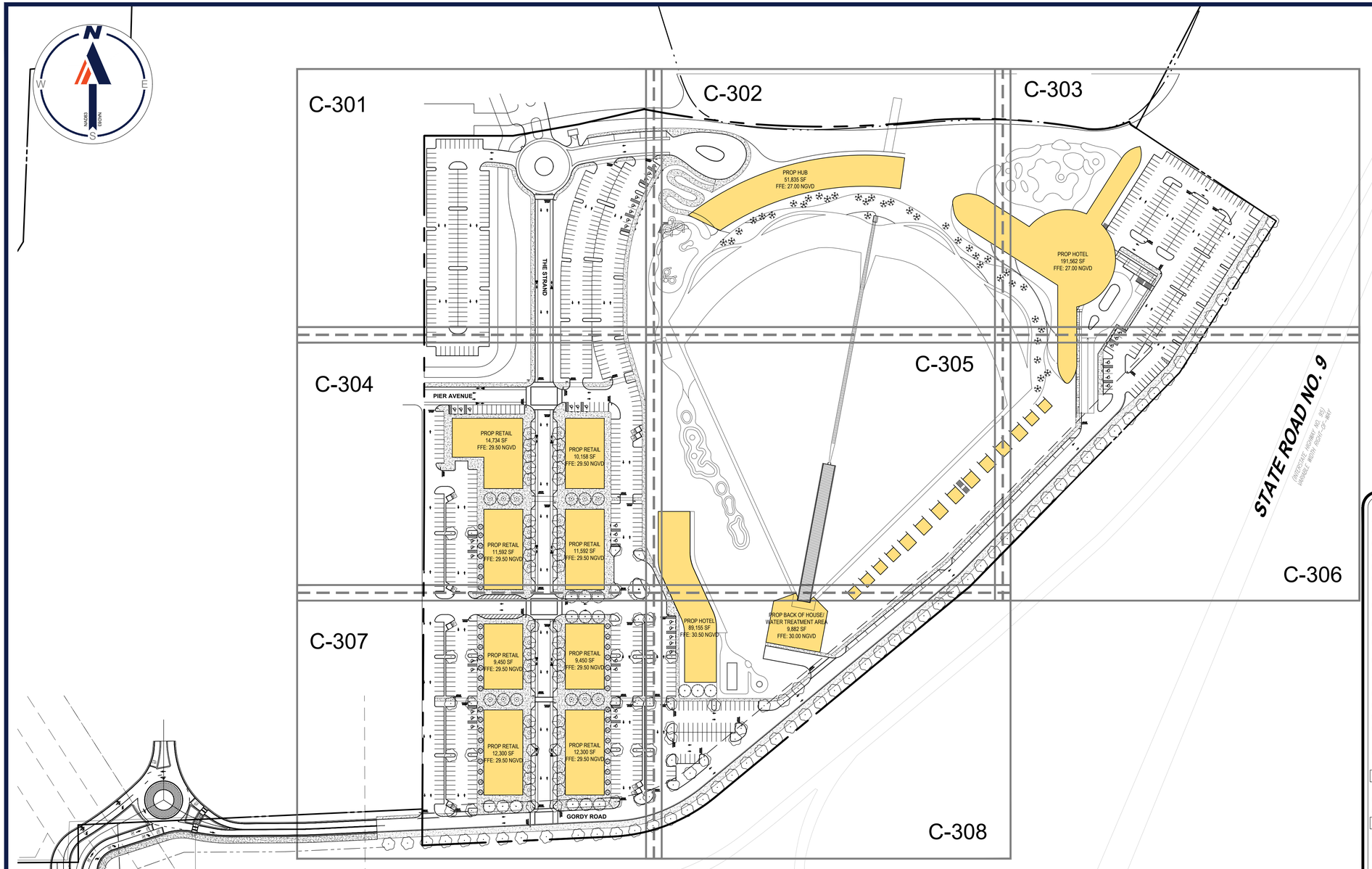
SHEET NUMBER:

C-102

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWING\SP\PLAN SET\SYWAVE GARDEN PHASE 1\FLB200245-SDP-0_---_LAYOUT GENERAL LEGEND

NAVD88 TO NGVD29: (+)1.47'



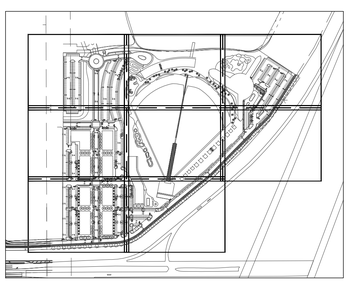
LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- PROP TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	199,121 SF FOOTPRINT 422,886 SF GROSS FLOOR AREA	
RETAIL	103,612 SF FOOTPRINT 103,612 SF GROSS FLOOR AREA	
HOTEL	62,467 SF FOOTPRINT 280,717 SF GROSS FLOOR AREA	
MIXED USE	23,160 FOOTPRINT 28,675 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF FOOTPRINT 9,882 SF GROSS FLOOR AREA	
MAX. ALLOWED BUILDING HEIGHT	XX'	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	12 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R)	MAXIMUM 1.5	PROVIDED 0.26
LOT COVERAGE	MAXIMUM NONE	PROVIDED 12.18%
SITE AREA BREAKDOWN		
	EXISTING	PROPOSED
IMPERVIOUS AREA:	XX,XXX SF (X.XX AC)	1,045,876 SF (24.01 AC)
PERVIOUS AREA:	XXX,XXX SF (XX.XX AC)	572,378 SF (13.14 AC)
SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	10'	XXX'
SIDE SETBACK	5'	XXX'
REAR SETBACK	10'	XXX'
LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED	REQUIRED	
RESTAURANTS	129 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
HOTELS	482 SPACES*	1.1 SPACES PER UNIT UNDER 500 SF, 1.6 SPACES PER UNIT 500+ SF
RETAIL	518 SPACES	1 SPACE PER 200 SF GROSS FLOOR AREA
TOTAL	1,129	
PARKING PROVIDED	1,010 SPACES	
BICYCLE SPACES	1 SPACE PER 20 REQUIRED SPACES	
ADA SPACES	REQUIRED: 20 SPACES FOR OVER 1,000 SPACES PROVIDED	PROVIDED: 42

*ASSUMES 50% OF ROOMS BELOW 500 SF



KEY MAP

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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100 50 25 0 100
1"= 100'

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0----LAYOUT OVERALL SITE PLAN
LJL

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON CONSTRUCTION

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

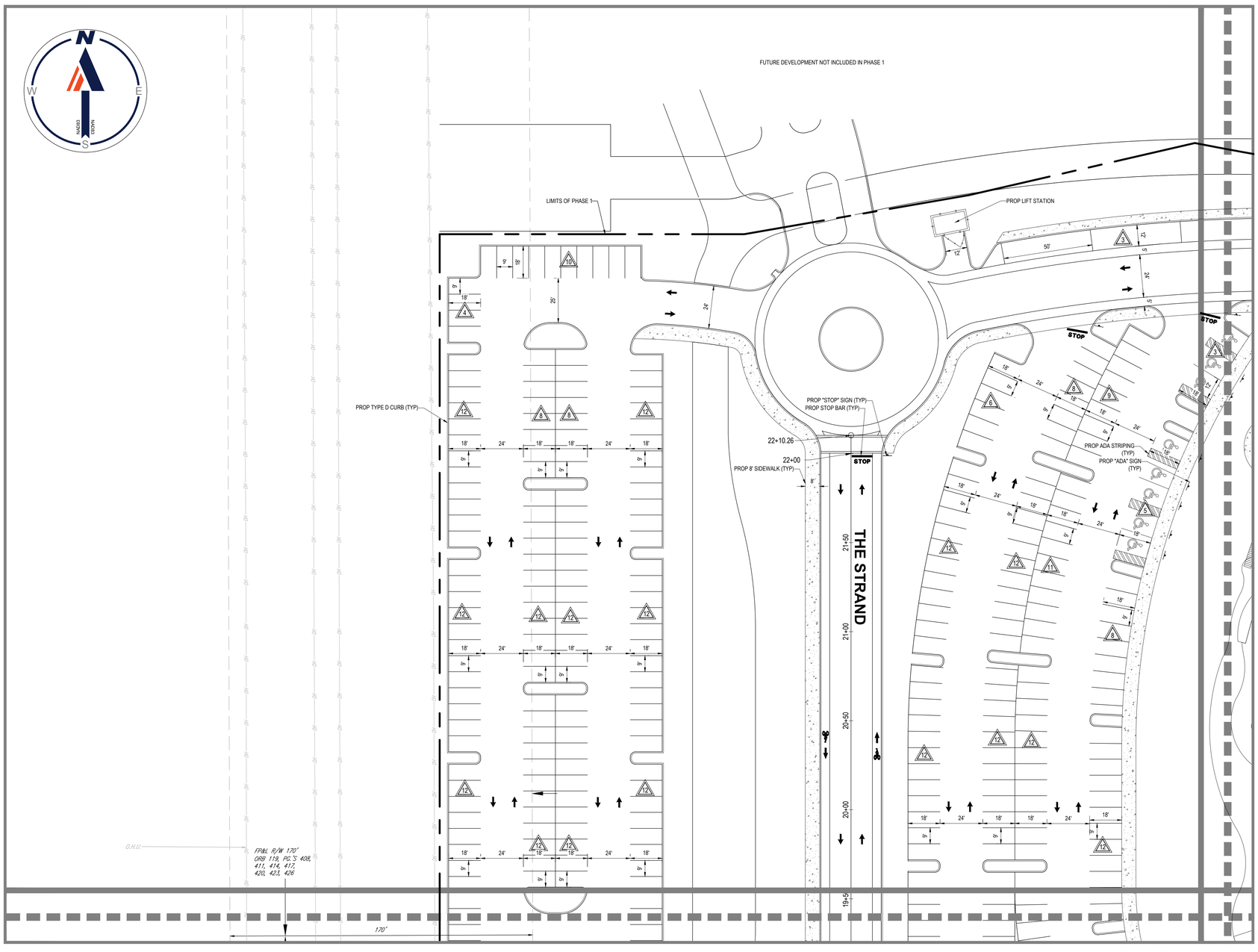
OVERALL SITE LAYOUT PLAN

SHEET NUMBER:

C-300

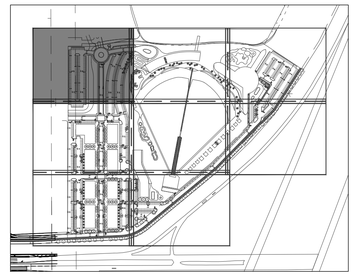
ORG. DATE - 08/20/2021

NAVD88 TO NGVD29: (+)1.47'



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	199,121 SF FOOTPRINT 422,886 SF GROSS FLOOR AREA	
RETAIL	103,612 SF FOOTPRINT 103,612 SF GROSS FLOOR AREA	
HOTEL	62,467 SF FOOTPRINT 280,717 SF GROSS FLOOR AREA	
MIXED USE	23,160 FOOTPRINT 28,675 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF FOOTPRINT 9,882 SF GROSS FLOOR AREA	
MAX. ALLOWED BUILDING HEIGHT	XX'	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	12 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R)	MAXIMUM	PROVIDED
	1.5	0.26
LOT COVERAGE	MAXIMUM	PROVIDED
	NONE	12.18%
SITE AREA BREAKDOWN		
	EXISTING	PROPOSED
IMPERVIOUS AREA:	XX.XXX SF (X.XX AC)	1,045,876 SF (24.01 AC)
PERVIOUS AREA:	XXX,XXX SF (XX.XX AC)	572,378 SF (13.14 AC)
SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	10'	XXX'
SIDE SETBACK	5'	XXX'
REAR SETBACK	10'	XXX'
LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED	REQUIRED	
RESTAURANTS	129 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
HOTELS	482 SPACES*	1.1 SPACES PER UNIT UNDER 500 SF, 1.6 SPACES PER UNIT 500+ SF
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TOTAL	1,129	
PARKING PROVIDED	1,010 SPACES	
BICYCLE SPACES	1 SPACE PER 20 REQUIRED SPACES	
ADA SPACES	REQUIRED: 20 SPACES FOR OVER 1,000 SPACES PROVIDED	PROVIDED: 42

*ASSUMES 50% OF ROOMS BELOW 500 SF

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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PROJECT No.: FLB200245
DRAWN BY: LJL
CHECKED BY: AS
DATE: 08/20/2021
CAD I.D.: SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON CONSTRUCTION

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

SITE LAYOUT PLAN

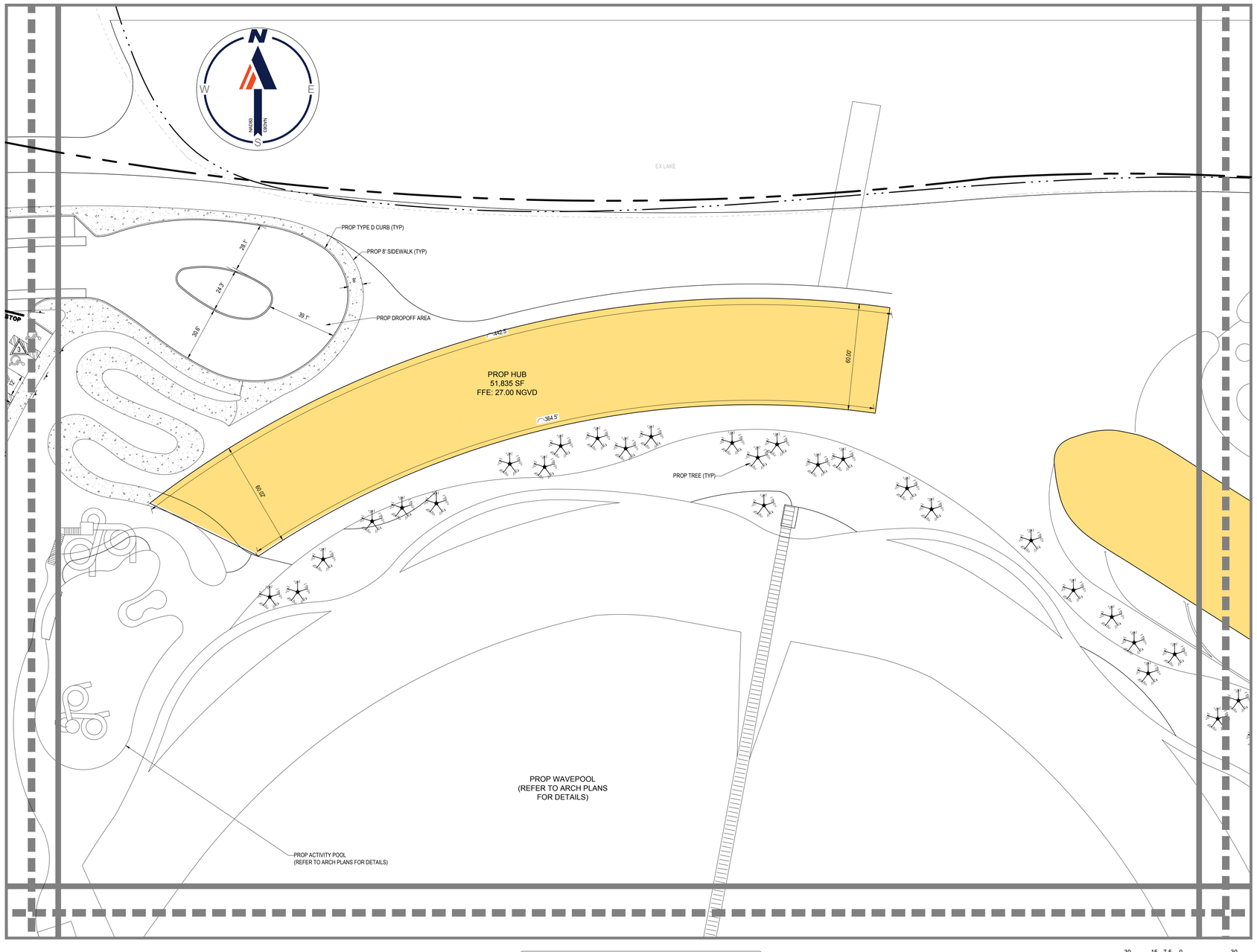
SHEET NUMBER:

C-301

ORG. DATE - 08/20/2021

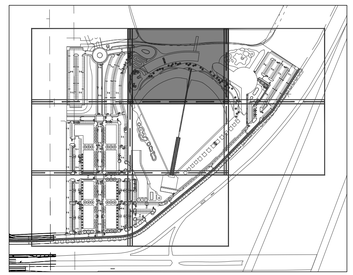
Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0---LAYOUT C-301
LL

NAVD88 TO NGVD29: (+)1.47'



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
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FLOOR AREA RATIO (F.A.R)	MAXIMUM	PROVIDED
	1.5	0.26
LOT COVERAGE	MAXIMUM	PROVIDED
	NONE	12.18%
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	EXISTING	PROPOSED
IMPERVIOUS AREA:	XX,XXX SF (X.XX AC)	1,045,876 SF (24.01 AC)
PERVIOUS AREA:	XXX,XXX SF (XX.XX AC)	572,378 SF (13.14 AC)
SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	10'	XXX'
SIDE SETBACK	5'	XXX'
REAR SETBACK	10'	XXX'
LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED	REQUIRED	
RESTAURANTS	129 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
HOTELS	482 SPACES*	1.1 SPACES PER UNIT UNDER 500 SF, 1.6 SPACES PER UNIT 500+ SF
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*ASSUMES 50% OF ROOMS BELOW 500 SF

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

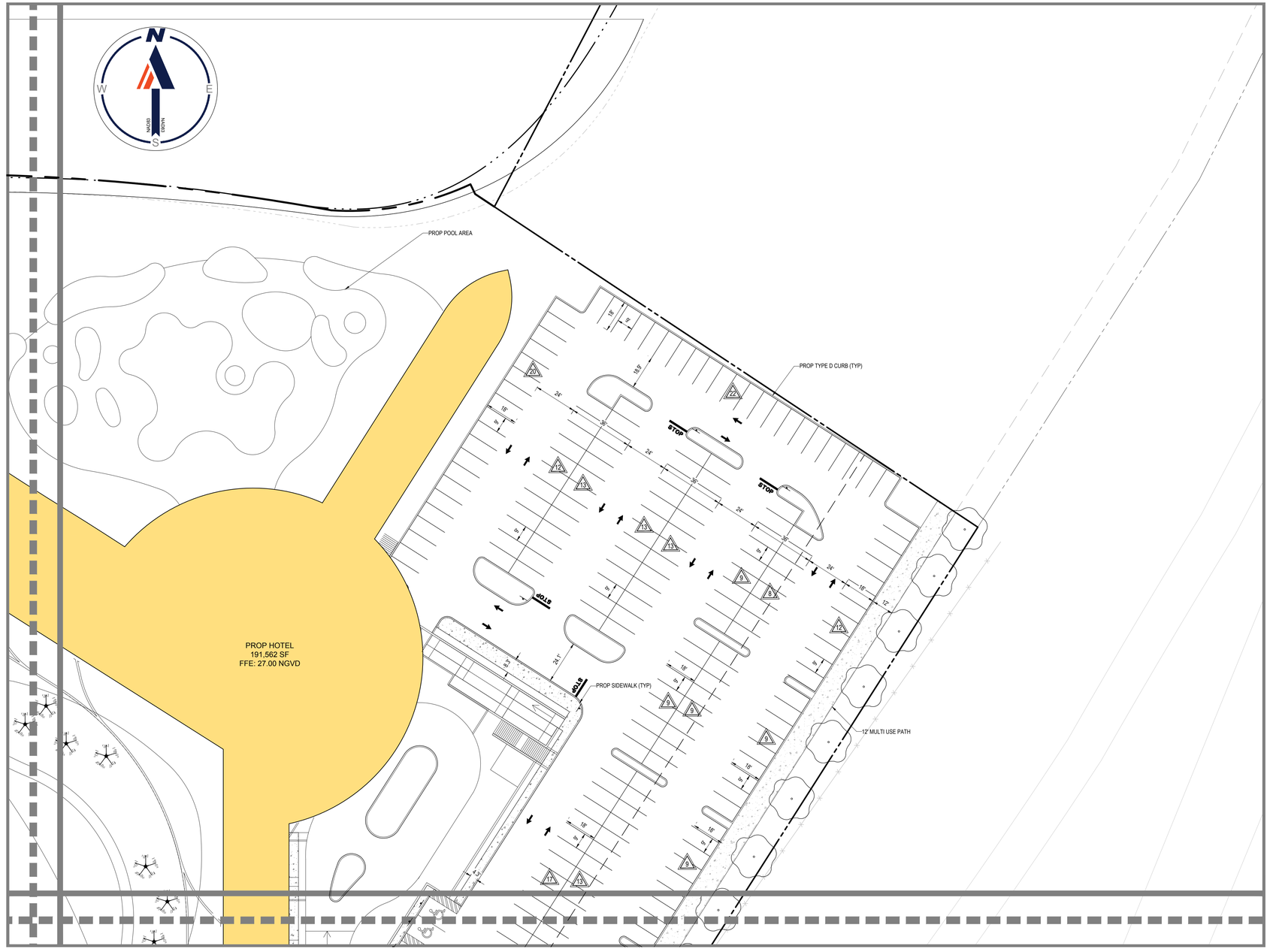
SITE LAYOUT PLAN

SHEET NUMBER:

C-302

ORG. DATE - 08/20/2021

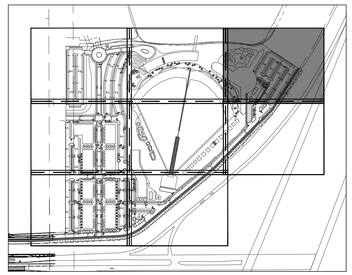
Aug 20, 2021
11:20
I:\2020\FLB200245\DRAWING\SPLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0-----A LAYOUT C-302
LJL



NAVD88 TO NGVD29: (+)1.47'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
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RETAIL	103,612 SF FOOTPRINT 103,612 SF GROSS FLOOR AREA	
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MIXED USE	23,160 FOOTPRINT 28,675 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF FOOTPRINT 9,882 SF GROSS FLOOR AREA	
MAX. ALLOWED BUILDING HEIGHT	XX'	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	12 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R)	MAXIMUM	PROVIDED
	1.5	0.26
LOT COVERAGE	MAXIMUM	PROVIDED
	NONE	12.18%
SITE AREA BREAKDOWN		
	EXISTING	PROPOSED
IMPERVIOUS AREA:	XX,XXX SF (X.XX AC)	1,045,876 SF (24.01 AC)
PERVIOUS AREA:	XXX,XXX SF (XX.XX AC)	572,378 SF (13.14 AC)
SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	10'	XXX'
SIDE SETBACK	5'	XXX'
REAR SETBACK	10'	XXX'
LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED	REQUIRED	
RESTAURANTS	129 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
HOTELS	482 SPACES*	1.1 SPACES PER UNIT UNDER 500 SF, 1.6 SPACES PER UNIT 500+ SF
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*ASSUMES 50% OF ROOMS BELOW 500 SF

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

SITE LAYOUT PLAN

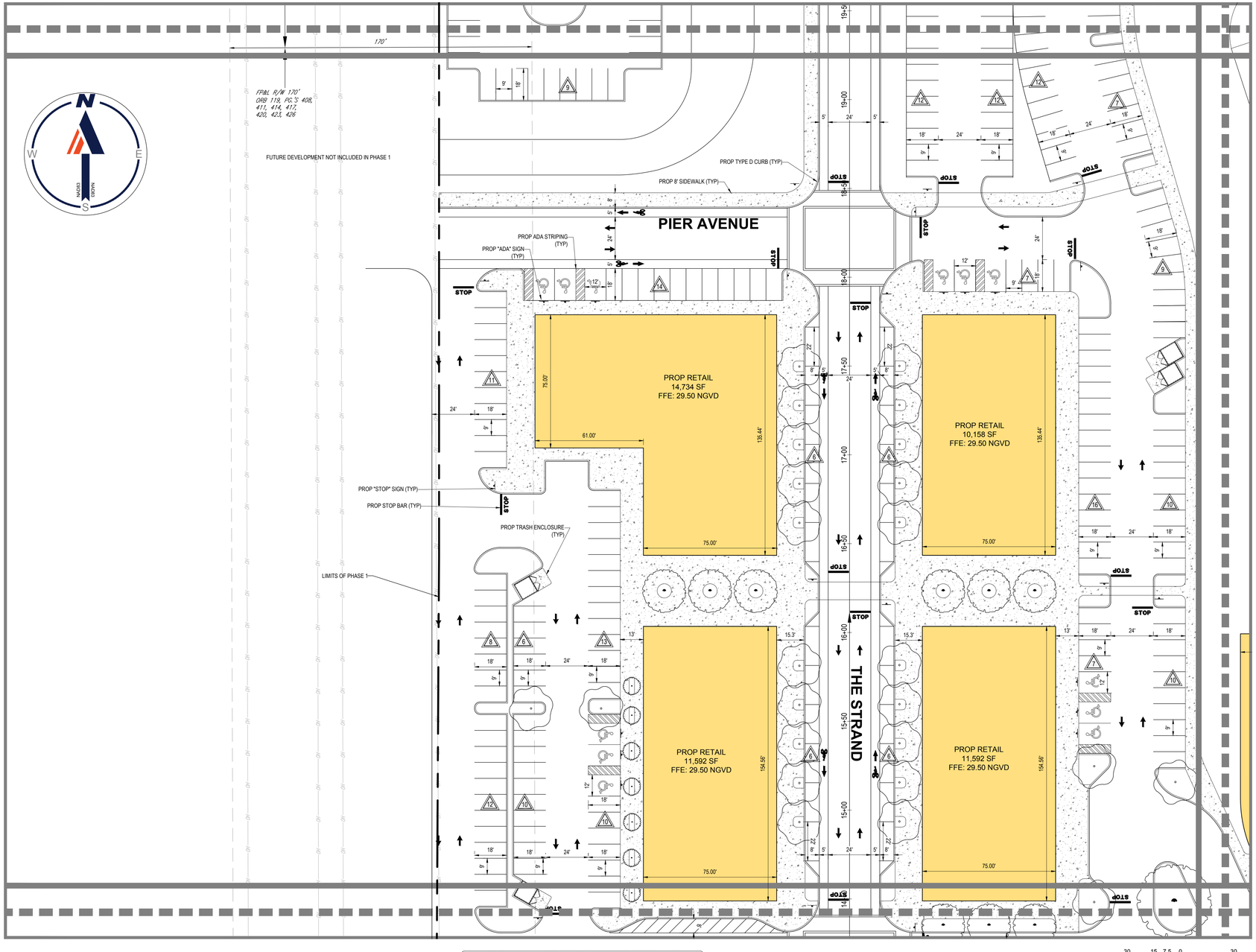
SHEET NUMBER:

C-303

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245 SPP-0—LAYOUT C-303
JLL

MATCHLINE - SHEET C-301



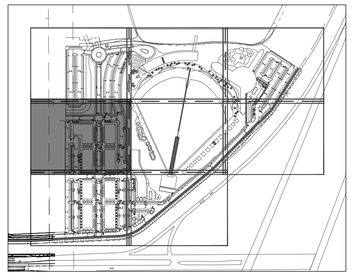
MATCHLINE - SHEET C-305

MATCHLINE - SHEET C-307

NAVD88 TO NGVD29: (+)1.47'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
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FLOOR AREA RATIO (F.A.R)	MAXIMUM 1.5	PROVIDED 0.26
LOT COVERAGE	MAXIMUM NONE	PROVIDED 12.18%
SITE AREA BREAKDOWN		
	EXISTING	PROPOSED
IMPERVIOUS AREA:	XX.XXX SF (X.XX AC)	1,045,876 SF (24.01 AC)
PERVIOUS AREA:	XXX,XXX SF (XX.XX AC)	572,378 SF (13.14 AC)
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LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED		REQUIRED
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PROJECT No.: FLB200245
DRAWN BY: LJL
CHECKED BY: AS
DATE: 08/20/2021
CAD I.D.: SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON CONSTRUCTION

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-304

ORG. DATE - 08/20/2021

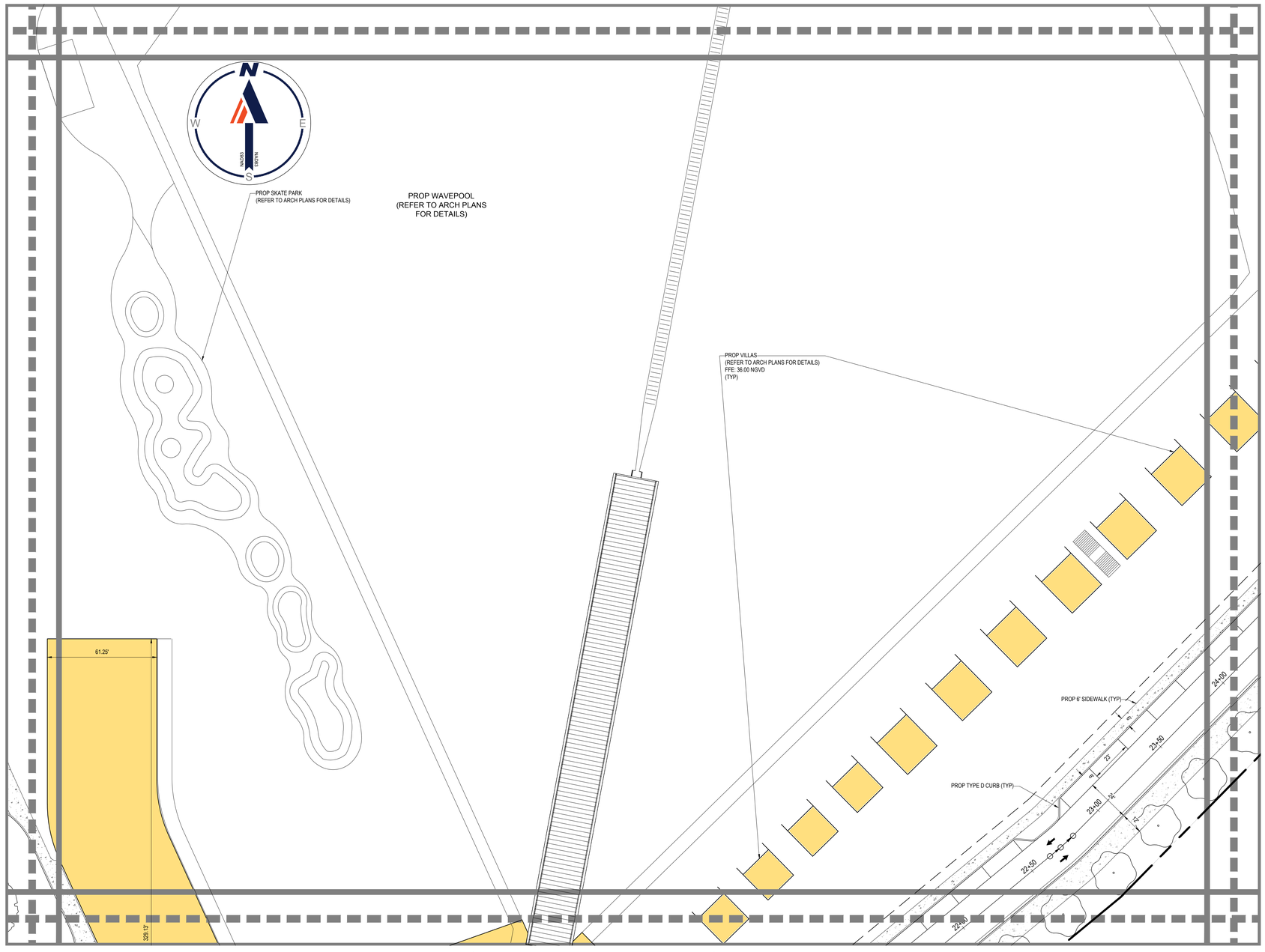
Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0---LAYOUT C-304
LL

MATCHLINE - SHEET C-302

MATCHLINE - SHEET C-304

MATCHLINE - SHEET C-306

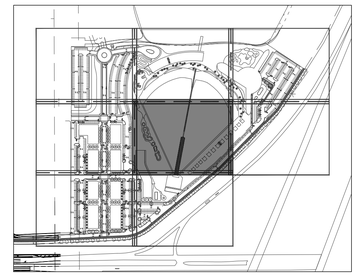
MATCHLINE - SHEET C-308



NAVD88 TO NGVD29: (+)1.47'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
FUTURE LAND USE	MIXED USE (MXD)	
FEMA FLOOD DESIGNATION	ZONE X	
TOTAL SITE AREA	37.15 AC	
NEW BUILDING AREA	199,121 SF FOOTPRINT 422,886 SF GROSS FLOOR AREA	
RETAIL	103,612 SF FOOTPRINT 103,612 SF GROSS FLOOR AREA	
HOTEL	62,467 SF FOOTPRINT 280,717 SF GROSS FLOOR AREA	
MIXED USE	23,160 FOOTPRINT 28,675 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF FOOTPRINT 9,882 SF GROSS FLOOR AREA	
MAX. ALLOWED BUILDING HEIGHT	XX'	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	12 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R)	MAXIMUM	PROVIDED
	1.5	0.26
LOT COVERAGE	MAXIMUM	PROVIDED
	NONE	12.18%
SITE AREA BREAKDOWN		
	EXISTING	PROPOSED
IMPERVIOUS AREA:	XX.XXX SF (X.XX AC)	1,045,876 SF (24.01 AC)
PERVIOUS AREA:	XXX,XXX SF (XX.XX AC)	572,378 SF (13.14 AC)
SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	10'	XXX'
SIDE SETBACK	5'	XXX'
REAR SETBACK	10'	XXX'
LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED		REQUIRED
RESTAURANTS	129 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
HOTELS	482 SPACES*	1.1 SPACES PER UNIT UNDER 500 SF, 1.6 SPACES PER UNIT 500+ SF
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TOTAL	1,129	
PARKING PROVIDED	1,010 SPACES	
BICYCLE SPACES	1 SPACE PER 20 REQUIRED SPACES	
ADA SPACES	REQUIRED: 20 SPACES FOR OVER 1,000 SPACES PROVIDED	PROVIDED: 42

*ASSUMES 50% OF ROOMS BELOW 500 SF

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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PROJECT No.: FLB200245
DRAWN BY: LJL
CHECKED BY: AS
DATE: 08/20/2021
CAD I.D.: SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON

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W. MIDWAY ROAD

CITY OF FORT PIERCE
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BLOCK & LOT: ___ - ___

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FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

SITE LAYOUT PLAN

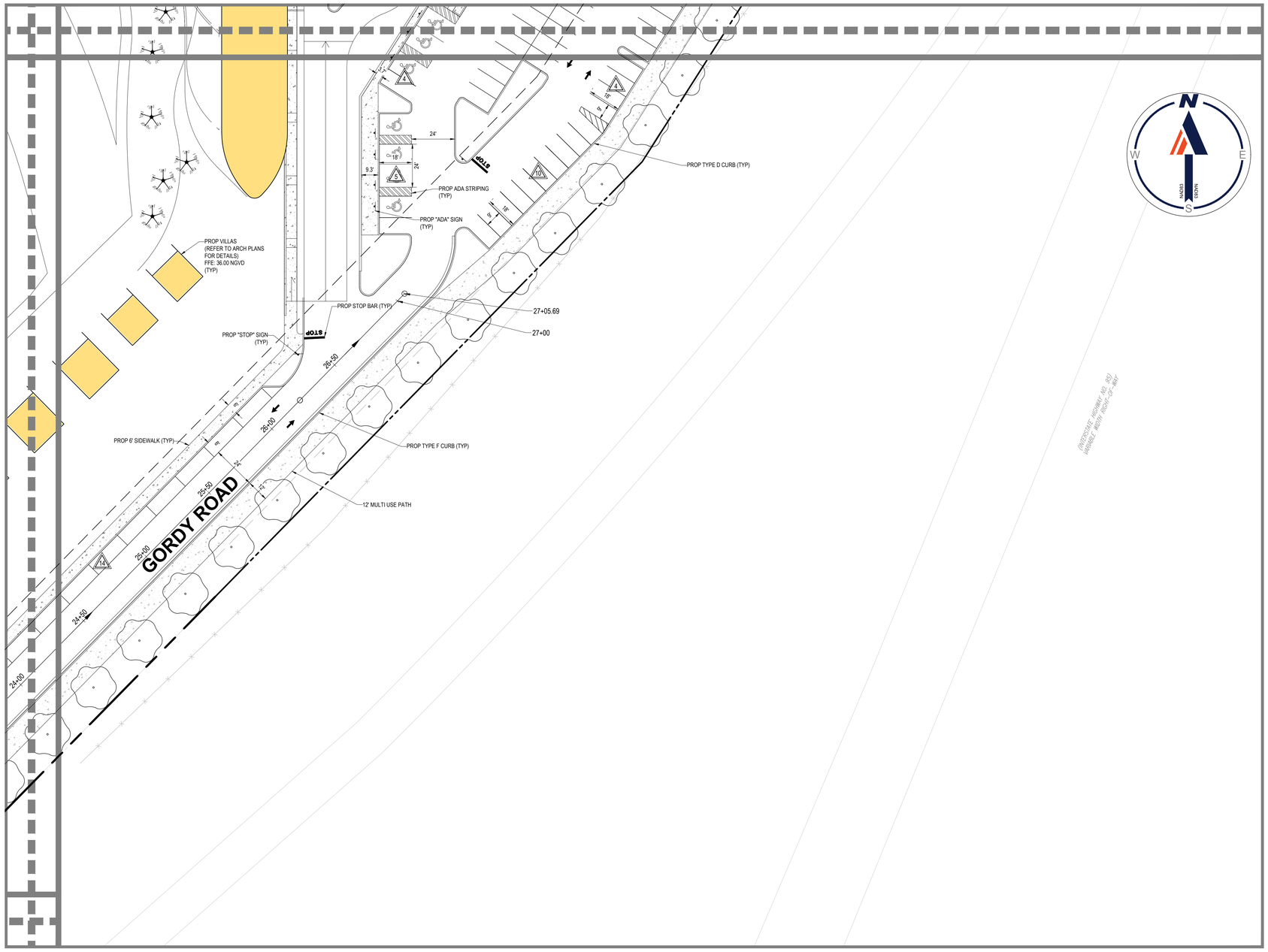
SHEET NUMBER:

C-305

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0_----\LAYOUT C-305
LL

MATCHLINE - SHEET C-303



MATCHLINE - SHEET C-305

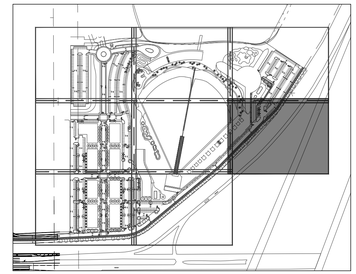
30 15 7.5 0 30

1"= 30'

NAVD88 TO NGVD29: (+)1.47'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)	
OVERLAY DISTRICT	N/A	
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SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	10'	XXX'
SIDE SETBACK	5'	XXX'
REAR SETBACK	10'	XXX'
LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED	REQUIRED	
RESTAURANTS	129 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
HOTELS	482 SPACES*	1.1 SPACES PER UNIT UNDER 500 SF, 1.6 SPACES PER UNIT 500+ SF
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PROJECT No.: FLB200245
DRAWN BY: LJL
CHECKED BY: AS
DATE: 08/20/2021
CAD I.D.: SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

SITE LAYOUT PLAN

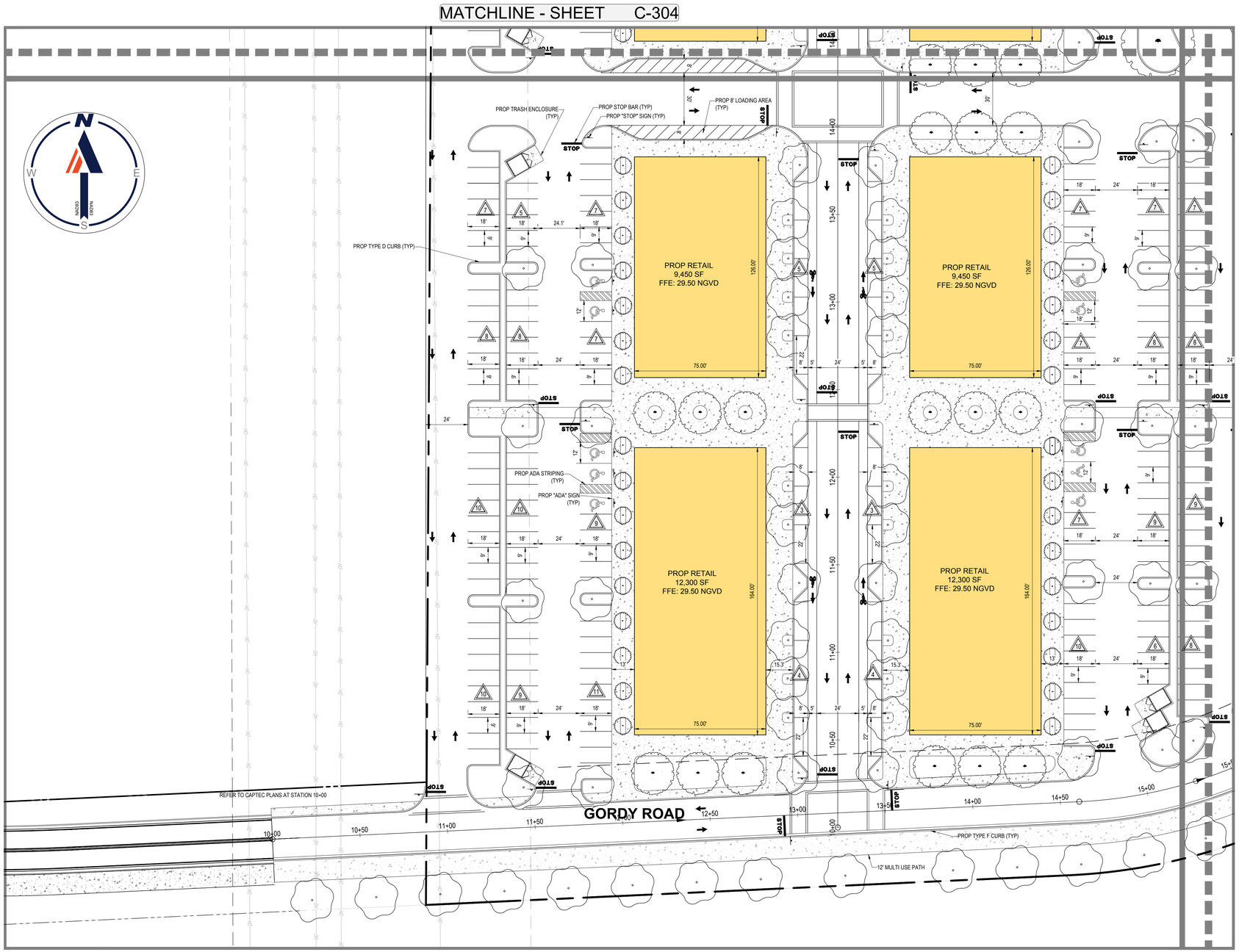
SHEET NUMBER:

C-306

ORG. DATE - 08/20/2021

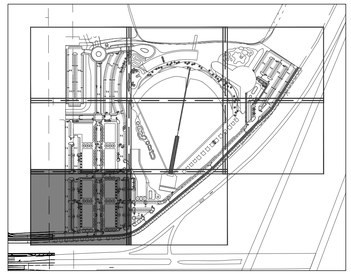
Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0-----LAYOUT C-306
LJL

NAVD88 TO NGVD29: (+)1.47'



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
- PROP SIGN
- PROP CONCRETE PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

SITE DATA TABLE

JURISDICTION	CITY OF FORT PIERCE	
CURRENT ZONING	AGRICULTURAL - 2.5 (AG2.5)	
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MIXED USE	23,160 FOOTPRINT 28,675 SF GROSS FLOOR AREA	
WATER TREATMENT AREA	9,882 SF FOOTPRINT 9,882 SF GROSS FLOOR AREA	
MAX. ALLOWED BUILDING HEIGHT	XX'	
MAX PROPOSED BUILDING HEIGHT	100.5'	
NUMBER OF PROPOSED BUILDINGS	12 BUILDINGS, 14 VILLAS	
FLOOR AREA RATIO (F.A.R)	MAXIMUM 1.5	PROVIDED 0.26
LOT COVERAGE	MAXIMUM NONE	PROVIDED 12.18%
SITE AREA BREAKDOWN		
	EXISTING	PROPOSED
IMPERVIOUS AREA:	XX,XXX SF (X.XX AC)	1,045,876 SF (24.01 AC)
PERVIOUS AREA:	XXX,XXX SF (XX.XX AC)	572,378 SF (13.14 AC)
SETBACKS		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	10'	XXX'
SIDE SETBACK	5'	XXX'
REAR SETBACK	10'	XXX'
LANDSCAPE BUFFER SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK	XX'	XX'
SIDE SETBACK	XX'	XX'
REAR SETBACK	XX'	XX
PARKING BREAKDOWN		
PARKING REQUIRED	REQUIRED	
RESTAURANTS	129 SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA
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*ASSUMES 50% OF ROOMS BELOW 500 SF

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	SPP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON CONSTRUCTION

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: __ - __

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

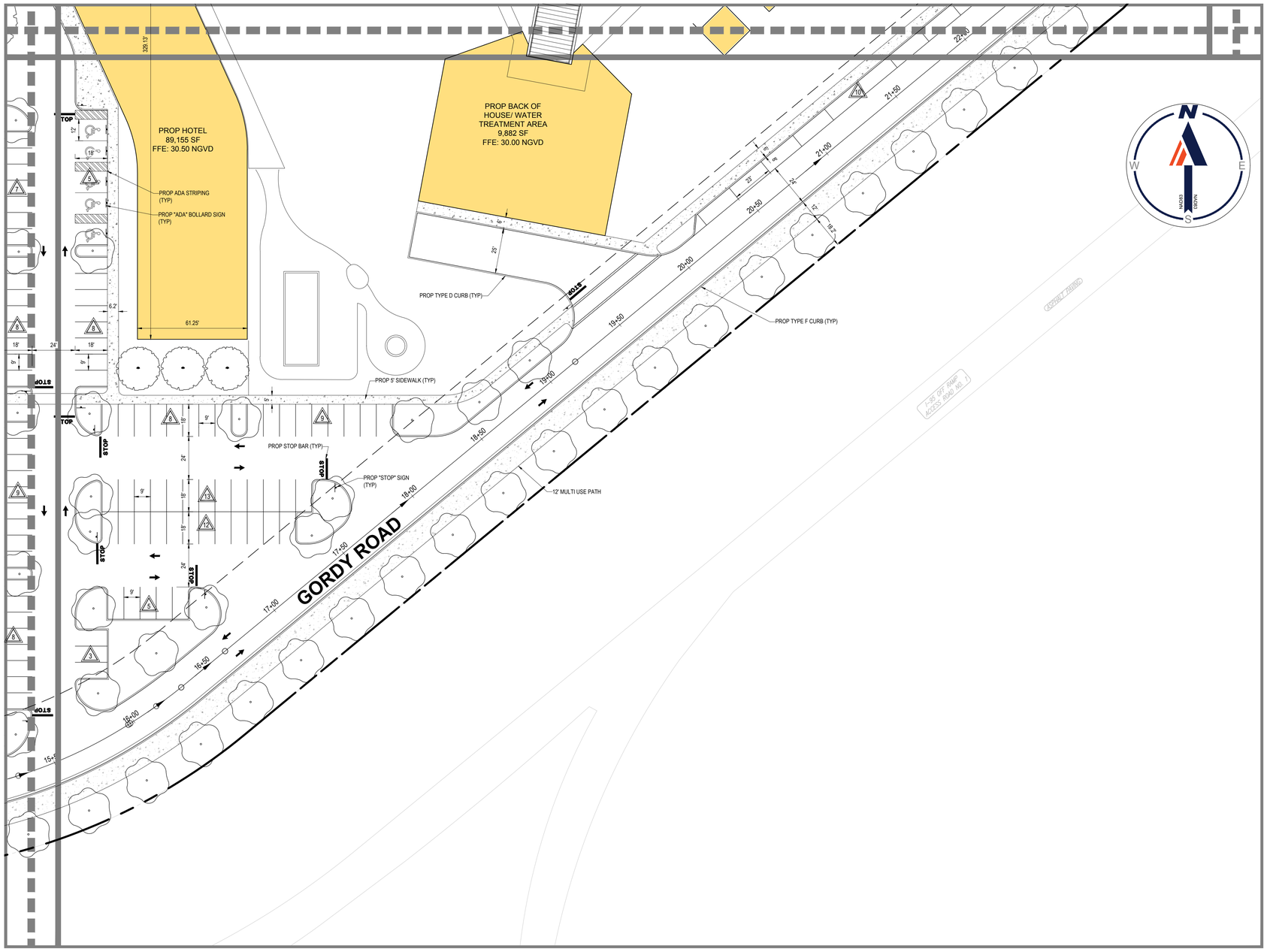
C-307

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-SPP-0_---_LAYOUT C-307

NAVD88 TO NGVD29: (+)1.47'

MATCHLINE - SHEET C-305



MATCHLINE - SHEET C-307

30 15 7.5 0 30

1"= 30'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
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- PROP BUILDING SETBACK
- TYPE D CURB
- PROP TYPE F CURB
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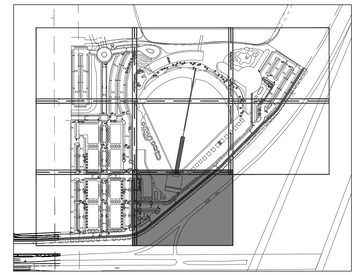
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE



KEY MAP

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LAND SURVEYING
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LANDSCAPE ARCHITECTURE
STORMWATER DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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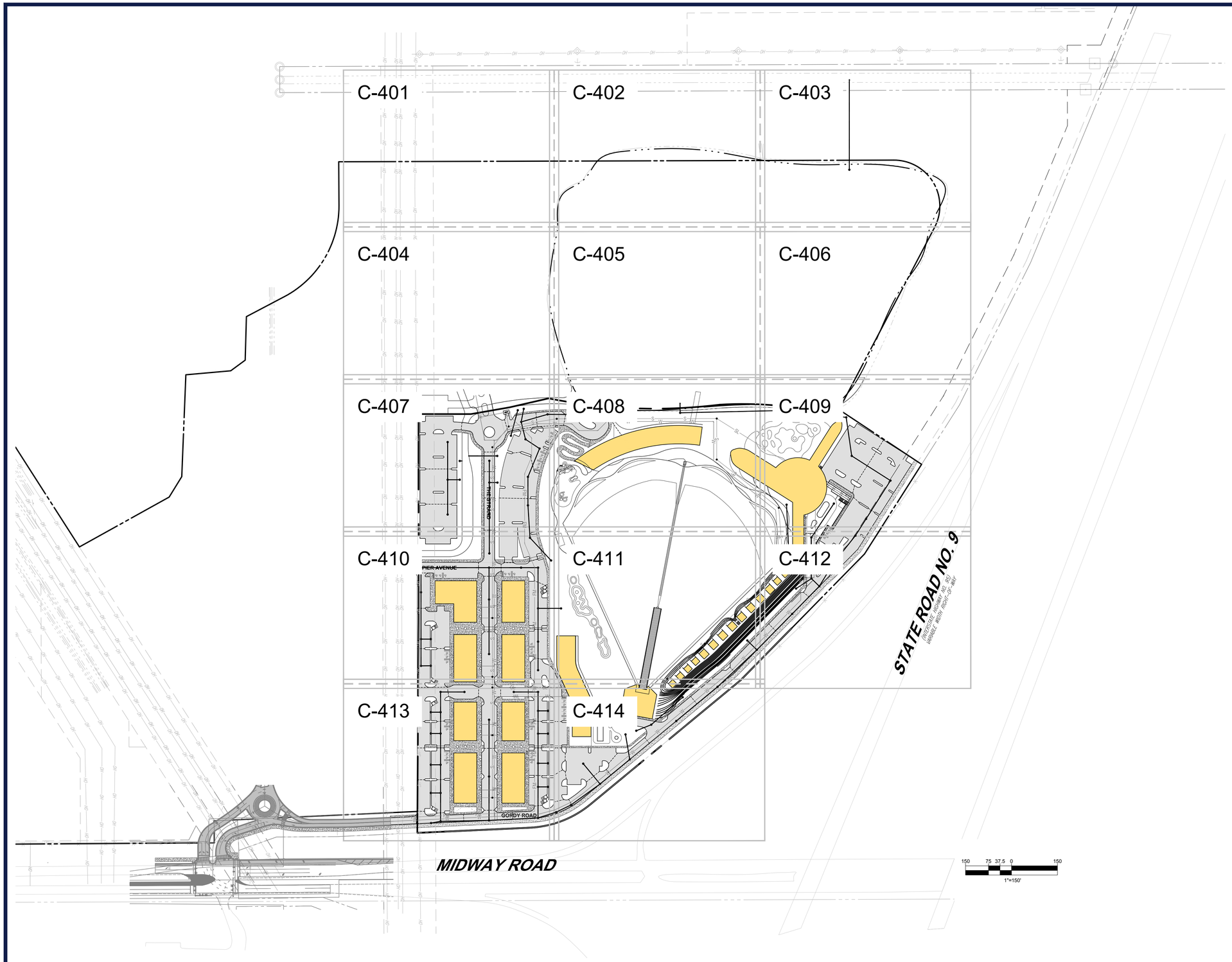
SITE LAYOUT PLAN

SHEET NUMBER:

C-308

ORG. DATE - 08/20/2021

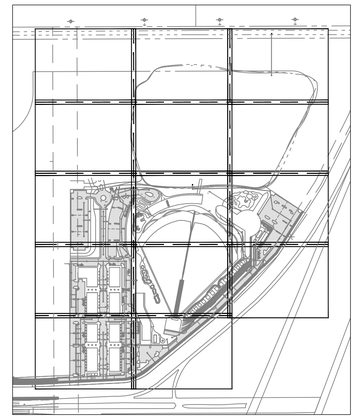
Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SET\SWAVE GARDEN PHASE 1\FLB200245-SPP-0-----LAYOUT C-308
LJL



NAVD88 TO NGVD29: (+)1.47'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

NGVD

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

OVERALL DRAINAGE PLAN

SHEET NUMBER:

C-400

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-0----XLAYOUT: C-400 - OVERALL GRADING PLAN
LL

NAVD88 TO NGVD29: (+)1.47'

NO PROPOSED IMPROVEMENTS
ON THIS SHEET

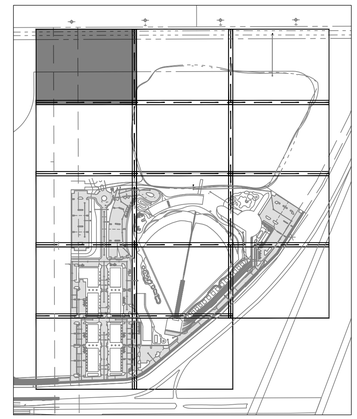
MATCHLINE - SHEET C-402

MATCHLINE - SHEET C-404

30 15 7.5 0 30
1"= 30'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY CONSULTING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.: FLB200245
DRAWN BY: LJL
CHECKED BY: AS
DATE: 08/20/2021
CAD I.D.: GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: __ - __

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-401

ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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Aug 20, 2021
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LJL

NAVD88 TO NGVD29: (+)1.47'

MATCHLINE - SHEET C-401

NO PROPOSED IMPROVEMENTS
ON THIS SHEET

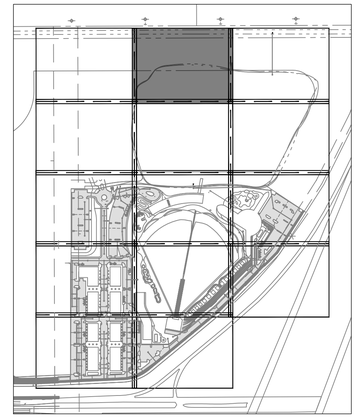
MATCHLINE - SHEET C-403

MATCHLINE - SHEET C-405

30 15 7.5 0 30
1"= 30'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-402

ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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Aug 20, 2021
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LJL

NAVD88 TO NGVD29: (+)1.47'

MATCHLINE - SHEET C-402

C-102 CANAL

PROP MITERED END OUTFALL

PROP CONTROL STRUCTURE

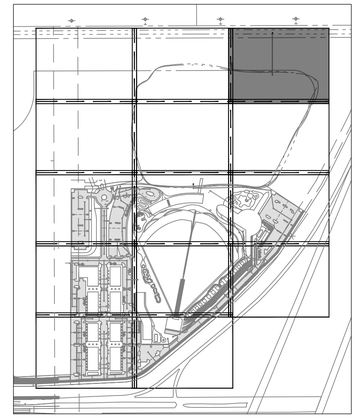
TOP OF WATER ELEVATION: 20.30' ± (11/13/2019)

MATCHLINE - SHEET C-406

1"= 30'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCE
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: __ - __

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-403

ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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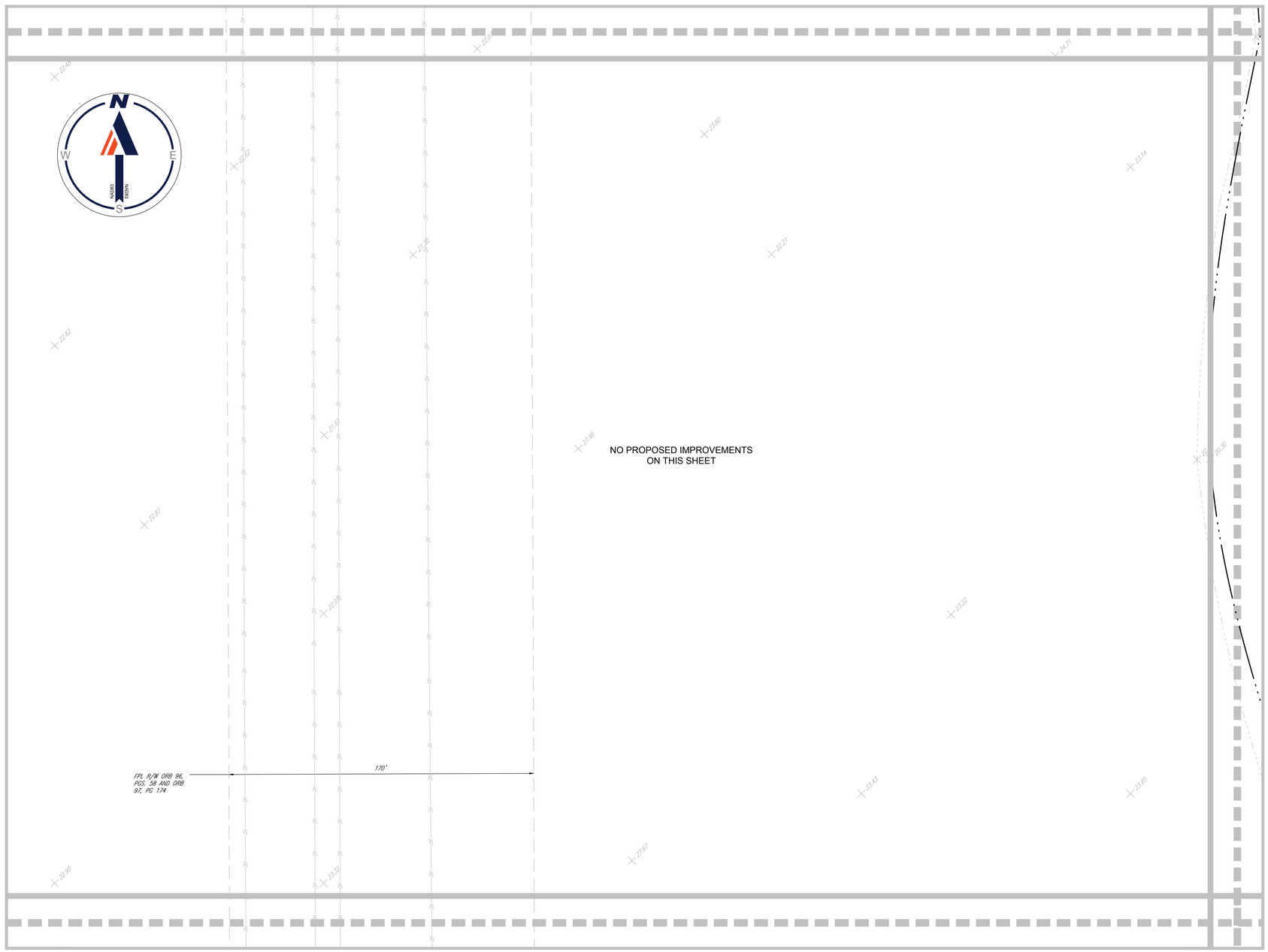
LL

NAVD88 TO NGVD29: (+)1.47'

MATCHLINE - SHEET C-401



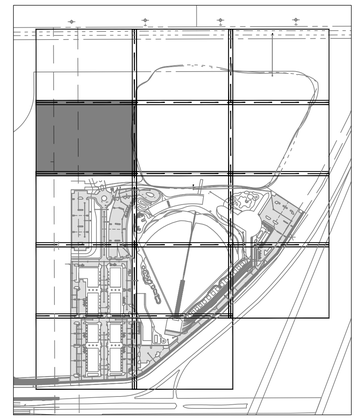
MATCHLINE - SHEET C-405

MATCHLINE - SHEET C-407

30 15 7.5 0 30
1"= 30'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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LANDSCAPE ARCHITECTURE
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TRANSPORTATION SERVICES

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-404

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-0---->LAYOUT: C-404 - DETAILED GRADING PLAN
LJL

MATCHLINE - SHEET C-402

MATCHLINE - SHEET C-404

MATCHLINE - SHEET C-406

MATCHLINE - SHEET C-408

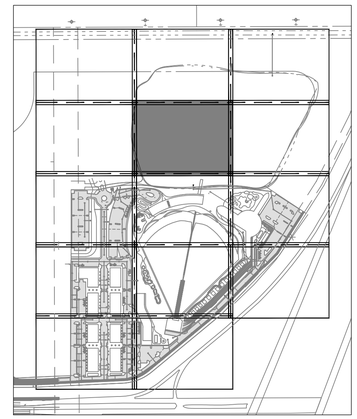
NAVD88 TO NGVD29: (+)1.47'

TOP OF WATER ELEVATION: 20.30' ± (11/13/2019)

NO PROPOSED IMPROVEMENTS
ON THIS SHEET

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

30 15 7.5 0 30

1"= 30'

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: __ - __

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-405

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-0_-_LAYOUT C-405 - DETAILED GRADING PLAN
LJL

MATCHLINE - SHEET C-403

MATCHLINE - SHEET C-405

NAVD88 TO NGVD29: (+)1.47'

NO PROPOSED IMPROVEMENTS
ON THIS SHEET

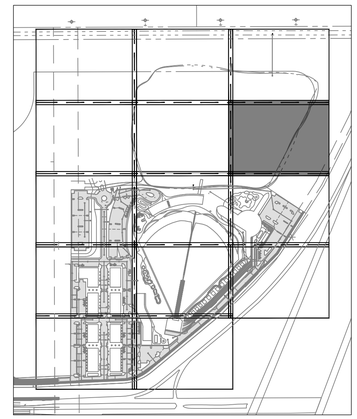
TOP OF WATER ELEVATION: 20.30' ± (11/13/2019)

MATCHLINE - SHEET C-409

30 15 7.5 0 30
1"= 30'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY CONSULTING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON RESIDENTIAL

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: __ - __

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-406

ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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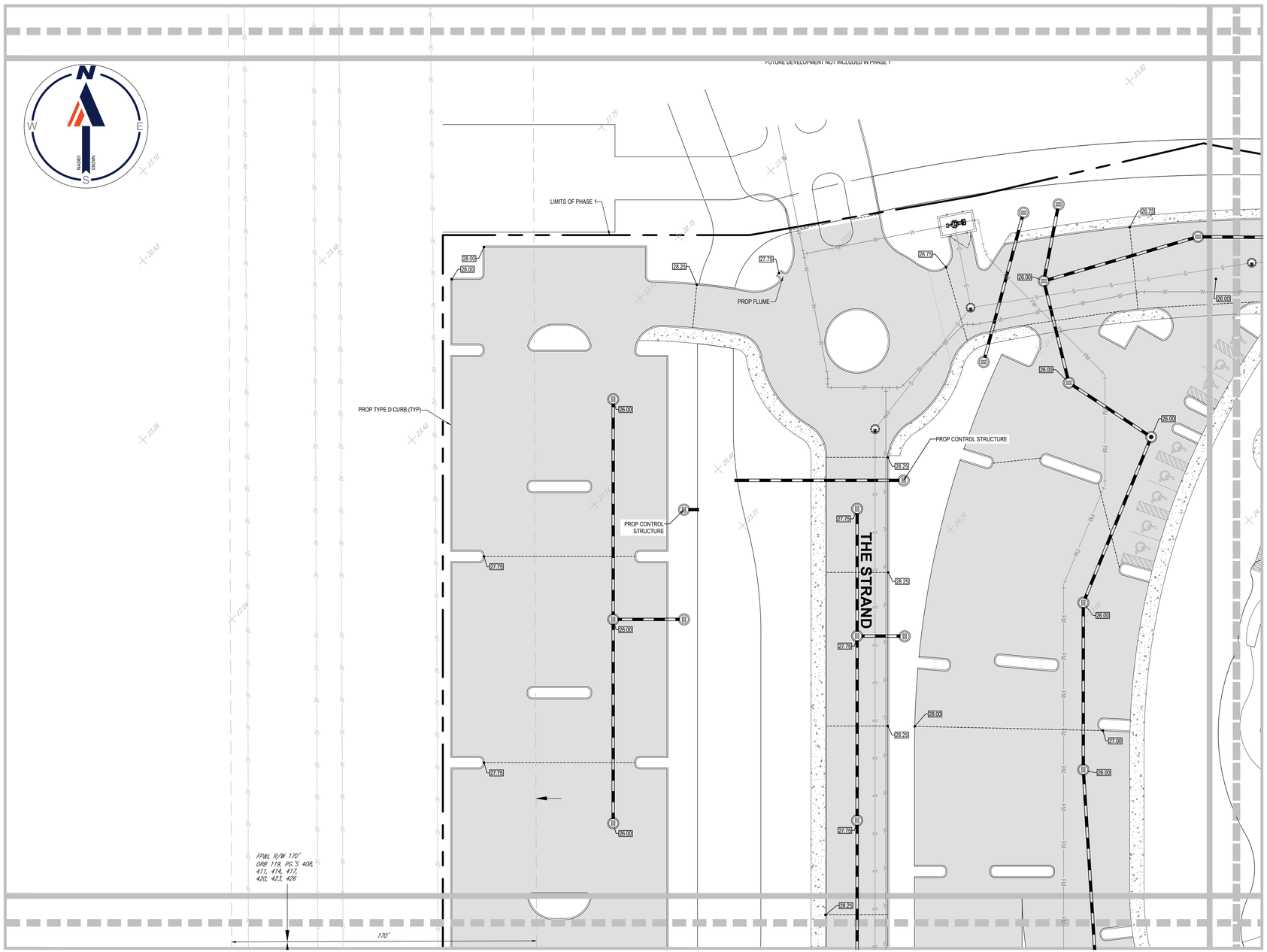
Aug 20, 2021
H:\2020\FLB200245\DRAWING\SP\PLAN SET\WAVE GARDEN PHASE 1\FLB200245-GDP-0_---_LAYOUT C-406 - DETAILED GRADING PLAN
LJL

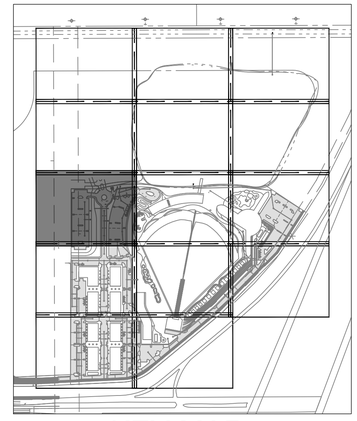
MATCHLINE - SHEET C-404

NAVD88 TO NGVD29: (+)1.47'



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-407

ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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LJL

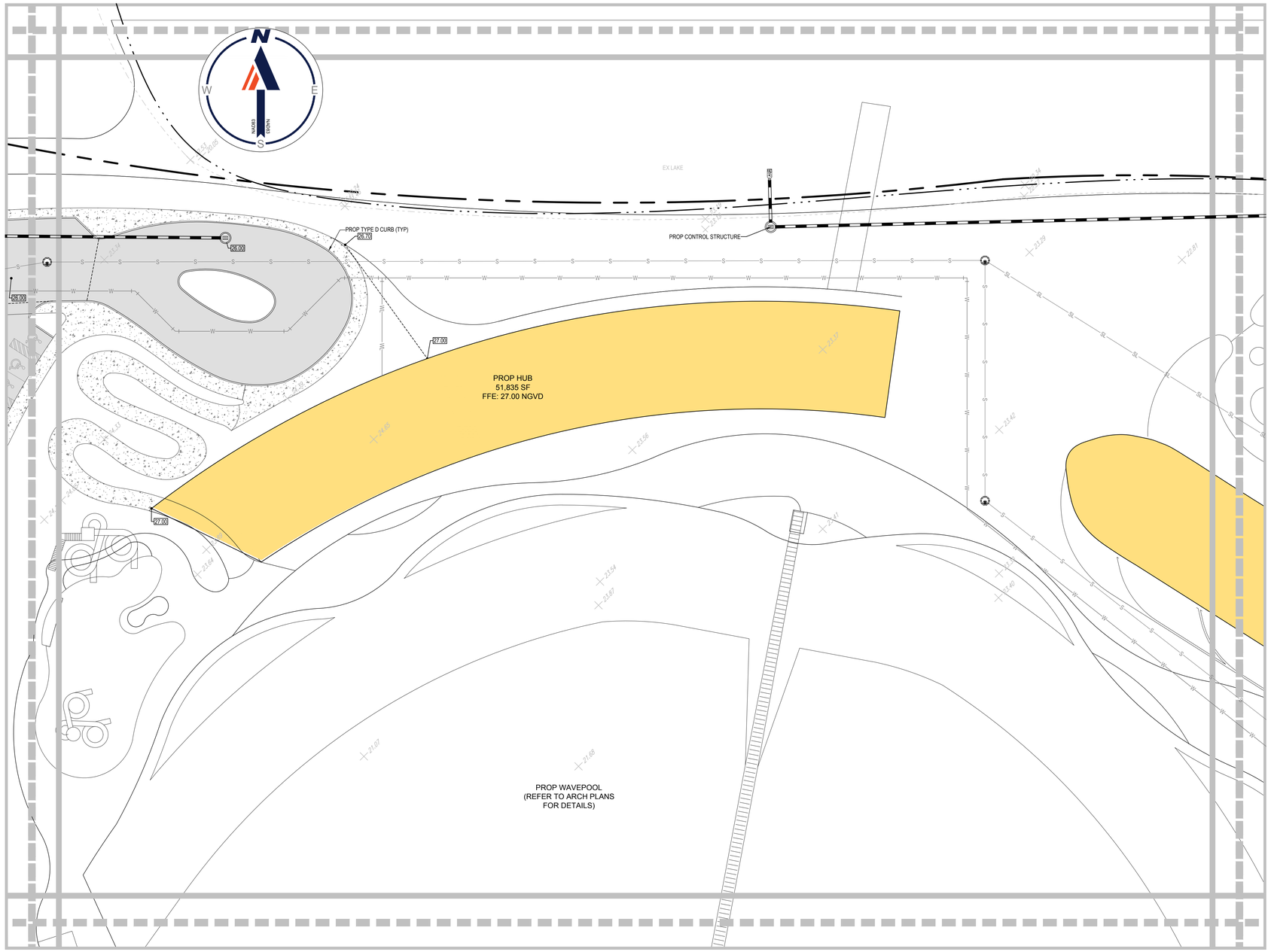
MATCHLINE - SHEET C-405

MATCHLINE - SHEET C-407

MATCHLINE - SHEET C-409

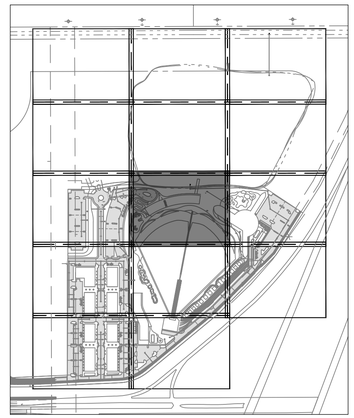
MATCHLINE - SHEET C-411

NAVD88 TO NGVD29: (+)1.47'



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

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SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-408

ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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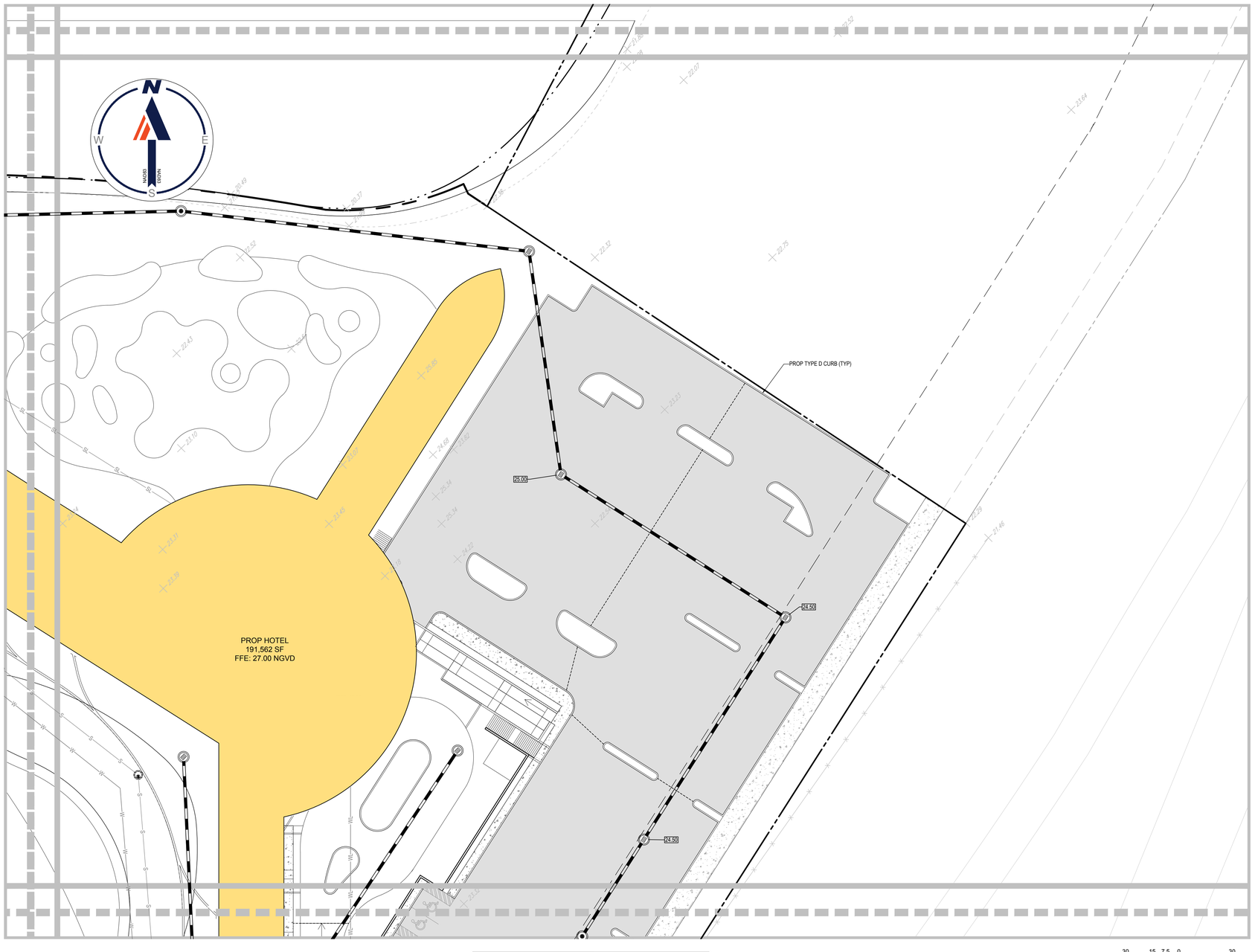
LJL

MATCHLINE - SHEET C-406

NAVD88 TO NGVD29: (+)1.47'



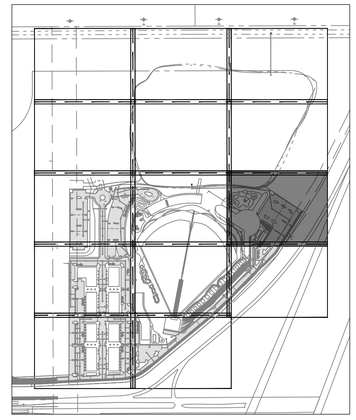
MATCHLINE - SHEET C-408

MATCHLINE - SHEET C-412

30 15 7.5 0 30
1"= 30'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE (26.23')
- PROP SPOT GRADE (27.00)
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES (MH, CB)
- PROP RIDGE



KEY MAP

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

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SUITE 101E
BOCA RATON, FLORIDA 33431
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FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

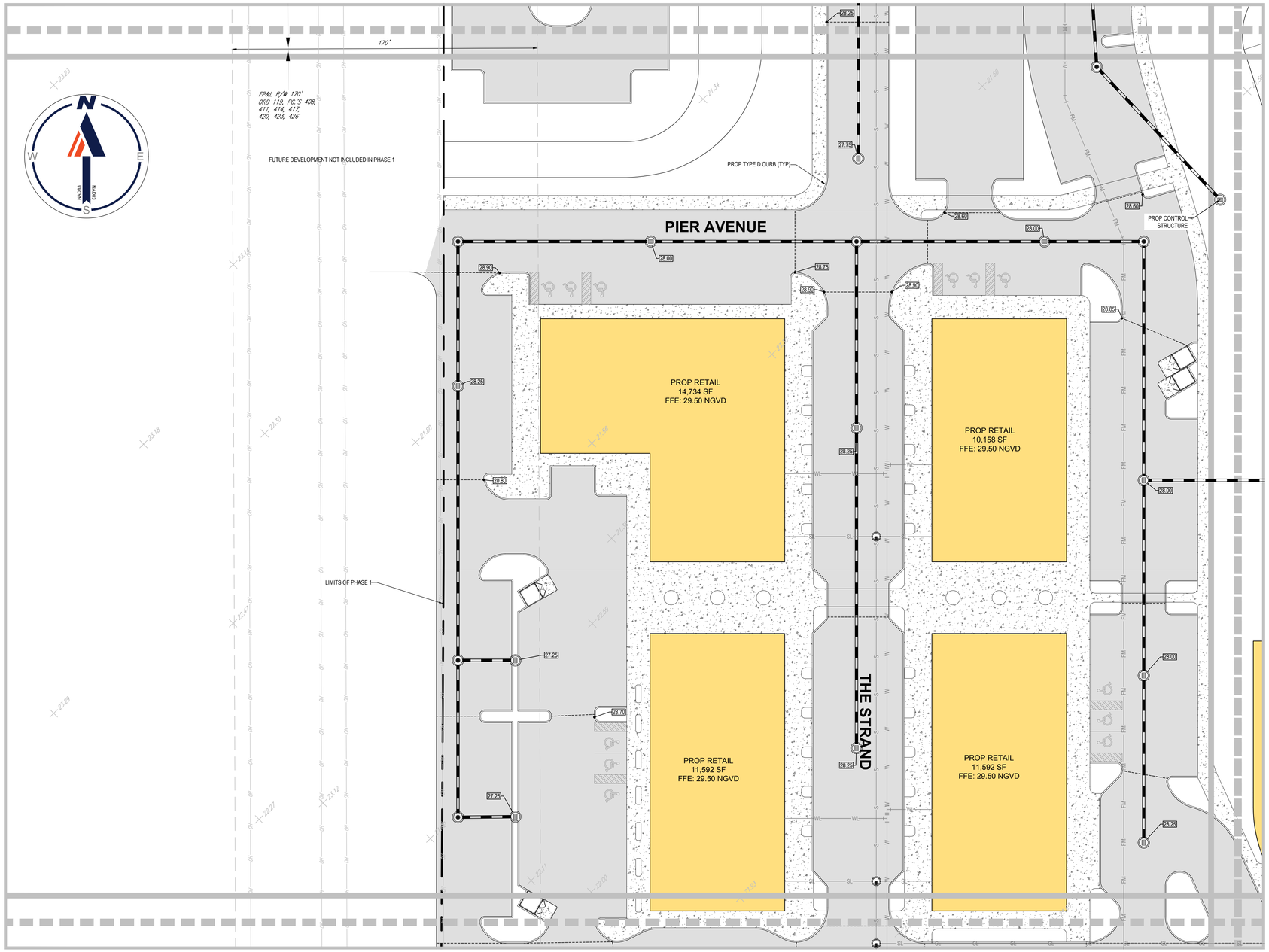
SHEET NUMBER:

C-409

ORG. DATE - 08/20/2021

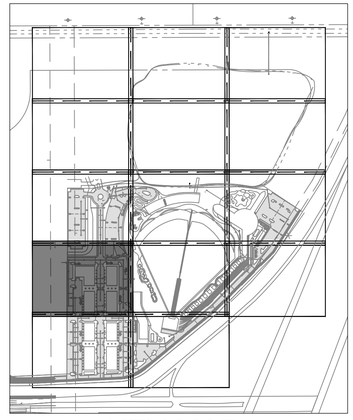
Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-0---LAYOUT C-409 - DETAILED GRADING PLAN
LJL

NAVD88 TO NGVD29: (+)1.47'



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

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DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

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BOCA RATON, FLORIDA 33431
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FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-410

ORG. DATE - 08/20/2021

Aug 20, 2021
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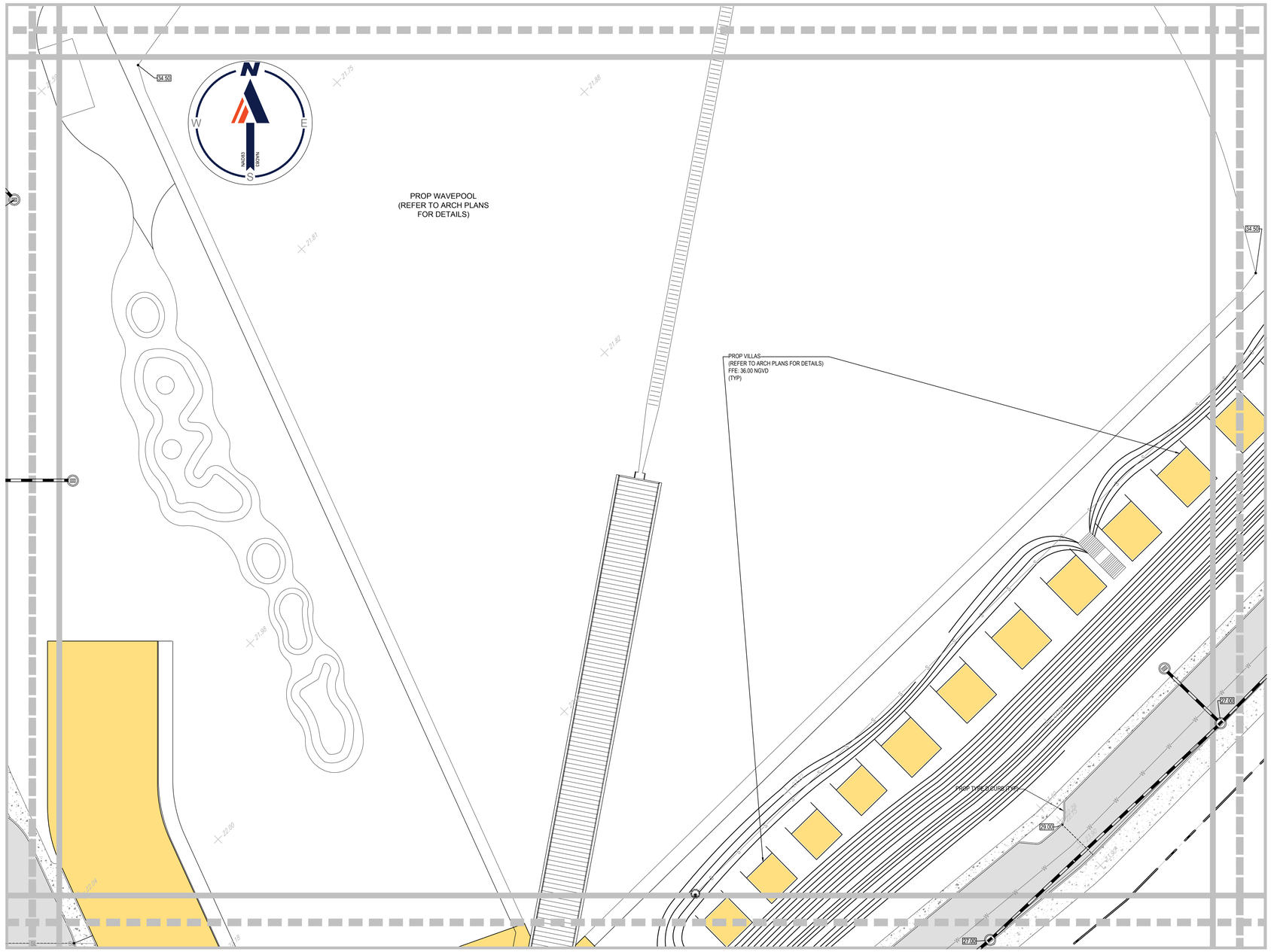
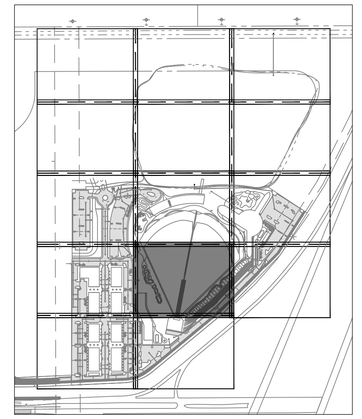
LL



NAVD88 TO NGVD29: (+)1.47'

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

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SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-411

ORG. DATE - 08/20/2021

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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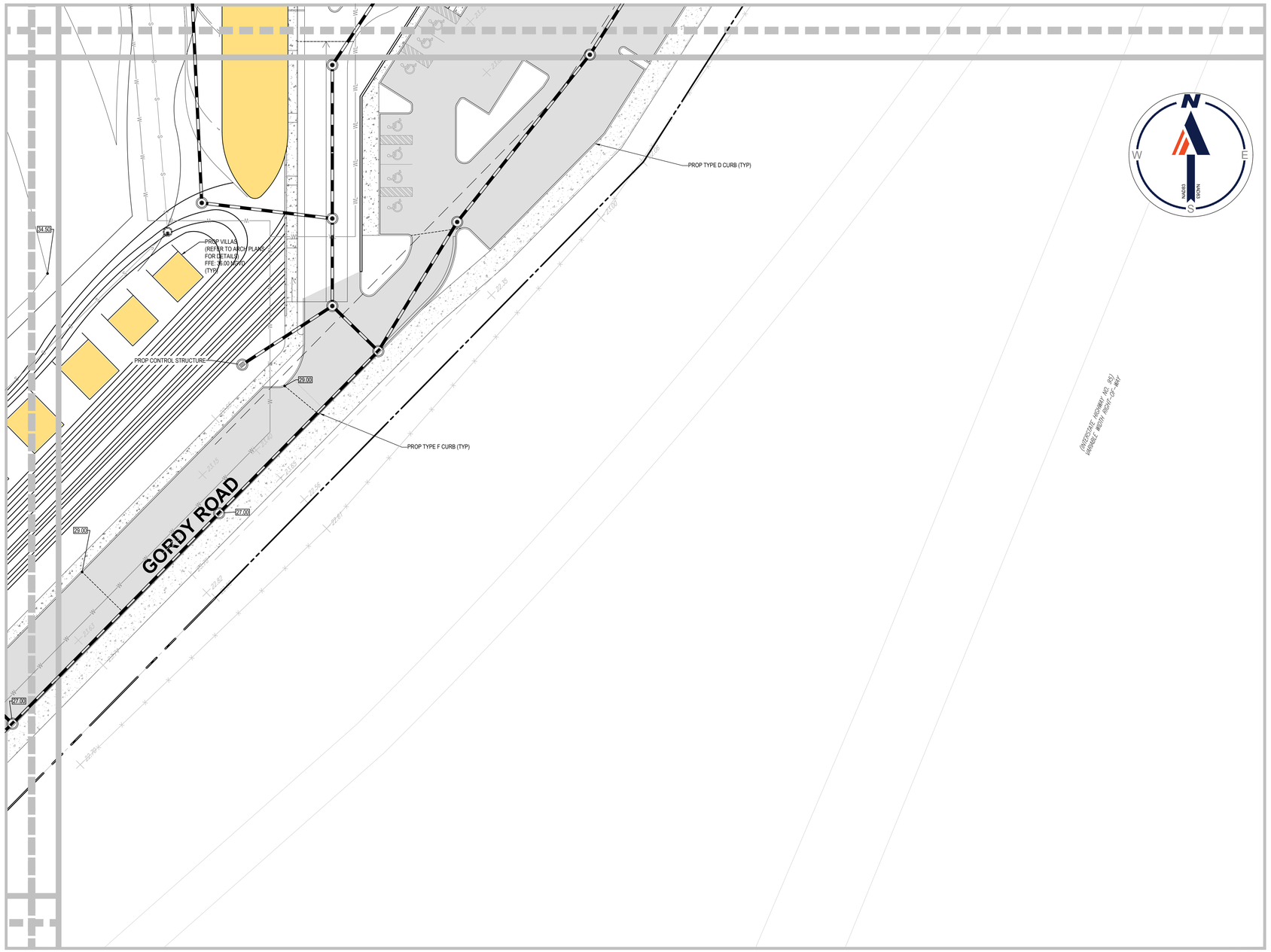
LL

MATCHLINE - SHEET C-409

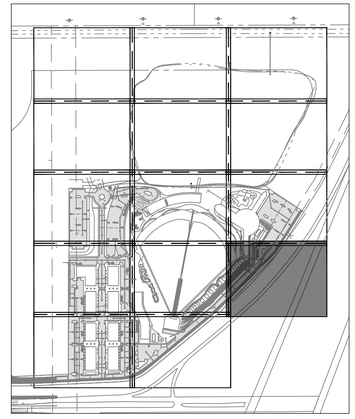
NAVD88 TO NGVD29: (+)1.47'



MATCHLINE - SHEET C-411

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

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1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

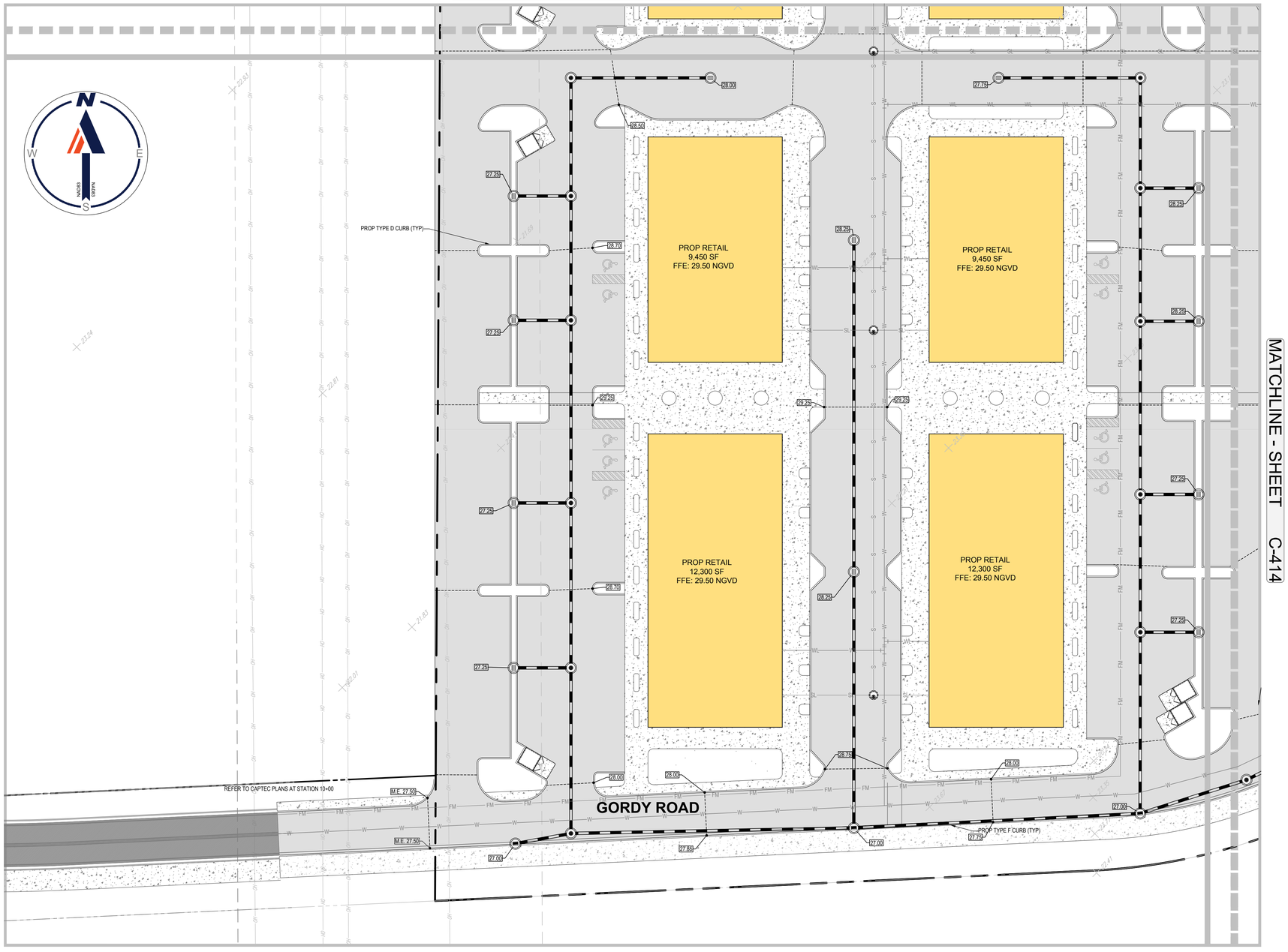
SHEET NUMBER:

C-412

ORG. DATE - 08/20/2021

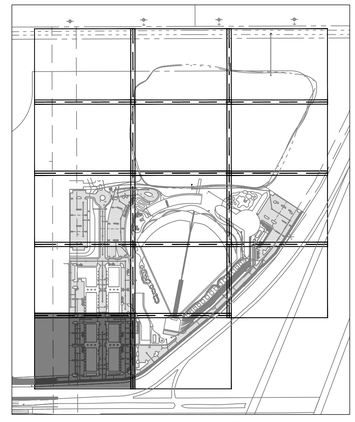
Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-0----->LAYOUT: C-412 - DETAILED GRADING PLAN
LJL

NAVD88 TO NGVD29: (+)1.47'



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
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SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
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FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

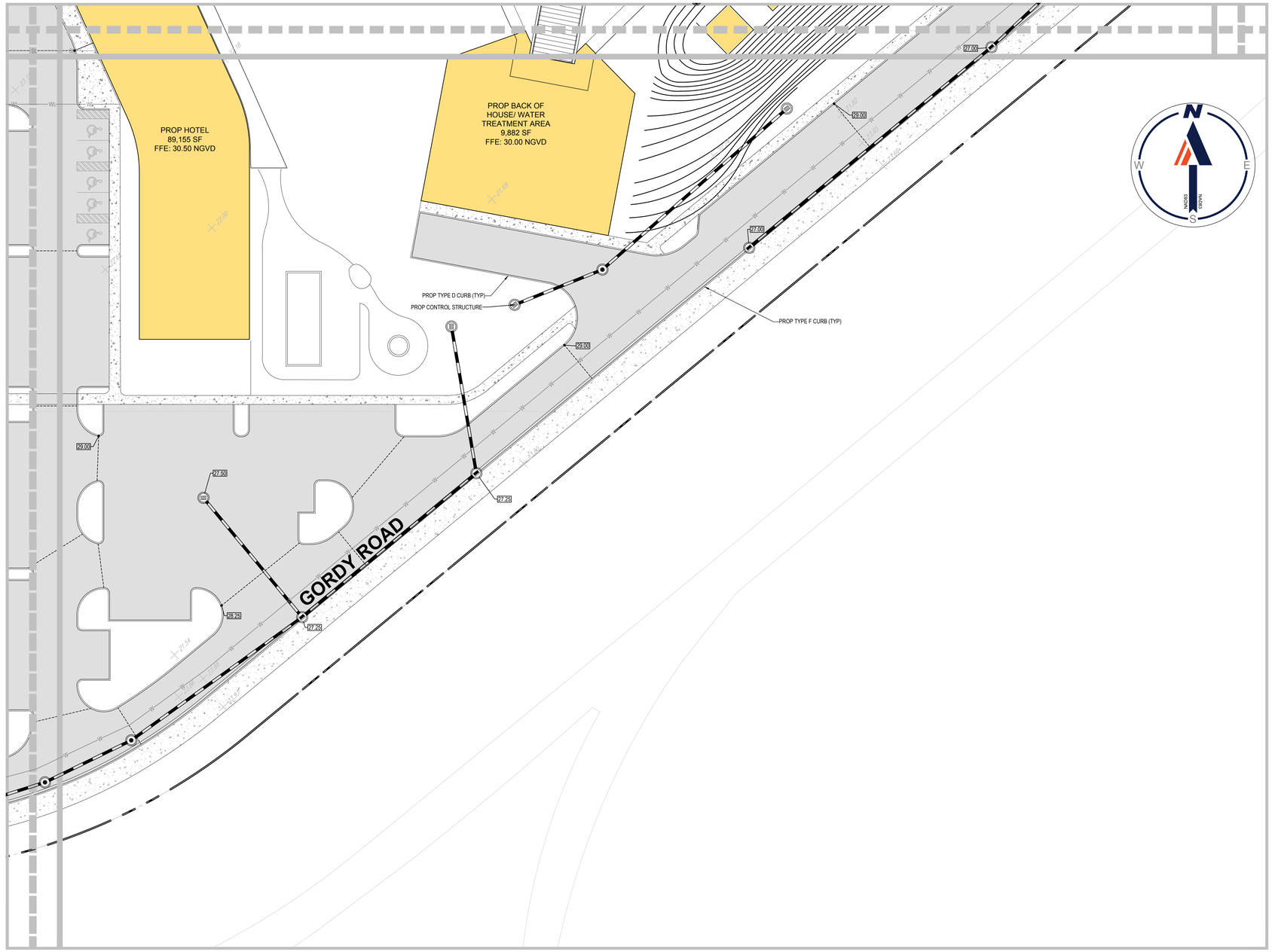
C-413

ORG. DATE - 08/20/2021

Aug 20, 2021
H:\2020\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-0---\LAYOUT: C-413 - DETAILED GRADING PLAN
LL

NAVD88 TO NGVD29: (+)1.47'

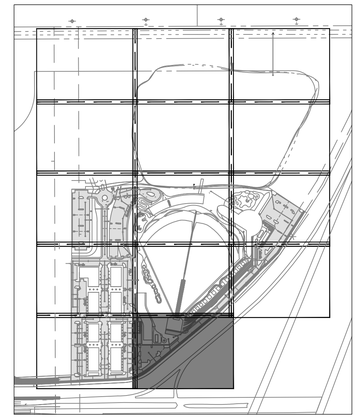
MATCHLINE - SHEET C-411



MATCHLINE - SHEET C-413

LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP STANDARD ASPHALT
- PROP DRAINAGE ARROW
- PROP DRAINAGE PIPE
- PROP DRAINAGE STRUCTURES
- PROP RIDGE



KEY MAP

ANDREW SAVAGE, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 82408

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PROJECT No.:	FLB200245
DRAWN BY:	LJL
CHECKED BY:	AS
DATE:	08/20/2021
CAD I.D.:	GDP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

DEVCON DEVELOPMENT

WILLOW LAKES PHASE 1

W. MIDWAY ROAD

CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT OF AUTH. No. 30780

SHEET TITLE:

DETAILED DRAINAGE PLAN

SHEET NUMBER:

C-414

ORG. DATE - 08/20/2021

Aug 20, 2021
11:20:01 I:\FLB200245\DRAWINGS\PLAN SETS\WAVE GARDEN PHASE 1\FLB200245-GDP-S-----LAYOUT C-414 - DETAILED GRADING PLAN

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

ENVIRONMENTAL ASSESSMENT

WILLOW LAKES PHASE 1

FORT PIERCE, FLORIDA

Prepared for:

Willow Lakes, LLC

Prepared by:

EW Consultants, Inc.

August 2021

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1000 SE Monterey Commons, Suite 208 • Stuart, FL 34996 • 772-287-8771 • Fax 772-287-2988

www.ewconsultants.com

I. INTRODUCTION –

This Environmental Assessment documents and summarizes the various natural resources and man-made alterations present on the property referred to as the Willow Lakes - Phase 1 project site. The Phase 1 area, as shown on Figure 1 in Appendix A is ±34.8 acres and is located at the northwest corner of the I-95/Midway Road intersection. The property lies within Section 2, Township 36 South, Range 39 East in the City of Fort Pierce, St. Lucie County, Florida (see Figure 2, USGS Quadrangle Map in Appendix A).

II. GENERAL PROPERTY DESCRIPTION –

The property is bounded to the north by a borrow pit (on the Willow Lakes site), to west by pasture lands (on the Willow Lakes site), to the east by Gordy Road, and to the south by Midway Road (please refer to Figure 3, Aerial Photograph, in Appendix A for existing surrounding conditions). The Phase 1 portion of the project site is undeveloped and is comprised of a combination of open and wooded pastures, exotic vegetation, and freshwater wetlands. Electrical transmission lines are present on the site in a south-to-north orientation along the western edge of Phase 1. Detailed discussions of land cover types are described in subsequent sections of this report.

III. SOIL TYPES -

A Soils Report generated by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. The soils report identifies mainly sand-based soils throughout the Phase 1 portion of the project site.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the land cover types and vegetative communities found within the Phase 1 portion of the Willow Lakes project site. Land cover and vegetation community classifications are mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping of the vegetative communities on the subject property. Wetlands associated with this graphic have been verified by the South Florida Water Management District (SFWMD) as part of an informal wetland jurisdictional determination performed in April of 2020 for the entire Willow Lakes project site.

There are several FLUCCS classifications present within the Phase 1 portion of the Willow Lakes site based on fieldwork conducted by EW Consultants, Inc. over the past couple of years. They include Improved Pastures (211); Woodland Pastures (213); Brazilian Pepper (422), and; Freshwater Marshes (641). The Electrical Transmission Lines on-site (832) contain Improved Pasture (211) and Freshwater Marsh (641) areas within its alignment. A graphic of the observed land cover types is included as Figure 4 in Appendix A of this report. The land cover types on the property are described as follows:

211 Improved Pastures

This is a sub-category of the FLUCCS' Agriculture classification and includes areas that contain a sparse tree canopy or no tree canopy at all. Dominant vegetation includes a variety of non-native grass species that have been introduced to the property as forage for livestock as well as naturally-occurring ruderal grasses and weeds. These species are typical of pasture lands in the region and include, but is not limited to, smut grass, Bahia grass, torpedo grass, Caesar-weed, beggars ticks, and ragweed. Sparse native canopy trees that are present within this land cover type include slash pine, cabbage palm, laurel oak, and live oak.

213 Woodland Pastures

This classification is part of the FLUCCS' Agriculture descriptions and includes areas where treed woodlands are used for cattle grazing. While the vegetative understory layer has been cleared or otherwise altered, native canopy trees remain and native grasses have partially regenerated. For the 213 areas within Phase 1, the tree canopy is dominated by laurel and live oaks, and contain mature slash pines, as well. These areas have been impacted by years of cattle grazing activities, and the canopy trees present, in particular the oak species, most likely represent re-growth within the last several decades.

422 Brazilian Pepper

There is an area within the northeast portion of Phase 1 that is dominated by the exotic Brazilian pepper tree. This tree tends to dominate a landscape once present, shading out the forest floor and prohibiting desirable native species from establishing. Therefore, this area provides very little wildlife habitat potential.

641 Freshwater Marshes

This is a sub-category of the FLUCCS Wetlands classification and includes long-hydroperiod aquatic vegetation generally associated with depressional wetlands. These wetlands may contain water throughout the year, or be completely dry during drought periods. Such habitats provide a variety of wildlife with foraging and nesting opportunities. There are four such marsh wetlands within Phase 1, with the largest being located in the west-central portion of the project site. They are generally in poor to fair ecological condition due to the historic agricultural use of the site as well as

the routine maintenance of the powerline easements. The vegetation in these marshes predominantly includes the following species: chestnut sedge (*Fimbristylis spadicea*), seedbox (*Ludwigia alternifolia*), St. John's wort (*Hypericum brachyphyllum*), pickerelweed (*Pontederia cordata*), bladderwort (*Utricularia* spp.), maidencane (*Panicum hemitomon*), Tracy's beakrush (*Rhynchospora tracy*), spatterdock (*Nuphar* spp.), corkwood (*Stillingia aquatica*), and duck potato (*Sagittaria graminea*).

832 Electrical Transmission Lines

There is a north-south set of electrical transmission lines that are present within the Phase 1 portion of the project site. The land cover underneath the powerlines (and therefore within the easement of the powerlines) include Improved Pasture (211), and Freshwater Marsh (641) as described above.

V. LISTED SPECIES DISCUSSION –

Because of the various types of land cover found within the Phase 1 portion of the project site, there is the potential for foraging and nesting habitat for a variety of state and federally listed wildlife species. In particular, the on-site water resources could provide habitat for several listed species, including a myriad of wading birds such as wood stork, roseate spoonbill, sandhill cranes, as well as various ibis and herons. Protected avian species observed foraging on-site at the time of the site visits over the past couple of years included the state threatened sandhill crane foraging within the pastures.

Listed species which may nest or forage within upland areas within Phase 1 include the federally and state threatened crested caracara. Caracara prefer open pasture with scattered and isolated cabbage palms, which exist within the northern edge of Phase 1. A caracara survey was performed within the project site, as well as on adjacent sites south of Midway Road, during the 2021 nesting season and revealed no nesting pairs in the area.

Upland areas serve as potential burrowing and foraging habitat for the state threatened gopher tortoise. Therefore, a systematic gopher tortoise survey will be required within the upland portions of Phase 1 prior to new construction activities or land alterations. Should such a survey reveal the presence of tortoises within harm's way, they will have to be relocated to a state-approved receiver site per Florida Fish & Wildlife Conservation Commission (FFWCC) guidelines.

A search of the FFWCC water bird colonies database is shown on Figure 5 in Appendix A. The data reveal that numerous colonies within 20 miles of the project site have been documented, mainly along major waterways and wetland systems in the region. Since the foraging range of a wood stork is generally recognized as 18.6 miles from its colony, the project site is located within a wood stork foraging area. Therefore, aquatic features within the boundaries of the project site could potentially be used as foraging areas by the wood stork as well as other wading birds.

Although the bald eagle has been removed from the Endangered Species Act list, it remains protected under the Bald and Golden Eagle Protection Act. The subject property contains mature slash pines that could provide potential nesting opportunities for bald eagles and is located within a few miles of major foraging areas, such as Ten-Mile Creek, the North Fork of the St. Lucie River, the Indian River Lagoon, and numerous regional and local artificial waterways and lakes. Bald eagles have been observed in-flight in the immediate area - generally east of I-95 and south of Midway Road. However, no bald eagle nests were observed on-site during the 2020 and 2021 site visits. The closest recorded nests are located to the southwest (SL009) north of Glades Cut-Off Road, and to the northeast (SL006) just east of I-95 at Ten-Mile Creek. A map showing Florida Fish and Wildlife Conservation Commission documented bald eagle nests is attached as Figure 6 in Appendix A.

Non-listed species observed on-site during the recent site visits include: red-shouldered hawk, mourning dove, blue jay, mocking bird, gray cat-bird, pileated woodpecker, raccoon (tracks), feral hogs (tracks and scat), white-tailed deer (tracks), coyote (scat), among others.

APPENDIX A

Figure 1 – Location Map

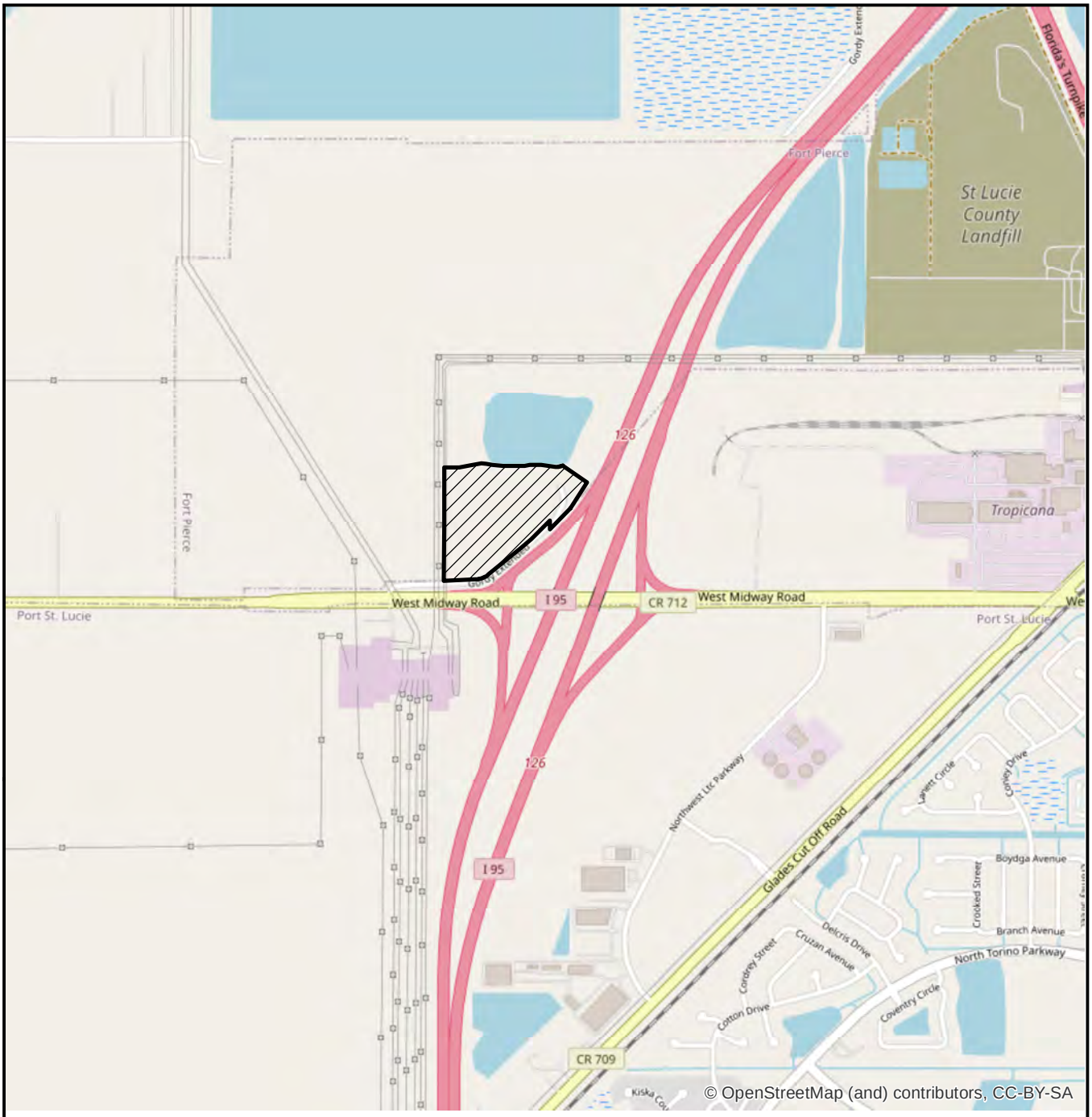
Figure 2 – USGS Quadrangle Map

Figure 3 – 2018 Aerial Photograph

Figure 4 – FLUCFCS/Land Cover Map

Figures 5 – FFWCC Wading Bird Colonies

Figure 6 – FFWCC Eagle Nest Locations



LEGEND

- SITE (34.8+/- AC)

0 2,000 Feet

N

WILLOW LAKES PHASE 1
LOCATION MAP

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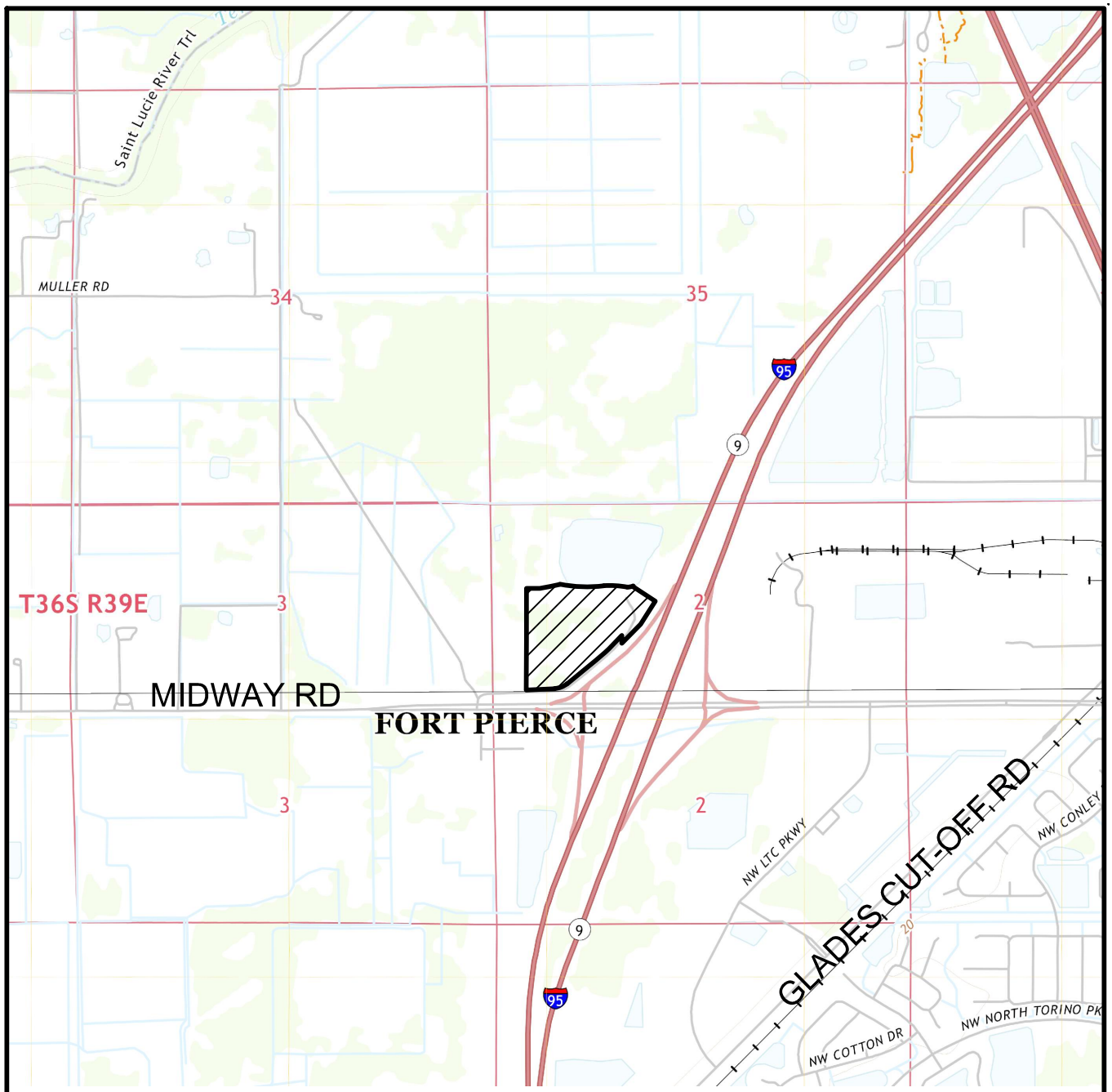
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

AUG 2021

FIGURE

1



USGS QUAD "FORT PIERCE NW", SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°22'37.63" LONGITUDE -80°24'44.84"

LEGEND

▨ - SITE (34.8± AC)

0 2000

SCALE IN FEET

WILLOW LAKES PHASE 1

QUAD

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772-287-8771 FAX 772-287-2988
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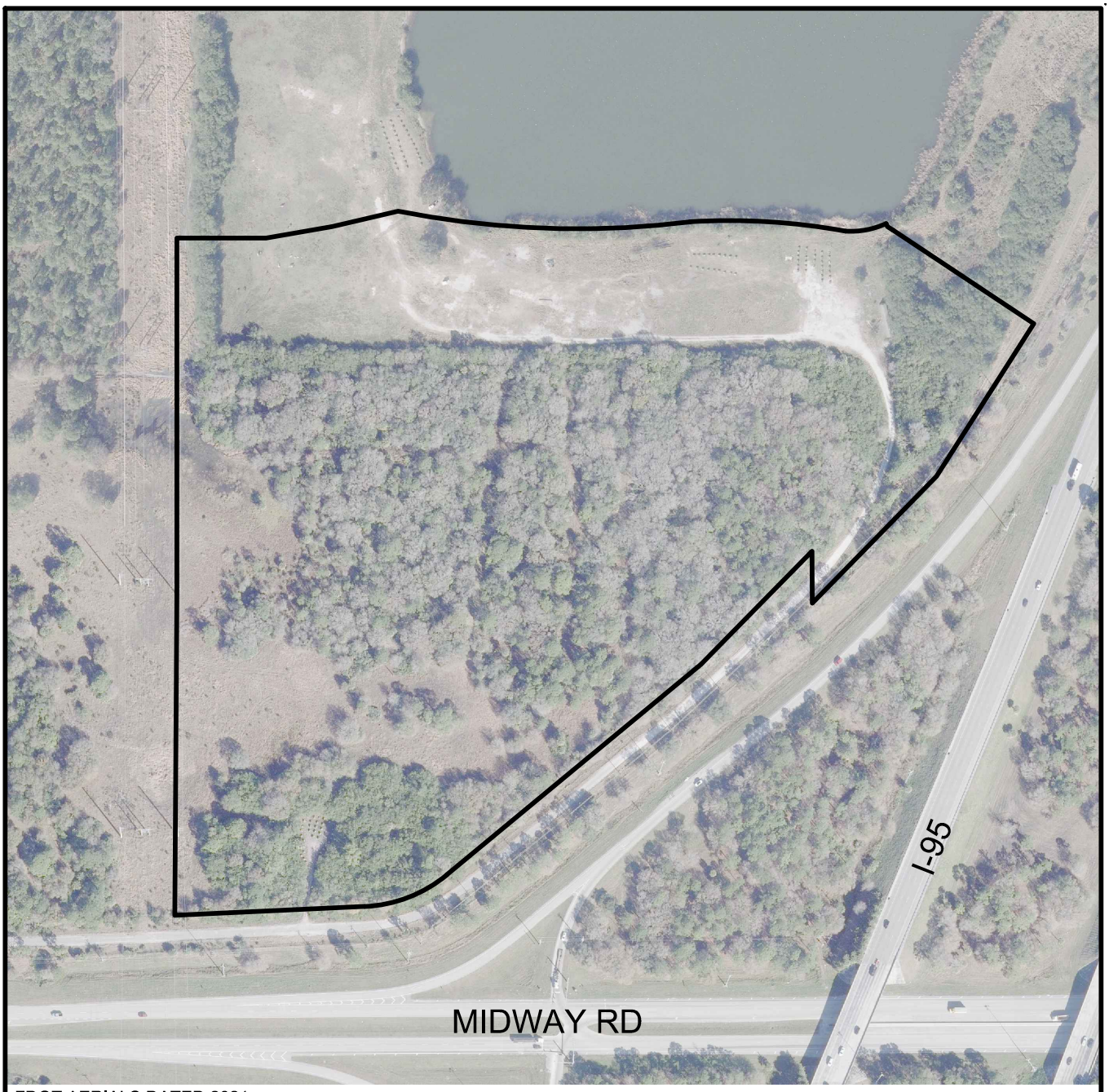
AUG 2021

FIGURE

2

Willow Lakes Ph 1.dwg QUAD



FDOT AERIALS DATED 2021

0 300
SCALE IN FEET

WILLOW LAKES
AERIAL

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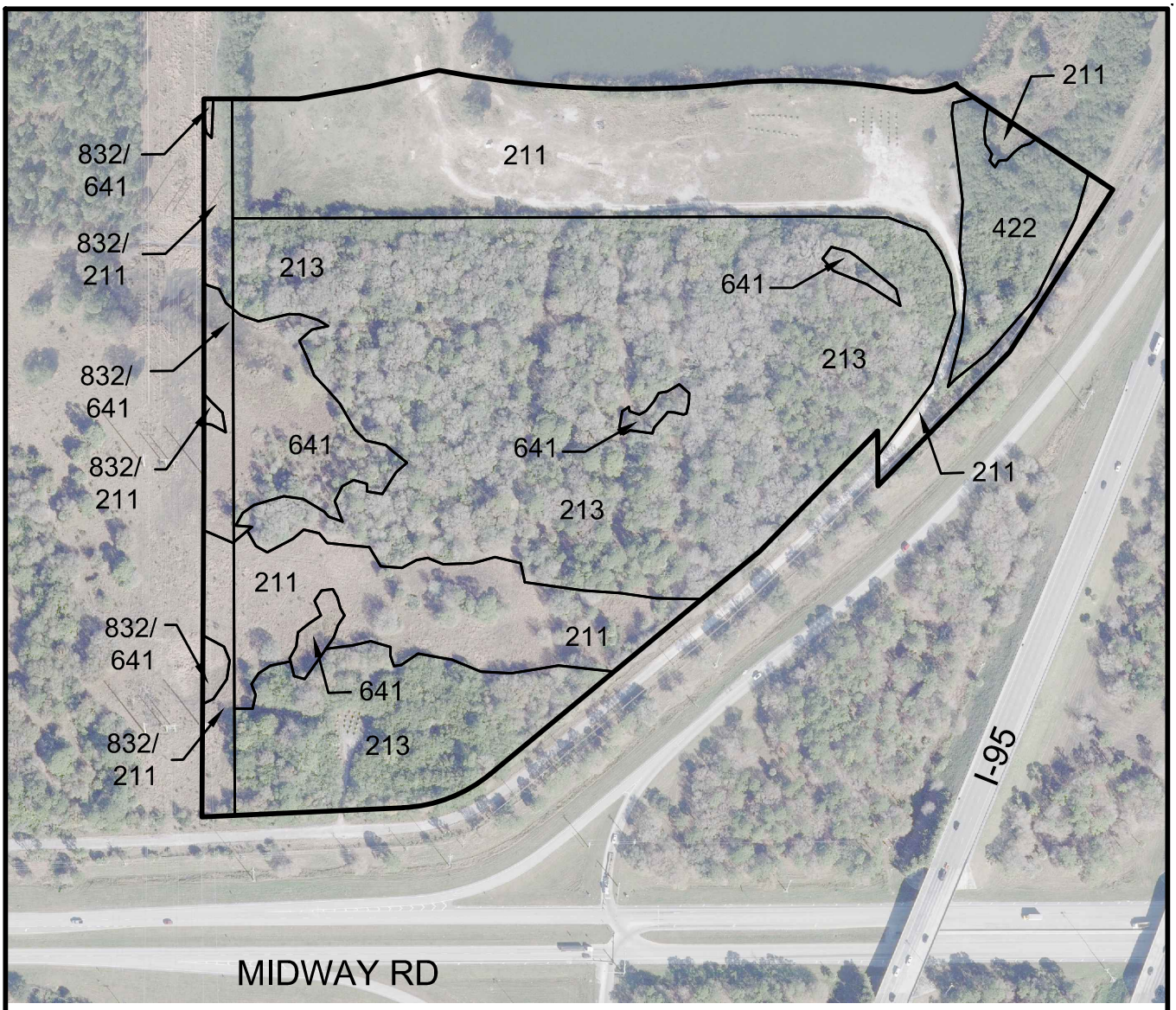
AUG 2021

FIGURE
3

Willow Lakes Ph 1.dwg AERIAL



FDOT AERIALS DATED 2021

LEGEND

211 - IMPROVED PASTURE (11.0± AC)
213 - WOODLAND PASTURES (18.7± AC)
422 - BRAZILIAN PEPPER (1.5± AC)
641 - FRESHWATER MARSHES (2.0± AC)
832/211 - ELECTRICAL POWER TRANSMISSION LINE/ IMPROVED PASTURE (1.0± AC)
832/641 - ELECTRICAL POWER TRANSMISSION LINE/ FRESHWATER MARSHES (0.6± AC)
TOTAL AREA PHASE 1 (34.8± AC)

0 300
SCALE IN FEET

WILLOW LAKES PHASE 1

FLUCCS

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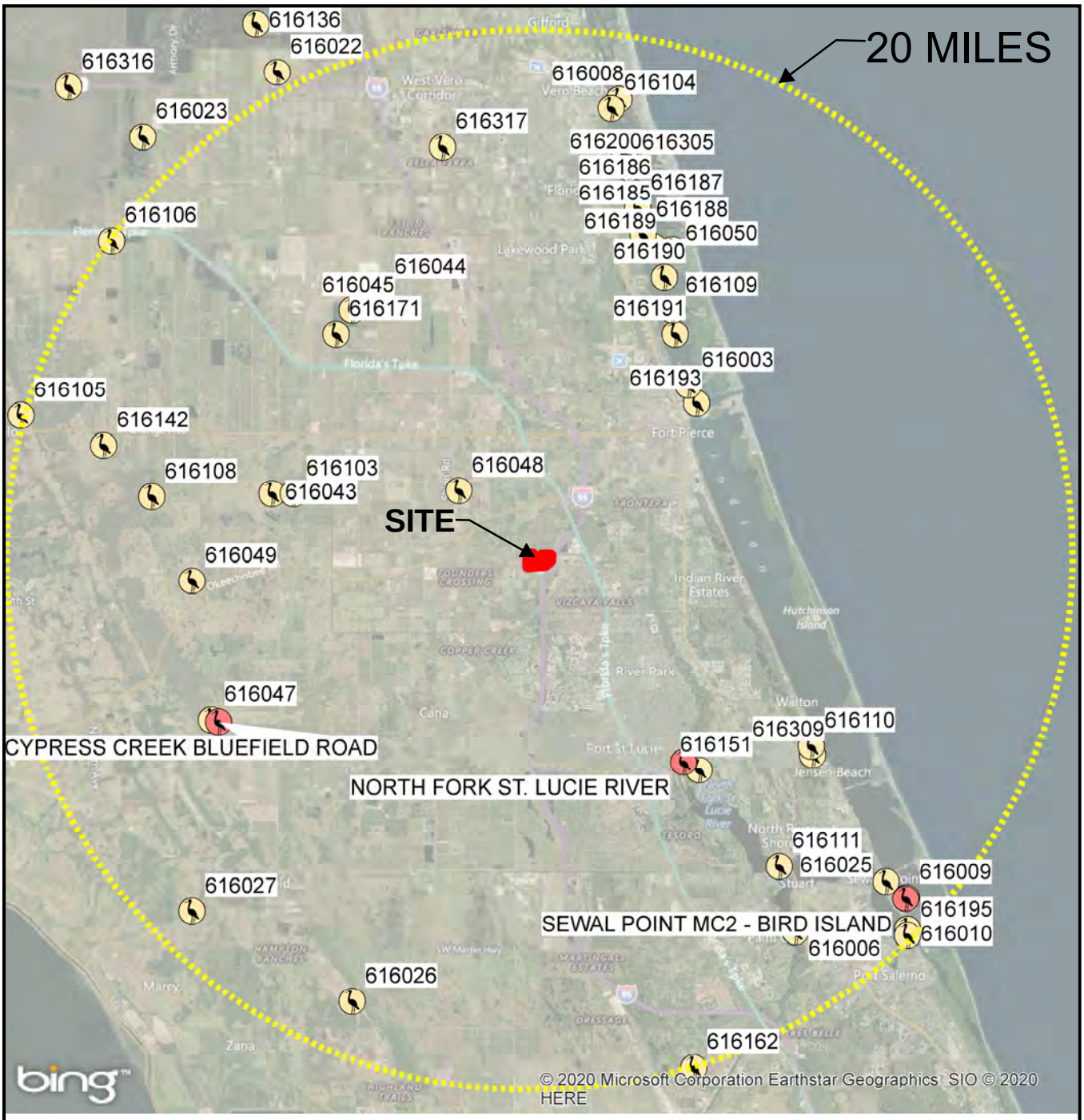
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

AUG 2021

FIGURE
4

Willow Lakes Ph 1.dwg FLUCCS



LEGEND

0 7 Miles

USFWS WOST ACTIVE COLONIES 2009-2018

FWC WADING BIRD ROOKERIES 1999

N

WILLOW LAKES

FFWCC WADING BIRD COLONIES DATABASE

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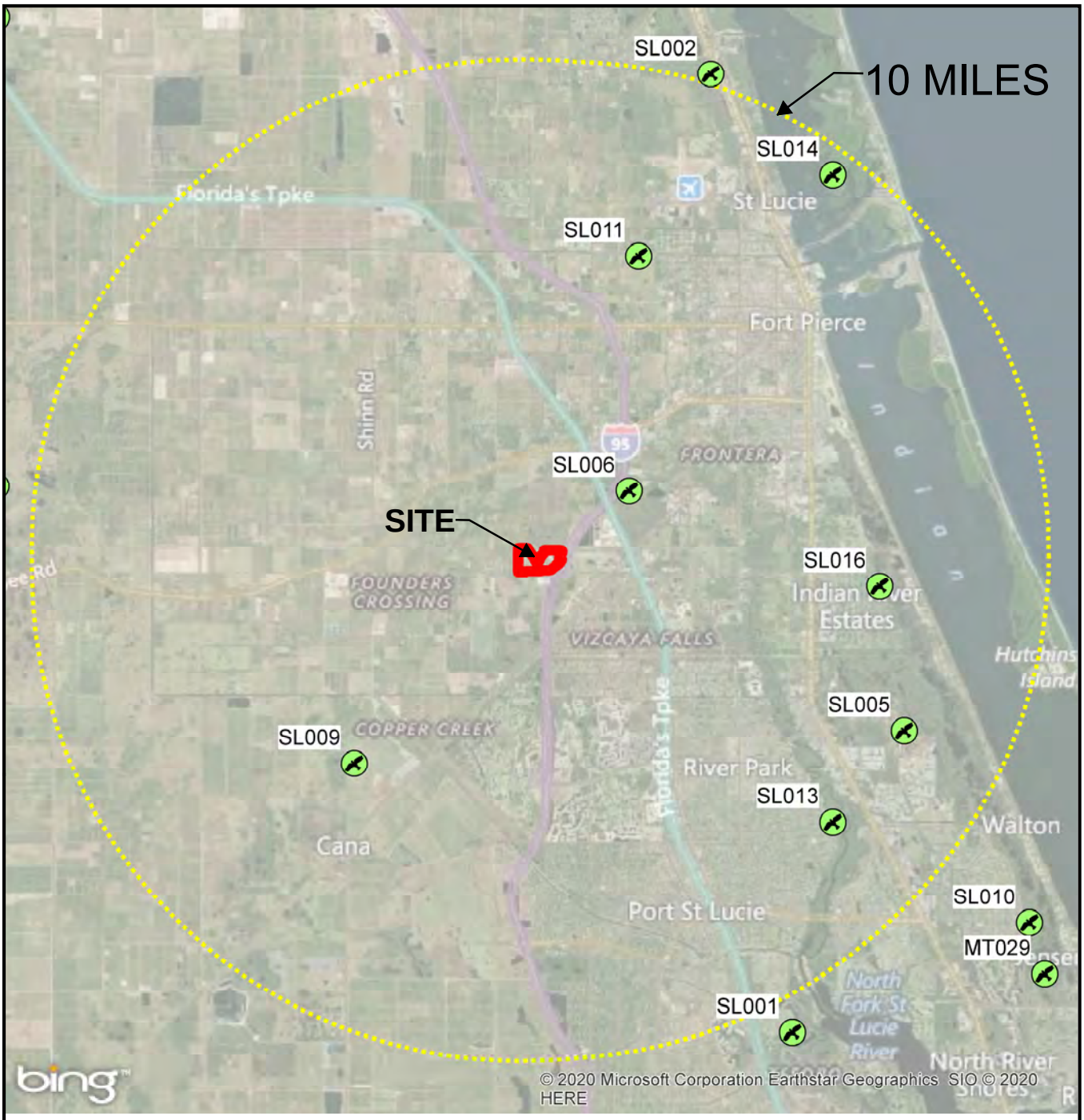
MAR 2020

FIGURE

5



0 3 Miles

N

LEGEND

FWC EAGLE NESTING 2016 DATA

WILLOW LAKES
FFWCC EAGLE NESTS

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EW Consultants, Inc.

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MAR 2020

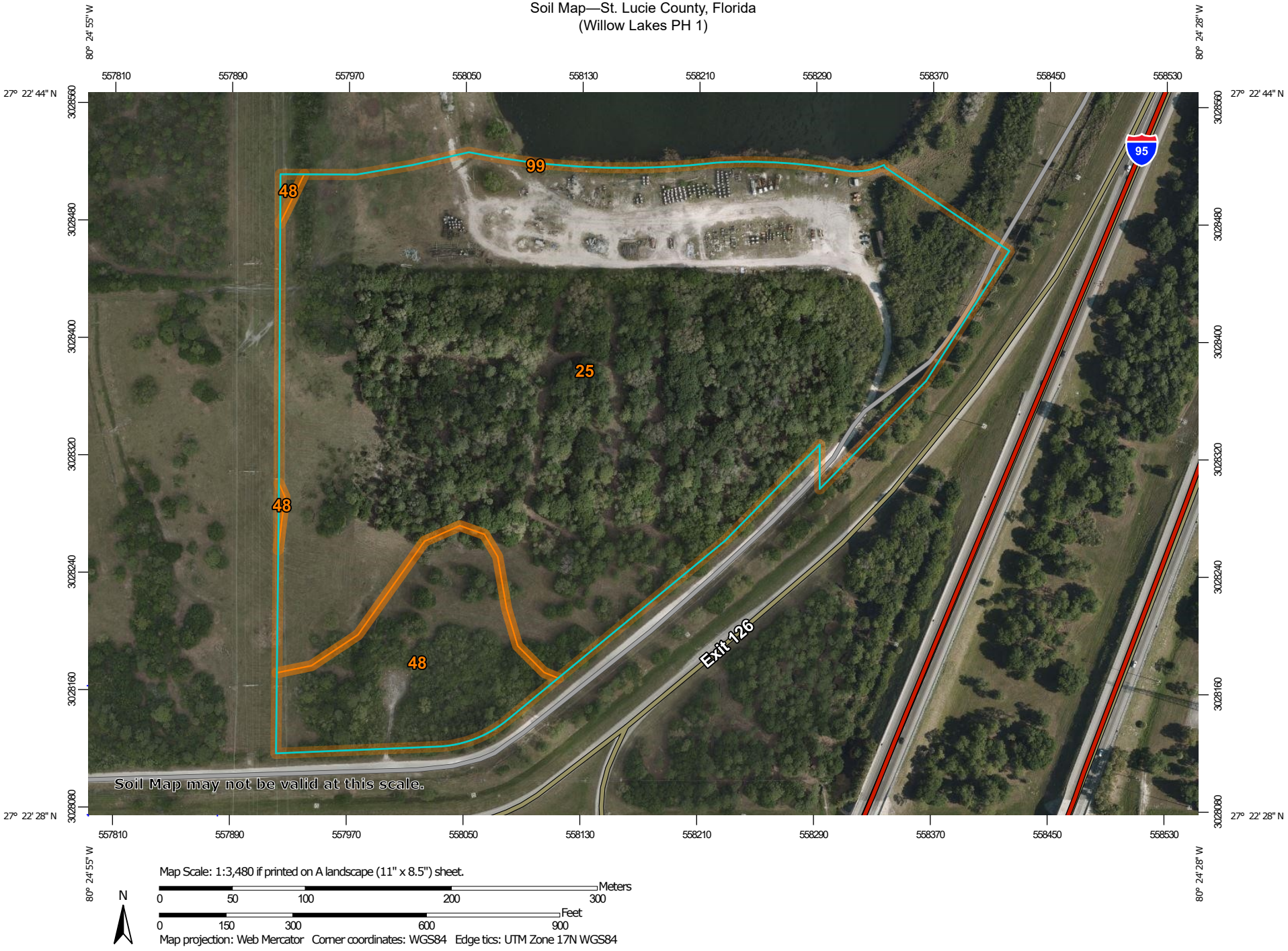
FIGURE

6

APPENDIX B

USDA/NRCS Soils Report

Soil Map—St. Lucie County, Florida
(Willow Lakes PH 1)



Map Scale: 1:3,480 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 14, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 6, 2019—Mar 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	30.4	87.5%
48	Wabasso sand, 0 to 2 percent slopes	4.4	12.5%
99	Water	0.0	0.0%
Totals for Area of Interest		**34.8**	**100.0%**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					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
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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

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

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

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	
****Proposed Zoning/FLU**	
***Change in Demand**	

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

Impact	

III. Transportation Analysis: *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		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

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**

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



Aug 16, 2021
H:\2020\FLB200245\DRAWINGS\EXHIBITS\VICINITY MAP---LAYOUT VICINITY MAP

NH

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	FLB200245
DRAWN BY:	NH
CHECKED BY:	AS
DATE:	08/16/2021
CAD I.D.:	

PROJECT:

GENERAL LOCATION MAP

FOR

WILLOW LAKES

WILLOW LAKES RESORT AND COMMUNITY

W. MIDWAY ROAD
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FL
BLOCK & LOT: ___ - ___

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

GENERAL LOCATION MAP

SHEET NUMBER:

EX-1

ORG. DATE - 08/16/2021

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2454543 OR BOOK 2035 PAGE 1421
Recorded:08/04/04 14:05

This instrument prepared by:
DOUGLAS E. GONANO, ESQUIRE
Gonano & Harrell, Chartered
1600 S. Federal Highway, Suite 200
Fort Pierce, FL 34950-5178
(772) 464-1032

Parcel I.D. No: _____

Grantee(s) S.S. #(s): _____

* Doc Assump:	$	0.00
* ~~Doc~~ Tax	: $	30,333.80
* Int Tax	: $	0.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 30th day of July, 2004, by **HYMAN B. HENDLER and ALVIN D. SCHWARTZ, ,: (a) individually and as Co-Trustees under the provisions of an unrecorded Trust Agreement known as The Restated and Amended Revocable Land Trust Agreement for HHHP Associates, dated January 2, 1995, and (b) individually and as Co-Trustees under the provisions of an unrecorded Trust Agreement known as The Restated and Amended Revocable Land Trust Agreement for HHHP Properties, dated January 2, 1995, as their respective interests may appear** whose post office address is 900 N.E. Spanish River Boulevard, Unit 4-W, Boca Raton, Florida 33431, hereinafter called the Grantor, to **WILLOW LAKES, LLC, a Florida limited liability company,** whose post office address is 222 South US Highway One, #209, Tequesta, Florida 33469, hereinafter called the Grantee:

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

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00, and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida, which is more particularly described on Exhibit "A" as attached hereto and incorporated herein by reference.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR. GRANTOR FURTHER WARRANTS THAT THE ABOVE DESCRIBED PROPERTY DOES NOT NOW AND NEVER HAS CONSTITUTED GRANTOR'S HOMESTEAD; IS NOT NOW AND NEVER HAS BEEN CONTIGUOUS TO GRANTOR'S HOMESTEAD.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and subject to: (a) all rights of way for public roads and drainage canals, if any, (b) utility easements of record, (c all other covenants, restrictions, easements, limitations and reservations provided this reference shall not operate to reimpose the same, (d) and taxes accruing subsequent to December 31, 2003, and (e) zoning and governmental regulations.

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

AND the Grantor hereby covenants that the premises are free from all encumbrances made by Grantor and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the property to the Grantee above named and Grantee's heirs, successors, and assigns, against every person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise.

mail - Hale Shaw & Pfaffenberger

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

Signed, sealed, and delivered
in our presence:

Print Name: Douglas E Conard

Print Name:

Print Name: Douglas E Conard

Print Name: Lawrence C. Griffin

x HB Hendler TTEE

HYMAN B. HENDLER, individually and as Co-Trustee under the provisions of the unrecorded Trusts referenced above

x Alvin D. Schwartz

ALVIN D. SCHWARTZ, individually and as Co-Trustee under the provisions of the unrecorded Trusts referenced above

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 30th day of July, 2004, by **HYMAN B. HENDLER, individually and as Co-Trustee under the unrecorded Trusts referenced above,** who is:
___ personally known to me, or
_X_ who has produced a drivers license as identification
and who __did/_X_ did not take an oath.

[Notary Seal]

JULIE N. KRAUSS
Commission # DD0028324
Expires 6/3/2005
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

Julie N Krauss
Notary Public, State of
Printed Name:
My Commission Expires:

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 30th day of July, 2004, by **ALVIN D. SCHWARTZ, individually and as Co-Trustee under the unrecorded Trusts referenced above,** who is:
___ personally known to me, or
_X_ who has produced a drivers license as identification
and who __did/_X_ did not take an oath.

[Notary Seal]

JULIE N. KRAUSS
Commission # DD0028324
Expires 6/3/2005
Bonded through
(800-432-4254) Florida Notary Assn., Inc.

Julie N Krauss
Notary Public, State of
Printed Name:
My Commission Expires:

WILLOW LAKES PARCEL

EXHIBIT "A"

Parcel 1

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE S00°02'49"W ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°46'35"E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1,026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N61°15'41"E A DISTANCE OF 335.12 FEET; THENCE N31°56'28"E A DISTANCE OF 78.35 FEET; THENCE N02°37'14"E A DISTANCE OF 332.85 FEET; THENCE N85°17'03"E A DISTANCE OF 146.97 FEET; THENCE N53°57'44"E A DISTANCE OF 58.71 FEET; THENCE N01°56'01"E A DISTANCE OF 142.19 FEET; THENCE N62°33'43"E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43"; THENCE N00°00'00"W A DISTANCE OF 142.46 FEET; THENCE S89°50'50"E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S27°59'51"W A DISTANCE OF 671.72 FEET; THENCE S56°07'55"E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S32°49'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 346.97 FEET; THENCE S44°46'35"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4J&K; THENCE N00°04'30"E A DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S44°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N00°04'43"E A DISTANCE OF 535.11 FEET; THENCE S89°59'23"W A DISTANCE OF 166.33 FEET; THENCE S00°04'55"W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S50°43'56"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 36°56'48"; THENCE S87°40'44"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 1,027.79 FEET; THENCE S00°01'50"E A DISTANCE OF 72.00 FEET; THENCE S89°58'10"W A DISTANCE OF 1,610.26 FEET; THENCE S00°01'50"E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY

OR BOOK 2035 PAGE 1423

LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY); THENCE N89°52'26"W ALONG THE NORTH RIGHT-OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93; THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 2,564.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING THE POINT OF BEGINNING.

CONTAINING 197.90 ACRES, MORE OR LESS

Parcel 2

A PARCEL OF LAND 60.00 FEET IN WIDTH LYING IN THE NE ¼ OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NE ¼ OF SAID SECTION 35 LYING 60.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES) THE WEST RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 96 AS RECORDED IN OFFICIAL RECORDS BOOK 396, PAGE 2511, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD 9)

Parcel 3

A PARCEL OF LAND 60.00 FEET IN WIDTH LYING IN THE NW ¼ OF SECTION 36 TOWNSHIP 35 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36, TOWNSHIP 35 SOUTH, RANGE 39 EAST, THENCE N89°45'07"E, ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 824.95 FEET; THENCE S00°12'26"W A DISTANCE OF 662.15 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE S47°45'46'E A DISTANCE OF 60.00 FEET THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE ROAD 95); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES; S42°14'14"W A DISTANCE OF 83.45 FEET; THENCE S37°39'48"W A DISTANCE OF 200.64 FEET; THENCE S42°14'14"W A DISTANCE OF 955.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF CANAL NO. 96; THENCE N00°08'06"E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 89.49 FEET; TO A POINT 60.00 FEET NORTHWESTERLY OF (AS MEASURED AT RIGHT ANGLES) THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE-95; THENCE N42°14'14"E PARALLEL WITH SAID NW RIGHT-OF-WAY LINE A DISTANCE OF 886.45 FEET; THENCE N37°39'48"E A DISTANCE OF 200.54 FEET; THENCE N42°14'14"E A DISTANCE OF 85.85 FEET TO THE POINT OF BEGINNING.

Parcel 4

A PARCEL OF LAND 80.00 FEET IN WIDTH LYING IN SW ¼ OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, THENCE NORTH 89°45'07"EAST, ALONG THE SOUTH LINE OF SAID

SECTION 25, A DISTANCE OF 824.95 FEET; THENCE N00°12'26"E A DISTANCE OF 871.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE N00°12'26"E A DISTANCE OF 197.52 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY; THENCE N23°41'09"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 320.73 FEET TO THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 25; THENCE N89°51'53"W ALONG SAID NORTH LINE A DISTANCE OF 650.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 96; THENCE S00°11'53"W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 80.00 FEET; THENCE S89°51'53"E PARALLEL WITH SAID NORTH LINE A DISTANCE OF 598.70 FEET TO A POINT 80.00 FEET (AS MEASURED AT RIGHT ANGLES) SOUTHWEST OF THE WESTERLY RIGHT-OF-WAY OF THE SUNSHINE STATE PARKWAY; THENCE S23°41'09"E PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 449.19 FEET TO THE POINT OF BEGINNING.

F:\DMS client files\Bellinger\Willow Lakes\WillowLakesParcel-Legal.doc

OR BOOK 2035 PAGE 1425

Michelle Franklin

Certified Florida Appraiser

Close Property Card

Property Identification

Site Address: 10050 W MIDWAY RD
Sec/Town/Range: 02/36S/39E
Parcel ID: 3302-212-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 156019
Map ID: 33/03N
Zoning:



Ownership

Willow Lakes LLC

433 S Main ST Ste 300
West Hartford, CT06110

Legal Description

2/3 36 39 FROM NW COR OF SEC 3-36-39 RUN N 89 46 35 W ALG N LI OF SEC 3 2622 FT TO E R/W LI OF NSLRWCD CANAL NO. 93, TH S 00 02 49 W ALG E R/W LI 52.50 FT TO N R/W LI OF 200 FT FP&L ESMT AND POB,TH S 89 46 35 ALG N R/W LI 1026.62 FT TO E R/W LI OF 60 FT FP&L ESMT,TH S 32 18 17 E ALG E R/W LI 1746.02 FT,TH N 61 15 41 E 335.12 FT,TH N 31 56 28 E 78.35 FT,TH N 02 37 14 E 332.85 FT,TH N 85 17 03 E 146.97 FT,TH N 53 57 44 E 58.71 FT,TH N 01 56 01 E 142.19 FT,TH N 62 33 43 E 139.15 FT TO CURVE CONC NW,R OF 335 FT,TH NELY ALG ARC 365.79 FT,TH N 00 00 00 W 142.46 FT,TH S 89 50 50 E 1811.20 FT TO CURVE CONC SW,R OF 150 FT,TH SELY ALG ARC 308.52 FT,TH S 27 59 51 W 671.72 FT,TH S 56 07 55 E 323.59 FT TO W R/W LI OF I-95,TH S 32 49 14 W ALG W R/W LI 346.97 FT,TH S 44 46 35 W 339.92 FT,TH N 00 04 30 E 99.51 FT,TH S 44 46 35 W 303.05 FT, TH S 50 43 56 W 631.70 FT TO CURVE CONC N,R OF 266 FT,TH WLY ALG ARC 171.53 FT,TH S 87 40 44 W 1027.79 FT,TH S 00 01 50 E 72 FT,TH S 89 58 10 W 1610.26 FT,TH S 00 01 50 E 117.14 FT TO N R/W LI OF MIDWAY RD,TH N 89 52 26 W ALG N R/W LI 786.26 FT TO E R/W LI OF NSLRWCD CANAL NO. 93,TH N 00 02 49 E ALG E R/W LI 2564.70 FT TO N R/W LI OF FP&L ESMT AND POB- (200.30 AC - 8,725,068 SF) (OR 2658-2617: 2035-1421)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	200.3
Land Size (SF):	8,725,068

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Current Values

Just/Market Value:	$1,435,891
Assessed Value:	$55,083
Exemptions:	$0
Taxable Value:	$55,083

Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: Download PDF

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Willow Lakes

Phase 1

Prepared for:

Eagle Lake Development

Prepared by

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

August 19, 2021

SR19101.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 8/19/2021 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

August 19, 2021

Mr. Chad LaBonte
Director
EagleBridge Capital
Boston, MA | Fairfield, CT
m 561.827.5742

eaglebridgecapital.com

Re: Willow Lakes – Phase 1

Dear Mr. LaBonte:

O'Rourke Engineering & Planning has completed the analysis of the Willow Lakes first site plan submittal – Phase 1. Phase 1 is a component of the approved, mixed use development located generally north of Midway Road and west of the Interstate 95 freeway in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,
O'Rourke Engineering & Planning

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

INTRODUCTION

O'Rourke Engineering & Planning prepared the traffic study for the overall Willow Lakes Project dated July 22, 2020. The traffic study vested the project for concurrency as part of the PD review process. The traffic study was subject to a thorough review by the FDOT, Ft. Pierce and St. Lucie County.

The project was approved October 5, 2020 with Ordinance 20-025. The traffic study demonstrated that the total impact fees for the project would be greater than the "proportionate share" of the project. Therefore, a prop share agreement was not needed. The project' impact fees, offset the impact of the project. The applicant had the option of constructing improvements on Midway Road to offset its share or simply paying the impact fees. The supplicant will be providing four through lanes on Midway Road as well as driveway improvements that will offset the impacts of the project and will be impact fee eligible.

The project is vested for concurrency. As each site plan comes forth, the project shall identify: 1) the trip generation as a component of the original submittal for tracking; 2) assignment to the driveways; 3) access related improvements and 4) compliance with the conditions of approval.

Each component is discussed below.

SITE PLAN APPLICATION / PROJECT DESCRIPTION

Phase 1, which includes the Wave Garden, is submitted as the first site plan. **Appendix A** provides the site plan of Phase 1. As shown, the first site plan consists of the Wave Garden, 99,000 square feet of retail, 368 hotel rooms, 17,508 square feet of recreational facility, a 12,346 square foot high turnover restaurant, and an additional 4,728 square feet of retail in the Wave Garden area.

TRIP GENERATION

Table 1 summarizes the trip generation for trip tracking associated with the Phase 1 site plan. The calculations are based on the approved trip generation as a component of the approved buildout development.

As shown, the trip generation represents less than 25% of the approved peak hour values with 540 AM peak hour trips and 616 PM peak hour trips.

Appendix B includes the approved trip generation, the trip generation for tracking, and the driveway volumes that will be associated with the total site plan. The trip generation for trip tracking relies on the ultimate buildout and ultimate internalization. The driveway volume trip generation represents the interim condition that will exist before the project buildout.

DRIVEWAY IMPROVEMENTS

The Phase 1 site plan will include the only driveways; at Gordy Road and at Midway Road. The project will improve the intersection to provide the following lanes at Gordy and Midway Road to include:

Southbound
- two left turn lanes
- one through right turn lane

Westbound
- one left turn lane
- two through lanes
- one right turn lane

Eastbound
- one left turn lane
- one through lane
- one through / right turn lane

Northbound
- one approach lane

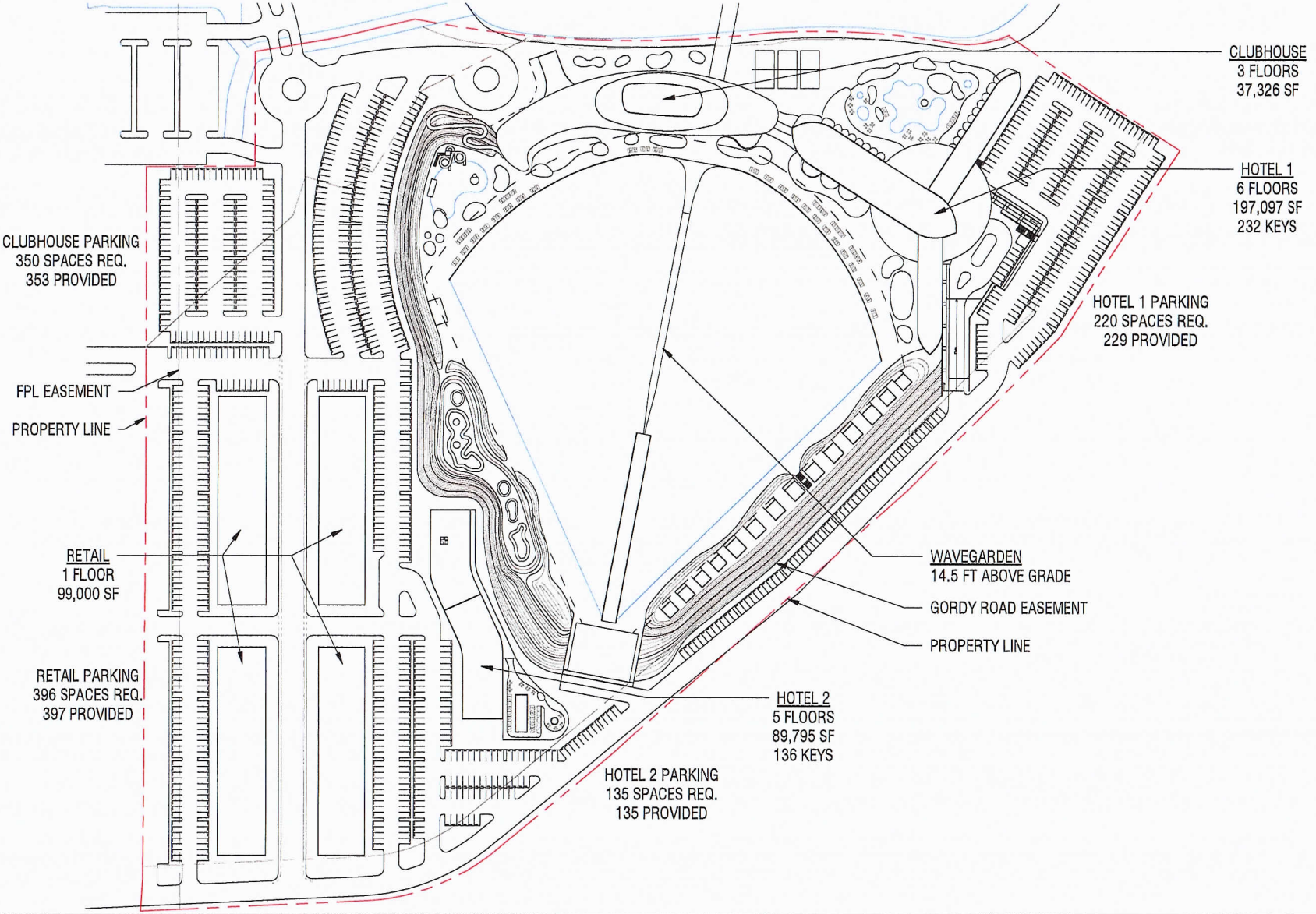
The intersection is being designed to accommodate a third through lane in the eastbound and westbound directions if needed in the future. **Appendix C** includes the driveway analysis that demonstrates acceptable level of service for the Phase 1 development. The approved HCS that reflect the buildout condition are also included in Appendix C. With the lanes identified above, at 2024 the intersection will operate at Level of Service C in the AM and PM peak hours.

CONCLUSION

The Phase 1 site plan will generate 5,081 daily trips; 540 AM Peak Hour trips and 616 PM Peak Hour trips. The project will provide improvements on Midway Road at the Gordy Road intersection to include an additional through lane eastbound and westbound, two southbound left turn lanes, and provide for ultimate signalization. The Phase 1 project is consistent with the approved development program and does not require further analysis.

APPENDIX A

Site Plan



A-1

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Wavegarden
Willow Lakes

Site Plan - Overall

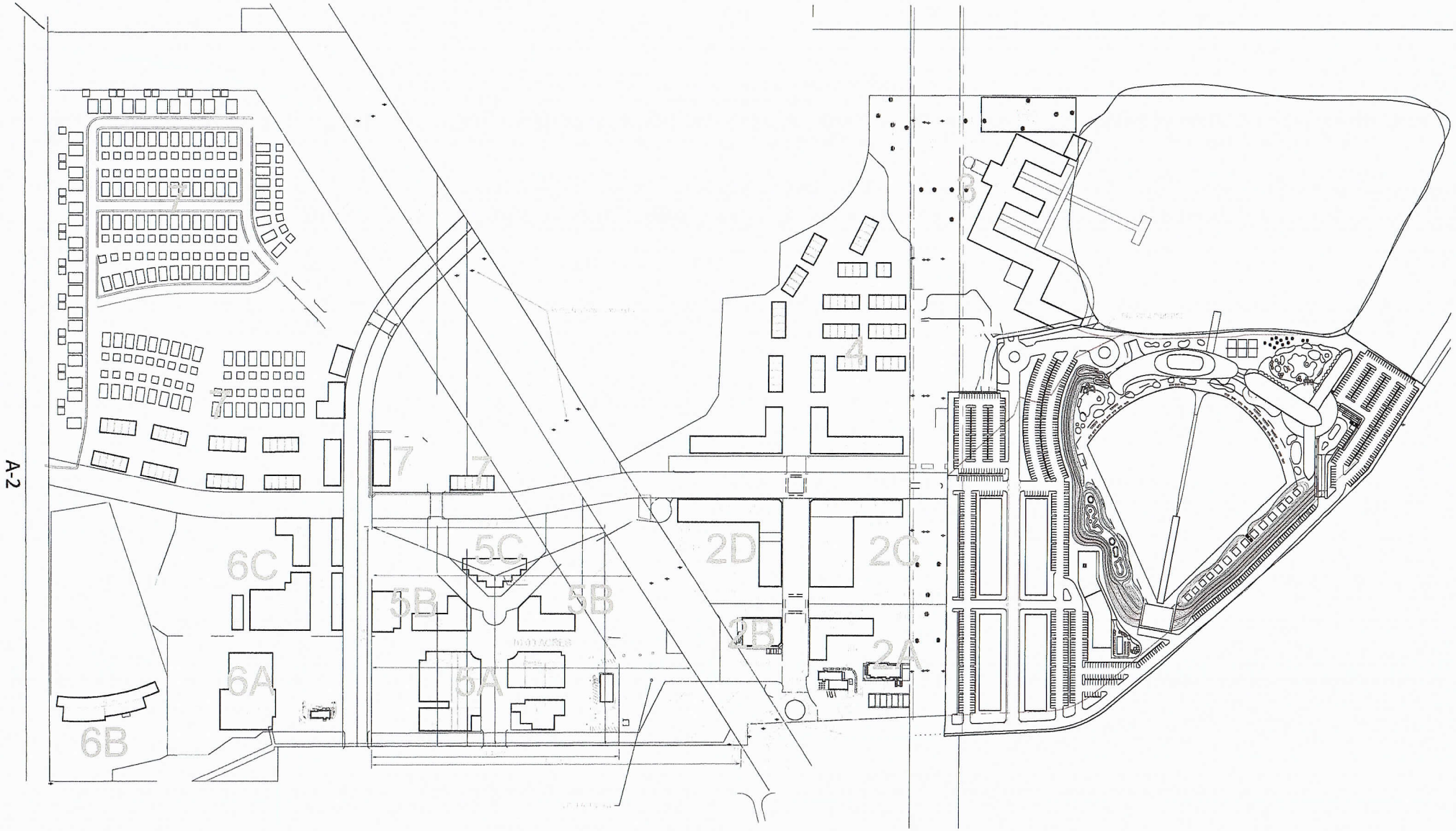
0 50' 100' 200'

SCALE: 1" = 150'-0"

N

DATE:
5/4/21

A1.0



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Wavegarden
Willow Lakes

Site Masterplan

SCALE: 1" = 150'-0"

N

DATE:
04/26/21

A1.0B

APPENDIX B

Approved Trip Generation
Trip Tracking – Site Plan 1 – Phase 1
Driveway Trip Generation – Phase 1

Table 2 - Trip Generation - Approved July 22, 2020 Traffic Study

Table 2a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210	150	DU	Ln(T) = 0.92Ln(X) + 2.71	50%	50%	755	755	1,510	53	169	222	14.7%	702	586	1,288	-	-	-	0.0%	702	586	1,288
Multifamily Housing (Low-Rise)	220	150	DU	T = 7.56(X) - 40.86	50%	50%	547	546	1,093	38	122	160	14.6%	509	424	933	-	-	-	0.0%	509	424	933
Multifamily Housing (Mid-Rise)	221	700	DU	T = 5.45(X) - 1.75	50%	50%	1,907	1,906	3,813	133	426	559	14.7%	1,774	1,480	3,254	-	-	-	0.0%	1,774	1,480	3,254
General Office	710	100,000	Sft	Ln(T) = 0.97Ln(X) + 2.50	50%	50%	531	530	1,061	127	482	609	57.4%	404	48	452	-	-	-	0.0%	404	48	452
Medical Office	720	50,000	Sft	T = 38.42(X) - 87.62	50%	50%	917	916	1,833	220	834	1,054	57.5%	697	82	779	-	-	-	0.0%	697	82	779
Shopping Center	820	250,000	Sft	Ln(T) = 0.68Ln(X) + 5.57	50%	50%	5,605	5,605	11,210	921	798	1,719	15.3%	4,684	4,807	9,491	1,614	1,613	3,227	34.0%	3,070	3,194	6,264
Super Convenience Market/Gas Station	FDOT	16 / 5,000	Pumps/Sft	T=256.7(FP) - 144.5(Sft)[1]	50%	50%	1,693	1,692	3,385	278	241	519	15.3%	1,415	1,451	2,866	889	888	1,777	62.0%	526	563	1,089
Convenience Market	851	5,000	Sft	T = 762.28(X)	50%	50%	1,906	1,905	3,811	313	271	584	15.3%	1,593	1,634	3,227	823	823	1,646	51.0%	770	811	1,581
Pharmacy/Drugstore without Drive-Thru	880	15,000	Sft	Ln(T) = 0.99Ln(X) + 4.51	50%	50%	664	663	1,327	109	94	203	15.3%	555	569	1,124	298	298	596	53.0%	257	271	528
Fast-Food Restaurant with Drive-Thru	934	25,000	Sft	T = 470.95(X)	50%	50%	5,887	5,887	11,774	1,598	655	2,253	19.1%	4,289	5,232	9,521	2,333	2,332	4,665	49.0%	1,956	2,900	4,856
High-Turnover (Sit-Down) Restaurant	932	100,000	Sft	T = 112.18(X)	50%	50%	5,609	5,609	11,218	1,522	624	2,146	19.1%	4,087	4,985	9,072	1,951	1,950	3,901	43.0%	2,136	3,035	5,171
Water Slide Park	482	9.5	Acres	T = 150.33(X)	50%	50%	714	714	1,428	-	-	-	0.0%	714	714	1,428	-	-	-	0.0%	714	714	1,428
Multipurpose Recreational Facility	435	19,600	Sft	T = 29.10(X)[2]	50%	50%	285	285	570	-	-	-	0.0%	285	285	570	-	-	-	0.0%	285	285	570
Movie Theater	444	42,500	Sft	T = 78.09(X)	50%	50%	1,660	1,659	3,319	-	-	-	0.0%	1,660	1,659	3,319	-	-	-	0.0%	1,660	1,659	3,319
Golf Course	430	18	Holes	T = 30.38(X)	50%	50%	274	273	547	-	-	-	0.0%	274	273	547	-	-	-	0.0%	274	273	547
Golf Driving Range	432	20	Tees	T = 13.65(X)	50%	50%	137	136	273	-	-	-	0.0%	137	136	273	-	-	-	0.0%	137	136	273
Hotel	310	600	Rooms	T = 11.29(X) - 426.97	50%	50%	3,174	3,173	6,347	127	724	851	13.4%	3,047	2,449	5,496	-	-	-	0.0%	3,047	2,449	5,496
TOTALS							**32,265**	**32,254**	**64,519**	**5,439**	**5,440**	**10,879**	**16.9%**	**26,826**	**26,814**	**53,640**	**7,908**	**7,904**	**15,812**	**29.5%**	**18,918**	**18,910**	**37,828**

Source: ITE 10th Edition Trip Generation Rates

Table 2b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210	150	DU	T = 0.71(X) + 4.80	25%	75%	28	83	111	2	19	21	18.9%	26	64	90	-	-	-	0.0%	26	64	90
Multifamily Housing (Low-Rise)	220	150	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	16	54	70	1	12	13	18.6%	15	42	57	-	-	-	0.0%	15	42	57
Multifamily Housing (Mid-Rise)	221	700	DU	Ln(T) = 0.98Ln(X) - 0.98	26%	74%	60	170	230	4	39	43	18.7%	56	131	187	-	-	-	0.0%	56	131	187
General Office	710	100,000	Sft	T = 0.94(X) + 26.49	86%	14%	103	17	120	24	17	41	34.2%	79	-	79	-	-	-	0.0%	79	-	79
Medical Office	720	50,000	Sft	Ln(T) = 0.89Ln(X) + 1.31	78%	22%	94	27	121	24	17	41	33.9%	70	10	80	-	-	-	0.0%	70	10	80
Shopping Center	820	250,000	Sft	T = 0.50(X) + 151.78	62%	38%	172	105	277	21	19	40	14.4%	151	86	237	41	40	81	34.0%	110	46	156
Super Convenience Market/Gas Station	FDOT	16 / 5,000	Pumps/Sft	T= 12.3(FP) + 15.5(Sft)[1]	50%	50%	137	137	274	21	19	40	14.6%	116	118	234	73	72	145	62.0%	43	46	89
Convenience Market	851	5,000	Sft	T = 62.54(X)	50%	50%	157	156	313	24	22	46	14.7%	133	134	267	68	68	136	51.0%	65	66	131
Pharmacy/Drugstore without Drive-Thru	880	15,000	Sft	T = 10.22(X) - 75.70	65%	35%	51	27	78	6	5	11	14.1%	45	22	67	18	18	36	53.0%	27	4	31
Fast-Food Restaurant with Drive-Thru	934	25,000	Sft	T = 40.19(X)	51%	49%	513	492	1,005	75	41	116	11.5%	438	451	889	218	218	436	49.0%	220	233	453
High-Turnover (Sit-Down) Restaurant	932	100,000	Sft	T = 9.94(X)	55%	45%	547	447	994	74	40	114	11.5%	473	407	880	189	189	378	43.0%	284	218	502
Water Slide Park	482	9.5	Acres	T = 22.92(X)[3]	58%	42%	126	92	218	-	-	-	0.0%	126	92	218	-	-	-	0.0%	126	92	218
Multipurpose Recreational Facility	435	19,600	Sft	T = 2.24(X) [2]	71%	29%	31	13	44	-	-	-	0.0%	31	13	44	-	-	-	0.0%	31	13	44
Movie Theater	444	42,500	Sft	T = 0.22(X)	71%	29%	6	3	9	-	-	-	0.0%	6	3	9	-	-	-	0.0%	6	3	9
Golf Course	430	18	Holes	T = 1.76(X)	79%	21%	25	7	32	-	-	-	0.0%	25	7	32	-	-	-	0.0%	25	7	32
Golf Driving Range	432	20	Tees	T = 0.40(X)	61%	39%	5	3	8	-	-	-	0.0%	5	3	8	-	-	-	0.0%	5	3	8
Hotel	310	600	Rooms	T = 0.50(X) - 5.34	59%	41%	174	121	295	7	34	41	13.9%	167	87	254	-	-	-	0.0%	167	87	254
TOTALS							**2,245**	**1,954**	**4,199**	**283**	**284**	**567**	**13.5%**	**1,962**	**1,670**	**3,632**	**607**	**605**	**1,212**	**33.4%**	**1,355**	**1,065**	**2,420**

Source: ITE 10th Edition Trip Generation Rates

Table 2c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210	150	DU	Ln(T) = 0.96Ln(X) + 0.20	63%	37%	95	55	150	42	36	78	52.0%	53	19	72	-	-	-	0.0%	53	19	72
Multifamily Housing (Low-Rise)	220	150	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	54	31	85	24	20	44	51.8%	30	11	41	-	-	-	0.0%	30	11	41
Multifamily Housing (Mid-Rise)	221	700	DU	Ln(T) = 0.96Ln(X) - 0.63	61%	39%	175	112	287	80	69	149	51.9%	95	43	138	-	-	-	0.0%	95	43	138
General Office	710	100,000	Sft	Ln(T) = 0.95Ln(X) + 0.36	16%	84%	18	96	114	17	23	40	35.1%	1	73	74	-	-	-	0.0%	1	73	74
Medical Office	720	50,000	Sft	T = 3.39(X) + 2.02	28%	72%	48	124	172	26	34	60	34.9%	22	90	112	-	-	-	0.0%	22	90	112
Shopping Center	820	250,000	Sft	Ln(T) = 0.74Ln(X) + 2.89	48%	52%	514	556	1,070	196	202	398	37.2%	318	354	672	113	115	228	34.0%	205	239	444
Super Convenience Market/Gas Station	FDOT	16 / 5,000	Pumps/Sft	T= 12.3(FP) + 15.5(Sft)[1]	50%	50%	137	137	274	50	52	102	37.2%	87	85	172	48	48	96	56.0%	39	37	76
Convenience Market	851	5,000	Sft	T = 49.11(X)	51%	49%	125	121	246	45	46	91	37.0%	80	75	155	40	39	79	51.0%	40	36	76
Pharmacy/Drugstore without Drive-Thru	880	15,000	Sft	T = 8.51(X)	49%	51%	63	65	128	23	24	47	36.7%	40	41	81	21	22	43	53.0%	19	19	38
Fast-Food Restaurant with Drive-Thru	934	25,000	Sft	T = 32.67(X)	52%	48%	425	392	817	121	151	272	33.3%	304	241	545	134	133	267	49.0%	170	108	278
High-Turnover (Sit-Down) Restaurant	932	100,000	Sft	T = 9.77(X)	62%	38%	606	371	977	145	181	326	33.4%	461	190	651	140	140	280	43.0%	321	50	371
Water Slide Park	482	9.5	Acres	T = 22.92(X)[3]	42%	58%	92	126	218	27	14	41	18.8%	65	112	177	-	-	-	0.0%	65	112	177
Multipurpose Recreational Facility	435	19,600	Sft	T = 3.58(X)	55%	45%	39	31	70	9	4	13	18.6%	30	27	57	-	-	-	0.0%	30	27	57
Movie Theater	444	42,500	Sft	T = 6.17(X)	94%	6%	246	16	262	33	16	49	18.7%	213	-	213	-	-	-	0.0%	213	-	213
Golf Course	430	18	Holes	T = 2.91(X)	53%	47%	28	24	52	7	3	10	19.2%	21	21	42	-	-	-	0.0%	21	21	42
Golf Driving Range	432	20	Tees	T = 1.25(X)	45%	55%	11	14	25	3	2	5	20.0%	8	12	20	-	-	-	0.0%	8	12	20
Hotel	310	600	Rooms	T = 0.75(X) - 26.02	51%	49%	216	208	424	98	69	167	39.4%	118	139	257	-	-	-	0.0%	118	139	257
TOTALS							**2,892**	**2,479**	**5,371**	**946**	**946**	**1,892**	**35.2%**	**1,946**	**1,533**	**3,479**	**496**	**497**	**993**	**28.5%**	**1,450**	**1,036**	**2,486**

Source: ITE 10th Edition Trip Generation Rates

B-1

Trip Tracking Work Sheet - Willow Lakes Phase 1

To be sumitted with each Site Plan.

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Resultant Net Trip Rates for Tracking		Resultant Net Trip Rates for Driveways		This site plan: Enter Intensity	This site plan: Units	This site plan: Resultant Net New Trips for Tracking		This site plan: Resultant Net Trips for Driveways	
				In	Out	In	Out			In	Out	In	Out
Residential Single-Family	210	150	DU	4.680	3.907	4.680	3.907		DU	0	0	0	0
Multi-Family (Low-Rise)	220	150	DU	3.393	2.827	3.393	2.827		DU	0	0	0	0
Multi-Family (Mid-Rise)	221	700	DU	2.534	2.114	2.534	2.114		DU	0	0	0	0
General Office	710	100	KSF	4.040	0.480	4.040	0.480		KSF	0	0	0	0
Medical Office	720	50	KSF	13.940	1.640	13.940	1.640		KSF	0	0	0	0
Shopping Center	820	250	KSF	12.280	12.776	18.736	19.228	99	KSF	1216	1265	1855	1904
Convenience Market/Gas Station	853	16	Pumps	32.875	35.188	88.438	90.688		KSF	0	0	0	0
Convenience Market	851	5	KSF	154.000	162.200	318.600	326.800		KSF	0	0	0	0
Pharmacy/Drugstore without Drive-Thru	880	15	KSF	17.133	18.067	37.000	37.933		KSF	0	0	0	0
Fast Food with Drive-Thru	934	25	KSF	78.240	116.000	171.560	209.280		KSF	0	0	0	0
High Turnover (Sit-Down) Restaurant	932	100	KSF	21.360	30.350	40.870	49.850		KSF	0	0	0	0
Hotel	310	600	Rooms	5.078	4.082	5.078	4.082	368	Rooms	1869	1502	1869	1502
Movie Theater	444	42.5	KSF	39.059	39.035	39.059	39.035		KSF	0	0	0	0
Top Golf													
High Turnover (Sit-Down) Restaurant	932	10	KSF	21.360	30.350	40.870	49.850		KSF	0	0	0	0
Golf Course	430	18	Holes	15.222	15.167	15.222	15.167		Holes	0	0	0	0
Golf Driving Range	432	20	Tees	6.850	6.800	6.850	6.800		Tees	0	0	0	0
Top Golf Sub - Total				**43.432**	**52.317**	**62.942**	**71.817**	**0**		**0**	**0**	**0**	**0**
Wave Garden													
Shopping Center	820	7.5	KSF	12.280	12.776	18.736	19.228	4.728	KSF	58	60	89	91
High Turnover (Sit-Down) Restaurant	932	7.5	KSF	21.360	30.350	40.870	49.850	12.346	KSF	264	375	505	615
Water Slide Park	482	9.5	Acre	75.158	75.158	75.158	75.158	9.5	Acre	714	714	714	714
Multipurpose Recreational Facility	435	19.6	KSF	14.541	14.541	14.541	14.541	17.508	KSF	255	255	255	255
Wave Garden Sub - Total				**123.339**	**132.825**	**149.305**	**158.777**	**44**		**1,291**	**1,404**	**1,563**	**1,675**
									TOTAL	**4,376**	**4,171**	**5,287**	**5,081**
									GRAND TOTAL	**8,547**		**10,368**	

Trip Tracking Work Sheet - Willow Lakes

To be sumitted with each Site Plan.

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Resultant Net Trip Rates for Tracking		Resultant Net Trip Rates for Driveways		This site plan: Enter Intensity	This site plan: Units	This site plan: Resultant Net New Trips for Tracking		This site plan: Resultant Net Trips for Driveways	
				In	Out	In	Out			In	Out	In	Out
Residential Single-Family	210	150	DU	0.173	0.427	0.173	0.427	0	DU	0	0	0	0
Multi-Family (Low-Rise)	220	150	DU	0.100	0.280	0.100	0.280	0	DU	0	0	0	0
Multi-Family (Mid-Rise)	221	700	DU	0.080	0.187	0.080	0.187	0	DU	0	0	0	0
General Office	710	100	KSF	0.790	0.000	0.790	0.000	0	KSF	0	0	0	0
Medical Office	720	50	KSF	1.400	0.200	1.400	0.200	0	KSF	0	0	0	0
Shopping Center	820	242.5	KSF	0.440	0.184	0.604	0.344	99	KSF	44	18	60	34
Convenience Market/Gas Station	853	16	Pumps	2.688	2.875	7.250	7.375	0	KSF	0	0	0	0
Convenience Market	851	5	KSF	13.000	13.200	26.600	26.800	0	KSF	0	0	0	0
Pharmacy/Drugstore without Drive-Thru	880	15	KSF	1.800	0.267	3.000	1.467	0	KSF	0	0	0	0
Fast Food with Drive-Thru	934	25.0	KSF	8.800	9.320	17.520	18.040	0	KSF	0	0	0	0
High Turnover (Sit-Down) Restaurant	932	82.5	KSF	2.840	2.180	4.730	4.070	0	KSF	0	0	0	0
Hotel	310	600	Rooms	0.278	0.145	0.278	0.145	368	Rooms	102	53	102	53
Movie Theater	444	42.5	KSF	0.141	0.071	0.141	0.071	0	KSF	0	0	0	0
Top Golf								0					
High Turnover (Sit-Down) Restaurant	932	10	KSF	2.840	2.180	4.730	4.070	0	KSF	0	0	0	0
Golf Course	430	18	Holes	1.389	0.389	1.389	0.389	0	Holes	0	0	0	0
Golf Driving Range	432	20	Tees	0.250	0.150	0.250	0.150	0	Tees	0	0	0	0
Top Golf Sub - Total				**4.479**	**2.719**	**6.369**	**4.609**	**0**		**0**	**0**	**0**	**0**
Wave Garden													
Shopping Center	820	7.5	KSF	0.440	0.184	0.604	0.344	4.728	KSF	2	1	3	2
High Turnover (Sit-Down) Restaurant	932	7.5	KSF	2.840	2.180	4.730	4.070	12.346	KSF	35	27	58	50
Water Slide Park	482	9.5	Acre	13.263	9.684	13.263	9.684	9.5	Acre	126	92	126	92
Multipurpose Recreational Facility	435	19.6	KSF	1.582	0.663	1.582	0.663	17.508	KSF	28	12	28	12
Wave Garden Sub - Total				**18.125**	**12.711**	**20.179**	**14.761**	**44**		**191**	**132**	**215**	**156**
									TOTAL	**337**	**203**	**377**	**243**
									GRAND TOTAL	**540**		**620**	

Trip Tracking Work Sheet - Willow Lakes

To be sumitted with each Site Plan.

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Resultant Net Trip Rates for Tracking		Resultant Net Trip Rates for Driveways		This site plan: Enter Intensity	This site plan: Units	This site plan: Resultant Net New Trips for Tracking		This site plan: Resultant Net Trips for Driveways	
				In	Out	In	Out			In	Out	In	Out
Residential Single-Family	210	150	DU	0.353	0.127	0.353	0.127	0	DU	0	0	0	0
Multi-Family (Low-Rise)	220	150	DU	0.200	0.073	0.200	0.073	0	DU	0	0	0	0
Multi-Family (Mid-Rise)	221	700	DU	0.136	0.061	0.136	0.061	0	DU	0	0	0	0
General Office	710	100	KSF	0.010	0.730	0.010	0.730	0	KSF	0	0	0	0
Medical Office	720	50	KSF	0.440	1.800	0.440	1.800	0	KSF	0	0	0	0
Shopping Center	820	242.5	KSF	0.820	0.956	1.272	1.416	99	KSF	81	95	126	140
Convenience Market/Gas Station	853	16	Pumps	2.438	2.313	5.438	5.313	0	KSF	0	0	0	0
Convenience Market	851	5	KSF	8.000	7.200	16.000	15.000	0	KSF	0	0	0	0
Pharmacy/Drugstore without Drive-Thru	880	15	KSF	1.267	1.267	2.667	2.733	0	KSF	0	0	0	0
Fast Food with Drive-Thru	934	25.0	KSF	6.800	4.320	12.160	9.640	0	KSF	0	0	0	0
High Turnover (Sit-Down) Restaurant	932	82.5	KSF	3.210	0.500	4.610	1.900	0	KSF	0	0	0	0
Hotel	310	600	Rooms	0.197	0.232	0.197	0.232	368	Rooms	72	85	72	85
Movie Theater	444	42.5	KSF	5.012	0.000	5.012	0.000	0	KSF	0	0	0	0
Top Golf													
High Turnover (Sit-Down) Restaurant	932	10	KSF	3.210	0.500	4.610	1.900	0	KSF	0	0	0	0
Golf Driving Range	430	18	Holes	1.167	1.167	1.167	1.167	0	Holes	0	0	0	0
Golf Course	432	20	Tees	0.400	0.600	0.400	0.600	0	Tees	0	0	0	0
Top Golf Sub - Total								**0**		**0**	**0**	**0**	**0**
Wave Garden													
Shopping Center	820	7.5	KSF	0.820	0.956	1.272	1.416	4.728	KSF	4	5	6	7
High Turnover (Sit-Down) Restaurant	932	7.5	KSF	3.210	0.500	4.610	1.900	12.346	KSF	40	6	57	23
Water Slide Park	482	9.5	Acre	6.842	11.789	6.842	11.789	9.5	Acre	65	112	65	112
Multipurpose Recreational Facility	435	19.6	KSF	1.531	1.378	1.531	1.378	17.508	KSF	27	24	27	24
Wave Garden Sub - Total								**44**		**136**	**147**	**155**	**166**
									TOTAL	**289**	**327**	**353**	**391**
									GRAND TOTAL	**616**		**744**	

Table 2 - Trip Generation - Willow Lakes Phase 1 (FOR INTERIM DRIVEWAY ANALYSIS)

Table 2a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210		DU	Ln(T) = 0.92Ln(X) + 2.71	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Multifamily Housing (Low-Rise)	220		DU	T = 7.56(X) - 40.86	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Multifamily Housing (Mid-Rise)	221		DU	T = 5.45(X) - 1.75	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
General Office	710		Sft	Ln(T) = 0.97Ln(X) + 2.50	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Medical Office	720		Sft	T = 38.42(X) - 87.62	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Shopping Center	820	103,728	Sft	Ln(T) = 0.68Ln(X) + 5.57	50%	50%	3,082	3,082	6,164	220	347	567	9.2%	2,862	2,735	5,597	952	951	1,903	34.0%	1,910	1,784	3,694
Super Convenience Market/Gas Station	FDOT		Pumps/Sft	T=256.7(FP) - 144.5(Sft)[1]	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	62.0%	-	-	-
Convenience Market	851		Sft	T = 762.28(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	51.0%	-	-	-
Pharmacy/Drugstore without Drive-Thru	880		Sft	Ln(T) = 0.99Ln(X) + 4.51	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	53.0%	-	-	-
Fast-Food Restaurant with Drive-Thru	934		Sft	T = 470.95(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	49.0%	-	-	-
High-Turnover (Sit-Down) Restaurant	932	12,346	Sft	T = 112.18(X)	50%	50%	693	692	1,385	389	118	507	36.6%	304	574	878	189	189	378	43.0%	115	385	500
Water Slide Park	482	9.5	Acres	T = 150.33(X)	50%	50%	714	714	1,428	-	-	-	0.0%	714	714	1,428	-	-	-	0.0%	714	714	1,428
Multipurpose Recreational Facility	435	17,508	Sft	T = 29.10(X)[2]	50%	50%	255	254	509	-	-	-	0.0%	255	254	509	-	-	-	0.0%	255	254	509
Movie Theater	444		Sft	T = 78.09(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Golf Course	430		Holes	T = 30.38(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Golf Driving Range	432		Tees	T = 13.65(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Hotel	310	368	Rooms	T = 11.29(X) - 426.97	50%	50%	1,864	1,864	3,728	21	165	186	5.0%	1,843	1,699	3,542	-	-	-	0.0%	1,843	1,699	3,542
							-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
TOTALS							**6,608**	**6,606**	**13,214**	**630**	**630**	**1,260**	**9.5%**	**5,978**	**5,976**	**11,954**	**1,141**	**1,140**	**2,281**	**19.1%**	**4,837**	**4,836**	**9,673**

Source: ITE 10th Edition Trip Generation Rates

Table 2b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210	-	DU	T = 0.71(X) + 4.80	25%	75%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Multifamily Housing (Low-Rise)	220	-	DU	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Multifamily Housing (Mid-Rise)	221	-	DU	Ln(T) = 0.98Ln(X) - 0.98	26%	74%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
General Office	710	-	Sft	T = 0.94(X) + 26.49	86%	14%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Medical Office	720	-	Sft	Ln(T) = 0.89Ln(X) + 1.31	78%	22%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Shopping Center	820	103,728	Sft	T = 0.50(X) + 151.78	62%	38%	126	78	204	13	10	23	11.3%	113	68	181	31	31	62	34.0%	82	37	119
Super Convenience Market/Gas Station	FDOT	-	Pumps/Sft	T= 12.3(FP) + 15.5(Sft)[1]	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	62.0%	-	-	-
Convenience Market	851	-	Sft	T = 62.54(X)	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	51.0%	-	-	-
Pharmacy/Drugstore without Drive-Thru	880	-	Sft	T = 10.22(X) - 75.70	65%	35%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	53.0%	-	-	-
Fast-Food Restaurant with Drive-Thru	934	-	Sft	T = 40.19(X)	51%	49%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	49.0%	-	-	-
High-Turnover (Sit-Down) Restaurant	932	12,346	Sft	T = 9.94(X)	55%	45%	68	55	123	14	10	24	19.5%	54	45	99	22	21	43	43.0%	32	24	56
Water Slide Park	482	9.5	Acres	T = 22.92(X)[3]	58%	42%	126	92	218	-	-	-	0.0%	126	92	218	-	-	-	0.0%	126	92	218
Multipurpose Recreational Facility	435	17,508	Sft	T = 2.24(X) [2]	71%	29%	28	11	39	-	-	-	0.0%	28	11	39	-	-	-	0.0%	28	11	39
Movie Theater	444	-	Sft	T = 0.22(X)	71%	29%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Golf Course	430	-	Holes	T = 1.76(X)	79%	21%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Golf Driving Range	432	-	Tees	T = 0.40(X)	61%	39%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Hotel	310	368	Rooms	T = 0.50(X) - 5.34	59%	41%	106	73	179	2	9	11	6.1%	104	64	168	-	-	-	0.0%	104	64	168
TOTALS							**454**	**309**	**763**	**29**	**29**	**58**	**7.6%**	**425**	**280**	**705**	**53**	**52**	**105**	**14.9%**	**372**	**228**	**600**

Source: ITE 10th Edition Trip Generation Rates

Table 2c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210	-	DU	Ln(T) = 0.96Ln(X) + 0.20	63%	37%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Multifamily Housing (Low-Rise)	220	-	DU	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Multifamily Housing (Mid-Rise)	221	-	DU	Ln(T) = 0.96Ln(X) - 0.63	61%	39%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
General Office	710	-	Sft	Ln(T) = 0.95Ln(X) + 0.36	16%	84%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Medical Office	720	-	Sft	T = 3.39(X) + 2.02	28%	72%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Shopping Center	820	103,728	Sft	Ln(T) = 0.74Ln(X) + 2.89	48%	52%	268	290	558	19	43	62	11.1%	249	247	496	84	85	169	34.0%	165	162	327
Super Convenience Market/Gas Station	FDOT	-	Pumps/Sft	T= 12.3(FP) + 15.5(Sft)[1]	50%	50%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	56.0%	-	-	-
Convenience Market	851	-	Sft	T = 49.11(X)	51%	49%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	51.0%	-	-	-
Pharmacy/Drugstore without Drive-Thru	880	-	Sft	T = 8.51(X)	49%	51%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	53.0%	-	-	-
Fast-Food Restaurant with Drive-Thru	934	-	Sft	T = 32.67(X)	52%	48%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	49.0%	-	-	-
High-Turnover (Sit-Down) Restaurant	932	12,346	Sft	T = 9.77(X)	62%	38%	75	46	121	27	16	43	35.5%	48	30	78	17	17	34	43.0%	31	13	44
Water Slide Park	482	9.5	Acres	T = 22.92(X)[3]	42%	58%	92	126	218	8	5	13	6.0%	84	121	205	-	-	-	0.0%	84	121	205
Multipurpose Recreational Facility	435	17,508	Sft	T = 3.58(X)	55%	45%	35	28	63	2	2	4	6.3%	33	26	59	-	-	-	0.0%	33	26	59
Movie Theater	444	-	Sft	T = 6.17(X)	94%	6%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Golf Course	430	-	Holes	T = 2.91(X)	53%	47%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Golf Driving Range	432	-	Tees	T = 1.25(X)	45%	55%	-	-	-	-	-	-	0.0%	-	-	-	-	-	-	0.0%	-	-	-
Hotel	310	368	Rooms	T = 0.75(X) - 26.02	51%	49%	128	122	250	19	9	28	11.2%	109	113	222	-	-	-	0.0%	109	113	222
TOTALS							**598**	**612**	**1,210**	**75**	**75**	**150**	**12.4%**	**523**	**537**	**1,060**	**101**	**102**	**203**	**19.2%**	**422**	**435**	**857**

Source: ITE 10th Edition Trip Generation Rates

(1) FDOT Trip Generation Characteristics of Large Gas Stations/Convenience Stores and Student Apartments

(2) Calculated using the Ratio of Land Use 495

(3) Peak Hour of Generator using Provided Directional Split

APPENDIX C

Driveway Analysis

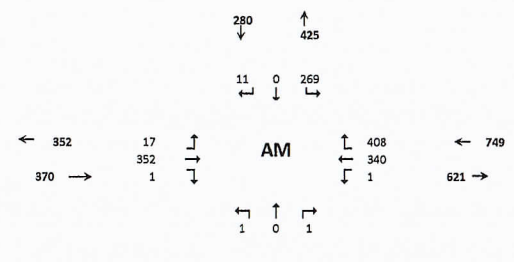
- **Phase 1**
- **Approved Buildout**

Phase 1 Analysis

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Gordy Rd **E/W STREET:** Midway Rd **CONTROL:** Signalized
FILENAME: Willow Lakes
COUNT DATE: 2/18/2020 **DAY:** Tuesday **CITY:** St Lucie
REPORT DATE: 8.20.21 **ANALYSIS YEAR:** 2024

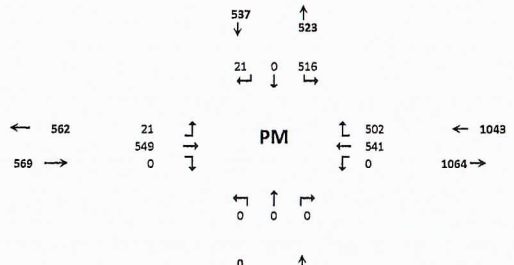
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	0	0	0	0	0	0	63	0	0	49	0	112	496
7:15-7:30	0	0	0	0	0	0	0	57	0	0	50	0	107	497
7:30-7:45	0	0	0	0	0	0	0	81	0	0	67	0	148	489
7:45-8:00	0	0	0	0	0	0	0	63	0	0	66	0	129	446
8:00-8:15	0	0	0	0	0	0	0	55	0	0	58	0	113	419
8:15-8:30	0	0	0	0	0	0	0	41	0	0	58	0	99	
8:30-8:45	0	0	0	0	0	0	0	44	0	0	61	0	105	
8:45-9:00	0	0	0	0	0	0	0	67	0	0	35	0	102	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	1	0	1	0	0	0	0	256	1	1	241	0	497	
Season Factor	1	0	1	0	0	0	0	256	1	1	241	0	501	
Growth	1	0	1	0	0	0	0	261	1	1	246	0	511	
In/Out	-	-	-	OUT	OUT	OUT	IN	OUT		-	IN	IN		
Percentage	0%	0%	0%	96%	0%	4%	4%	0%		0%	0%	96%		
PROJECT	0	0	0	269	0	11	17	0	0	0	0	408	705	
Midway %				33%		2%	2%	49%			49%	33%		
Village at Midway				0		0	0	0			0	0	0	
LTC Ranch %								13.2%			13.2%			
LTC Ranch Volume								54			60		114	
Southern Grove %								0.8%			0.8%			
Southern Grove								10			12		23	
Wilson Groves %								0.8%			0.8%			
Wilson Groves								8			8		15	
Riverland/Kennedy %								0.8%			0.8%			
Riverland/Kennedy								11			10		21	
Western Grove %								0.8%			0.8%			
Western Grove								4			3		7	
Ravinia %								5.0%			5.0%			
Ravinia								3			1		5	
Total	1	0	1	269	0	11	17	352	1	1	340	408	1400	



Seasonal Factor: 1
Growth Rate: 1.005
Years Grown: 4

	Trips In	Trips Out	% Complete for 2023
Willow Lakes	425	280	
Village at Midway	0	0	0
LTC Ranch	1,823	1,624	0.25
Southern Grove	6,218	5,233	0.25
Wilson Groves	3,875	3,807	0
Riverland/Kennedy	4,791	5,568	0.25
Western Grove	1,352	2,135	0.25
Ravinia	22	68	100

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	0	0	0	0	0	0	54	0	0	71	0	125	537
4:15-4:30	0	0	0	0	0	0	0	51	0	0	77	0	128	572
4:30-4:45	0	0	0	0	0	0	0	75	0	0	73	0	148	582
4:45-5:00	0	0	0	0	0	0	0	60	0	0	76	0	136	564
5:00-5:15	0	0	0	0	0	0	0	88	0	0	72	0	160	545
5:15-5:30	0	0	0	0	0	0	0	57	0	0	81	0	138	
5:30-5:45	0	0	0	0	0	0	0	65	0	0	65	0	130	
5:45-6:00	0	0	0	0	0	0	0	61	0	0	56	0	117	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	0	0	0	0	0	0	0	280	0	0	302	0	582	
Season Factor	0	0	0	0	0	0	0	280	0	0	302	0	582	
Growth	0	0	0	0	0	0	0	286	0	0	308	0	594	
In/Out	-	-	-	OUT	OUT	OUT	IN	OUT	0	-	IN	IN		
Percentage	0%	0%	0%	96%	0%	4%	4%	0%	0%	0%	0%	96%		
PROJECT	0	0	0	516	0	21	21	113	0	0	110	502	1283	
Midway %				33.0%		2.0%	2.0%	49.0%			49.0%	33.0%		
Village at Midway				0		0	0	0			0	0	0	
LTC Ranch %								13.2%			13.2%			
LTC Ranch Volume								98			77		175	
Southern Grove %								0.8%			0.8%			
Southern Grove								20			14		34	
Wilson Groves %								0.8%			0.8%			
Wilson Groves								11			9		20	
Riverland/Kennedy %								0.8%			0.8%			
Riverland/Kennedy								15			14		29	
Western Grove %								0.8%			0.8%			
Western Grove								4			5		9	
Ravinia %								5.0%			5.0%			
Ravinia								2			4		6	
Total	0	0	0	516	0	21	21	549	0	0	541	502	2149	



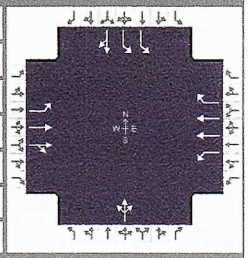
Seasonal Factor: 1
Growth Rate: 1.005
Years Grown: 4

	Trips In	Trips Out
Willow Lakes	523	537
Village at Midway	0	0
LTC Ranch	2,320	2,970
Southern Grove	6,990	10,071
Wilson Groves	4,543	5,639
Riverland/Kennedy	7,095	7,277
Western Grove	2,510	2,061
Ravinia	77	44

C-1

HCS7 Signalized Intersection Results Summary

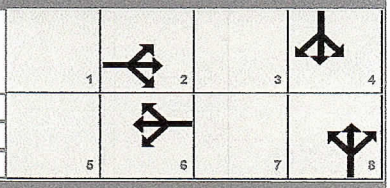
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	Kyle Scherer	Analysis Date	Aug 20, 2021	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Gordy Rd	File Name	Midway Rd & Gordy Rd - AM Peak Hour - 8.20.21...		
Project Description	Willow Lakes				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	17	352	1	1	340	408	1	0	1	269	0	11

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	66.9	34.7	0.4	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		5.0		12.0		10.0
Phase Duration, s		72.9		72.9		6.4		40.7
Change Period, ($Y+R_c$), s		6.0		6.0		6.0		6.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.2		3.1
Queue Clearance Time (g_s), s						2.1		34.3
Green Extension Time (g_e), s		0.0		0.0		0.0		0.4
Phase Call Probability						0.07		1.00
Max Out Probability						0.00		0.04

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	18	186	186	1	358	288		2		283	12	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1040	1900	1898	1027	1809	1610		1704		516	1610	
Queue Service Time (g_s), s	1.0	3.5	3.5	0.1	3.5	11.6		0.1		32.3	0.6	
Cycle Queue Clearance Time (g_c), s	4.5	3.5	3.5	3.5	3.5	11.6		0.1		32.3	0.6	
Green Ratio (*g/C*)	0.56	0.56	0.56	0.56	0.56	0.56		0.00		0.29	0.29	
Capacity (*c*), veh/h	609	1059	1058	603	2017	898		6		298	465	
Volume-to-Capacity Ratio (*X*)	0.029	0.175	0.176	0.002	0.177	0.321		0.364		0.950	0.025	
Back of Queue (*Q*), ft/ln (95 th percentile)	11	64.6	64.8	0.6	60	193.3		3.8		226.8	10.9	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.4	2.6	2.6	0.0	2.4	7.7		0.2		9.1	0.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	13.6	7.3	7.3	13.4	7.3	14.3		59.7		41.8	30.5	
Incremental Delay (d_2), s/veh	0.1	0.4	0.4	0.0	0.2	0.9		13.6		30.8	0.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0	0.0	
Control Delay (*d*), s/veh	13.7	7.6	7.7	13.4	7.5	15.3		73.3		72.7	30.6	
Level of Service (LOS)	B	A	A	B	A	B		E		E	C	
Approach Delay, s/veh / LOS	7.9	A		10.9	B		73.3	E		71.0	E	
Intersection Delay, s/veh / LOS	23.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.67	B	2.09	B	2.67	C	2.32	B
Bicycle LOS Score / LOS	0.81	A	1.02	A	0.49	A	0.97	A

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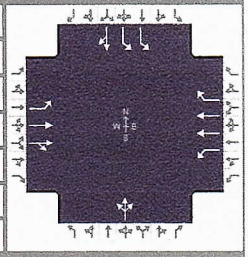
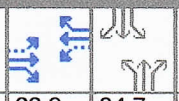
HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	Kyle Scherer	Analysis Date	Aug 20, 2021	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Gordy Rd	File Name	Midway Rd & Gordy Rd - AM Peak Hour - 8.20.21...		
Project Description	Willow Lakes				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	17	352	1	1	340	408	1	0	1	269	0	11

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



							1	2	3	4
Green	66.9	34.7	0.4	0.0	0.0	0.0	5	6	7	8
Yellow	4.0	4.0	4.0	0.0	0.0	0.0				
Red	2.0	2.0	2.0	0.0	0.0	0.0				

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	17	352	1	1	340	408	1	0	1	269	0	11
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0		0	0	0		0		0	0	
Ped / Bike / RTOR, /h	0	0	0	0	0	134	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0		12.0	12.0	12.0		12.0		12.0	12.0	
Turn Bay Length, ft	0	0		0	0	0		0		0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		55.0		55.0		18.0		47.0
Yellow Change Interval (*Y*), s		4.0		4.0		4.0		4.0
Red Clearance Interval (R_c), s		2.0		2.0		2.0		2.0
Minimum Green (G_{min}), s		6		6		6		6
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s		2.0		2.0		2.0		2.0
Recall Mode		Min		Min		Off		Off
Dual Entry		Yes		Yes		Yes		Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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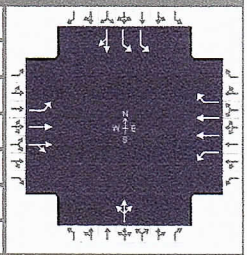
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	Kyle Scherer	Analysis Date	Aug 20, 2021	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Gordy Rd	File Name	Midway Rd & Gordy Rd - PM Peak Hour - 8.20.21...		
Project Description	Willow Lakes				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	21	549	1	1	541	502	1	0	1	516	0	21

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	54.8	46.8	0.4	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0		5	6	7	8	
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		6.0		5.0		12.0		10.0
Phase Duration, s		60.8		60.8		6.4		52.8
Change Period, (*Y+R c*), s		6.0		6.0		6.0		6.0
Max Allow Headway (*MAH*), s		0.0		0.0		3.2		3.1
Queue Clearance Time (*g s*), s						2.1		46.1
Green Extension Time (*g e*), s		0.0		0.0		0.0		0.8
Phase Call Probability						0.07		1.00
Max Out Probability						0.00		0.33

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	22	290	289	1	569	107		2		543	22	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	856	1900	1899	848	1809	1610		1704		723	1610	
Queue Service Time (*g s*), s	2.0	9.0	9.0	0.1	9.4	4.7		0.1		44.1	1.0	
Cycle Queue Clearance Time (*g c*), s	11.3	9.0	9.0	9.1	9.4	4.7		0.1		44.1	1.0	
Green Ratio (*g/C*)	0.46	0.46	0.46	0.46	0.46	0.46		0.00		0.39	0.39	
Capacity (*c*), veh/h	384	867	867	384	1651	735		6		564	628	
Volume-to-Capacity Ratio (*X*)	0.058	0.334	0.334	0.003	0.345	0.146		0.364		0.963	0.035	
Back of Queue (*Q*), ft/ln (95 th percentile)	19.3	169.4	169.6	0.9	162.2	81.6		3.8		364.1	17.4	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.8	6.8	6.8	0.0	6.5	3.3		0.2		14.6	0.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00	0.00	
Uniform Delay (*d 1*), s/veh	23.8	14.5	14.5	23.0	14.6	19.0		59.7		35.8	22.6	
Incremental Delay (*d 2*), s/veh	0.3	1.0	1.0	0.0	0.6	0.4		13.6		25.8	0.0	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0	0.0	
Control Delay (*d*), s/veh	24.1	15.6	15.6	23.0	15.2	19.4		73.3		61.5	22.6	
Level of Service (LOS)	C	B	B	C	B	B		E		E	C	
Approach Delay, s/veh / LOS	15.9	B		15.9	B		73.3	E		60.0	E	
Intersection Delay, s/veh / LOS	29.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.69	B	2.10	B	3.05	C	2.32	B
Bicycle LOS Score / LOS	0.98	A	1.05	A	0.49	A	1.42	A

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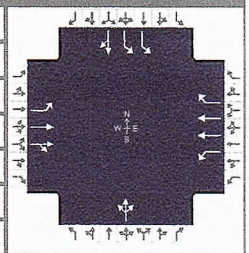
HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	Kyle Scherer	Analysis Date	Aug 20, 2021	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Gordy Rd	File Name	Midway Rd & Gordy Rd - PM Peak Hour - 8.20.21...		
Project Description	Willow Lakes				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	21	549	1	1	541	502	1	0	1	516	0	21

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	54.8	46.8	0.4	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0		5	6	7	8	

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	21	549	1	1	541	502	1	0	1	516	0	21
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0		0	0	0		0		0	0	
Ped / Bike / RTOR, /h	0	0	0	0	0	400	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0		12.0	12.0	12.0		12.0		12.0	12.0	
Turn Bay Length, ft	0	0		0	0	0		0		0	0	
Grade (Pg), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		45.0		45.0		18.0		57.0
Yellow Change Interval (Y), s		4.0		4.0		4.0		4.0
Red Clearance Interval (R_c), s		2.0		2.0		2.0		2.0
Minimum Green (G_{min}), s		6		6		6		6
Start-Up Lost Time (l_1), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s		2.0		2.0		2.0		2.0
Recall Mode		Min		Min		Off		Off
Dual Entry		Yes		Yes		Yes		Yes
Walk ($Walk$), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (PC), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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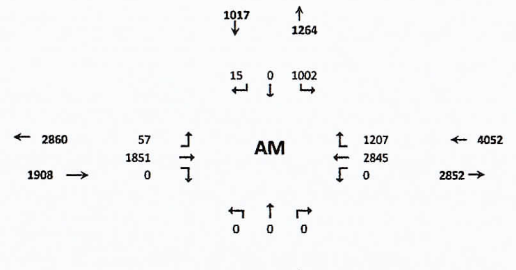
Approved Driveway
Buildout Driveway Analysis

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Gordy Rd
E/W STREET: Midway Rd
CONTROL: Signalized
FILENAME: Willow Lakes
COUNT DATE: 2/18/2020
DAY: Tuesday
CITY: St Lucie
REPORT DATE:
ANALYSIS YEAR: 2035

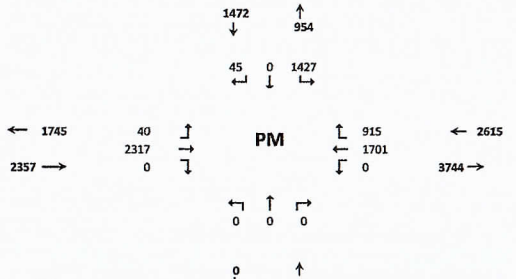
15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	0	0	0	0	0	0	63	0	0	49	0	112	496
7:15-7:30	0	0	0	0	0	0	0	57	0	0	50	0	107	497
7:30-7:45	0	0	0	0	0	0	0	81	0	0	67	0	148	489
7:45-8:00	0	0	0	0	0	0	0	63	0	0	66	0	129	446
8:00-8:15	0	0	0	0	0	0	0	55	0	0	58	0	113	419
8:15-8:30	0	0	0	0	0	0	0	41	0	0	58	0	99	
8:30-8:45	0	0	0	0	0	0	0	44	0	0	61	0	105	
8:45-9:00	0	0	0	0	0	0	0	67	0	0	35	0	102	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	0	0	0	0	0	0	0	256	0	0	241	0	497	
Season Factor	0	0	0	0	0	0	0	256	0	0	241	0	497	
Growth	0	0	0	0	0	0	0	276	0	0	260	0	536	
In/Out	-	-	-	OUT	OUT	OUT	IN	OUT		-	IN	IN		
Percentage	0%	0%	0%	45%	0%	0%	1%	51%		0%	66%	30%		
PROJECT	0	0	0	752	0	0	20	852	0	0	1295	589	3506	
Midway %				33%		2%	2%	49%			49%	33%		
Village at Midway				250		15	37	371			918	618	2211	
LTC Ranch %								13.2%			13.2%			
LTC Ranch Volume								214			241		455	
Southern Grove %								0.8%			0.8%			
Southern Grove								42			50		92	
Wilson Groves %								0.8%			0.8%			
Wilson Groves								30			31		61	
Riverland/Kennedy %								0.8%			0.8%			
Riverland/Kennedy								45			38		83	
Western Grove %								0.8%			0.8%			
Western Grove								17			11		28	
Ravinia %								5.0%			5.0%			
Ravinia								3			1		5	
Total	0	0	0	1002	0	15	57	1851	0	0	2845	1207	6976	



Seasonal Factor: 1
Growth Rate: 1.005
Years Grown: 15

	Trips In	Trips Out
Willow Lakes	1,962	1,670
Village at Midway	1,874	758
LTC Ranch	1,823	1,624
Southern Grove	6,218	5,233
Wilson Groves	3,875	3,807
Riverland/Kennedy	4,791	5,568
Western Grove	1,352	2,135
Ravinia	22	68

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	0	0	0	0	0	0	54	0	0	71	0	125	537
4:15-4:30	0	0	0	0	0	0	0	51	0	0	77	0	128	572
4:30-4:45	0	0	0	0	0	0	0	75	0	0	73	0	148	582
4:45-5:00	0	0	0	0	0	0	0	60	0	0	76	0	136	564
5:00-5:15	0	0	0	0	0	0	0	88	0	0	72	0	160	545
5:15-5:30	0	0	0	0	0	0	0	57	0	0	81	0	138	
5:30-5:45	0	0	0	0	0	0	0	65	0	0	65	0	130	
5:45-6:00	0	0	0	0	0	0	0	61	0	0	56	0	117	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	0	0	0	0	0	0	0	280	0	0	302	0	582	
Season Factor	0	0	0	0	0	0	0	280	0	0	302	0	582	
Growth	0	0	0	0	0	0	0	302	0	0	325	0	627	
In/Out	-	-	-	OUT	OUT	OUT	IN	OUT	0	-	IN	IN		
Percentage	0%	0%	0%	45%	0%	0%	1%	51%	0%	0%	66%	30%		
PROJECT	0	0	0	690	0	0	19	326	0	0	405	584	2024	
Midway %				33.0%		2.0%	2.0%	49.0%			49.0%	33.0%		
Village at Midway				737		45	20	1095			491	331	2719	
LTC Ranch %								13.2%			13.2%			
LTC Ranch Volume								392			306		698	
Southern Grove %								0.8%			0.8%			
Southern Grove								81			56		136	
Wilson Groves %								0.8%			0.8%			
Wilson Groves								45			36		81	
Riverland/Kennedy %								0.8%			0.8%			
Riverland/Kennedy								58			57		115	
Western Grove %								0.8%			0.8%			
Western Grove								16			20		37	
Ravinia %								5.0%			5.0%			
Ravinia								2			4		6	
Total	0	0	0	1427	0	45	40	2317	0	0	1701	915	6444	

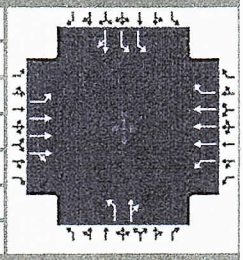


Seasonal Factor: 1
Growth Rate: 1.005
Years Grown: 15

	Trips In	Trips Out
Willow Lakes	1,946	1,533
Village at Midway	1,003	2,234
LTC Ranch	2,320	2,970
Southern Grove	6,990	10,071
Wilson Groves	4,543	5,639
Riverland/Kennedy	7,095	7,277
Western Grove	2,510	2,061
Ravinia	77	44

HCS7 Signalized Intersection Results Summary

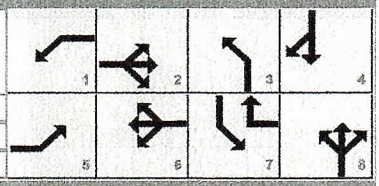
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.25
Analyst	James Kemp	Analysis Date	Jun 29, 2020	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Gordy Rd	File Name	Midway Rd & Gordy Rd - AM Peak Hour - 7.21.20...		
Project Description	Willow Lakes				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	57	1851	0	0	2845	1207	0	0	0	1002	0	15

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.2	63.8	33.0	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	3.0		10.0		10.0
Phase Duration, s	11.2	81.0	0.0	69.8		0.0		39.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Allow Headway (*MAH*), s	3.1	0.0	0.0	0.0		0.0		3.1
Queue Clearance Time (g_s), s	3.7							35.0
Green Extension Time (g_e), s	0.1	0.0	0.0	0.0		0.0		0.0
Phase Call Probability	0.86							1.00
Max Out Probability	0.00							1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	60	1948	0	0	2995	771	0	0		1055	16	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	0	1810	1900	1610	1810	1610		1810	1610	
Queue Service Time (g_s), s	1.7	12.6	0.0	0.0	61.3	21.3	0.0	0.0		33.0	0.9	
Cycle Queue Clearance Time (g_c), s	1.7	12.6	0.0	0.0	61.3	21.3	0.0	0.0		33.0	0.9	
Green Ratio (*g/C*)	0.59	0.62		0.48	0.53	0.81		0.32		0.28	0.28	
Capacity (*c*), veh/h	140	3562		177	3031	1299	2			995	443	
Volume-to-Capacity Ratio (*X*)	0.429	0.547	0.000	0.000	0.988	0.593	0.000	0.000		1.060	0.036	
Back of Queue (*Q*), ft/ln (95 th percentile)	42.4	153	0	0	752.6	238.4	0	0		731.9	15.2	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.7	6.1	0.0	0.0	30.1	9.5	0.0	0.0		29.3	0.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	28.4	4.8		0.0	17.1	4.3	0.0			43.5	31.9	
Incremental Delay (d_2), s/veh	0.8	0.6	0.0	0.0	13.8	2.0	0.0	0.0		45.8	0.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	29.1	5.4		0.0	30.9	6.3	0.0			89.3	31.9	
Level of Service (LOS)	C	A			C	A				F	C	
Approach Delay, s/veh / LOS	6.1	A		25.8	C		0.0			88.4	F	
Intersection Delay, s/veh / LOS	29.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.88	B	2.09	B	3.43	C	2.62	C
Bicycle LOS Score / LOS	1.59	B	2.56	C	0.49	A	2.25	B

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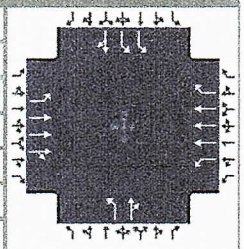
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.25
Analyst	James Kemp	Analysis Date	Jun 29, 2020	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Gordy Rd	File Name	Midway Rd & Gordy Rd - PM Peak Hour - 7.21.20...		
Project Description	Willow Lakes				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	40	2317	0	0	1701	915	0	0	0	1427	0	45

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

							1	2	3	4
Green	4.8	58.2	59.0	0.0	0.0	0.0				
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	5	6	7	8
Red	2.0	2.0	2.0	0.0	0.0	0.0				

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	2.0	3.0		10.0		10.0
Phase Duration, s	10.8	75.0	0.0	64.2		0.0		65.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Allow Headway (*MAH*), s	3.1	0.0	0.0	0.0		0.0		3.1
Queue Clearance Time (g_s), s	3.8							59.5
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0		0.0		0.0
Phase Call Probability	0.81							1.00
Max Out Probability	0.00							1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	42	2439	0	0	1791	542	0	0		1502	47	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	0	1810	1900	1610	1810	1610		1810	1610	
Queue Service Time (g_s), s	1.8	47.8	0.0	0.0	33.8	41.5	0.0	0.0		57.5	2.5	
Cycle Queue Clearance Time (g_c), s	1.8	47.8	0.0	0.0	33.8	41.5	0.0	0.0		57.5	2.5	
Green Ratio (*g/C*)	0.46	0.49			0.42	0.42		0.42		0.42	0.42	
Capacity (*c*), veh/h	161	2809		1	2368	669	1			1525	679	
Volume-to-Capacity Ratio (*X*)	0.262	0.868	0.000	0.000	0.756	0.810	0.000	0.000		0.985	0.070	
Back of Queue (*Q*), ft/ln (95 th percentile)	35	637.3	0	0	505.6	622	0	0		945.8	42.7	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.4	25.5	0.0	0.0	20.2	24.9	0.0	0.0		37.8	1.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	26.0	20.4		0.0	25.8	36.1	0.0			40.1	24.1	
Incremental Delay (d_2), s/veh	0.3	4.0	0.0	0.0	2.3	10.3	0.0	0.0		19.4	0.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	26.3	24.3		0.0	28.1	46.3	0.0			59.5	24.2	
Level of Service (LOS)	C	C			C	D				E	C	
Approach Delay, s/veh / LOS	24.4	C		32.3	C		0.0			58.4	E	
Intersection Delay, s/veh / LOS	35.6						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	2.12	B	3.33	C	2.62	C
Bicycle LOS Score / LOS	1.85	B	1.77	B	0.49	A	3.04	C

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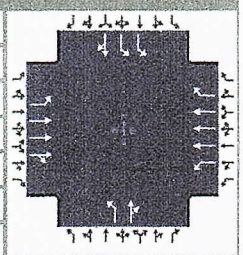
HCS7 Signalized Intersection Input Data

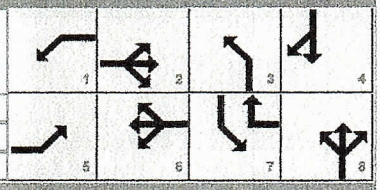
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.25
Analyst	James Kemp	Analysis Date	Jun 29, 2020	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Gordy Rd	File Name	Midway Rd & Gordy Rd - AM Peak Hour - 7.21.20...		
Project Description	Willow Lakes				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	57	1851	0	0	2845	1207	0	0	0	1002	0	15

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.2	63.8	33.0	0.0	0.0	0.0	
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	57	1851	0	0	2845	1207	0	0	0	1002	0	15
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0		0	0	0	0	0		0	0	
Ped / Bike / RTOR, /h	0	0		0	0	475	0	0		0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0		12.0	12.0	12.0	12.0	12.0		12.0	12.0	
Turn Bay Length, ft	0	0		0	0	0	0	0		0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	12.0	57.0	12.0	57.0	12.0	12.0	39.0	39.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

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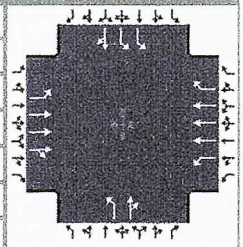
HCS7 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.25
Analyst	James Kemp	Analysis Date	Jun 29, 2020	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Midway Rd	Analysis Year	2035	Analysis Period	1> 7:00
Intersection	Gordy Rd	File Name	Midway Rd & Gordy Rd - PM Peak Hour - 7.21.20...		
Project Description	Willow Lakes				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	40	2317	0	0	1701	915	0	0	0	1427	0	45

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.8	58.2	59.0	0.0	0.0	0.0	1	2	3	4		
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	5	6	7	8		
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	40	2317	0	0	1701	915	0	0	0	1427	0	45
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0		0	0	0	0	0		0	0	
Ped / Bike / RTOR, /h	0	0		0	0	400	0	0		0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	4	3	3	4	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0		12.0	12.0	12.0	12.0	12.0		12.0	12.0	
Turn Bay Length, ft	0	0		0	0	0	0	0		0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	17.0	51.0	12.0	46.0	23.0	12.0	65.0	65.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

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BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

CAPTEC Engineering, Inc.

SITUATED IN

SECTIONS 2 AND 3
TOWNSHIP 36 SOUTH, RANGE 39 EAST
ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 2 AND 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST IN ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE N89°46'35"W ALONG THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 2622.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.S.L.R.W.C.D. CANAL NO. 93 (A 78 FEET WIDE RIGHT-OF-WAY); THENCE S00°02'49"W ALONG THE EAST RIGHT-OF -WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 52.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF A 200 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 377, PG. 2069-2076 AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°46'35"E ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING PARALLEL TO THE NORTH LINE OF SAID SECTION 3 A DISTANCE OF 1,026.62 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET WIDE FP&L EASEMENT AS RECORDED IN OR 119, PG. 404; THENCE S32°18'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60 FEET WIDE FP&L EASEMENT A DISTANCE OF 1,746.02 FEET; THENCE N61°15'41"E A DISTANCE OF 335.12 FEET; THENCE N31°56'28"E A DISTANCE OF 78.35 FEET; THENCE N02°37'14"E A DISTANCE OF 332.85 FEET; THENCE N85°17'03"E A DISTANCE OF 146.97 FEET; THENCE N53°57'44"E A DISTANCE OF 58.71 FEET; THENCE N01°56'01"E A DISTANCE OF 142.19 FEET; THENCE N62°33'43"E A DISTANCE OF 139.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 335.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.79 FEET THROUGH A CENTRAL ANGLE OF 62°33'43". THENCE N00°00'00"W A DISTANCE OF 142.46 FEET; THENCE S89°50'50"E A DISTANCE OF 1,811.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 308.52 FEET THROUGH A CENTRAL ANGLE OF 117°50'41"; THENCE S27°59'51"W A DISTANCE OF 671.72 FEET; THENCE S56°07'55"E A DISTANCE OF 323.59 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE HIGHWAY NO. 95) (WIDTH VARIES); THENCE S32°49'14"W ALONG THE WEST RIGHT-OF-WAY OF SAID STATE ROAD NO. 9 A DISTANCE OF 1,346.97 FEET; THENCE S44°46'35"W ALONG THE WEST RIGHT-OF WAY LINE OF SAID STATE ROAD NO. 9 A DISTANCE OF 339.92 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF A ACCESS ROAD NO. 1 AS RECORDED IN PB 24, PG. 4 J&K; THENCE N00°04'30"E A DISTANCE OF 99.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S44°46'35"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 236.51 FEET; THENCE DEPARTING SAID ACCESS ROAD NO. 1 N00°04'43"E A DISTANCE OF 535.11 FEET; THENCE S89°59'23"W A DISTANCE OF 166.33 FEET; THENCE S00°04'55"W A DISTANCE OF 680.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1; THENCE S50°43'56"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO. 1 A DISTANCE OF 478.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 266.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 171.53 FEET THROUGH A CENTRAL ANGLE OF 36°56'48"; THENCE S87°40'44"W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ACCESS ROAD NO I A DISTANCE OF 1,027.79 FEET; THENCE S00°01'50"E A DISTANCE OF 72.00 FEET; THENCE S89°58'10"W A DISTANCE OF 1,610.26 FEET; THENCE S00°01'50"E A DISTANCE OF 117.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE CITY ROAD (COUNTY ROAD 712) (A 70 FEET WIDE RIGHT-OF-WAY) ; THENCE N89°52'26"W ALONG THE NORTH RIGHT -OF-WAY OF SAID WHITE CITY ROAD (COUNTY ROAD 712) A DISTANCE OF 786.28 FEET TO A POINT ON THE EAST RIGHT-OF WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93; THENCE N00°02'49"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N.S.L.R.W.C.D. CANAL NO. 93 A DISTANCE OF 2,564.70 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 200 FEET WIDE FP&L EASEMENT AND BEING THE POINT OF BEGINNING.

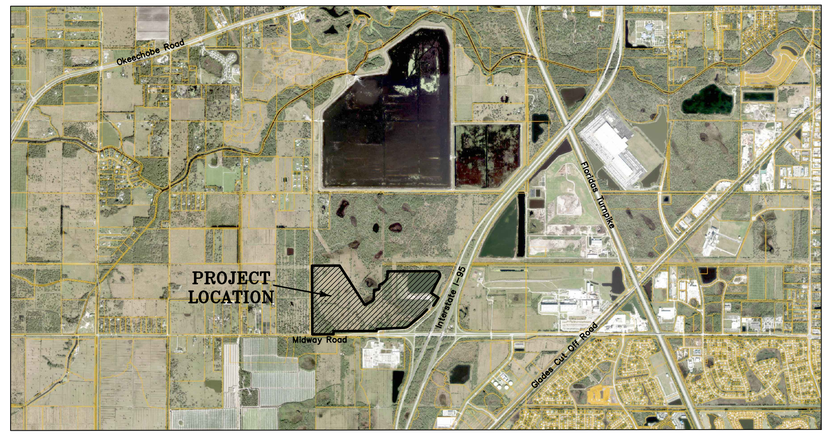
CONTAINING 197.90 ACRES, MORE OR LESS

TOGETHER WITH;

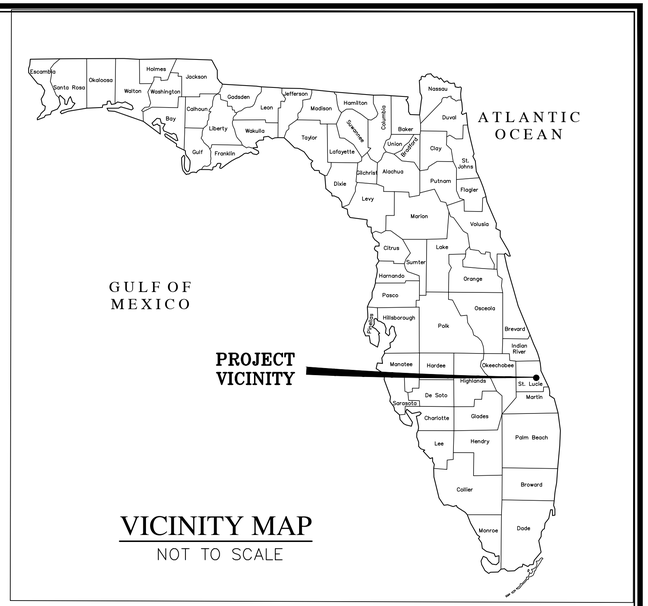
THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LESS AND EXCEPT THAT PORTION OF THE PROPERTY WHICH WAS TAKEN FOR I-95, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.33 ACRES, MORE OR LESS.

SURVEYED PARCEL CONTAINS A NET AREA OF 200.23 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1) Not valid without the original signature and the raised seal of a Florida Licensed Surveyor and Mapper.
2) Description shown hereon provided by the client and/or their agent.
3) The last date of field work was 11/13/2019.
4) Overall parcel contains 200.23 Acres, more or less.
5) Bearings shown hereon are relative to the North line of Section 3, Township 36 South, Range 39 East, which bears S89°53'59"W and all other bearings are relative thereto.
6) Underground utilities, utility services, foundations and improvements were not located as a part of this survey.
7) The property shown hereon is located within areas having Flood Zone Designations of "X" as shown on Flood Rate Maps No. 12111C0170 J and 12111C0260 J effective dates February 12, 2012, St. Lucie County County, State of Florida, which is the current Flood Insurance Rate Maps for the community in which said premises is situated.
8) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
9) All interior improvements were located and are shown hereon.
10) No Jurisdictional or Wetlands were determined or located as part of this survey.
11) Bearings and distances shown hereon are the same as deed unless otherwise stated.
12) Additions Or Deletions To Survey Maps Or Reports By Other Than The Signing Party Or Parties Is Prohibited Without Written Consent Of The Signing Party Or Parties.
13) The horizontal datum for this survey is referenced to Florida State Plane, East Zone, NAD 83(2011) adjustment, as established by Florida Department Of Transportation FPRN.
14) The features shown hereon were acquired using RTK GPS and Trigonometric methods and were verified through a redundancy of measurements for an expected horizontal accuracy of 0.10'.
15) Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD 29). The project benchmark used to establish said elevations is an aluminum disk stamped SLC Vertical Control "Gulfstream" having a published elevation of 21.248' relative to the NAVD 88 datum. A factor of +1.467 was used to convert this to elevation 22.72 relative to NGVD 29 datum.

THOMAS P. KIERNAN DATE
Professional Surveyor & Mapper
Florida Certificate No. 6199

VICINITY MAP, LOCATION MAP, GENERAL NOTES, LEGAL DESCRIPTIONS & CERTIFICATION

COMPUTER FILE REF.	FIELD BK./PG.
19-253 Boundary & Topo	1706/54

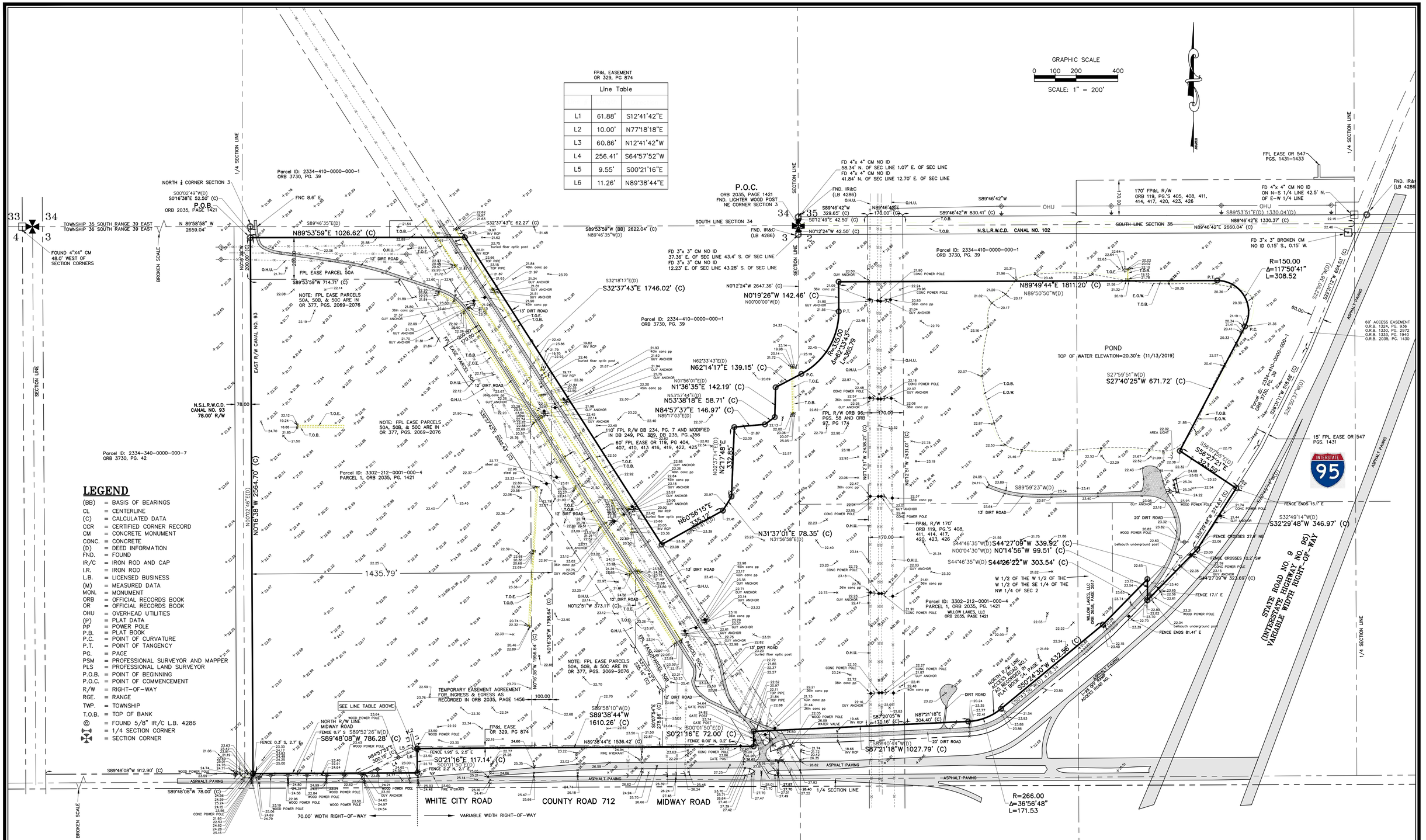
CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	11/13/19
CALCS.		
DRAWN	BKH	12/03/19
DETAILED		
CHECKED		
APPROVED		

Boundary & Topographic Survey
PREPARED FOR
CAPTEC Engineering, Inc.

DATE: 12/03/2019
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
JOB No. 19-253
SHEET 1 of 2



LEGEND

(BB)	= BASIS OF BEARINGS
CL	= CENTERLINE
(C)	= CALCULATED DATA
CCR	= CERTIFIED CORNER RECORD
CM	= CONCRETE MONUMENT
CONC.	= CONCRETE
(D)	= DEED INFORMATION
FND.	= FOUND
IR/C	= IRON ROD AND CAP
I.R.	= IRON ROD
L.B.	= LICENSED BUSINESS
(M)	= MEASURED DATA
MON.	= MONUMENT
ORB	= OFFICIAL RECORDS BOOK
OR	= OFFICIAL RECORDS BOOK
OHU	= OVERHEAD UTILITIES
(P)	= PLAT DATA
PP	= POWER POLE
P.B.	= PLAT BOOK
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
PG.	= PAGE
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
PLS	= PROFESSIONAL LAND SURVEYOR
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
R/W	= RIGHT-OF-WAY
RGE.	= RANGE
TWP.	= TOWNSHIP
T.O.B.	= TOP OF BANK
◎	= FOUND 5/8" IR/C L.B. 4286
	= 1/4 SECTION CORNER
	= SECTION CORNER

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
19-253 Boundary & Topo	1706/54

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Boundary & Topographic Survey

PREPARED FOR

CAPTEC Engineering, Inc.

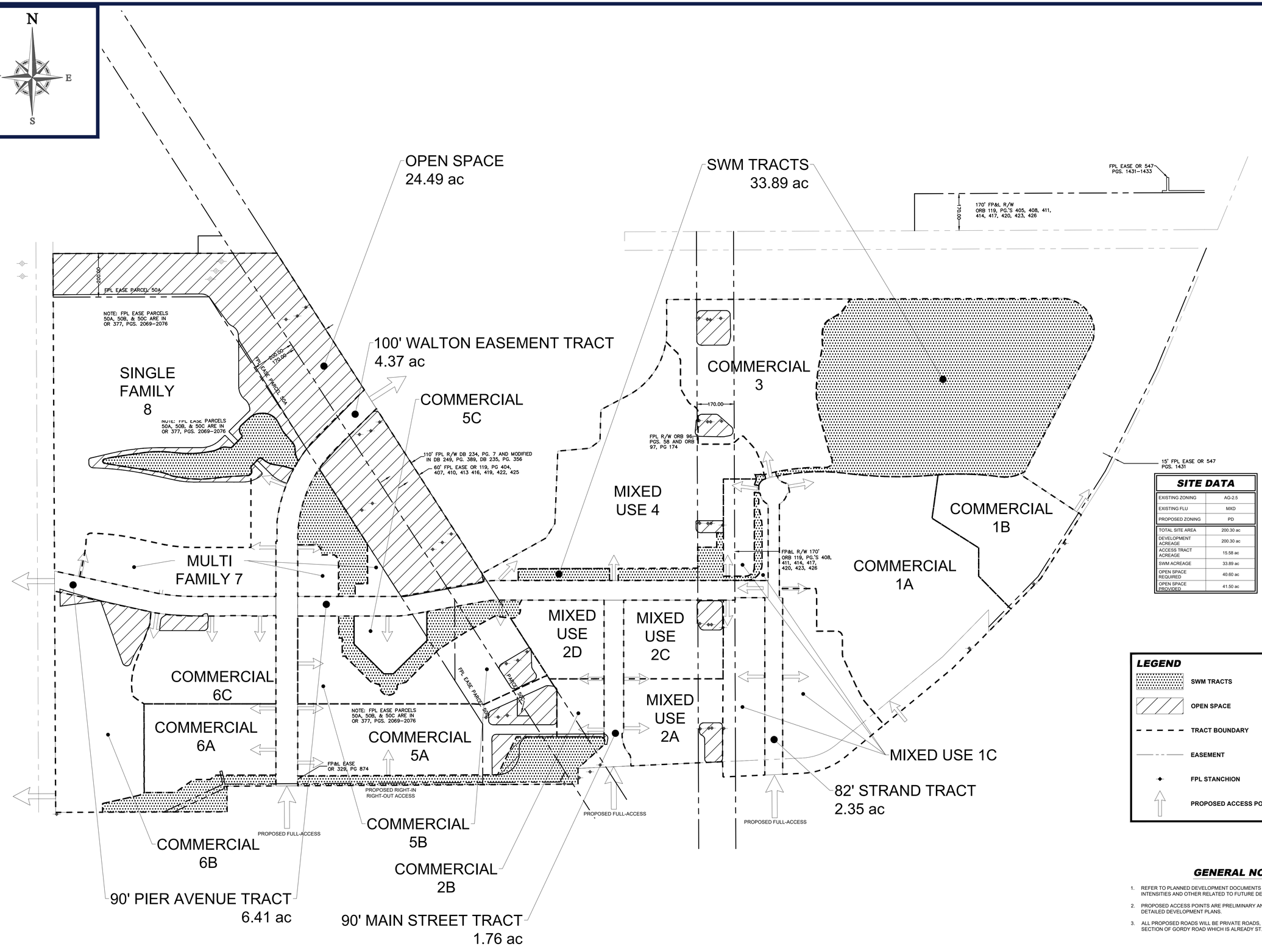
DATE: 12/03/2019
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
JOB No. 19-253
SHEET 2 of 2

ADDITION TO PLANNED DEVELOPMENT GUIDELINES TO ADDRESS SURF POOL REGS.:

The surf pool regulations attached as Exhibit ___, were approved by the City of Fort Pierce in consultation with the Florida Department of Health. The surf pool regulations are incorporated into the Planned Development Guidelines, and thereby establish through the City's Planned Development permitting process the conditions for the surf pool's operation, water quality and necessary life-saving equipment, in accordance with Florida Statutes 514.0115(7).

ADDITION TO PLANNED DEVELOPMENT GUIDELINES TO ADDRESS PARKING STALL AND DRIVE AISLE DIMENSION REGS.:

The parking stall and drive aisle dimension deviations to the code are shown in the submitted plan set and include 9'x18' parking stalls and 24' wide drive aisles. These deviate from the land development code which state the dimensions for a parking stall and drive aisle to be 9.5'x19' and 23', respectively.



SITE DATA

EXISTING ZONING	AG-2.5
EXISTING FLU	MXD
PROPOSED ZONING	PD
TOTAL SITE AREA	200.30 ac
DEVELOPMENT ACREAGE	200.30 ac
ACCESS TRACT ACREAGE	15.58 ac
SWM ACREAGE	33.89 ac
OPEN SPACE REQUIRED	40.60 ac
OPEN SPACE PROVIDED	41.50 ac

LEGEND

- SWM TRACTS
- OPEN SPACE
- TRACT BOUNDARY
- EASEMENT
- FPL STANCHION
- PROPOSED ACCESS POINT

GENERAL NOTES

1. REFER TO PLANNED DEVELOPMENT DOCUMENTS FOR PERMITTED USES AND INTENSITIES AND OTHER RELATED TO FUTURE DEVELOPMENT WITHIN TRACTS.
2. PROPOSED ACCESS POINTS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON DETAILED DEVELOPMENT PLANS.
3. ALL PROPOSED ROADS WILL BE PRIVATE ROADS, WITH THE EXCEPTION OF THE SECTION OF GORDY ROAD WHICH IS ALREADY ST. LUCIE COUNTY ROAD ROW.

200 100 50 0 200
1"= 200'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONCEPTS CONTAINED IN THESE PLANS ARE THE PROPERTY OF BOHLER AND SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	CT191015
DRAWN BY:	BTJ
CHECKED BY:	GPF
DATE:	08/18/21
CAD I.D.:	CT191015-CVL_0

PROJECT:

PLANNED DEVELOPMENT PLAN DOCUMENTS

FOR

WILLOW LAKES, LLC

PROPOSED DEVELOPMENT
W. MIDWAY ROAD
CITY OF FORT PIERCE
ST. LUCIE COUNTY, FLORIDA
MAP ID: 33/02N

BOHLER
65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 333-8900

2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
www.BohlerEngineering.com

G.P. FITZGERALD
PROFESSIONAL ENGINEER

SHEET TITLE:

PLANNED DEVELOPMENT SITE PLAN

SHEET NUMBER:

PD-01

ORG. DATE - 08/18/21

P:\19\CT191015\DRAWINGS\EXHIBITS\ROAD TRACT PLAN\2021-08-18 - UPDATED PD SITE PLAN\CT191015-CVL_1_TRACT PLAN-----LAYOUT: PD-01-PD PLAN
BTJ

Fort Pierce, Florida Surf Pool – Special Use Permitting

1. Applicable Florida State Regulation: 514.0115 Exemptions from supervision or regulation; variances.

(7) Until such time as the department adopts rules for the supervision and regulation of surf pools, a surf pool that is larger than 4 acres is exempt from supervision under this chapter if the surf pool is permitted by a local government pursuant to a special use permit process in which the local government asserts regulatory authority over the construction of the surf pool and, in consultation with the department, establishes through the local government's special use permitting process the conditions for the surf pool's operation, water quality, and necessary lifesaving equipment.

This subsection does not affect the department's or a county health department's right of entry pursuant to s. 514.04 or its authority to seek an injunction pursuant to s. 514.06 to restrain the operation of a surf pool permitted and operated under this subsection if the surf pool presents significant risks to public health.

For the purposes of this subsection, the term "surf pool" means a pool that is designed to generate waves dedicated to the activity of surfing on a surfboard or an analogous surfing device commonly used in the ocean and intended for sport, as opposed to the general play intent of wave pools, other large-scale public swimming pools, or other public bathing places.

2. Glossary

"AQUATIC VENUE" means an artificially constructed structure or modified natural structure where the general public is exposed to water intended for recreational or therapeutic purpose and where the primary intended use is not watering livestock, irrigation, water storage, fishing, or habitat for aquatic life. Such structures do not necessarily contain standing water, so water exposure may occur via contact, ingestion, or aerosolization. Examples include swimming pools, wave pools, lazy rivers, surf pools, spas (including spa pools and hot tubs), therapy pools, waterslide landing pools, spray pads, and other interactive water venues.

"SURF POOL": means a pool that is designed to generate waves dedicated to the activity of surfing on a surfboard or an analogous surfing device commonly used in the ocean and intended for sport, as opposed to the general play intent of wave pools, other large-scale public swimming pools, or other public bathing places.

"BATHYMETRY": means the specific shaping and sloping of the SURF POOL floor in order to create the desired waves.

"SURFER": a person or occupant in a SURF POOL who is partially or fully immersed in SURF POOL water and using a surfboard or other analogous surfing or wave riding device.

3. Guidelines for Surf Pool Special Use Permitting

3.1 Design and Construction

SURF POOLS are identified as different from swimming pools, wave pools and any other AQUATIC VENUES. Therefore, while meeting the intent of any existing Design and Construction codes for public AQUATIC VENUES, SURF POOLS cannot practically be designed to meet existing design and

construction codes and keep the intended use. The following standards shall be applicable to SURF POOLS:

3.1.1 Design for Risk Management:

a. Design of the SURF POOL shall include consultation with and input by the owner, the SURF POOL wave equipment supply company or a surf or aquatic risk management consultant and address safety operational considerations.

3.1.2 Construction Material:

a. SURF POOL shall be constructed of structurally sound material(s), which provide an easily cleaned, watertight structure capable of withstanding the anticipated stresses/loads for full and empty conditions.

3.1.3. Finish:

a. All water-contact surfaces shall have a durable finish suitable for regular scrubbing and cleaning.
b. The areas of access and egress shall be constructed with slip-resistant materials.

3.1.4. Bathymetry:

a. The design of the BATHYMETRY and associated slope changes shall be specified by the wave equipment supply company.

3.1.5. Access / Egress

a. SURF POOL shall have a minimum of two means of access and egress at the shallowest end.
b. Access/egress areas to the SURF POOL for disabled persons shall conform to ADA Standards for AQUATIC VENUES.

3.1.6 Wheelchair Accessibility/Emergency Egress

a. SURF POOL shall comply with the Florida Building Code Accessibility 7th edition, Chapter 10, to include in part:
   Accessible routes, Loading/Unloading Areas, Slopes, Ride Entry, Transfer Devices, Wheelchair Storage Spaces, etc.
b. Emergency egress shall be provided from the deep end (5 feet or deeper) of the surf pool at intervals of no less than 100 feet along the lateral (outside) walls of the surf pool, but not along the central wall or the central machine building, and the ladders shall be permanently fixed. This requirement may be satisfied by providing retractable emergency ladders similar to the ladder depicted below (product information/spec sheet and locations to be provided with the building plans for the SURF POOL).



3.2 Equipment Standards

3.2.1 Accredited Standards

a. Where applicable, all wave making and water treatment equipment used in the SURF POOL shall be:

   1) Of an engineered design and construction, and
   2) Certified to a specific standard for the specified equipment use by an ANSI-accredited certification organization.

3.3 Operation and Safety

3.3.1 Basic Requirements

a. The SURF POOL design, including shape, materials of construction, appurtenances, etc., shall provide for the safety of SURFERS, the thorough and complete circulation of the water, the ability to clean and maintain the SURF POOL, and be considered when planning for effective supervision and surveillance of SURFERS.
b. The SURF POOL shall be operated in accordance with a water safety program that includes specialized water safety personnel, training, procedures, and equipment. The owner shall deliver to the City a Water Safety Plan for the SURF POOL setting out the proposed lifeguard staffing schedule, standard operating procedures and emergency procedures. All components of the water safety plan shall be in compliance with the most current life safety guidelines appropriate for surfing-related activities from the American Red Cross or other applicable certifying entity.

3.3.2. SURF POOL Lifeguards

a. Lifeguards shall have completed a lifeguard training course intended for waterfront, open water, or surf environments offered by the Red Cross or another recognized training agency.

3.3.3. Lifeguard to SURFER Ratio

a. A 1:20 Lifeguard / SURFER ratio (where SURFERS are partially or fully immersed in the SURF POOL water) is required for water that is clear enough to see the bottom of the SURF POOL while the water is static.
b. A 1:10 LIFEGUARD / SURFER ratio (where SURFERS are partially or fully immersed in the SURF POOL water)is required in the event that water is not sufficiently clear to see the bottom of the SURF POOL while the water is static.

3.3.4. Lifeguard Response Time

a. Lifeguards shall be able to demonstrate competency to reach the furthest edge of SURFER surveillance within 20 seconds.

3.3.5. Theoretical Peak Occupancy

a. The specifications for the SURF POOL shall indicate design peak SURFER occupancy for safe operations of surf wave action. Occupancy will be no more than 1 SURFER partially or fully immersed in the SURF POOL water per 1,000 ft^2 of SURF POOL water surface area.

3.3.7. Water Clarity

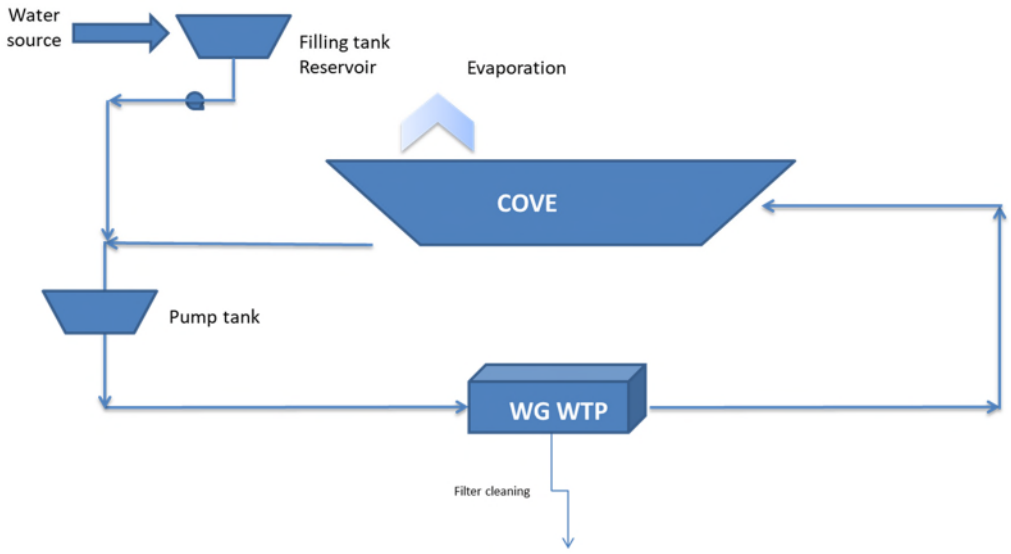
a. The water in the SURF POOL shall be sufficiently clear such that resuscitation can be initiated within 2 minutes of identifying a distressed SURFER. Clarity shall be verified using contrasting color markers placed in the deepest sections of the SURF POOL accessible to SURFERS and staff.
b. Ten Feet Deep or Less: For a SURF POOL with the deepest SURFER accessible water being 10 feet deep (3.0 m) or less, a contrasting color marker with an area of 0.40 ft2 (372 cm2) or less shall be placed such that it is visible for verification of water clarity in the deepest section of the SURF POOL.
c. Over Ten Feet Deep: For a SURF POOL with the deepest SURFER accessible water depth over 10 feet deep (3.0 m) the marker size may be increased to 0.50 ft2 (464 cm2).
d. This marker shall be visible in still water from a vantage point above water surface up to 30 ft (9 m) away in a direct line of sight from the marker.
e. Regular turbidity (NTU) measurements are to be taken and logged for correlation to verification by line of sight marker visibility.
f. In the event that the water is not sufficiently clear to see the bottom while the water is static, the following conditions shall apply:
    1) Leash or Tether Requirements: All SURFERS must effectively be attached to a surfboard, bodyboard or other analogous surfing or flotation device.
    2) High Visibility and Reflective Rash Guard Requirements: All SURFERS must wear a high visibility and reflective rash guard.
    3) A Lifeguard shall be able to demonstrate competency to reach the furthest extent of the assigned zone of SURFER surveillance within 15 seconds.

3.4 Water Quality

3.4.1. Water Quality Equipment Specifications

a. The water quality system shall include the following components:
    1) A piping network for water collection, recirculation and distribution.
    2) Flow meters accurate to within +/- 5% of the actual design flow.
    3) Water treatment equipment to include screens, pumps, filters, ozone treatment, UV treatment, chemical dosing and commercial probes for monitoring and control.
    4) An underwater vacuuming system to remove solids.

b. The water recirculation and water treatment system shall follow the following schematic:



c. All equipment used shall be appropriate for use in recreational water treatment either by meeting an accredited standard such as NSF-50/61 listing, UL or international equivalent, manufacturer certification, or other technical justification based on material in contact with water, operational characteristics and benefits to the SURF POOL water quality management system.
d. All chemicals used must be NSF 60 certified.

3.4.2. Water Quality Parameters

a. The SURF POOL shall not have a specified water recirculation and turnover time requirement. The turnover time shall be determined by the water treatment equipment supplier but it must have the ability to meet the following water quality parameters:
    1) Water clarity / Turbidity: Maintain turbidity below 5 NTU with continual monitoring.
    2) Oxidation: maintain minimum ORP of 600 mV in main body of water and maximum of 900 mV in return water
    3) Residual chlorine to be monitored continuously with a minimum allowable FAC of 0.5 ppm (mg/L)
    4) pH maintained between 7.0 to 7.6 and monitored continuously
    5) Total Alkalinity (TA) maintained between 60 to 180 ppm
    6) Other standard water chemistry values as would normally be kept for swimming pools.

3.4.3 Water Quality Testing

a. The SURF POOL operator shall test the following parameters:
    1) Continual Monitoring:
        i. Water Clarity (NTU)
        ii. Residual chlorine (FAC)
        iii. pH
    2) At least once per day during business hours:
        i. Oxidation (ORP)
        ii. Alkalinity (TA)
        iii. Other standard water chemistry values as would normally be kept for swimming pools
    3) At least monthly in winter and bi-weekly for the remainder of the year:
        i. E. coli bacteria testing from three (3) locations in the SURF POOL by a state certified lab. Frequency may be reduced by approval of the City of Fort Pierce

and/or the Florida Department of Health after treatment system proves that turbidity, disinfection and pH tests are within acceptable range.

b. The SURF POOL operator may perform these tests using a properly calibrated automatic chemical monitoring and control system in accordance with the manufacturer's equipment specifications for calibration and directions for proper use.
c. The SURF POOL operator shall maintain a written daily record of all test results, equipment readings, calibrations, and corrective action taken at the SURF POOL.
d. If the SURF POOL operator adds cyanuric acid to the water, the SURF POOL operator shall measure the cyanuric acid concentration in the water a minimum of once every 2 months and shall maintain a written record of these test results and all corrective action taken at the SURF POOL site.
e. The SURF POOL operator shall maintain data and records collected pursuant to this section for at least two years for inspection by the City of Fort Pierce and/or the Florida Department of Health upon request and shall submit all data and records to the City of Fort Pierce and/or the Florida Department of Health upon request. The SURF POOL operator shall also compile data reports on the water quality of the SURF POOL quarterly (four times per year), and shall submit the same to the City Building Official.

3.5 Inspections

3.5.1 Preoperational Inspections

a. The SURF POOL may not be placed in operation until an inspection approved by the City of Fort Pierce shows compliance with the Special Use Permit requirements set forth herein or the City of Fort Pierce otherwise approves opening for operation.

3.5.2. Operational Inspections

a. Upon presenting proper identification, an authorized employee or agent of the City of Fort Pierce or the Florida Department of Health shall have the right to, and be permitted to, enter any SURF POOL area, including the recirculation equipment and piping area, at any reasonable time during the SURF POOL's business hours, for the purpose of inspecting the SURF POOL to do any of the following:
    1) Inspect, investigate, or evaluate for compliance with these Special Use Permit regulations;
    2) Verify compliance with previously written violation orders;
    3) Collect samples or specimens;
    4) Examine, review, and copy relevant water quality records;
    5) Obtain photographic or other evidence needed to enforce these regulations; or
    6) Question any supervisory employee of the operator responsible for the operation of the SURF PARK or water quality.
b. A SURF POOL´s inspection frequency may be amended based on a risk of recreational water injury and illness.
c. The operator of the SURF POOL shall obtain, at its sole cost, quarterly inspections conducted by an independent third party. The independent third party inspector shall inspect the SURF POOL and the water quality test records maintained by the operator in accordance with section 3.4.3.e above, to determine if the SURF POOL is in compliance with these regulations. The independent third party inspector shall then submit a quarterly written report of its findings to the City Building Official.

3.6 Enforcement

3.6.1 Florida Department of Health and County Health Department Enforcement Rights

a. In accordance with the requirements of F.S. 514.0115(7), these special use permit regulations shall not affect the Florida Department of Health's or the county health department's right of entry pursuant to F.S. 514.04 or its authority to seek an injunction pursuant to F.S. 514.06 to restrain

the operation of a SURF POOL permitted and operated under these regulations if the SURF POOL presents significant risks to public health.

3.6.2. City Enforcement Rights

a. Enforcement.
In addition to the enforcement rights of the Florida Department of Health and the county health department, as set forth above, the City may exercise its code enforcement rights, and any other legal rights of the City, to enforce compliance with the regulations set forth herein.

b. Termination of Operation/Notice.
If the operator of the SURF POOL does not comply with all required operational procedures and safety conditions set forth in these regulations, then the City shall have the right to terminate the operation of the SURF POOL, provided however that (i) the City shall first provide the operator of the SURF POOL with written notice of such violation of these regulations, and (ii) the operator of the SURF POOL shall than have ten (10) days from receipt of the written notice to correct such violation. If such violation cannot reasonably be corrected within such ten (10) days, then the operator of the SURF POOL must commence correcting such violation within such ten (10) day period and diligently complete such correction within a reasonable time, not to exceed thirty (30) days after receipt of the written notice. The foregoing notwithstanding, the City shall have the right to seek an injunction to immediately terminate the operation of the SURF POOL in the event that any such violation causes a significant risk of death or serious physical harm to the public.

c. Emergency Measure/Imminent Danger.
When in the opinion of the Building Official, there is imminent danger of failure or that life or health is endangered by the occupation of any part of the facility or premises or when there is actual or potential danger to the occupant or those in proximity to the facility or any structure, the Building Official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. This enforcement authority, as granted by F.S. 468.604(1); F.S. 553.79 and adopted International Property Maintenance Code, shall not be delegated to any other individual or entity and shall be enforced independently of the need of court injunction. In such event, the Building Official shall cause to be posted at each entrance to such structure or facility a notice reading as follows: “This Structure is Unsafe and its Occupancy has been Prohibited by the Building Official.” It shall be unlawful for any person to enter the structure or facility without the approval of the Building Official until such repairs have been made or the hazardous condition has been addressed.

d. Hearing.
Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the Circuit Court, be afforded a hearing for relief, in accordance with applicable law.

GENERAL NOTES

1. These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, please refer to the appropriate consultant documents.
2. The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
3. The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
4. Construction shall comply with all local building codes.
5. All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
6. If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.

GENERAL GRADING NOTES

1. All grading information provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.
2. Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative prior to final grading.
3. Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
4. Grading and calculations for retention areas to be provided by Civil Engineers.
5. Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.
6. All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

GENERAL LANDSCAPE NOTES (FORT PIERCE CITY REQUIREMENT):

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier,constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.

GENERAL LANDSCAPE NOTES

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
2. The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
4. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
5. The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.
6. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
7. Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect. Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**
8. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect.
9. Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the City of Miami.
10. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
11. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
12. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
13. Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
14. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.

GENERAL LANDSCAPE NOTES CONT'D

15. Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
16. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
17. Trees grown in grow bags or grow bag type material are not allowed.
18. All planting materials shall meet or exceed local requirements as specified by local plant standards.
19. All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
20. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
21. Plant size specifications take precedence over container size.
22. Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
23. All plant material shall be graded Florida #1 or better.
24. All proposed planting beds will be planted out correctly with proper spacing.
25. All tree work will require permitting by a registered Miami-Dade County Tree Trimmer.
26. Burlap, wire cages, etc., be removed half way down root balls.

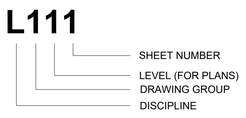
GENERAL SITE LIGHTING NOTES

1. All electrical wiring and circuiting by Electrical Engineer in future permit set.
2. Shop drawings shall be required by manufacturers and/or contractors for all connections, footers, electrical requirements and color samples for review and approval by the landscape architect or owner's representative.
3. Photometrics to be provided by the Engineer and coordinated with Landscape Architect/or owner representative.
4. Transformers and other exterior ballasts shall be hidden from general view with landscaping and /or appropriate enclosures. This should be coordinated with Landscape architect.

DRAWING ORGANIZATION

1. DRAWING NUMBERING SYSTEM

THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:



2. DRAWING GROUP

LANDSCAPE DRAWINGS ARE ORGANIZED INTO THE FOLLOWING GROUPS:

L0 = GENERAL
L1 = LANDSCAPE PLAN
L2 = MITIGATION PLAN
L5 = DETAILS

3. SHEET NUMBER

EACH DRAWING SHEET WITHIN EACH GROUP/MULTIPLE SHALL BE NUMBERED SEQUENTIALLY FROM **00** TO **99**.

4. DRAWING NUMBER EXAMPLES:

L100 OVERALL LANDSCAPE PLAN

WILLOW LAKES
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Approved by: GEO

SHEET INDEX

LANDSCAPE NOTES

L001

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LANDSCAPE CALCULATIONS:

Vehicular Use Area along Property Lines
1,705 Linear Feet along Property Line
1,705 x 10 = 17,050 sq. ft. required Landscape Area
(17,050) / 200 = **86 Trees Required**
Vehicular Use Area along Right of Way
2,141 Linear Feet along Right of Way
2,141 x 10 = 21,410 sq. ft. required Landscape Area
(24,770) / 300 = **72 Trees Required**
Interior Vehicular Use Area
369,409 sq. ft. total Vehicular Use Area
369,409 / 15 = 24,627 sq. ft. required Landscape Area
(24,627) / 100 = **247 Trees Required**
Total Landscape Area Required: 63,087 sq. ft.
Landscape Area Provided: 63,087+ sf.
Total Trees Required: 405
Trees Provided = 814 Trees

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Standard Pedestrian Light Pole ITEM: Standard Pedestrian Light Pole MANUFACTURER: Louis Poulsen PRODUCT: Homann Park COLOR: Natural Paint Aluminum TYPE: Single Column Mount MH: 14.5 ft	200	

PLANT SCHEDULE

PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	NATIVE	DROUGHT TOL.	CT	
	RE2	85	Roystonea elata	Florida Royal Palm	10` CT						
	SS2	276	Sabal palmetto	Cabbage Palmetto	10` CT			Native	High		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE				
	RA	51	Randia aculeata	White Indigo Berry	4`-5`	2`	15G				

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	NATIVE	DROUGHT TOL.	CT	
	AR	11	Acer rubrum	Red Maple	12` OA	5`	2.5"	Native		5`	
	BS	63	Bursera simaruba	Gumbo Limbo	12` OA	5`	2.5"	Native	High	5`	
	CL	44	Celtis laevigata	Sugar Hackberry	12` OA	5`	2.5"	Native	High	5`	
	CU2	34	Coccoloba uvifera STD	Sea Grape	12`	5`	2.5"	Native	High	5`	
	ED	43	Elaeocarpus decipiens	Japanese Blueberry Tree	12` OA	5`	2.5"	Non-native		5`	
	IC	39	Ilex cassine	Dahoon Holly	12`	5`	2.5"	Native		5`	
	JM	26	Jacaranda mimosifolia	Jacaranda	12` OA	5`	2.5"	Non-native	High	5`	
	LI	7	Lagerstroemia indica	Crape Myrtle	12` OA	5`	2.5"			5`	
	QV	117	Quercus virginiana	Southern Live Oak	14` OA	7`	3"	Native	High	5`	
	TI	11	Tabebuia impetiginosa	Pink Trumpet Tree	12` OA	5`	2.5"			5`	

SCALE: 1"=100'-0" 0 10' 20' 30' 60'

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OVERALL LANDSCAPE PLAN

L100

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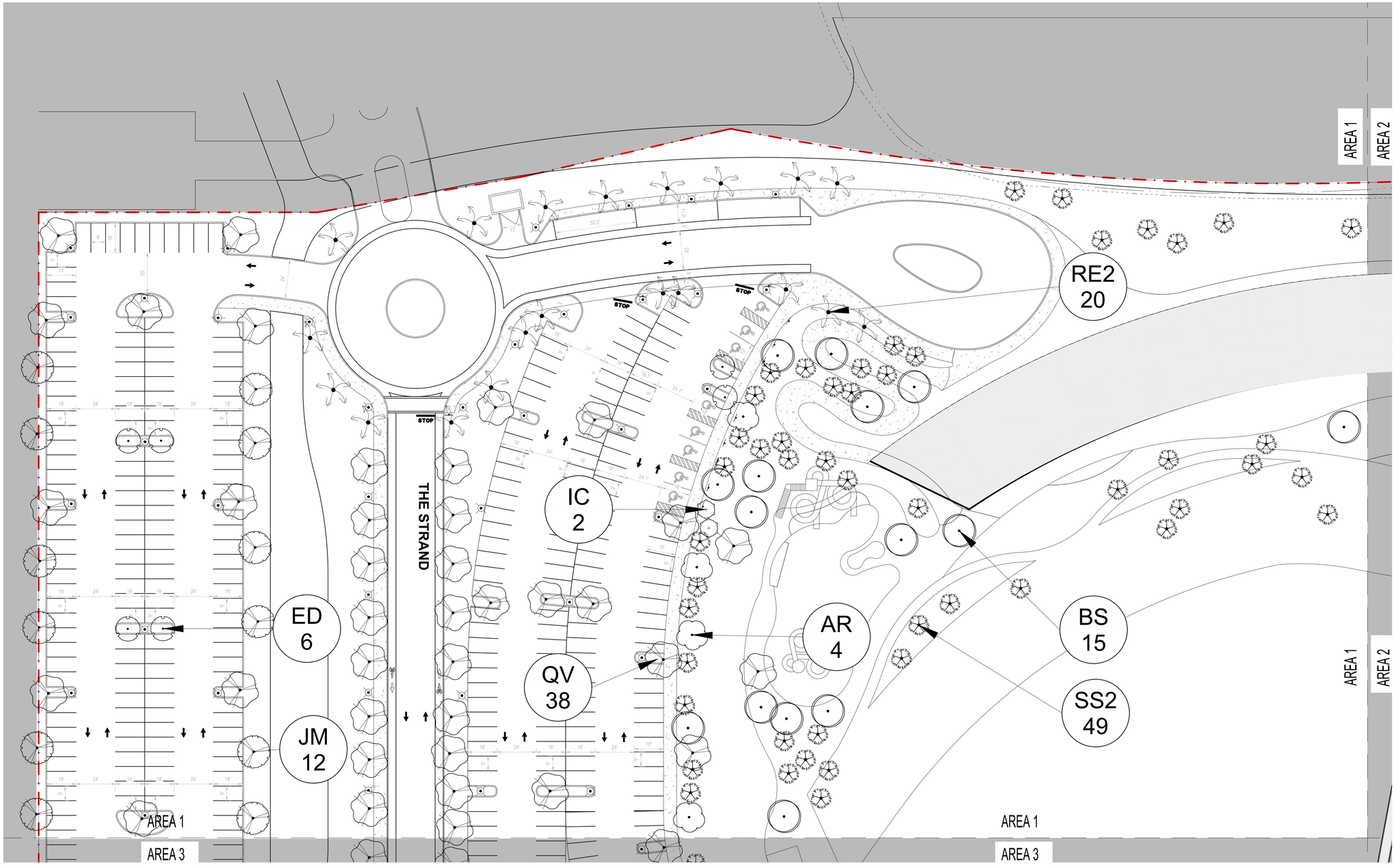

SCALE: 1"=30'-0"

0 10' 20' 30' 60'

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AREA 1 LANDSCAPE PLAN

L101

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SCALE: 1"=30'-0" 0 10' 20' 30' 60'

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AREA 2 LANDSCAPE PLAN

L102

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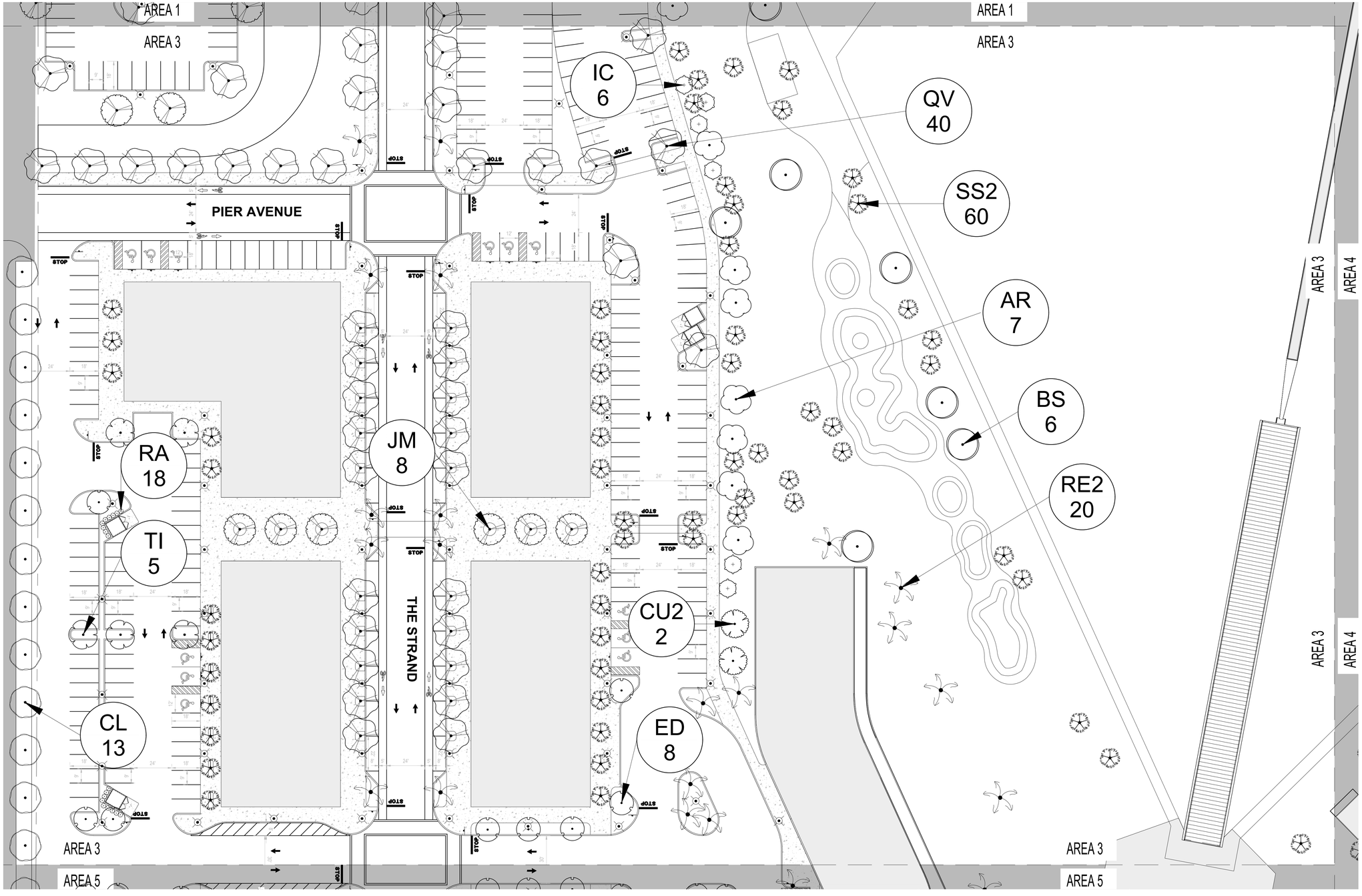

SCALE: 1"=30'-0"

0 10' 20' 30' 60'

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AREA 3 LANDSCAPE PLAN

L103

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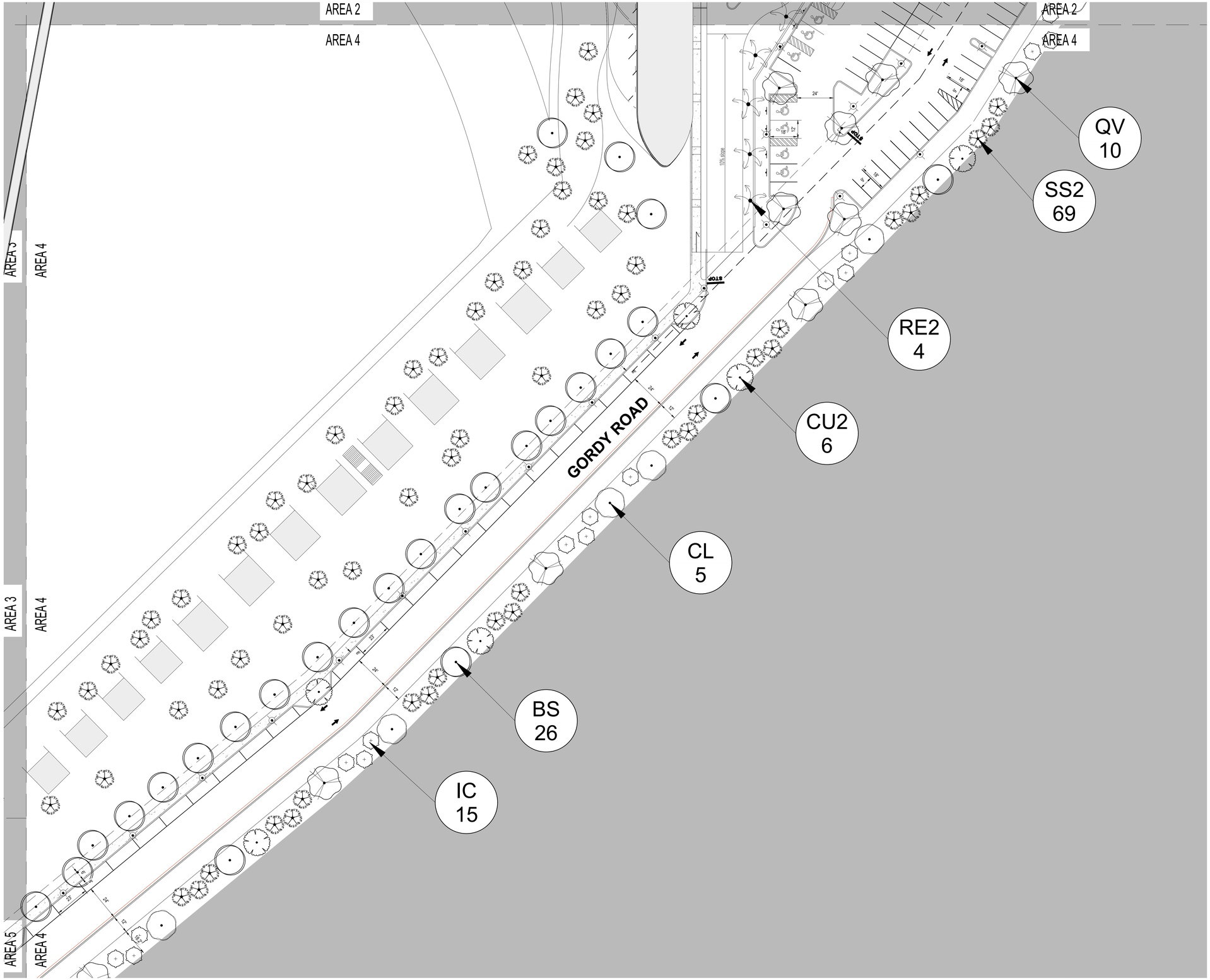

SCALE: 1"=30'-0"

0 10' 20' 30' 60'

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AREA 4 LANDSCAPE PLAN

L104

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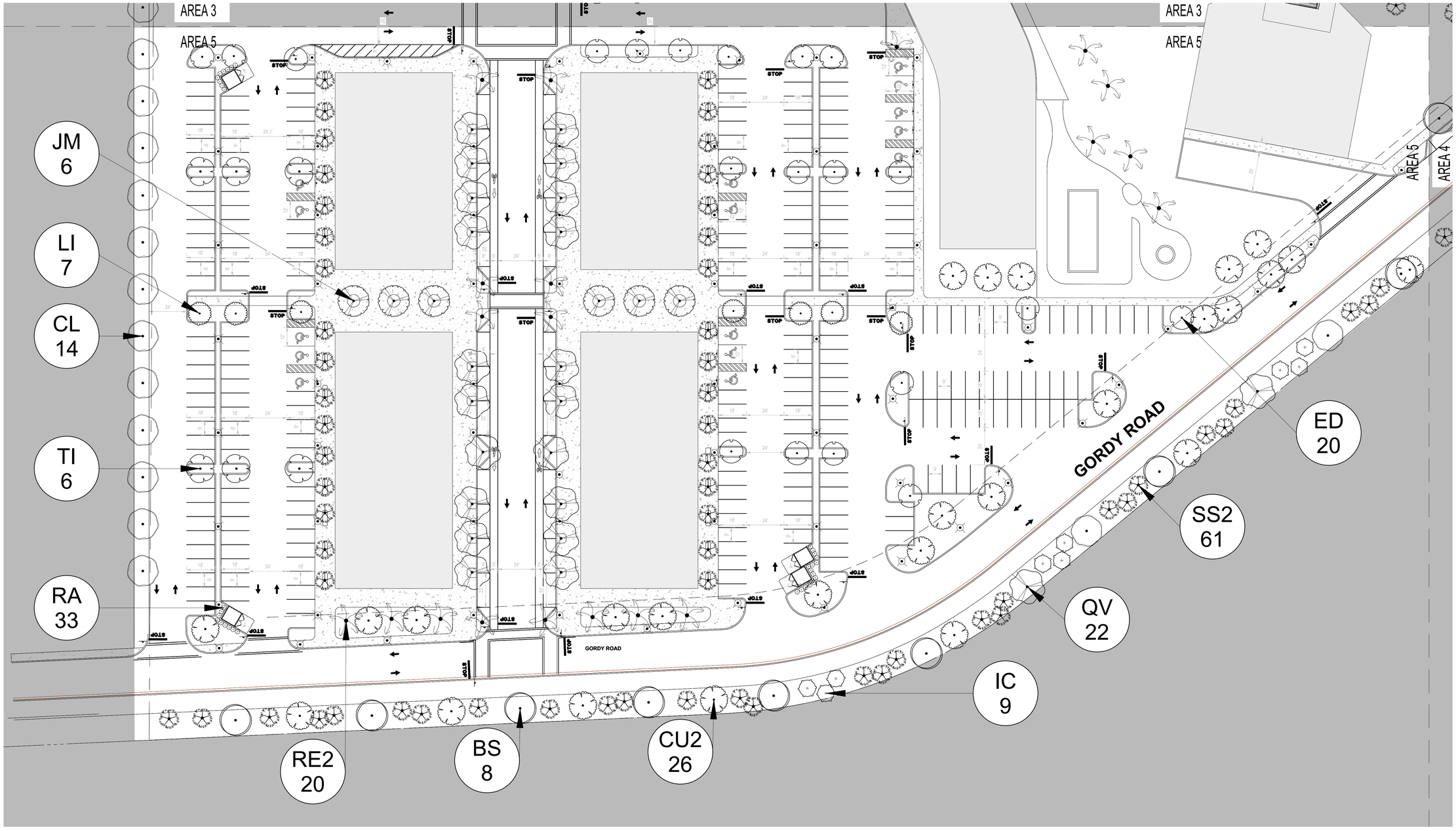

SCALE: 1"=30'-0"

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AREA 5 LANDSCAPE PLAN

L105

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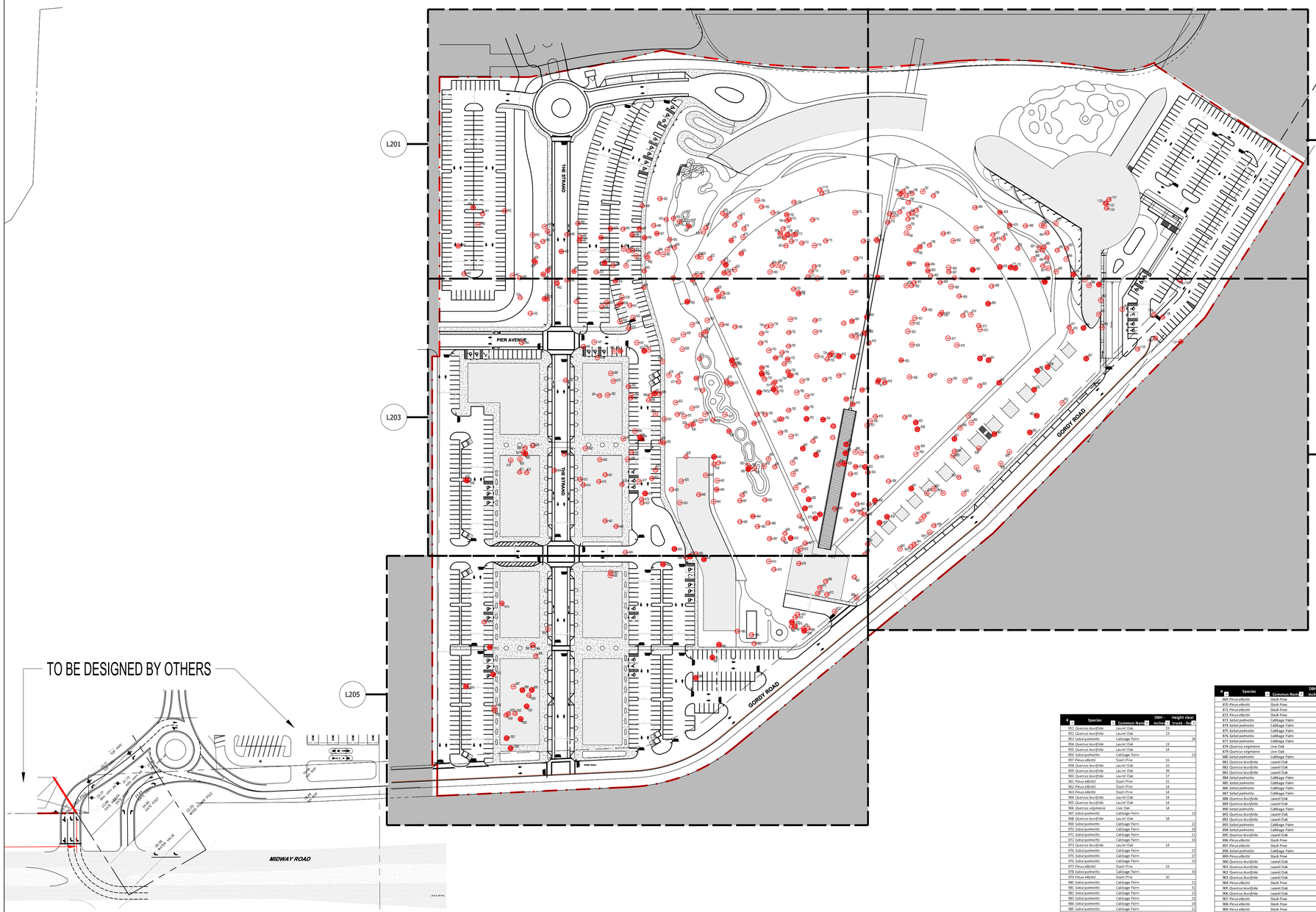

#	Species	Common Name	DBH - Inches	Height clear trunk - ft
658	*Pinus elliottii*	Slash Pine		15
659	*Sabal palmetto*	Cabbage Palm		13
660	*Sabal palmetto*	Cabbage Palm		17
661	*Sabal palmetto*	Cabbage Palm		13
662	*Sabal palmetto*	Cabbage Palm		21
663	*Sabal palmetto*	Cabbage Palm		22
664	*Quercus virginiana*	Live Oak	15	
665	*Sabal palmetto*	Cabbage Palm		23
666	*Sabal palmetto*	Cabbage Palm		25
667	*Sabal palmetto*	Cabbage Palm		16
668	*Sabal palmetto*	Cabbage Palm		27
669	*Sabal palmetto*	Cabbage Palm		23
670	*Pinus elliottii*	Slash Pine	17	
671	*Sabal palmetto*	Cabbage Palm		17
672	*Sabal palmetto*	Cabbage Palm		23
673	*Quercus laurifolia*	Laurel Oak	16	
674	*Quercus virginiana*	Live Oak	15	
675	*Sabal palmetto*	Cabbage Palm		24
676	*Sabal palmetto*	Cabbage Palm		18
677	*Pinus elliottii*	Slash Pine	17	
678	*Pinus elliottii*	Slash Pine	17	
679	*Pinus elliottii*	Slash Pine	15	
680	*Sabal palmetto*	Cabbage Palm		14
681	*Sabal palmetto*	Cabbage Palm		24
682	*Pinus elliottii*	Slash Pine	19	
683	*Sabal palmetto*	Cabbage Palm		16
684	*Quercus laurifolia*	Laurel Oak	23	
685	*Quercus laurifolia*	Laurel Oak	18	
686	*Quercus laurifolia*	Laurel Oak	23	
687	*Pinus elliottii*	Slash Pine	19	
688	*Pinus elliottii*	Slash Pine	14	
689	*Sabal palmetto*	Cabbage Palm		16
690	*Quercus laurifolia*	Laurel Oak	15	
691	*Sabal palmetto*	Cabbage Palm		18
692	*Quercus laurifolia*	Laurel Oak	23	
693	*Quercus laurifolia*	Laurel Oak	17	
694	*Sabal palmetto*	Cabbage Palm		23
695	*Quercus laurifolia*	Laurel Oak	18	
696	*Quercus laurifolia*	Laurel Oak	19	
697	*Sabal palmetto*	Cabbage Palm		24
698	*Quercus virginiana*	Live Oak	23	
699	*Quercus virginiana*	Live Oak	14	
700	*Sabal palmetto*	Cabbage Palm		26
701	*Sabal palmetto*	Cabbage Palm		28
702	*Quercus virginiana*	Live Oak	49	
703	*Sabal palmetto*	Cabbage Palm		35
704	*Sabal palmetto*	Cabbage Palm		39
705	*Sabal palmetto*	Cabbage Palm		38
706	*Quercus laurifolia*	Laurel Oak	15	
707	*Sabal palmetto*	Cabbage Palm		31
708	*Sabal palmetto*	Cabbage Palm		32
709	*Sabal palmetto*	Cabbage Palm		31
710	*Sabal palmetto*	Cabbage Palm		28
711	*Sabal palmetto*	Cabbage Palm		24
712	*Sabal palmetto*	Cabbage Palm		33
713	*Sabal palmetto*	Cabbage Palm		22
714	*Sabal palmetto*	Cabbage Palm		26
715	*Sabal palmetto*	Cabbage Palm		32
716	*Quercus laurifolia*	Laurel Oak	19	
717	*Sabal palmetto*	Cabbage Palm		32
718	*Quercus laurifolia*	Laurel Oak	27	
719	*Sabal palmetto*	Cabbage Palm		24
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721	*Sabal palmetto*	Cabbage Palm		34
722	*Sabal palmetto*	Cabbage Palm		31
723	*Sabal palmetto*	Cabbage Palm		28
724	*Quercus laurifolia*	Laurel Oak	15	
725	*Sabal palmetto*	Cabbage Palm		37
726	*Quercus laurifolia*	Laurel Oak	28	
727	*Sabal palmetto*	Cabbage Palm		16
728	*Sabal palmetto*	Cabbage Palm		25
729	*Sabal palmetto*	Cabbage Palm		23
730	*Sabal palmetto*	Cabbage Palm		37
731	*Sabal palmetto*	Cabbage Palm		16
732	*Quercus laurifolia*	Laurel Oak	17	
733	*Quercus virginiana*	Live Oak	18	
734	*Quercus virginiana*	Live Oak	17	
735	*Quercus virginiana*	Live Oak	14	
736	*Quercus laurifolia*	Laurel Oak	17	
737	*Sabal palmetto*	Cabbage Palm		26
738	*Sabal palmetto*	Cabbage Palm		29
739	*Quercus laurifolia*	Laurel Oak	33	
740	*Sabal palmetto*	Cabbage Palm		29
741	*Sabal palmetto*	Cabbage Palm		26
742	*Sabal palmetto*	Cabbage Palm		33
743	*Quercus laurifolia*	Laurel Oak	20	
744	*Sabal palmetto*	Cabbage Palm		26
745	*Quercus virginiana*	Live Oak	15	
746	*Quercus virginiana*	Live Oak	14	
747	*Pinus elliottii*	Slash Pine	14	
748	*Sabal palmetto*	Cabbage Palm		26
749	*Sabal palmetto*	Cabbage Palm		24
750	*Sabal palmetto*	Cabbage Palm		33
751	*Sabal palmetto*	Cabbage Palm		32
752	*Pinus elliottii*	Slash Pine	21	
753	*Sabal palmetto*	Cabbage Palm		17
754	*Pinus elliottii*	Slash Pine	26	
755	*Sabal palmetto*	Cabbage Palm		22
756	*Sabal palmetto*	Cabbage Palm		17
757	*Quercus virginiana*	Live Oak	20	
758	*Sabal palmetto*	Cabbage Palm		10
759	*Sabal palmetto*	Cabbage Palm		11
760	*Sabal palmetto*	Cabbage Palm		18
761	*Quercus laurifolia*	Laurel Oak	22	
762	*Sabal palmetto*	Cabbage Palm		13
763	*Pinus elliottii*	Slash Pine	19	
764	*Pinus elliottii*	Slash Pine	21	
765	*Quercus virginiana*	Live Oak	15	
766	*Quercus laurifolia*	Laurel Oak	15	
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770	*Sabal palmetto*	Cabbage Palm		22
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779	*Sabal palmetto*	Cabbage Palm		23
780	*Sabal palmetto*	Cabbage Palm		20
781	*Quercus laurifolia*	Laurel Oak	14	
782	*Sabal palmetto*	Cabbage Palm		28
783	*Sabal palmetto*	Cabbage Palm		26
784	*Sabal palmetto*	Cabbage Palm		25
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790	*Sabal palmetto*	Cabbage Palm		28
791	*Sabal palmetto*	Cabbage Palm		32
792	*Sabal palmetto*	Cabbage Palm		31
793	*Sabal palmetto*	Cabbage Palm		31
794	*Sabal palmetto*	Cabbage Palm		32
795	*Quercus laurifolia*	Laurel Oak	24	
796	*Quercus laurifolia*	Laurel Oak	17	
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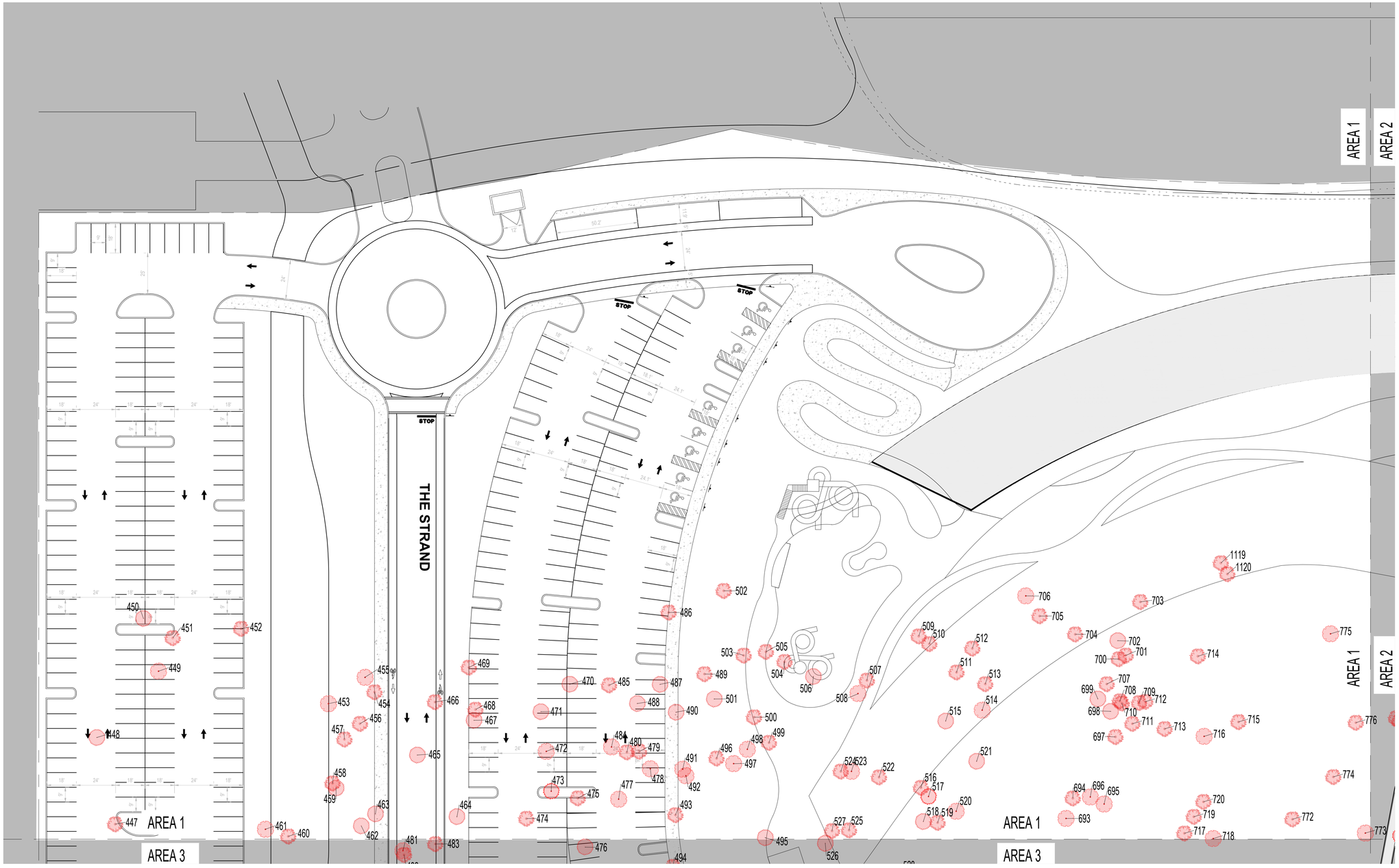
801	*Quercus laurifolia*	Laurel Oak	16	
802	*Pinus elliottii*	Slash Pine	16	
803	*Quercus virginiana*	Live Oak	17	
804	*Quercus virginiana*	Live Oak	32	
805	*Sabal palmetto*	Cabbage Palm		14
806	*Sabal palmetto*	Cabbage Palm		28
807	*Quercus laurifolia*	Laurel Oak	14	
808	*Sabal palmetto*	Cabbage Palm		17
809	*Sabal palmetto*	Cabbage Palm		17
810	*Sabal palmetto*	Cabbage Palm		16
811	*Pinus elliottii*	Slash Pine	20	
812	*Pinus elliottii*	Slash Pine	14	
813	*Quercus virginiana*	Live Oak	15	
814	*Quercus virginiana*	Live Oak	18	
815	*Quercus virginiana*	Live Oak	20	
816	*Quercus virginiana*	Live Oak	20	
817	*Quercus virginiana*	Live Oak	22	
818	*Quercus virginiana*	Live Oak	14	
819	*Sabal palmetto*	Cabbage Palm		15
820	*Quercus laurifolia*	Laurel Oak	25	
821	*Quercus laurifolia*	Laurel Oak	23	
822	*Quercus laurifolia*	Laurel Oak	16	
823	*Pinus elliottii*	Slash Pine	17	
824	*Sabal palmetto*	Cabbage Palm		13
825	*Sabal pal



SCALE: 1"=30'-0"

0 10' 20' 30' 60'

WILLOW LAKES
RESORT AND COMMUNITY

W. MIDWAY ROAD. CITY OF FORT PIERCE

LANDSCAPE ARCHITECT

ARQUITECTONICAGEO

2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonicageo.com

CONSULTANT :

CONSULTANT :

CONSULTANT :

CONSULTANT :

CONSULTANT:

CONSULTANT:

SEAL / SIGNATURE / DATE

OFFICE REGISTRATION #: AA C000465

Date	Revision

Issue #	Issue Date / For

ARQ Project No.: 10485
Drawn by: GEO
Approved by: GEO

SHEET INDEX

AREA 1 MITIGATION PLAN

L201

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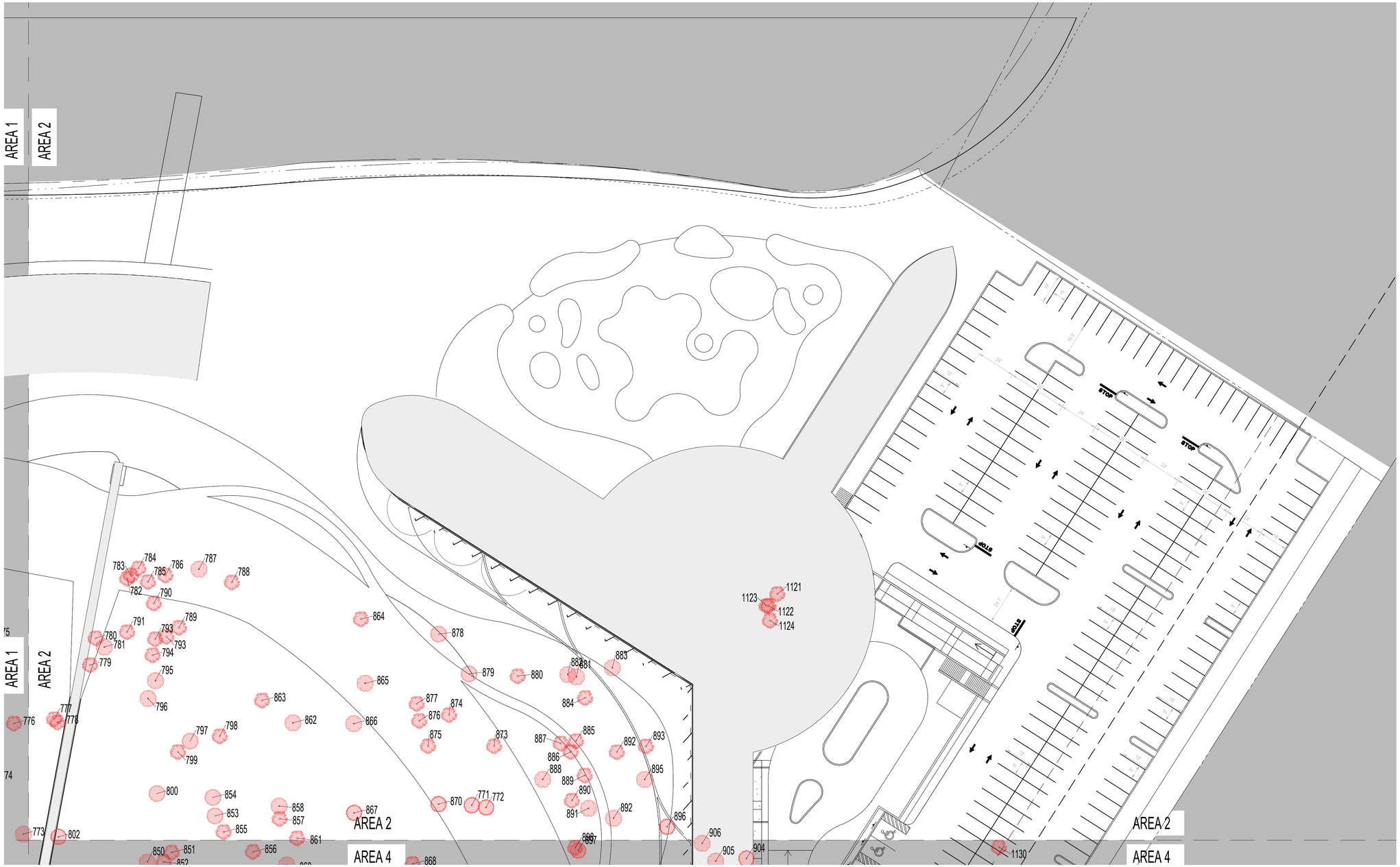

SCALE: 1"=30'-0" 0 10' 20' 30' 60'

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AREA 2 MITIGATION PLAN

L202

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AREA 1
AREA 3
PIER AVENUE
THE STRAND
AREA 5
AREA 4
STOP

SCALE: 1"=30'-0"

WILLOW LAKES
RESORT AND COMMUNITY
W. MIDWAY ROAD, CITY OF FORT PIERCE

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ARQ Project No.: 10485
Drawn by: GEO
Approved by: GEO

SHEET INDEX

AREA 3 MITIGATION PLAN

L203

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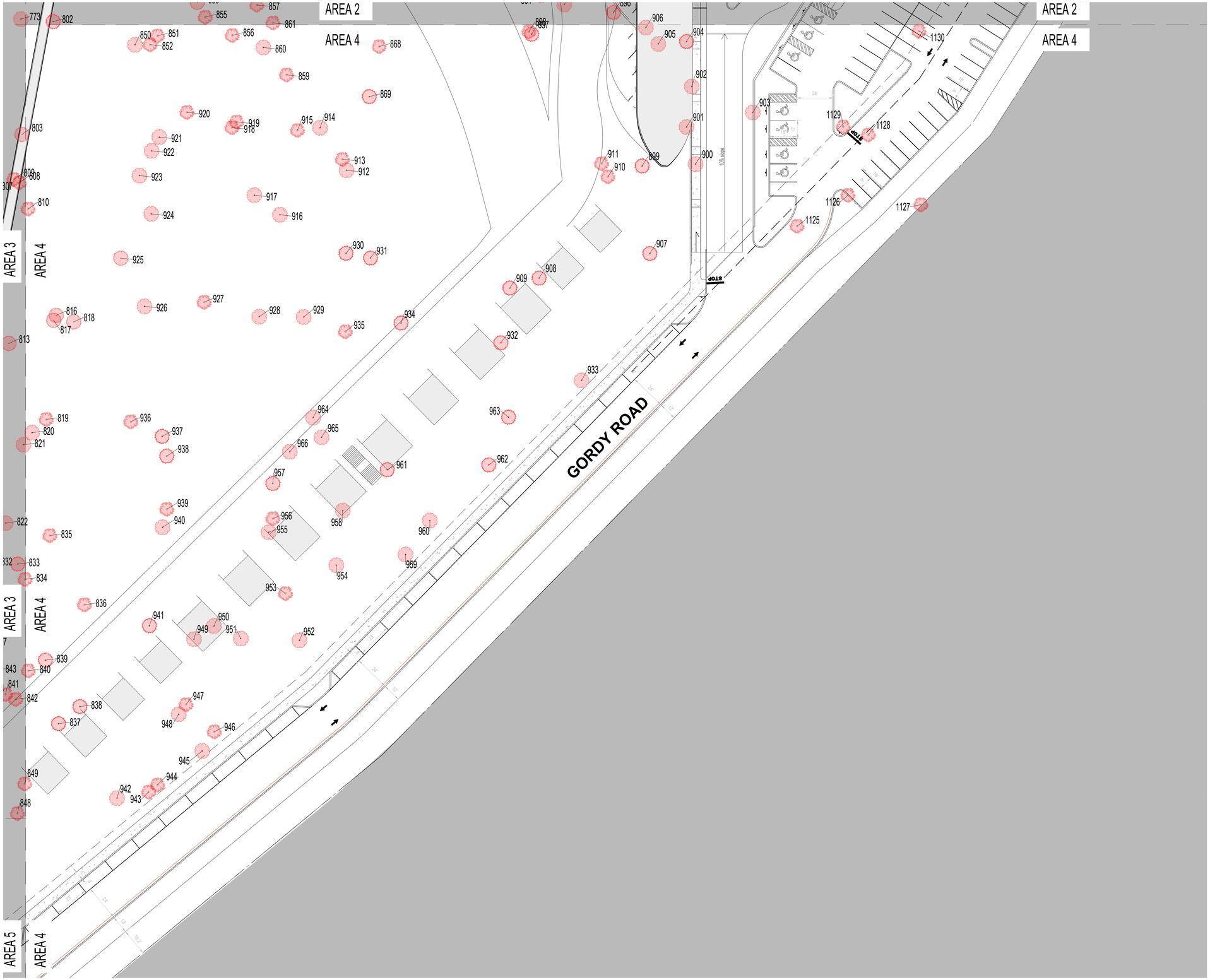
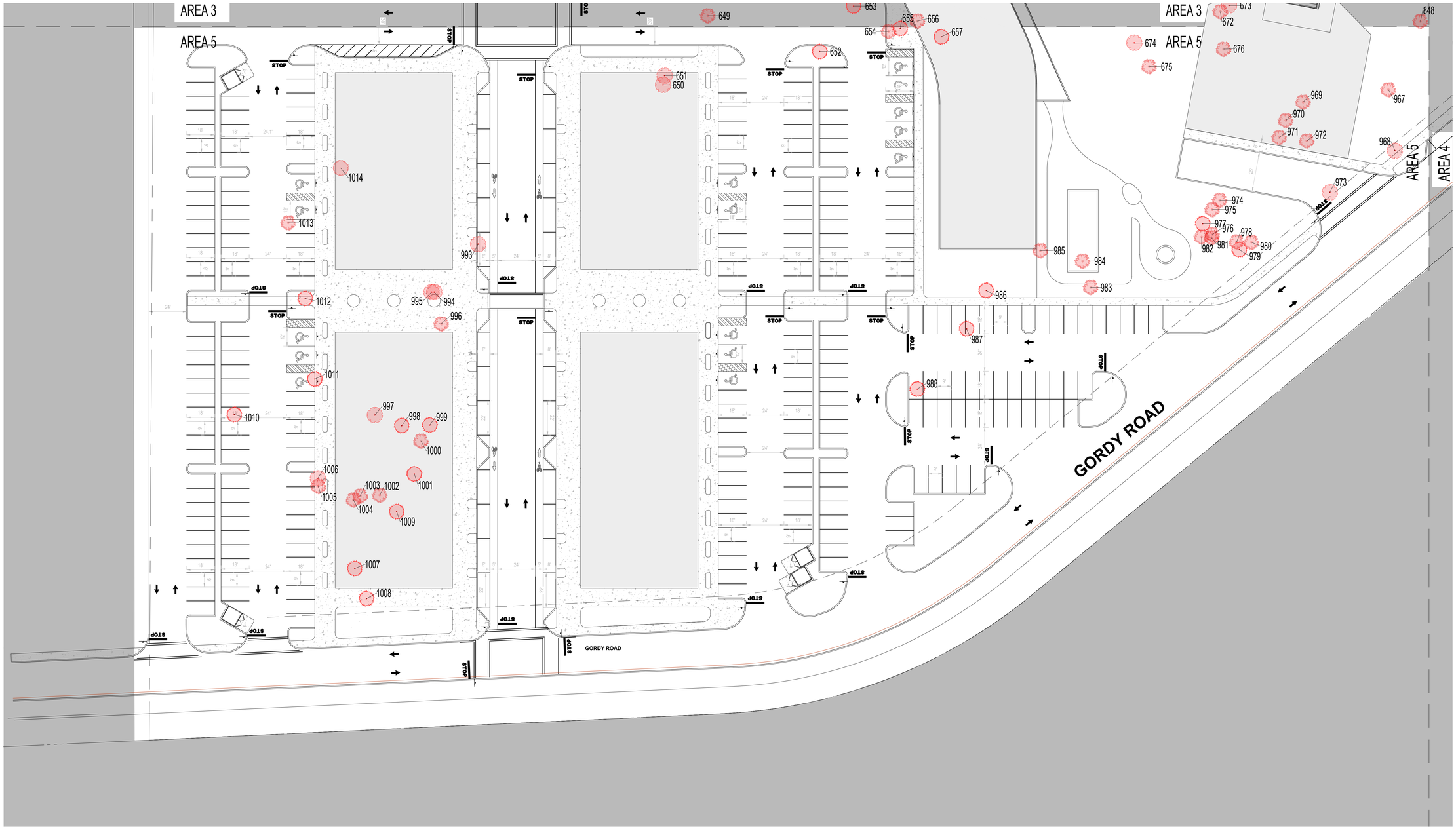

AREA 2
AREA 4
AREA 3
AREA 4
AREA 5
AREA 4
GORDY ROAD
STOP
105 SPACE
24'
24'
24'



SCALE: 1"=30'-0"

0 10' 20' 30' 60'

WILLOW LAKES
RESORT AND COMMUNITY

W. MIDWAY ROAD, CITY OF FORT PIERCE

LANDSCAPE ARCHITECT

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Date	#	Revision

Issue #	Issue Date / For

ARQ Project No.: 10485
Drawn by: GEO
Approved by: GEO

SHEET INDEX

AREA 5 MITIGATION PLAN

L205

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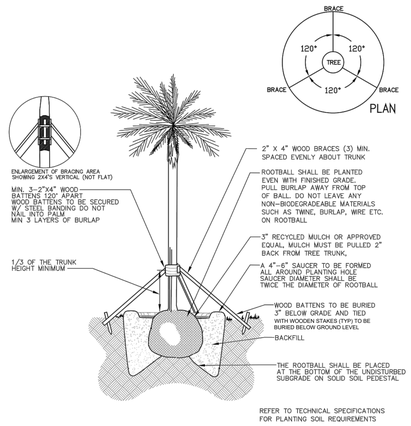
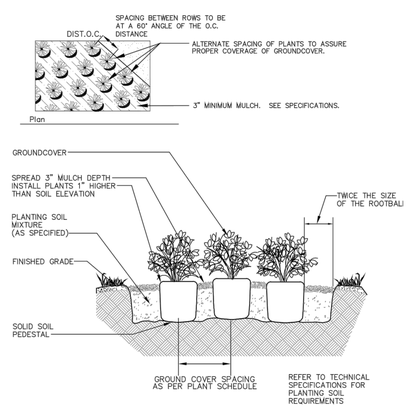
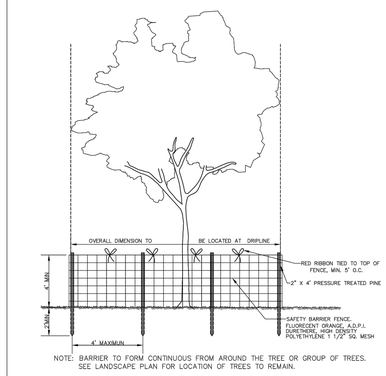


7 PALM PLANTING
SCALE: NTS

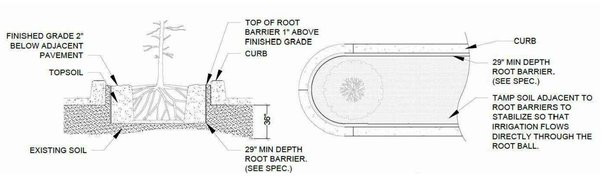


4 GROUNDCOVER PLANTING
SCALE: NTS

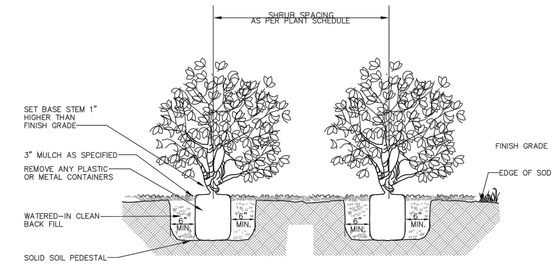


NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

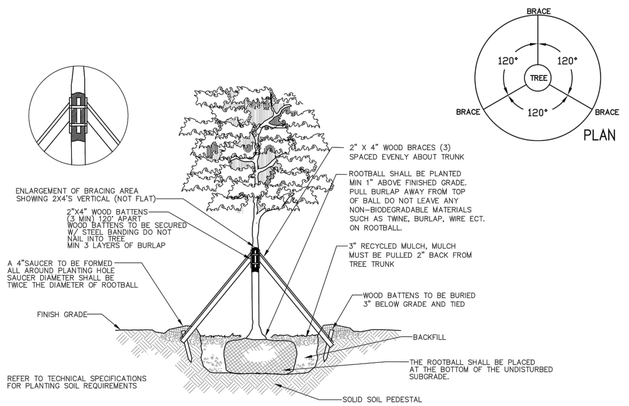
1 TREE PROTECTION DETAIL
SCALE: NTS



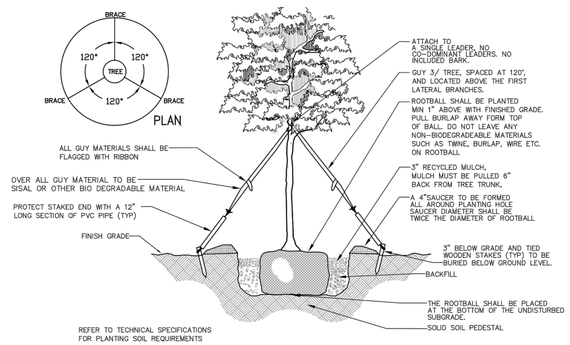
7 SPECIAL APPLICATIONS ROOT BARRIER DETAIL
SCALE: NTS



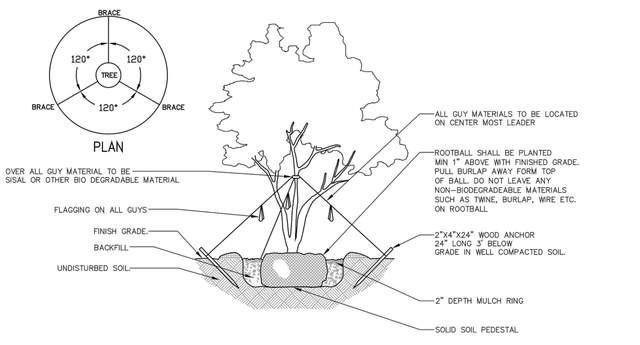
5 SHRUB PLANTING
SCALE: NTS



2 LARGE TREE PLANTING
SCALE: NTS



6 SMALL TREE PLANTING
SCALE: NTS



REFER TO TECHNICAL SPECIFICATIONS FOR PLANTING SOIL REQUIREMENTS

3 MULTI-TRUCK TREE PLANTING
SCALE: NTS

WILLOW LAKES
RESORT AND COMMUNITY

W. MIDWAY ROAD. CITY OF FORT PIERCE

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ARQ Project No.: 10485
Drawn by: GEO
Approved by: GEO

SHEET INDEX

PLANTING DETAILS

L500

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Technical Review Committee **3. f.**

Meeting Date: 09/16/2021

REQUESTED ACTION

Minor Site Plan - Enterprise Rent-A-Car - 5400 S. US Highway 1

LOCATION

5400 S. US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

TBD

Attachments

TRC Memo Combined

Form Review

Form Started By: Vennis Gilmore Started On: 09/01/2021 08:49 PM

Final Approval Date: 09/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #21-07000020 (Minor Site Plan)
BOARD DATE	:	September 16th, 2021

Minor Site Plan – Enterprise Rental Cars – 5400 S. US Highway 1

Attached is an Application for a Minor Site Plan to be located at 5400 S. US Highway 1. This proposed Minor Site Plan is for the expansion of an Enterprise Rent-a-car facility. The existing facility is currently in operation and serves as a vehicle sale and car/truck rental facility, with the proposed expansion aimed at increasing the amount of inventory available for such services. As proposed, the existing vehicle rental and sales lot will be expanded into the currently vacant parcel immediately south of the existing Enterprise facility, which will allow for an increase in vehicle inventory available for sales and rental. The eastern one-third (approximately) of this vacant parcel is cleared, and it is in this area that most of the proposed sales and rental lot will be constructed; impacts to existing native vegetation are expected to be minimal, depending on site grading considerations and constraints. Per City Code Section 125-313(b) Minor Site Plan; all Standards for Review must be met to receive approval for a Minor Site Plan. Parcel ID(s): 3403-502-0292-000-0, 3404-502-0291-000-3.

Please review and provide comments on this Minor Site Plan application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments please respond prior to the, September 16, 2021 TRC meeting.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Senior Planner

lucido&associates

Via Email: *planning_dl@cityoffortpierce.com*

TRANSMITTAL

August 25, 2021

Ms. Jennifer Hofmeister, AICP
Director
Planning Department
City of Fort Pierce
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Enterprise Rent-a-Car, Truck Rental and Car Sales – Project Narrative
Our Reference Number: 20-615

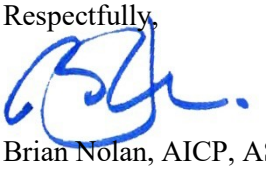
Dear Ms. Hofmeister,

On behalf of JBC Investments, Inc, Lucido & Associates is pleased to present to you all necessary plans and documents for completeness review, which includes the following:

- Development Review Application;
- Pre-Application Meeting Comment Response Letter;
- St. Lucie County Fire District Review Application;
- Special Warranty Deeds (2);
- Property Appraiser Cards;
- Project Narrative (.pdf and .doc formats);
- Environmental Statement;
- Boundary Survey;
- Boundary Survey (existing facility);
- Tree Survey;
- General Lighting Plan;
- Preliminary Civil Engineering Plans (signed and sealed);
- Site Plan;
- Landscape and Tree Mitigation Plans (signed and sealed).

Upon your review and determination of completeness, please indicate how many hard copies of the attached you will require; should your review determine our application to be incomplete, please advise this office as soon as possible of noted deficiencies and such items will be forwarded to your department thusly. We greatly look forward to working with you to bring this proposed expansion to fruition, and please donot hesitate to contact me directly should you have any questions or concerns.

Respectfully,



Brian Nolan, AICP, ASLA
Director II

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 5400 S US 1 Fort Pierce, FL 34982

Parcel ID #(s) 3403-502-0292-000-0; 340350202910003

Project description Expansion of the outdoor sales and display area.

JBC Investments, Inc.	Lucido and Associates
Property Owner(s)	**Applicant/Representative, Title, Company**
315 N. Federal Hwy	701 SE Ocean Blvd
Street Address	Street Address
Hollywood FL 33020	Stuart FL 34994
City State Zip	City State Zip
954-458-2828	772-220-2100
Phone Number	Phone Number
bg@brycorholdings.com	bnolan@lucidodesign.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 Broward

The foregoing instrument was acknowledged before me this 22nd day of July, 2021, by Bryan Grosman who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal)

ELIZABETH VANCE
Notary Public - State of Florida
Commission # HH 062546
My Comm. Expires Mar 4, 2025
Bonded through National Notary Assn.

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.: N/A Residential: Proposed Units:_____

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

North	South	East	West
Car Dealership	Walk-in Urgent Care	Residential	Car Dealership

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)

ERNEST W. DUNCAN P.S.M. 5182

521 SE 5TH COURT
POMPANO BEACH, FL. 33060
PHONE: (754) 264-2166
FAX: (954) 827-0535

BOUNDARY & TREE SURVEY

JOB NO. 09-05-17 | PROPERTY ADDRESS: 5450 S. U.S. HIGHWAY NO. 1 FORT PIERCE, FL. 34982 | Scale: 1" = 30'

NW CORNER OF LOT 227
& ALSO THE NORTH QUARTER
CORNER OF SECTION 10
TOWNSHIP 36 SOUTH, RANGE 40 EAST

NORTH LINE OF LOT 227 – NORTH LINE OF SECTION 10-36-40

TREE #	Description	TREE #	Description	TREE #	Description	TREE #	Description	TREE #	Description	TREE #	Description
1	8" OAK	26	10" PINE	51	6" PINE	76	8" PINE	101	7" PINE	126	11" PINE	151	10" PINE
2	12' PALM	27	9" PINE	52	9" PINE	77	7" PINE	102	8" PINE	127	10" PINE	152	8" PINE
3	9" PINE	28	12" PINE	53	8" PINE	78	10" PINE	103	8" PINE	128	7" PINE	153	9" PINE
4	14" PINE	29	12" PINE	54	9" PINE	79	6" PINE	104	13" PINE	129	9" PINE	154	12" PINE
5	16" PINE	30	12" PINE	55	8" PINE	80	6" PINE	105	13" PINE	130	12" PINE	155	12" PINE
6	7" PINE	31	7" PINE	56	7" PINE	81	10" PINE	106	14" PINE	131	8" PINE	156	14" PINE
7	11" PINE	32	5" PINE	57	7" PINE	82	5" PINE	107	12" PINE	132	10" PINE	157	9" PINE
8	12" PINE	33	6" PINE	58	7" PINE	83	6" PINE	108	30" OAK	133	9" PINE	158	7" PINE
9	12" PINE	34	7" PINE	59	7" PINE	84	6" PINE	109	12" PINE	134	9" PINE	159	12" PINE
10	16" PINE	35	7" PINE	60	5" PINE	85	6" PINE	110	6" PINE	135	6" PINE	160	9" PINE
11	5" PINE	36	6" PINE	61	10" PINE	86	7" PINE	111	6" PINE	136	6" PINE	161	8" PINE
12	7" PINE	37	9" PINE	62	10" PINE	87	8" PINE	112	10" PINE	137	7" PINE	162	6" PINE
13	7" PINE	38	6" PINE	63	7" PINE	88	9" PINE	113	10" PINE	138	8" PINE	163	8" PINE
14	7" PINE	39	6" PINE	64	8" PINE	89	15" PINE	114	12" PINE	139	8" PINE	164	10" PINE
15	7" PINE	40	5" PINE	65	7" PINE	90	6" PINE	115	8" PINE	140	8" PINE	165	11" PINE
16	7" PINE	41	5" PINE	66	7" PINE	91	6" PINE	116	8" PINE	141	8" PINE	166	10" PINE
17	6" PINE	42	7" PINE	67	7" PINE	92	5" PINE	117	12" PINE	142	9" PINE	167	13" PINE
18	8" PINE	43	7" PINE	68	7" PINE	93	7" PINE	118	11" PINE	143	5" PINE	168	7" PINE
19	8" PINE	44	7" PINE	69	9" PINE	94	6" PINE	119	30" OAK	144	12" PINE	169	10" PINE
20	7" PINE	45	8" PINE	70	8" PINE	95	5" PINE	120	12" PINE	145	7" PINE	170	12" PALM
21	7" PINE	46	8" PINE	71	7" PINE	96	6" PINE	121	12" PINE	146	8" PINE	171	12" PALM
22	12" PINE	47	7" PINE	72	16" PINE	97	11" PINE	122	10" PINE	147	6" PINE	172	12" PALM
23	6" PINE	48	5" PINE	73	6" PINE	98	8" PINE	123	12" PINE	148	7" PINE	173	9" OAK
24	8" PINE	49	7" PINE	74	6" PINE	99	8" PINE	124	6" PINE	149	7" PINE	174	13" PALM
25	7" PINE	50	7" PINE	75	6" PINE	100	9" PINE	125	6" PINE	150	7" PINE		

330.95' (C) S00°18'04" E
WEST LINE OF THE NE CORNER OF SEC. 10-36-40
WEST LINE OF LOT 227

NORTH HALF OF LOT 227
(NOT INCLUDED)
5400 S. U.S. HWY NO. 1
PROPERTY ID #340350202910003

COMMERCIAL BUILDING

ASPHALT PARKING LOT

ASPHALT PARKING LOT

CHAINLINK FENCE (HEIGHT VARIES)

1/2" F.I.P. NO ID.

N89°54'04"E 80.00'

1/2" F.I.P. NO ID.

N89°54'04"E 558.54'

CHAINLINK FENCE (HEIGHT VARIES)

1/2" F.I.P. NO ID.

CONCRETE MEDIAN

SOUTHBOUND ROADWAY

GRASS MEDIAN

2' CONCRETE CURB & GUTTER

NORTHBOUND ROADWAY

2' CONCRETE CURB & GUTTER

CONCRETE SIDEWALK

U.S. HIGHWAY NO. 1
(STATE ROASD NO. 5)
RIGHT-OF-WAY INFORMATION PER STATE ROAD DEPARTMENT
R/W MAP OF STATE ROAD NO. 5, SECTION NO. 2302B2
SECTION NO. 94010-2500, FDOT DISTRICT 4

N00°18'04"W 180.91'

PROPERTY APPRAISER
PROPERTY ID #340350202920000

1/2" F.I.P. NO ID.

S89°52'58"W 558.34'

S00°18'04"E 24.97'

S89°41'56"W 2.00'

S00°18'04"E 125.02'

78.00' N89°52'58"E

SOUTH 150' OF LOT 227
(NOT INCLUDED)
5400 S. U.S. HWY NO. 1
PROPERTY ID #3403502029130007

SOUTH LINE OF LOT 227 N89°52'58"E 560.17'

1/2" F.I.P. NO ID.

1/2" F.I.P. NO ID.

S00°14'12"E 150.00'

30' CANAL RIGHT-OF-WAY
S00°14'12"E 180.75'

TOP OF BANK

EAST LINE OF LOT 227

SYMBOL

- ELECTRIC BOX
- FIRE HYDRANT
- CATCH BASIN
- WATER METER
- EXISTING ELEVATION
- OVERHEAD LINE (OH)
- CHAIN LINK FENCE (C.L.F)
- WOOD FENCE (W.F)
- WATER VALVE
- UTILITY POLE
- LIGHT POLE (LP)

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EASTACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDSOF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY. LESS THE SOUTH 150.00 FEET OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE NE CORNER OF SECTION 10-36-40 AS SHOWN ON THE R/W MAP OF STATE ROAD NO. 5, SECTION 94010-2500 DATED 9/27/2001.
2. BENCHMARK REFERENCE: ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
3. MINIMUM LINEAR ACCURACY OBTAINED: 1 FOOT IN 7,500 FEET AS REQUIRED FOR A SUBURBAN SURVEY
4. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
5. SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS

FLOOD ZONE INFORMATION:
FLOOD ZONE: X
MAP #12111C 0277 J
UNICORPORATED ST. LUCIE COUNTY
MAP DATE: 02/16/2012

CERTIFIED TO:

JBC INVESTMENTS, INC
HARVEY MATTEL, ESQUIRE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPIBLIC NATIONAL TITLE INSURANCE COMPANY NO. 492093, WITH AN EFFECTIVE DATE OF AUGUST 27, 2017 AT 11:00 WAS SUPPLIED AND REVIEWED. THE SURVEY RELATED EXCEPTIONS ARE AS LISTED BELOW.

SURVEY RELATED TITLE EXCEPTIONS:

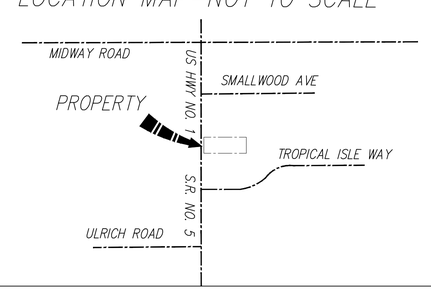
EASEMENT AGREEMENT BETWEEN OWNERS OF SUBJECT PROPERTY AND PROPERTY IMMEDIATELY ADJACENT AND TO THE SOUTH OF SUBJECT PROPERTY FOR THE SHARED USE OF A PROPOSED RETENTION AREA WHICH MAY BE THE PORTION OF THE PROPERTY THAT APPEARS TO BE CLEARED OF TREES BUT THAT CANNOT BE DETERMINED FROM SUPPLIED OR FOUND INFORMATION. EASEMENT AGREEMENT RECORDED IN O.R.B. 2624, PG. 1823 & O.R.B. 2837, PG. 2406, S.L.C.R.

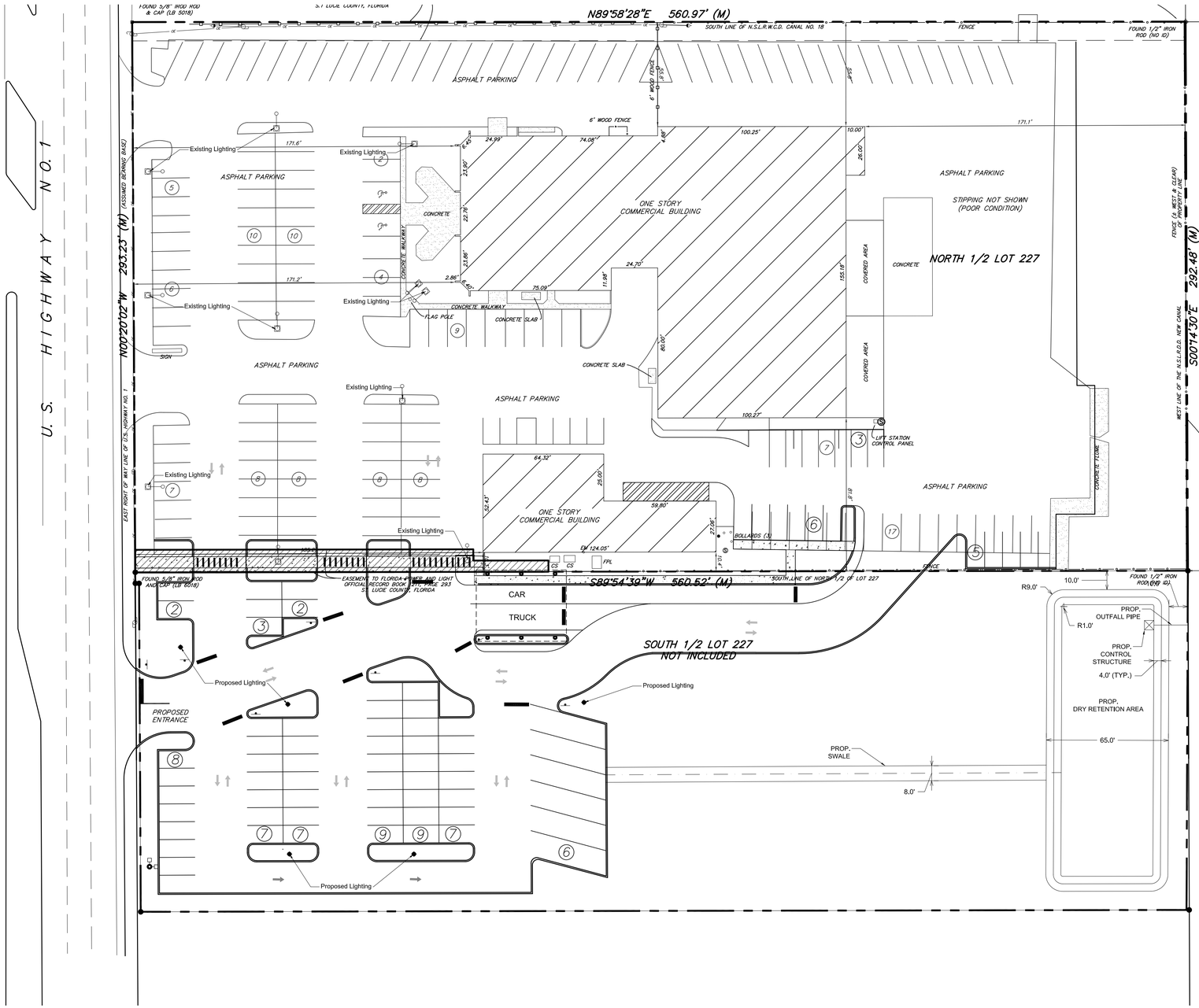
EASEMENT GIVING FLORIDA POWER AND LIGHT THE RIGHT TO CONSTRUCT AND MAINTAIN POWER POLES AND UTILITY LINES IMMEDIATELY INSIDE AND ADJACENT TO THE COUNTY ROAD THSI EASEMENT ALSO GIVES RIGHTS TO MAINTAIN AND TRIM ANY TREES SURROUNDING SAID POLES EASEMENT RECORDED IN D.B. 73, PG. 229, S.L.C.R.

DATE OF SURVEY 9/12/17

ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

LOCATION MAP-NOT TO SCALE

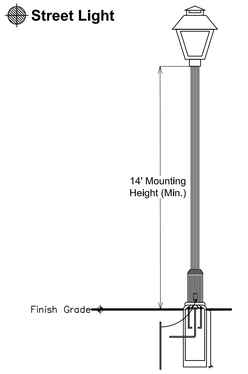




General Lighting Notes

1. All lighting adjacent to property lines shall be shielded to prevent light throw onto adjacent property and/or roadways
2. Outdoor lighting shall shall not exceed 0.5 foot-candle of throw onto adjacent properties, measured vertically and horizontally.
3. All lighting shall provide a uniformity ration of an average/minimum of 4:1.
4. After-hours lighting may be reduced by 50% of the required minimum 30 minutes after termination of such use.
5. All light fixtures shall provide a minimum vertical clearance of 14' above finished grade.

Street Light



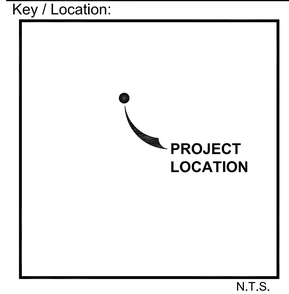
Standard Light Pole Detail

NTS

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Owner/Applicant: JBC Investments, Inc. 315 N. Federal Hwy Hollywood, FL 33020
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Velcon Engineering and Surveying, Inc. 590 Peacock Blvd., Ste 8 Port Saint Lucie, FL 34986
Surveyors:	Ernest W. Duncan, PSM 526 SE 5th Court Pompano Beach, FL 33060 Craig Watson, PSM 2240 NE Dixie Hwy Jensen Beach, FL 34957

Enterprise Rent-a-Car

City of Fort Pierce

Lighting Plan

Date	By	Description
04.21.21	SAW	Pre-App Meeting
07.17.21	MM	Lighting Plan

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW
Manager	BN
Project Number	20-615
Municipal Number	---
Computer File	

Sheet **5 of 5**

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NSLRWCD

US HIGHWAY 1

EX.
WATER METER

EX. 4" FM
T.O.P. EL. 11.00
7' OFF E.E.O.P.

PROPOSED
ENTRANCE

CONNECT TO
EX. 4" FM

CAR

TRUCK

PROPOSED EXPANSION

PROP. DRAINAGE
STRUCTURE (TYP.)

PROP.
SWALE

8.0'

PROP. SAN. C/O (TYP.)

PROP. GRINDER STATION

R9.0'

10.0'

10.0'

PROP.
OUTFALL PIPE

R1.0'

PROP.
CONTROL
STRUCTURE

4.0' (TYP.)

PROP.
DRY RETENTION AREA

65.0'

VACANT

30 15 7.5 0 30
1"= 30'

NORTH

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:

PROJECT:

CONCEPTUAL UTILITY PLAN FOR ENTERPRISE RENT-A-CAR

CLIENT:

JBC INVESTMENTS INC.

CITY OF FORT PIERCE, FLORIDA

LICENSE NO. 68212 STATE OF FLORIDA
RANDALL RODGERS
PROFESSIONAL ENGINEER

M. RANDALL RODGERS, PE
FLORIDA LICENSE No. 68212
7/23/21

PROJECT No.: 20-1035
DRAWN BY: JM
CHECKED BY: DG
DATE: 7/23/2021
CAD FILE: CONCEPTUAL UTILITIES

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-1

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CITY OF PSL PROJECT NO. PXX-XXX
PSLUSD FILE NO. XXXX

Printed on Friday, July 23, 2021, 11:40 AM by Jacob McMahon

Enterprise Rent-a-Car

Site Plan

City of Fort Pierce, Florida

Applicant
Cone & Graham, Inc.
5101 Cone Road
Tampa, FL 33610

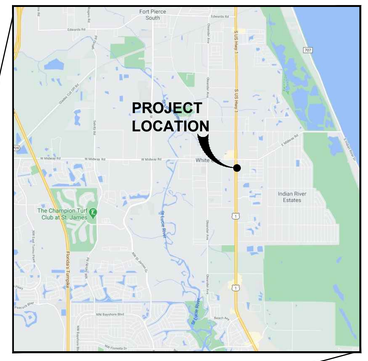
Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994
P: 772.220.2100

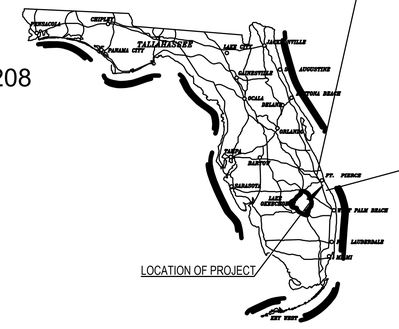
Civil Engineer
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, FL 34952

Environmental Consultant
EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996

Surveyor (Platting)
Watson|Killane Surveying and Mapping, Inc.
2240 NE Dixie Highway
Jensen Beach, FL 34957

Traffic Engineer
Kimley-Horn
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411





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Landscape Plans LA 1 - LA 5
Mitigation Plans TP 1 - TP 3

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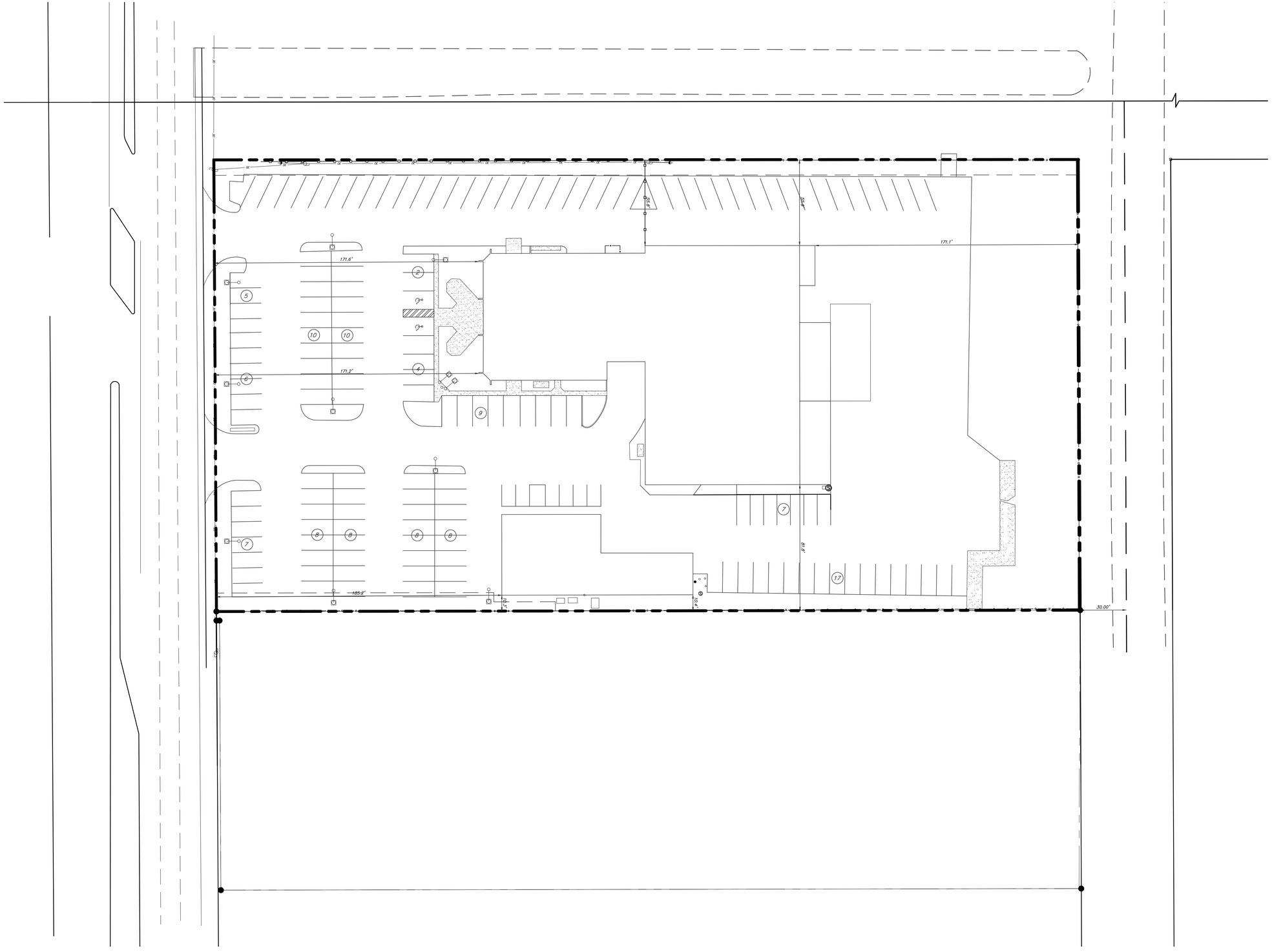

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994
(772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Owner/Applicant: JBC Investments, Inc. 315 N. Federal Hwy Hollywood, FL 33020
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Velcon Engineering and Surveying, Inc. 590 Peacock Blvd., Ste 8 Port Saint Lucie, FL 34986
Surveyors:	Ernest W. Duncan, PSM 526 SE 5th Court Pompano Beach, FL 33060 Craig Watson, PSM 2240 NE Dixie Hwy Jensen Beach, FL 34957

Enterprise Rent-a-Car

City of Fort Pierce

Existing Conditions Plan

Date	By	Description
04.21.21	SAW	Submittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW
Manager	BN
Project Number	20-615
Municipal Number	---
Computer File	

Sheet **2 of 5**

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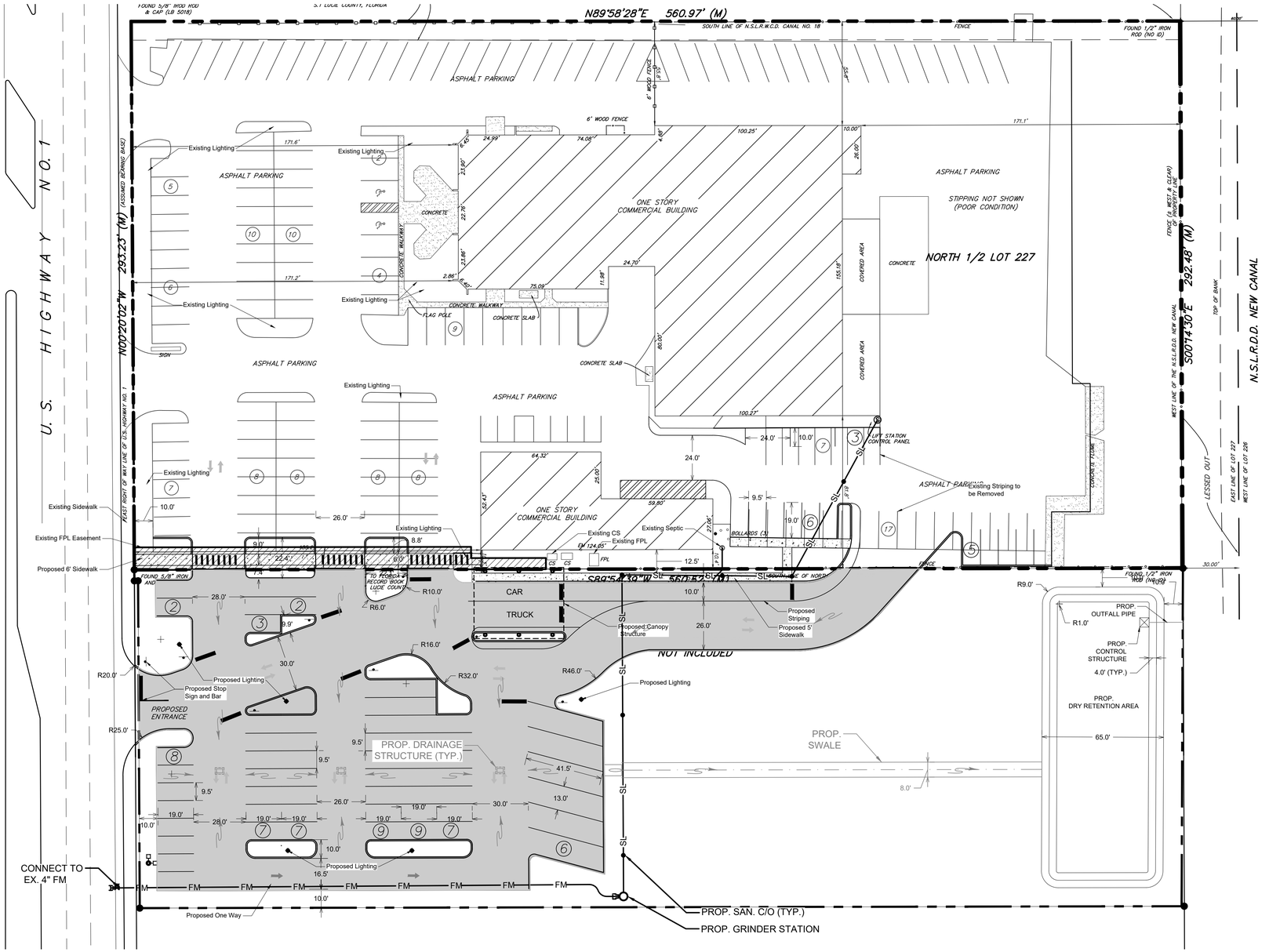

Site Data

Existing Site Area:			
Existing:	164,254 sf	3.77 Ac.	100%
Existing Use:		Enterprise Rent-a-Car	
Existing Zoning:		C-3	
Existing Future Land Use:		GC	
Impervious Area:	127,845 sf	2.93 ac	78%
Buildings:	28,904 sf.	0.66 ac	
Pavement:	97,513 sf	2.24 ac	
Sidewalk:	1,428 sf	0.03 ac	
Pervious Area:	36,409 sf	0.84 ac	22%
Landscape:	36,409sf	0.84 ac	
Proposed Site Area:			
Proposed:	100,999 sf	2.32 Ac.	100%
Existing Use:		Vacant	
Existing Zoning:		C-3	
Existing Future Land Use:		GC	
Impervious Area:	43,203 sf	0.99 ac	43%
Pavement:	42,327 sf	0.97 ac	
Sidewalk:	876 sf	0.02 ac	
Pervious Area:	57,796 sf	1.33 ac	57%
Landscape:	47,417 sf	1.09 ac	
Dry Retention:	10,379 sf	0.24 ac	
Total Site Area:			
Total:	265,253 sf	6.08 Ac.	100%
Impervious Area:	171,048 sf	3.92 ac	63%
Buildings:	28,904 sf.	0.66 ac	
Pavement:	139,840 sf	3.21 ac	
Sidewalk:	2,306 sf	0.05 ac	
Pervious Area:	94,205 sf	2.16 ac	37%
Landscape:	83,826 sf	1.92 ac	
Dry Retention	10,379 sf	0.24 ac	

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Key / Location:



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Craig Watson, PSM 2240 NE Dixie Hwy Jensen Beach, FL 34957

Enterprise Rent-a-Car

City of Fort Pierce

Proposed Improvements

Date	By	Description
04.21.21	SAW	Pre-App Meeting

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW
Manager	BN
Project Number	20-615
Municipal Number	---
Computer File	

Sheet **3 of 5**

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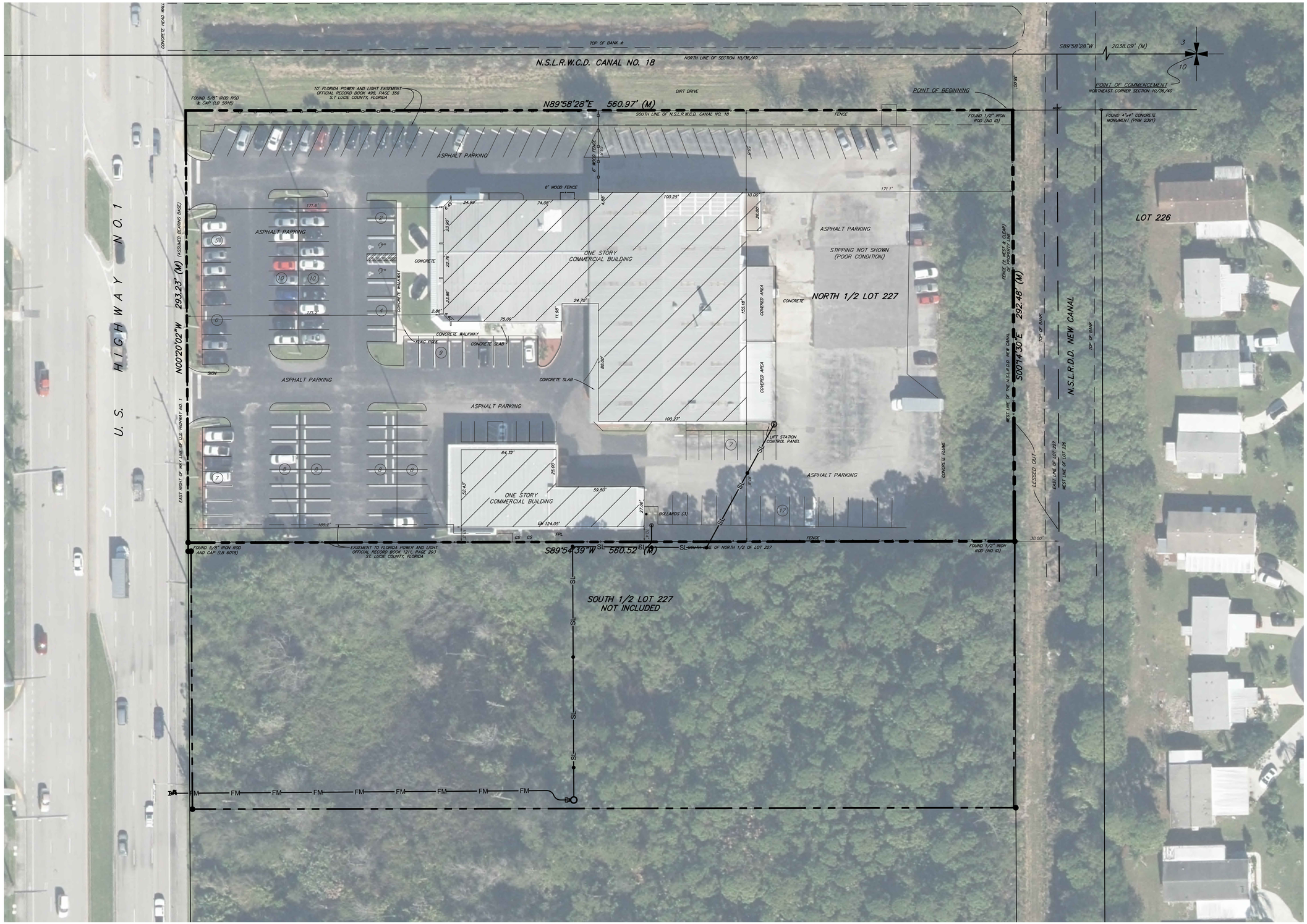

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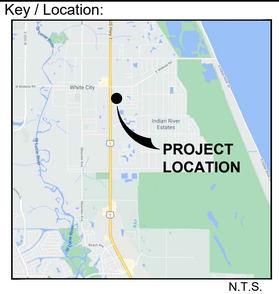

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Enterprise Rent-a-Car

City of Fort Pierce

Aerial Exhibit

Date	By	Description
04.21.21	SAW	Pre-App Meeting

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW
Manager	BN
Project Number	20-615
Municipal Number	---
Computer File	

Sheet **4 of 5**

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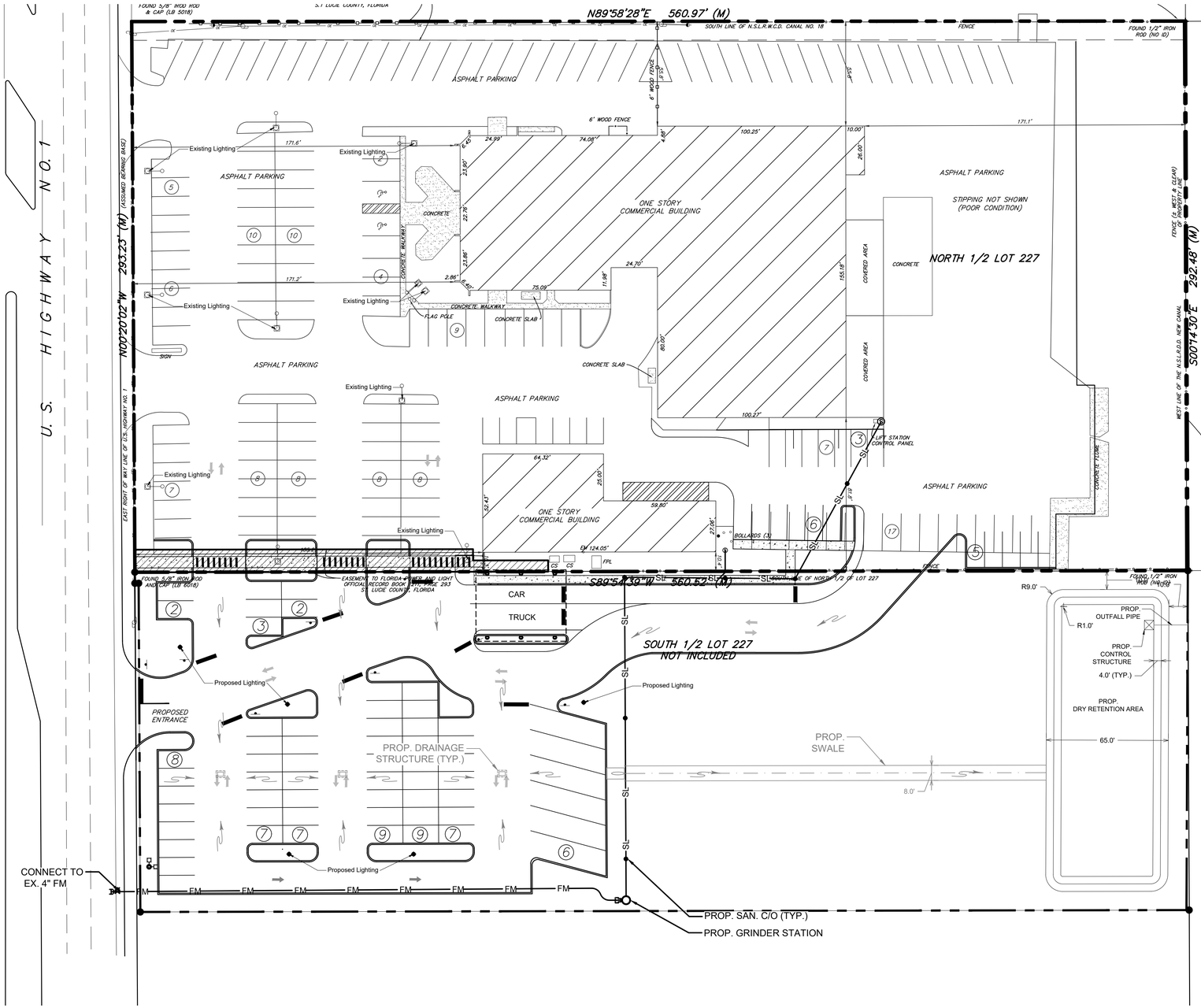

General Lighting Notes

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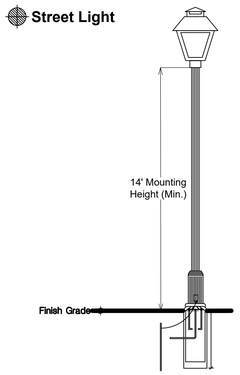

Standard Light Pole Detail

NTS

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701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

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Surveyors:	Ernest W. Duncan, PSM 526 SE 5th Court Pompano Beach, FL 33060 Craig Watson, PSM 2240 NE Dixie Hwy Jensen Beach, FL 34957

Enterprise Rent-a-Car

City of Fort Pierce

Lighting Plan

Date	By	Description
04.21.21	SAW	Pre-App Meeting
07.17.21	MM	Lighting Plan

NORTH

SCALE: 1" = 30'

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REG. # 1018
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Sheet **5 of 5**

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Enterprise Rent-a-Car

Preliminary Landscape Plan

City of Fort Pierce, Florida

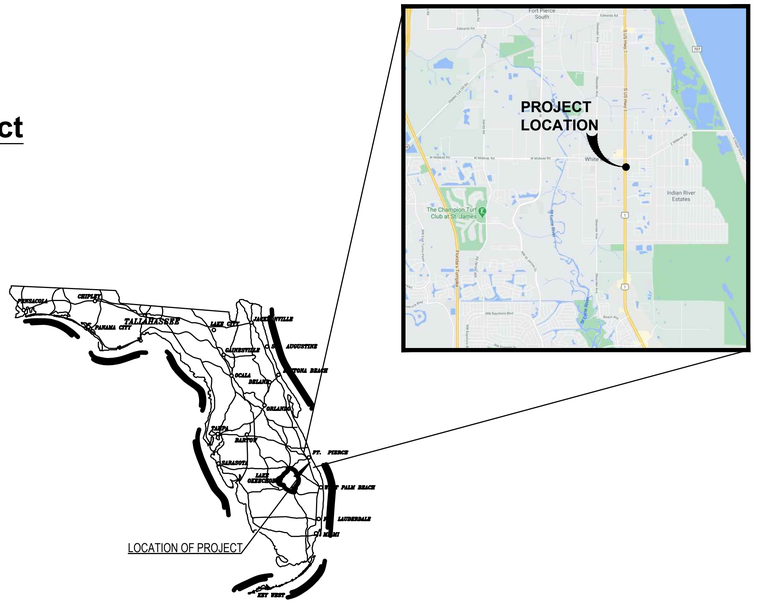
Applicant
JBC Investments, Inc.
315 N. Federal Hwy.
Hollywood, FL 33020

Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994

Civil Engineer
Velcon Engineering & Surveying, Inc.
590 Peacock Blvd, Ste 8
Port Saint Lucie, FL 34986

Surveyor
Ernest W. Duncan, PSM
521 SE 5th Court
Pompano Beach, FL 33060

Watson / Killane
2240 NE Dixie Hwy
Jensen Beach, FL 34957



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Landscape Plan - Enlarged _____ LA-2
Tree Mitigation Plan _____ LA-3
Landscape Details _____ LA-4
Landscape Specifications _____ LA-5

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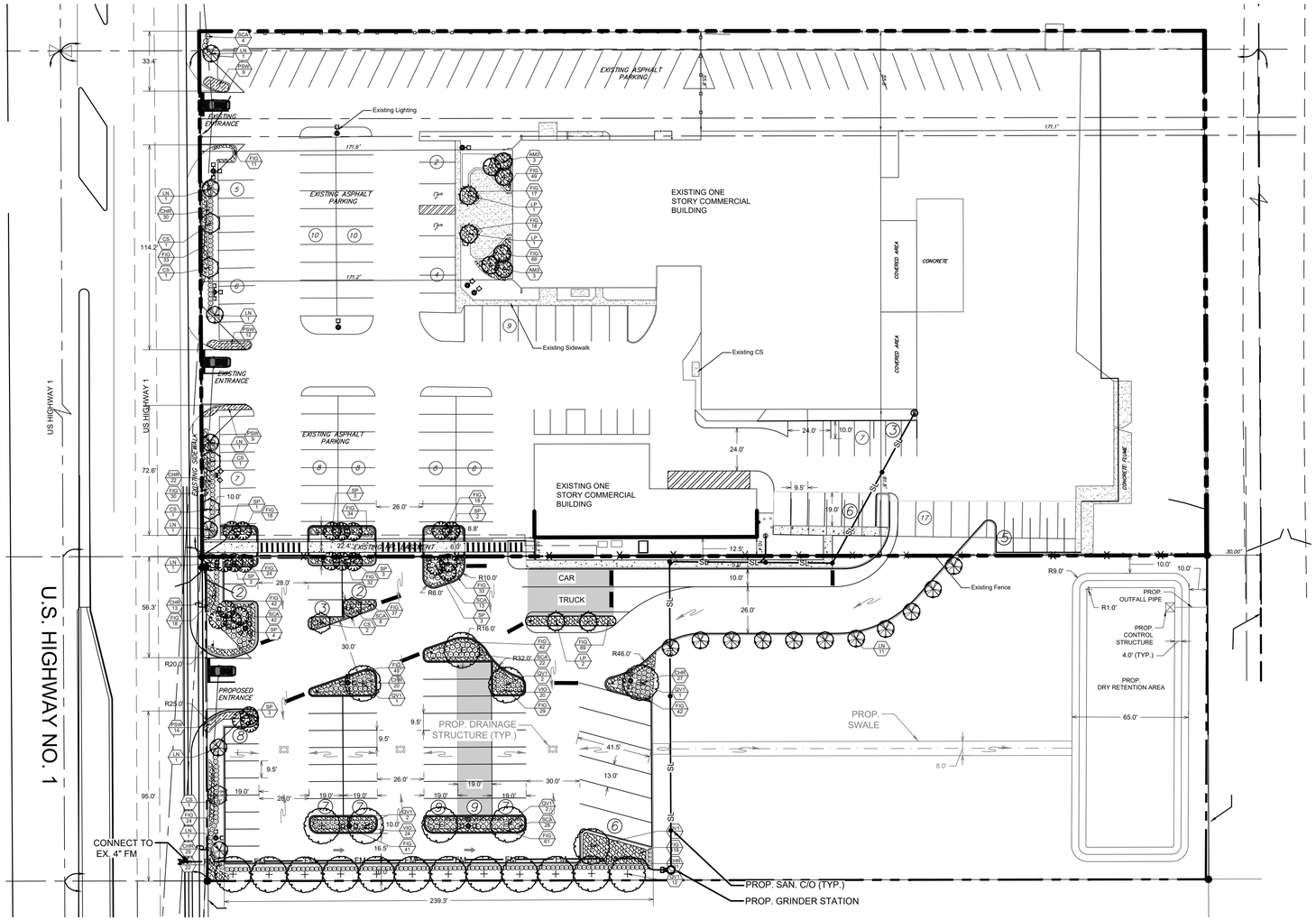

Landscape Calculations:

Vehicular Use Area along Property Lines
239 Linear Feet along Property Line
239 x 10 = 2,394 sq. ft. required Landscape Area
(2,394) / 200 = **12 Trees Required**
Vehicular Use Area along Right of Way
371 Linear Feet along Right of Way
371 x 10 = 3713 sq. ft. required Landscape Area
(3713) / 300 = **13 Trees Required**
Interior Vehicular Use Area
43,710 sq. ft. total Vehicular Use Area
43,710 / 15 = 2,914 sq. ft. required Landscape Area
(2,914) / 100 = **29 Trees Required**
Total Landscape Area Required: 9,021 sq. ft.
Landscape Area Provided: 9,021+ sf.
Total Trees Required: 54
Trees Provided = 59 Canopy Trees

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 125-324(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECS
	CS	7	Conocarpus erectus sericeus	Silver Buttonwood	FG, 12` HT x 6` SPR, 2.5" DBH, C ,SP
	LN	19	Lagerstroemia indica `Natchez`	Natchez` Crape Myrtle	FG, 12`HT x 6` SPR, ML, SP, HO
	LP	4	Ligustrum japonicum	Japanese Privet Multi-Trunk	FG, 12` OA, ML, HO, SP
	QV1	21	Quercus virginiana	Southern Live Oak	FG, 12` HT x 6` SPR, 2.5" DBH, C ,SP
PALM TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECS**
	AM3	6	Adonidia merrillii	Christmas Palm Triple	FG, 12` CT, SP
	SP	23	Sabal palmetto	Sabal Palm	FG, 12` HT x 5` SPR, 2.5" C, HO, AS
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECS**
	CHR	241	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G, 36" HT x 18` SPR, F, 30" OC
	SCA	117	Schefflera arboricola	Green Shefflera	3G, 36" HT x 24" SPR, FTB, 30" OC
	VIO	44	Viburnum odoratissimum	Sweet Viburnum	3G, 36" HT x 24" SPR, FTB, 30" OC
GRASSES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECS**	**SPACING**
	PSW	44	Pennisetum setaceum `White`	White Foutain Grass	3G, 24" OA, F	36" o.c.
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**
	FIG	974	Ficus microcarpa `Green Island`	Green Island Ficus	3G, 12" HT x 15" SPR, F,	24" o.c.

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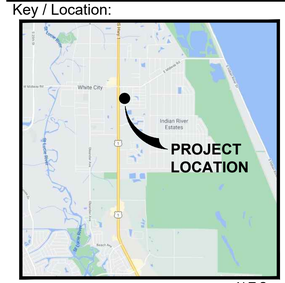
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner: Owner/Applicant: JBC Investments, Inc. 315 N. Federal Hwy Hollywood, FL 33020

Land Planner / Landscape Architect: Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994

Engineer: Velcon Engineering and Surveying, Inc. 590 Peacock Blvd., Ste 8 Port Saint Lucie, FL 34986

Surveyors: Ernest W. Duncan, PSM 526 SE 5th Court Pompano Beach, FL 33060

Craig Watson, PSM 2240 NE Dixie Hwy Jensen Beach, FL 34957

Enterprise Rent-a-Car

City of Fort Pierce

Preliminary Landscape Plan

Date	By	Description
04.21.21	SAW	Pre-App Meeting
06.21.21	MM	Prelim. Landscape Plan

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW
Manager	BN
Project Number	20-615
Municipal Number	---
Computer File	

Sheet **1 of 5**

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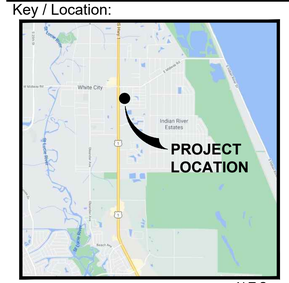

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Enterprise Rent-a-Car

City of Fort Pierce

Preliminary Landscape Plan -Enlargement-

Date	By	Description
04.21.21	SAW	Pre-App Meeting
06.21.21	MM	Prelim. Landscape Plan

NORTH

SCALE: 1" = NTS

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	SAW
Manager	BN
Project Number	20-615
Municipal Number	---
Computer File	

Sheet **2 of 5**

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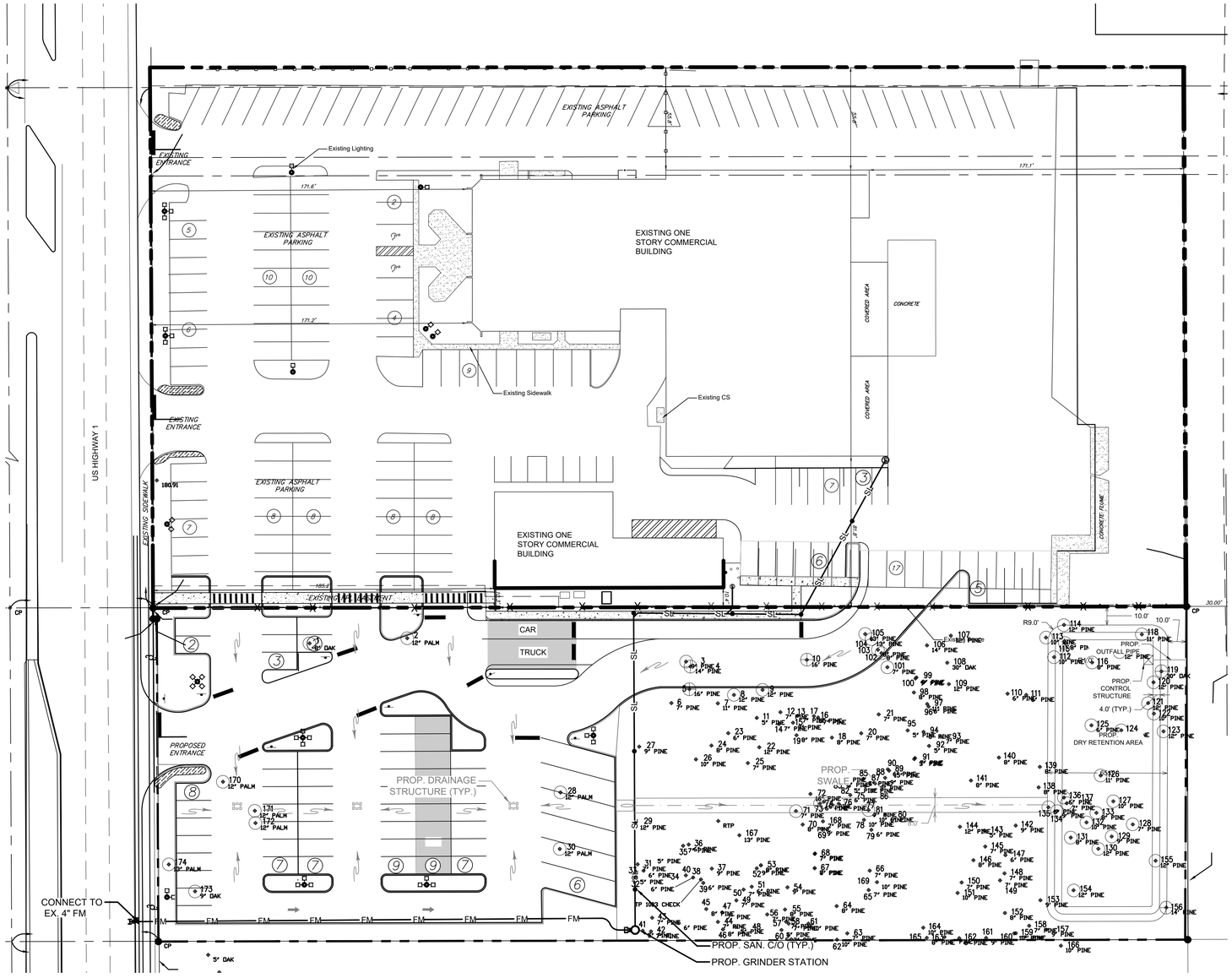

TREE #	Description																			
1	8" OAK	26	10" PINE	51	6" PINE	76	8" PINE	101	7" PINE	126	11" PINE	151	10" PINE
2	12" PALM	27	9" PINE	52	9" PINE	77	7" PINE	102	8" PINE	127	10" PINE	152	8" PINE
3	9" PINE	28	12" PINE	53	8" PINE	78	10" PINE	103	8" PINE	128	7" PINE	153	9" PINE
4	14" PINE	29	12" PINE	54	9" PINE	79	6" PINE	104	13" PINE	129	9" PINE	154	12" PINE
5	16" PINE	30	12" PINE	55	8" PINE	80	6" PINE	105	13" PINE	130	12" PINE	155	12" PINE
6	7" PINE	31	7" PINE	56	7" PINE	81	10" PINE	106	14" PINE	131	8" PINE	156	14" PINE
7	11" PINE	32	5" PINE	57	7" PINE	82	5" PINE	107	12" PINE	132	10" PINE	157	9" PINE
8	12" PINE	33	6" PINE	58	7" PINE	83	6" PINE	108	30" OAK	133	9" PINE	158	7" PINE
9	12" PINE	34	7" PINE	59	7" PINE	84	6" PINE	109	12" PINE	134	9" PINE	159	12" PINE
10	16" PINE	35	7" PINE	60	5" PINE	85	6" PINE	110	6" PINE	135	6" PINE	160	9" PINE
11	5" PINE	36	6" PINE	61	10" PINE	86	7" PINE	111	6" PINE	136	6" PINE	161	8" PINE
12	7" PINE	37	9" PINE	62	10" PINE	87	8" PINE	112	10" PINE	137	7" PINE	162	6" PINE
13	7" PINE	38	6" PINE	63	7" PINE	88	9" PINE	113	10" PINE	138	8" PINE	163	8" PINE
14	7" PINE	39	6" PINE	64	8" PINE	89	15" PINE	114	12" PINE	139	8" PINE	164	10" PINE
15	7" PINE	40	5" PINE	65	7" PINE	90	6" PINE	115	8" PINE	140	8" PINE	165	11" PINE
16	7" PINE	41	5" PINE	66	7" PINE	91	6" PINE	116	8" PINE	141	8" PINE	166	10" PINE
17	6" PINE	42	7" PINE	67	7" PINE	92	5" PINE	117	12" PINE	142	9" PINE	167	13" PINE
18	8" PINE	43	7" PINE	68	7" PINE	93	7" PINE	118	11" PINE	143	5" PINE	168	7" PINE
19	8" PINE	44	7" PINE	69	9" PINE	94	6" PINE	119	30" OAK	144	12" PINE	169	10" PINE
20	7" PINE	45	8" PINE	70	8" PINE	95	5" PINE	120	12" PINE	145	7" PINE	170	12" PALM
21	7" PINE	46	8" PINE	71	7" PINE	96	6" PINE	121	16" PINE	146	8" PINE	171	12" PALM
22	12" PINE	47	7" PINE	72	16" PINE	97	11" PINE	122	10" PINE	147	6" PINE	172	12" PALM
23	6" PINE	48	5" PINE	73	6" PINE	98	8" PINE	123	15" PINE	148	7" PINE	173	9" OAK
24	8" PINE	49	7" PINE	74	6" PINE	99	8" PINE	124	6" PINE	149	7" PINE	174	13" PALM
25	7" PINE	50	7" PINE	75	6" PINE	100	9" PINE	125	6" PINE	150	7" PINE		

Tree Mitigation Data:

Total Tree Inches to be Removed: 90"
Total Tree Inches Preserved: 1020"
Tree Mitigation Credits Required: 0"

Mitigation Notes:

1. Tree mitigation is for the removal of existing native trees greater than 14" dbh.
2. Palm mitigation is for the removal of existing native palms greater than 10' clear trunk height.
3. All reasonable steps have been taken so as to preserve as much existing native vegetation as practicable.
4. Trees to be mitigated are located in areas designated for construction.
5. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material shall be placed around existing native vegetation to remain.
6. Existing native understory not in direct conflict with proposed construction activity shall remain in place.

⊕ TREES TO BE REMOVED REQUIRING MITIGATION
○ TREES TO BE REMOVED
"X" PINE TREES TO REMAIN

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Enterprise Rent-a-Car

City of Fort Pierce

Tree Mitigation Plan

Date	By	Description
04.21.21	SAW	Pre-App Meeting
06.21.21	MM	Prelim. Landscape Plan

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	3 of 5
Project Number	20-615	
Municipal Number	---	
Computer File		

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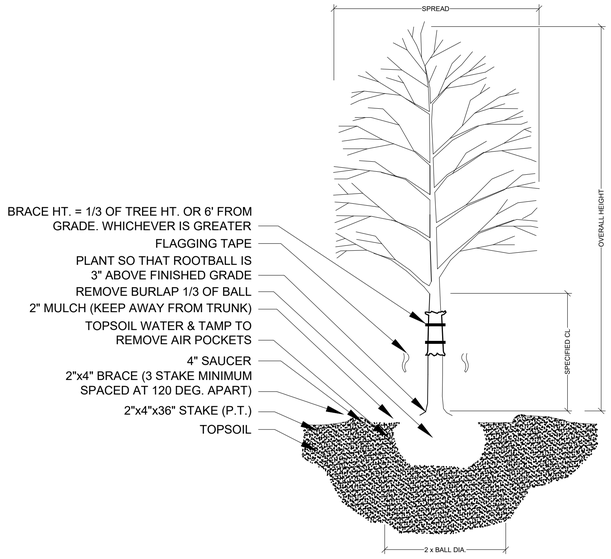


TREE PLANTING & STAKING

NOT TO SCALE

(5) 2x4x16" WOOD BATTENS. SECURE BATTENS W/ (2) 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL BATTENS TO TRUNK. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING.

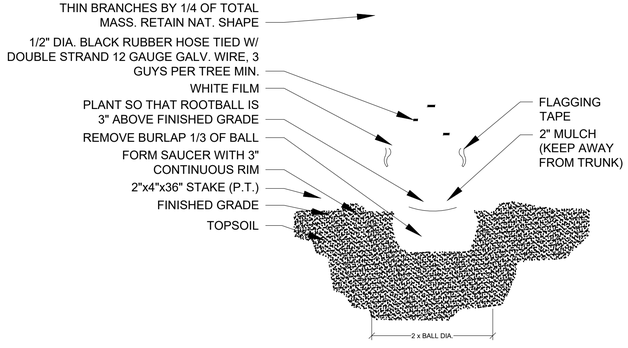


BRACING DETAIL

NOT TO SCALE

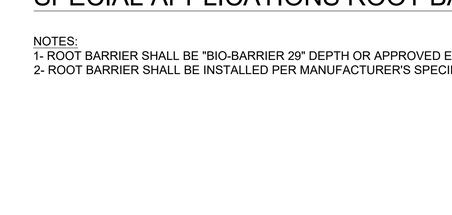
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



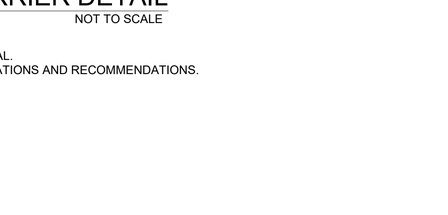
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



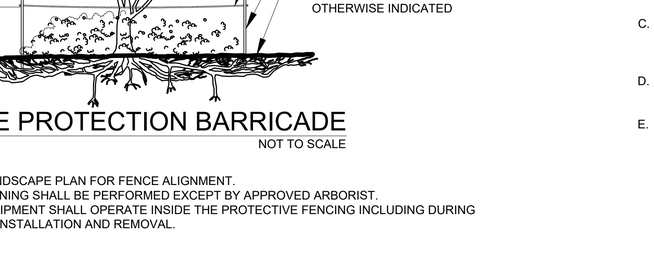
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

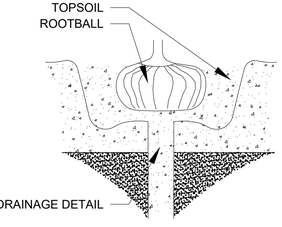


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

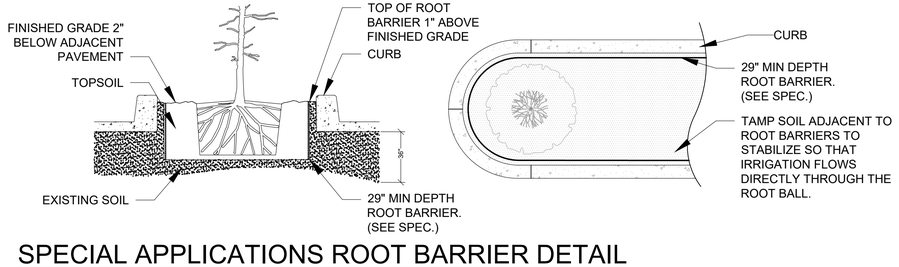
NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

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Enterprise Rent-a-Car

City of Fort Pierce

Landscape Details

Date	By	Description
04.21.21	SAW	Pre-App Meeting
06.21.21	MM	Prelim. Landscape Plan

NORTH

SCALE: 1" = NTS

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	SAW
Manager	BN
Project Number	20-615
Municipal Number	---
Computer File	

Sheet **4 of 5**

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

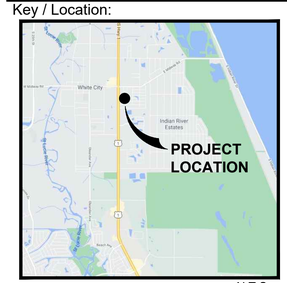
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner: Owner/Applicant:
JBC Investments, Inc.
315 N. Federal Hwy
Hollywood, FL 33020

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Engineer: Velcon Engineering and Surveying, Inc.
590 Peacock Blvd., Ste 8
Port Saint Lucie, FL 34986

Surveyors: Ernest W. Duncan, PSM
526 SE 5th Court
Pompano Beach, FL 33060

Craig Watson, PSM
2240 NE Dixie Hwy
Jensen Beach, FL 34957

Enterprise Rent-a-Car

City of Fort Pierce

Landscape Specifications

Date	By	Description
04.21.21	SAW	Pre-App Meeting
06.21.21	MM	Prelim. Landscape Plan

NORTH

SCALE: 1" = NTS

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	SAW
Manager	BN
Project Number	20-615
Municipal Number	---
Computer File	

Sheet 5 of 5

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lucido&associates

July 14, 2021

Mr. Vennis Gilmore
Planner
Planning Department
City of Fort Pierce
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Enterprise Trucks/Cars Rental & Sales – Pre-Application Response Letter
Our Reference Number: 20-615

Dear Mr. Gilmore,

We are in receipt of your Pre-Application Meeting Comment Letter; please find below all comments received, along with our responses in ***bold italics***.

CITY OF FORT PIERCE PLANNING DEPARTMENT

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

Currently, the existing site has minimal landscaping. For continuity of the site, consider install the similar landscaping additions to the existing site.

Response: Acknowledged; please see attached landscape plans provided herewith this submittal.

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

Response: Acknowledged.

3. A ten-foot wide landscape strip is needed throughout the property.

Per City Code Section 123-37, General Landscaping requirements (4) Landscape strips. - Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

a.The strip shall be at least six feet wide for lots under 10,000 square feet in size and at least ten feet wide for lots 10,000 square feet or larger;

b.The landscape strip shall include an average of at least one tree for each 300 square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a 36-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas

required in section 125-308.

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

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

Consider foundation plantings surrounding the office building.

Response: Acknowledged; please see attached landscape plans provided herewith this submittal.

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

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

Response: Acknowledged; please see attached landscape plans provided herewith this submittal.

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

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

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

Response: Acknowledged; please see attached landscape plans provided herewith this submittal.

6. A Lighting Plan or Photometric Survey shall be provided at the time of Application pursuant to City Code 125-315(j)(1). ***Commercial Uses must have a minimum average of two (2) footcandles of lighting***

Response: Acknowledged; a general Lighting Plan will be provided herewith and a full photometric plan shall be submitted prior to approval of the subject application.

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

Response: Acknowledged; preliminary striping is illustrated on the attached plans; a final signage and striping plan shall be submitted at time of building permit submittal.

8. Pursuant to City Code Section 22-62(b)(4) Sidewalks. In order to provide continual access for pedestrians, sidewalks and ***sidewalk linkages*** shall be required to be provided by the property owner or permit applicant. ***Install sidewalk striping areas across the proposed east-west driveway for pedestrian safety.***

Response: Acknowledged; see attached plans.

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

Response: Acknowledged; a Tree Mitigation Plan has been provided herewith this submittal.

10. Is there a current refuse collection area?

Response: Roll-out collection cans are being utilized and will continue to be so utiltized, thus, a refuse collection area is not proposed.

11. Provide a color overlay on your submitted landscape plan. (Color each tree green on your landscape plans) .

Response: Acknowledged; a color-rendered landscape plan will be provided with the resubmittal to ensure the rendering accurately reflects and captures any revisions that may be necessary based on the TRC's review. As a note, color rendered landscape plans are time consuming and costly, thus we would respectfully request this item be submitted with the resubmittal.

12. Per City Code Section 125-322. - Fences, walls and hedges; installation, replacement and maintenance.:

(3)
General and Central Commercial, Industrial and Open Space Zoning Districts (C-3, C-4, I-1, I-2, OS-1, OS-2). Fences and walls in the C-3, C-4, OS-1, and OS-2 Zoning Districts may be maintained along property lines or within the required yard, to a maximum height of eight feet above finished grade of the abutting parcel, except vehicular access suitable for emergency vehicles shall be provided. Fences and walls in the I-1 and I-2 zoning districts may be maintained along property lines or within the required yard, to the maximum heights specified in subsection (e)(5) of this section finished grade of the abutting parcel, except vehicular access suitable for emergency vehicles shall be provided.

(d)(5)
Chain link fences. On lots fronting Delaware Avenue, Orange Avenue, Avenue D and U.S. 1, or on lots determined by the director of planning to be in the downtown area or in an area targeted for redevelopment (Oleander Avenue), chainlink fences are permitted only if located no closer than 25 feet to any public right-of-way, are painted or coated, and screened from the public right-of-way with shrubs and no less than one tree for each 50 linear feet.

If fencing is desired, please consider wood or vinyl fencing to buffer and secure the property.

Response: Acknowledged

13. Please consider upgrading the design of the existing structures with awnings for aesthetics along a major corridor.

Response: Acknowledged; aesthetic enhancements are being considered.

14. All land intended to be included in the planned development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations. Material which presents firm evidence of ownership may include a copy of the recorded deed, a title policy or an opinion of title. If necessary, material which presents firm evidence of unified control, such as unity of title, on a form approved by the city, shall be submitted with the application.

Response: The Applicant's legal counsel is considering the appropriate course of action in this matter and staff will be updated as to their legal opinion.

15. Prior to submitting your Development Review, please schedule an in-take meeting to ensure that your application packet is complete. During Submittal, your Pre-Application Comments must be attached with all submitted items below checked off. We Do Not Collate Application Submittals for Applicants. Please ensure that your application packet is complete, in order, and whole when submitting. Include digital copies on a CD or Flashdrive. Ensure that there are NO signature security-locked digital files.

Submit the following along with your application(s):

- ☐ Notarized Development Review Application
- ☐ St. Lucie County Property Record Card
- ☐ Narrative describing in detail: Character, Intended Use, Hours of Operation, Employees, etc**. (in WORD format only)**
- ☐ General Location Map
- ☐ Survey
- ☐ Site Plan
- ☐ Floor Plan ***NOT APPLICABLE***
- ☐ Landscaping Plan
- ☐ Lighting Plan
- ☐ Storm Drainage Plan
- ☐ Environmental Impact Report
- ☐ Traffic Impact Report ***NOT APPLICABLE***

Response: Acknowledged; All these documents will be submitted with the Development Review except for a Floor Plan since there will be no new building on either parcel. The Storm Drainage Plan and Traffic Report will be provided by the Civil Engineer

16. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Department page under "Public Notice Fee".

Response: Acknowledged.

17. An intake meeting is required for all application submittals and the meeting must be scheduled at least one week in advance. To schedule the intake meeting please submit an e-mail with the application and supporting documents as a PDF attachment or a link. Send e-mail to planning_dl@cityoffortpierce.com.

At the intake meeting, it will be determined if the submitted materials meet all the requirements necessary for the department to accept. If the application is missing items, an explanation will be given regarding what is missing and how to correct it. All applications must pass sufficiency review by 5:00 PM on the last Friday of each month to advance to the next month's Technical Review Committee meeting. The deadline to submit all application fees and hard copies for the project is two business days after the sufficiency deadline. Applications cannot move forward to the Technical Review Committee until all fees are paid and hard copies are given.

Please do not prepare any checks or fees until the department has created and produced an invoice. To view fees, click on the public notice fees and fee schedule links below. All hard copies can be mailed to 100 N. US Highway 1, Ft. Pierce, FL 34950, Attention: Planning Department, or schedule an appointment with your assigned planner to drop off at City Hall. Lastly, fees can either be paid electronically or by check. If you would like to pay electronically provide the name exactly as it appears on your credit card and an email address to send the invoice link to. Checks can either be mailed or dropped off with the hard copies of the submittal.

The application submittal must include PDF documents on a CD or USB Drive.

Response: Acknowledged

Please contact us at 772-467-3737 or email planning_dl@cityoffortpierce.com if you have any questions or need assistance.

FORT PIERCE ENGINEERING DEPARTMENT

No Comments (Please Contact)

FORT PIERCE BUILDING DEPARTMENT

No Comments (Please Contact)

ST. LUCIE COUNTY PLANNING DEPARTMENT

No Comments

ST. LUCIE COUNTY PUBLIC WORKS / ENGINEERING

No Comments (Please Contact)

CITY CLERK

No Comments

CODE ENFORCEMENT

No Comments

FORT PIERCE UTILITY AUTHORITY

W/WW Eng: Approved.
Electric & Gas Eng: Approved.

Electric service is available to the site (from S. US). For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

Response: Acknowledged.

ST. LUCIE COUNTY FIRE DISTRICT

No Comments (Please Contact)

FLORIDA DEPARTMENT OF TRANSPORTATION

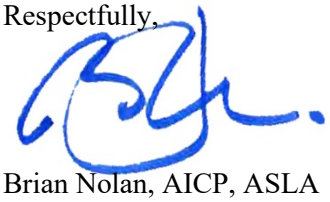
No Comments (Please Contact)

ST. LUCIE COUNTY SCHOOL BOARD

No Comments

We appreciate your review of the submitted plans and documents, and look forward to working with you to obtain staff's approval of the requested actions. Please do not hesitate to contact me directly should you have any questions or concerns regarding the responses provided.

Respectfully,



Brian Nolan, AICP, ASLA
Director II

SAINT LUCIE COUNTY FIRE DISTRICT
DEVELOPMENT & SITE PLAN REVIEW APPLICATION
5160 N.W. Milner Drive
Port Saint Lucie, FL 34983
Telephone: 772-621-3322
Fax: 772-621-3604
Web Address: www.slcfd.com

Type of Request

☒ Site Plan	☐ Site Plan with Construction "Detail" Plans	☒ Amendment	☐ Re-submittal
☐ Preliminary Subdivision Plat with Construction "Detail" Plans		☐ Final Subdivision Plat with Construction "Detail" Plans	
☐ Development of Regional Impact	☐ Planned Unit Development		
☐ Other			

Project Information

Project Name	Enterprise Car and Truck Rental and Sales				
Location	5400 S. US1				
City	Fort Pierce	**Zip**	34982	**Number of Dwelling Units**	N/A
Type of Development/Intended Use	Car and truck rental and sales			**Gross Square Feet of Structure/s**	28,904 (existing)
Gross Acreage/Square Feet of Site	3.77 ac/164,254 sf	**Water Purveyor**	FPUA		

Owner/Developer Information

Name	JBC Investments				
Address	315 N. Federal Hwy.			**City**	Hollywood
State	FL	**Zip**	33020	**Telephone**	**Fax**
E-Mail	bg@brycorholdings.com				

Applicant/Agent for Owner

Name	Brian Nolan, AICP, ASLA			**Firm**	Lucido & Associates
Address	701 SE Ocean Blvd.			**City**	Stuart
State	FL	**Zip**	34994	**Telephone**	772.220.2100
E-Mail	bnolan@lucidodesign.com				**Fax**

Project Architect/Engineer

Name	Darren Guettler, P.E.	**Firm**	Velcon Engineering and Surveying, LLC
Address	590 NW Peacock Blvd.	**City**	Port Saint Lucie
State	FL	**Zip**	34986
Telephone		**Fax**	
E-Mail	darreng@velcon.com		

Saint Lucie County Fire District Development & Site Plan Review Fees

Make fees payable to: Saint Lucie County Fire District

Minor

$108.75 (<5,000 sq. ft. or <5 units)
$217.50 (5,000-10,000 sq. ft. or 5-15 units)
$362.50 (10,000-25,000 sq. ft. or 16-25 units)

Major

$507.50 (>25,000 sq. ft. or >25 units)

Planned Unit Development (PUD)

$1087.50

Development of Regional Impact (DRI)

$1450.00

Applicable Codes

The Florida Fire Prevention Code, 5th Edition.

Client Agreement

I hereby authorize the above listed agent to represent me.
I fully understand that the review fees charged by the Saint Lucie County Fire District are separate from all City or County fees and must be paid upon submittal of documents.

Owner's Signature		**Printed Name**	BRYAN GRESHAM	Date	7/22/21
		Title	MANAGER		

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4364572 OR BOOK 4057 PAGE 2575, Recorded 10/26/2017 02:24:36 PM Doc Tax: $2401.00

This instrument prepared by:
LEONARD E. ZEDECK, ESQ.
8870 W. OAKLAND PARK BOULEVARD
SUNRISE, FL 33351

FOLIO NO. 3403-502-0292-000-0

Record & Return To:
HARVEY K. MATTEL, ESQ.
Eighth Floor
633 South Federal Highway
P.O. Box 14723
Ft. Lauderdale, Florida 33302-4723
(954) 763-5095

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 23 day of October, 2017, by **TRANSCAPITAL BANK, a Florida banking corporation,** party of the first part, whose post office address is: 8850 W. Oakland Park Boulevard, Sunrise, FL 33351, hereinafter called the Grantor, **JAWS FORT PIERCE, LLC, a Florida limited liability company**, party of the second part, whose post office address is: 315 N. Federal Highway, Hollywood, FL 33020, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and conveys and confirms unto the Grantee all that certain land situated in Broward County, Florida, being more particularly described as follows, together with all improvement located on such land (such land and improvements collectively referred to as the "Property"):

The South half of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.

Less and except the South 150 feet of Lot 227, of White City Subdivision, in section 10, Township 36 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 1, Page 23, Public Records of St. Lucie County, Florida, less and except the right of way of U. S. Highway No. 1 and canal.

Subject to easements, restrictions and reservations of record and to taxes for the year 2017 and subsequent years.

Subject to conditions, restrictions, limitations, easements, zoning ordinances and reservations of record, said reference shall not reimpose same.

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

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

AND except as noted above, Grantor hereby specially warrants title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

sign: Pamela S Wideman
print: Pamela S Wideman

sign: Frances Solomon
print: FRANCES SOLOMON

TRANSCAPITAL BANK, a Florida banking corporation

By: _____
WILLIAM E. HIMES, President

STATE OF FLORIDA)
) SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 23rd day of October, 2017, by **WILLIAM E. HIMES**, as **President** of **TRANSCAPITAL BANK, a Florida banking corporation**, on behalf of the company. He is personally known to me and did take an oath.

PAMELA S. WIDEMAN
Commission # FF 220760
Expires May 9, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC:
sign: Pamela S Wideman
print: Pamela S. Wideman
STATE OF FLORIDA AT LARGE

(SEAL)

My Commission Expires: 5/9/2019

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4361066 OR BOOK 4054 PAGE 313, Recorded 10/18/2017 08:46:22 AM Doc Ta
$24105.90

Record & Return To:

HARVEY K. MATTEL, ESQ.
Eighth Floor
633 South Federal Highway
P.O. Box 14723
Ft. Lauderdale, Florida 33302-4723
(954) 763-5095

This instrument prepared by:
North Atlanta Law Group, PC
2475 Northwinds Parkway, Suite 130
Alpharetta, Georgia 30009

Property Appraisers Parcel I.D.#

WARRANTY DEED

THIS WARRANTY DEED, Made the 16th day of October, 2017, by Collision Craft of Fort Pierce, LLC, a Florida limited liability company, whose address is 4781 SW Thistle Terrace, Palm City, Florida 34990, hereinafter called the grantor, to JBC Investments, Inc., whose address is 315 North Federal Highway, Hollywood, Florida 33020 hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, to-wit:

A parcel of land being a portion of the North half of Lot 227, White City Subdivision, according to the Plat thereof, recorded in Plat Book 1, page 23, of the Public Records of St. Lucie County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

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.

Subject to taxes and assessments for the year 2017 and subsequent years.

Subject to conditions, restrictions, limitations easements, zoning ordinances and reservations of record, said reference shall not reimpose same.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantors.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Collision Craft of Fort Pierce, LLC
By: Collision Craft Net Lease I LLC,
Its sole Member

Witness Signature

By: _____
Samuel Baird, Manager
4781 SW Thistle Terrace
Palm City, Florida 34990

Jennifer Singer
Witness Printed Name

Witness Signature

Gail Garey
Witness Printed Name

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 16 day of October, 2017, by Samuel Baird as Manager of Collison Craft of Fort Pierce, LLC, who are personally known by me or who produced as identification, and who did/did not take an oath.

JENNIFER R. SINGER
Notary Public - State of Florida
My Comm. Expires Nov 28, 2018
Commission # FF 147092

(Print or Type Name of Notary)
Notary Public, State of Florida
My Commission Expires:

Exhibit "A"

A parcel of land being a portion of the North half of Lot 227, White City Subdivision, according to the Plat thereof, recorded in Plat Book 1, Page 23, of the Public Records of St. Lucie County, Florida, more particularly described as follows:

Commence at the Northeast corner of Section 10, Township 36 South, range 40 East, St. Lucie County, Florida; thence proceed South 89°58'28" West along the North line of said Section 10, a distance of 2038.09 feet; thence proceed South 00°14'30" East a distance of 38.00 feet to the Northeast corner of subject parcel and the Point of Beginning; thence continue South 00°14'30" East, along the West right of way line of North St. Lucie River Drainage District New Canal (a 60 foot wide right of way) a distance of 292.48 feet to the South line of the North half of said Lot 227; thence South 89°54'39" West a distance of 560.52 feet to a point on the East right of way of U.S. Highway No. 1; thence proceed along said right of way North 00°20'02" West a distance of 293.23 feet to the South right of way line of the North St. Lucie River Water Control District Canal No. 18; thence proceed North 89°58'28" East along said Southerly right of way line a distance of 560.97 feet to the Point of Beginning.

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

Property Identification

Site Address:	5400 S US HIGHWAY 1
Parcel ID:	3403-502-0291-000-3
Account #:	39281
Map ID:	34/10N
Use Type:	2700
Zoning:	General Co
City/County:	Fort Pierce

Ownership

JBC Investments Inc
315 N Federal HWY
Hollywood, FL 33020-4616

Legal Description

WHITE CITY S/D 10 36 40 N 1/2 OFLOT 227-LESS US 1 AND CANAL RS/W- (3.77 AC) (MAP 34/10N) (OR 4054-313)



Current Values

Just/Market Value:	$2,389,100
Assessed Value:	$2,389,100
Exemptions:	$0
Taxable Value:	$2,389,100

Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF):	29,101
Gross Sketched Area (SF):	32,427
Land Size (acres):	3.77
Land Size (SF):	164,221.2

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

Sale History

Date:	Oct 16, 2017
Book/Page:	4054 / 0313
Sale Code:	0002
Deed:	WD
Grantor:	Collision Craft of Fort Pierce LLC
Price:	$3,443,700
Date:	Oct 13, 2016
Book/Page:	3922 / 1867
Sale Code:	0002
Deed:	SP
Grantor:	C and O Properties Ltd
Price:	$2,400,000
Date:	Apr 17, 2007
Book/Page:	2802 / 0736
Sale Code:	XX00
Deed:	SP

Grantor:	Rick Starr Lincoln-Mercury Inc
Price:	$4,000,000
Date:	Mar 25, 1999
Book/Page:	1214 / 0399
Sale Code:	XX01
Deed:	WD
Grantor:	CATALANO FAMILY LTD PTNSP
Price:	$2,140,000
Date:	May 19, 1997
Book/Page:	1117 / 1594
Sale Code:	XX01
Deed:	WD
Grantor:	David J Catalano
Price:	$2,200,000
Date:	May 19, 1997
Book/Page:	1117 / 1592
Sale Code:	XX01
Deed:	WD
Grantor:	
Price:	$26,000

Building Information (1 of 3)

Finished Area: 6,419 SF

Gross Sketched Area: 6,789 SF

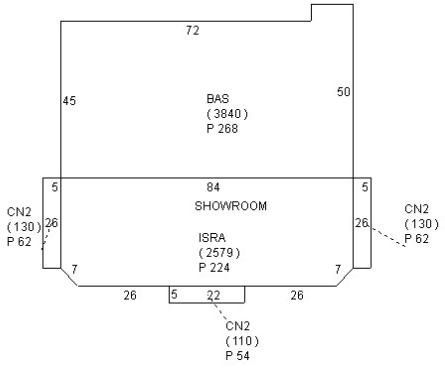
Exterior Data

View:	Roof Cover: Metal	Roof Structure: BarJst/Rigid
Building Type: DLSP	Year Built: 1986	Frame:
Grade: Y_D	Effective Year: 1996	Primary Wall: Corr Metal
Story Height: 1 Story	No. Units: 1	Secondary Wall: Plate Glass

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Building Information (2 of 3)

Finished Area: 17,734 SF

Gross Sketched Area: 20,094 SF

Exterior Data

View:
Building Type: SRCT
Grade: Y_D
Story Height: 1 Story

Roof Cover: Metal
Year Built: 1986
Effective Year: 1996
No. Units: 1

Roof Structure: Steel Truss
Frame:
Primary Wall: Corr Metal
Secondary Wall:

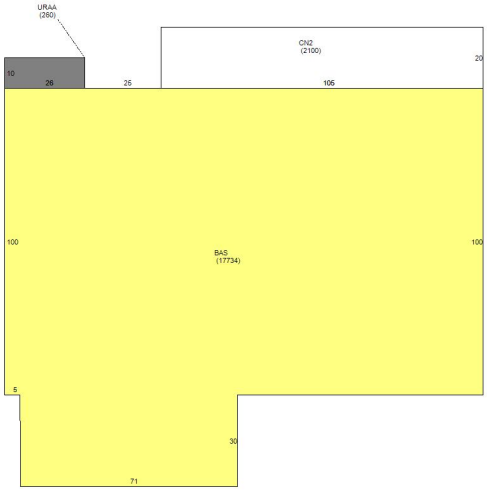
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 30%

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: 0%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: CONC GRD
Sprinkled %: 0%





Building Information (3 of 3)

Finished Area: 4,948 SF

Gross Sketched Area: 5,544 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_D
Story Height: 1 Story

Roof Cover: Rolled Memb
Year Built: 1999
Effective Year: 2005
No. Units: 1

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

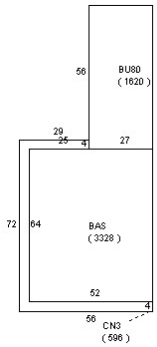
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 60%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 0%





Special Features and Yard Items

Type:	BARB WIRE
Quantity:	1
Units:	915
Year Built:	1986
Type:	ASP2 LOW
Quantity:	1
Units:	94000
Year Built:	1986
Type:	TRIPLE LIGHT
Quantity:	1
Units:	1
Year Built:	1986
Type:	CHAINLINK 4'
Quantity:	1
Units:	500
Year Built:	1986
Type:	CHAINLINK 6'
Quantity:	1
Units:	915
Year Built:	1986
Type:	DOUBLE LIGHT
Quantity:	1
Units:	6
Year Built:	1986
Type:	SINGLE LIGHT
Quantity:	1
Units:	1
Year Built:	1986

Current Year Values

Current Values Breakdown

Building:	$1,535,100
Land:	$854,000
Just/Market:	$2,389,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$2,389,100
Exemption(s):	$0
Taxable:	$2,389,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	3.77	North St. Lucie Water Management District	$67.86
Start Year	AssessCode	Units	Description	Amount
2015	0041	60.5	Fort Pierce Stormwater Charge	$4,174.50

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount

charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Permits

Number:	C99-010252
Issue Date:	Jan 29, 1999
Description:	Commercial New Construction
Amount:	$275,000
Fee:	$275,000
Number:	C24040985
Issue Date:	Jun 21, 2004
Description:	Alterations/Remodeling
Amount:	$32,500
Fee:	$602
Number:	C1201-0034
Issue Date:	Jan 5, 2012
Description:	Demolition
Amount:	$0
Fee:	$0
Number:	C1201-0215
Issue Date:	Jan 27, 2012
Description:	Alterations/Remodeling
Amount:	$0
Fee:	$0
Number:	BP17-0363
Issue Date:	Feb 10, 2017
Description:	Air Conditioning Only
Amount:	$3,500
Fee:	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:	S US HIGHWAY 1
Parcel ID:	3403-502-0292-000-0
Account #:	39282
Map ID:	34/10N
Use Type:	1000
Zoning:	Comm Genra
City/County:	Fort Pierce



Ownership

Jaws Fort Pierce LLC
315 N Federal HWY
Hollywood, FL 33020-4616

Legal Description

WHITE CITY S/D 10 36 40 N 180.78 FT OF S 1/2 OF LOT 227-LESS US 1 AND LESS CANAL RS/W- (2.32 AC)) (MAP 34/10N) (OR 4057-2575)

Current Values

Just/Market Value:	$311,100
Assessed Value:	$311,100
Exemptions:	$0
Taxable Value:	$311,100

Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	2.32
Land Size (SF):	101,059

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

Sale History

Date:	Oct 23, 2017
Book/Page:	4057 / 2575
Sale Code:	0112
Deed:	SP
Grantor:	Transcapital Bank
Price:	$343,000
Date:	Aug 16, 2011
Book/Page:	3316 / 2248
Sale Code:	0312
Deed:	CT
Grantor:	DJS Enterprises Llc
Price:	$100
Date:	Jun 3, 2005
Book/Page:	2268 / 0619
Sale Code:	XX00
Deed:	SP

Grantor:	C and O Properties Ltd
Price:	$500,000
Date:	Jan 5, 1998
Book/Page:	1130 / 0390
Sale Code:	XX01
Deed:	WD
Grantor:	COGGIN AUTOMOTIVE CORP
Price:	$0
Date:	Jan 5, 1998
Book/Page:	1130 / 0387
Sale Code:	XX01
Deed:	WD
Grantor:	LANDCOM CO LTD
Price:	$0
Date:	Apr 15, 1997
Book/Page:	1081 / 1377
Sale Code:	XX02
Deed:	WD
Grantor:	COGGIN AND OSTEEN *CANDO PROP LTD*
Price:	$1,472,800
Date:	Oct 1, 1986
Book/Page:	0521 / 0288
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$200,000
Date:	Oct 1, 1986
Book/Page:	0521 / 0287
Sale Code:	XX01
Deed:	CV
Grantor:	
Price:	$200,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$311,100
Just/Market:	$311,100
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$311,100
Exemption(s):	$0
Taxable:	$311,100

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	2.32	North St. Lucie Water Management District	$41.76

Start Year	AssessCode	Units	Description	Amount
2018	0041	6.3	Fort Pierce Stormwater Charge	$434.70

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

Historical Values

Permits

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

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

July 22, 2021

Ms. Jennifer Hofmeister, AICP
Director
Planning Department
City of Fort Pierce
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Enterprise Rent-a-Car, Truck Rental and Car Sales – Project Narrative
Our Reference Number: 20-615

Dear Ms. Hofmeister,

On behalf of JBC Investments, Inc, Lucido & Associates is pleased to present to you the proposed expansion of the Enterprise Rent-a-Car facility located at 5400 S. US1. The existing facility is currently in operation and serves as a vehicle sale and car/truck rental facility, with the proposed expansion aimed at increasing the amount of inventory available for such services. Additionally, Enterprise has agreed to extend their commitment to operate this facility for a minimum of an additional 10-years shouldthe proposed expansion be implemented.

As it currently exists, the facility is comprised of 2 buildings, which contain offices and service areas to support the sales and rental operations, a sales and rental display lot, with site access accommodated for via 2 existing driveway connections to US1. The facility is currently open 8 AM to 6 PM on weekdays and 9 AM to 2 PM on weekends.

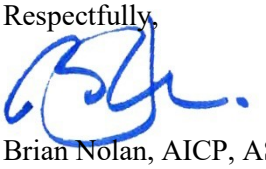
As proposed, the existing vehicle rental and sales lot will be expanded into the currently vacant parcel immediately south of the existing Enterprise facility, which will allow for an increase in vehicle inventory available for sales and rental. The eastern one-third (approximately) of this vacant parcel is cleared, and it is in this area that most of the proposed sales and rental lot will be constructed; impacts to existing native vegetation are expected to be minimal, depending on site grading considerations and constraints.

While there currently are no plans to expand the existing sales and service buildings currently in use, such buildings are proposed to be converted from their use of septic systems to central sewer, which is available to serve the project site – such buildings are currently served with central water. As it relates to the site's drainage infrastructure, the project Civil Engineer has reached out to FPFWCD to advise them of the potential development, and no issues are anticipated in that regard. Coordination efforts have also taken place with SFWMD, and such improvements, as proposed, should fall within the provisions of the "10-2 Self-Certification" process.

To provide adequate access to the area of expansion, an additional driveway connection is proposed to US1. A Highway Access Connection Permit Application was submitted to the FDOT on February 18, 2021; pursuant FDOT's review of such application, FDOT has issued a "Notice of Intent to Issue Permit" for the requested driveway connection, and a copy of such Notice has been provided herewith this submittal.

We greatly look forward to working with you to bring this proposed expansion to fruition, and please do not hesitate to contact me directly should you have any questions or concerns.

Respectfully,



Brian Nolan, AICP, ASLA
Director II

July 22, 2021

Ms. Jennifer Hofmeister, AICP
Director
Planning Department
City of Fort Pierce
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Enterprise Rent-a-Car, Truck Rental and Car Sales – Project Narrative
Our Reference Number: 20-615

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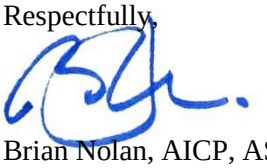
We greatly look forward to working with you to bring this proposed expansion to fruition, and please do not hesitate to contact me directly should you have any questions or concerns.

Respectfully,



Brian Nolan, AICP, ASLA
Director II

lucido&associates

July 22, 20201

Mr. Vennis Gilmore
Senior Planner
Planning Department
City of Fort Pierce
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Enterprise Rent-a-Car – Environmental Statement
Our Reference Number: 20-615

Dear Mr. Gilmore,

This environmental statement has been prepared to describe current site conditions for a subject parcel of land located at 5400 S. US1 within the municipal limits of the City of Fort Peirce, St. Lucie County, FL. The subject parcel is comprised of one parcel of land, totaling approximately 2.32 contiguous acres in area and lies on the east side of US1, immediately south of the existing Enterprise Car and Truck Rental and Sales facility. The proposed use of the subject parcel includes an expansion of the existing paved vehicle rental and sales display area into the subject parcel, and construction of a stormwater storage area.

Environmental Statement:
Subject property, containing 2.32 ac. of land, is currently maintained in a mowed state, with the predominant land cover consisting of non-native grasses. The approximate western 1/3rd of the subject parcel is partially cleared and maintained in a mowed state, with the remaining 2/3rds of the subject primarily vegetated with native pine trees, with native oaks and native palms mixed among them. Understory vegetation is primarily a mix of invasive exotic vegetation, which will be removed as part of the site work activity. Additionally, the subject does not appear to support any state or Federally-protected animal species; however, a Gopher Tortoise Survey shall be conduced prior to the issuance of a site development permit – such Survey is valid for a period of 90-days and will be submitted to the City Building Department during the site development permitting process.

I hope you find this information useful in your evaluation of the pending applications. Please fee free to contact me directly should you have any questions or concerns regarding this matter.

Respectfully,

Brian Nolan, AICP, ASLA
Director II

Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

ERNEST W. DUNCAN P.S.M. 5182

521 SE 5TH COURT
POMPANO BEACH, FL. 33060

PHONE: (754) 264-2166
FAX: (954) 827-0535

BOUNDARY SURVEY

JOB NO. 09-05-17

PROPERTY ADDRESS: 5450 S. U.S. HIGHWAY NO. 1
FORT PIERCE, FL. 34982

Scale: 1" = 30'

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EASTACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDSOF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY. LESS THE SOUTH 150.00 FEET OF LOT 227 OF WHITE CITY SUBDIVISION, SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY FOR U.S. HIGHWAY NO. 1 AND CANAL RIGHT OF WAY.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE NE CORNER OF SECTION 10-36-40 AS SHOWN ON THE R/W MAP OF STATE ROAD NO. 5, SECTION 94010-2500 DATED 9/27/2001.
2. BENCHMARK REFERENCE: ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88.
3. MINIMUM LINEAR ACCURACY OBTAINED: 1 FOOT IN 7,500 FEET AS REQUIRED FOR A SUBURBAN SURVEY
4. NO ATTEMPT WAS MADE TO LOCATE ANY UNDERGROUND IMPROVEMENTS, OVERHEAD UTILITIES, (POWERLINES, ETC) FOUNDATIONS OR WETLANDS.
5. SURVEYOR HAS MADE NO RESEARCH OF THE PUBLIC RECORDS. THERE MAY BE ADDITIONAL RESTRICTIONS

FLOOD ZONE INFORMATION:
FLOOD ZONE: X
MAP #12111C 0277 J
UNICORPORATED ST. LUCIE COUNTY
MAP DATE: 02/16/2012

CERTIFIED TO:
Jaws Fort Pierce, LLC
HARVEY MATTEL, ESQUIRE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPIBLIC NATIONAL TITLE INSURANCE COMPANY NO. 492093, WITH AN EFFECTIVE DATE OF AUGUST 27, 2017 AT 11:00 WAS SUPPLIED AND REVIEWED. THE SURVEY RELATED EXCEPTIONS ARE AS LISTED BELOW.

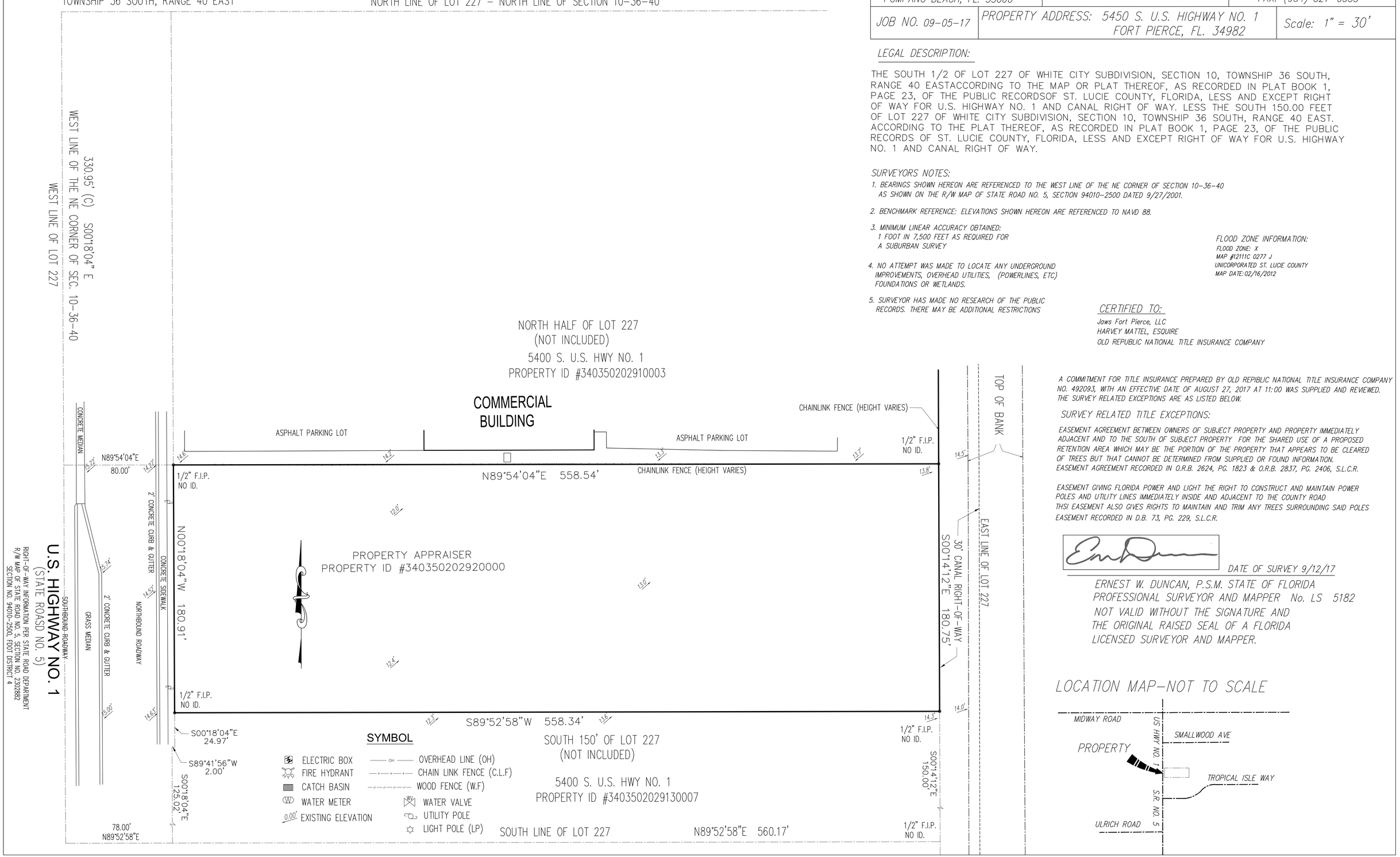
SURVEY RELATED TITLE EXCEPTIONS:

EASEMENT AGREEMENT BETWEEN OWNERS OF SUBJECT PROPERTY AND PROPERTY IMMEDIATELY ADJACENT AND TO THE SOUTH OF SUBJECT PROPERTY FOR THE SHARED USE OF A PROPOSED RETENTION AREA WHICH MAY BE THE PORTION OF THE PROPERTY THAT APPEARS TO BE CLEARED OF TREES BUT THAT CANNOT BE DETERMINED FROM SUPPLIED OR FOUND INFORMATION.
EASEMENT AGREEMENT RECORDED IN O.R.B. 2624, PG. 1823 & O.R.B. 2837, PG. 2406, S.L.C.R.

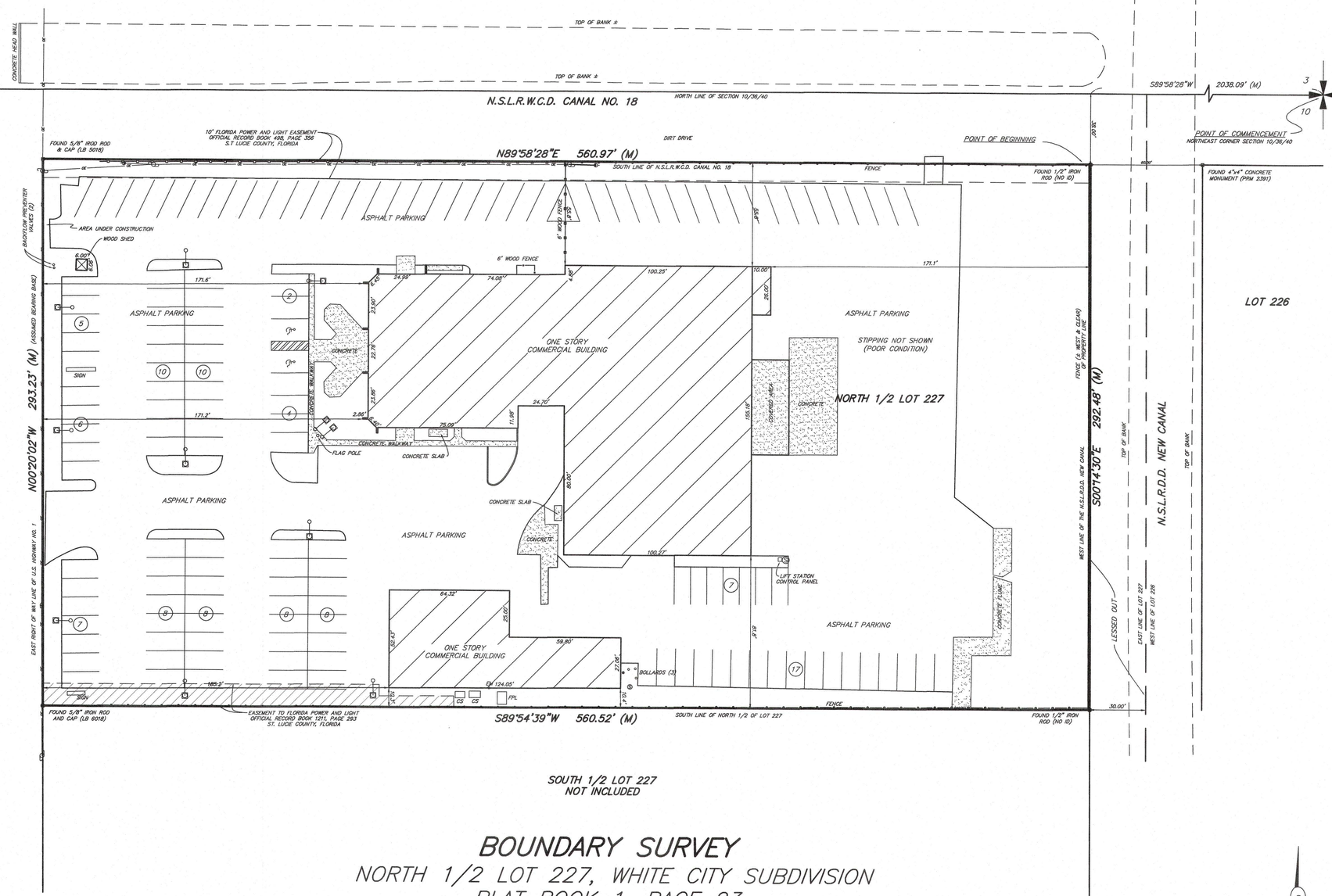
EASEMENT GIVING FLORIDA POWER AND LIGHT THE RIGHT TO CONSTRUCT AND MAINTAIN POWER POLES AND UTILITY LINES IMMEDIATELY INSIDE AND ADJACENT TO THE COUNTY ROAD
THSI EASEMENT ALSO GIVES RIGHTS TO MAINTAIN AND TRIM ANY TREES SURROUNDING SAID POLES
EASEMENT RECORDED IN D.B. 73, PG. 229, S.L.C.R.

DATE OF SURVEY 9/12/17

ERNEST W. DUNCAN, P.S.M. STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER No. LS 5182
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.



LOCATION MAP-NOT TO SCALE



SURVEYOR'S NOTES:

1. NOT ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON/OR ADJACENT TO THIS SITE.

3. LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 491912, COMMITMENT DATE: AUGUST 23, 2017 AT 11:00 PM.
SCHEDULE B-SECTION 2 - EXCEPTIONS ARE AS FOLLOWS
EXCEPTION NO. 7: DEED BOOK 73, PAGE 229 - AFFECTS UNPLOTTABLE; ORB 498, PAGE 356 - AFFECTS AS SHOWN ON SKETCH; ORB 1211, PAGE 293 - AFFECTS AS SHOWN ON SKETCH
EXCEPTION NO. 8: ORB 594, PAGE 1840; ORB 1371, PG 1812 - AFFECTS UNPLOTTABLE
EXCEPTION NO. 10: PLAT BOOK 1, PAGE 23 - AFFECTS PROPERTY, NO PLOTTABLE EXCEPTIONS

4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S.00°20'02"E. ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1.

5. SITE AREA 164,254.97 SQUARE FEET OR 3.77 ACRES MORE OR LESS.

6. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED ON FEMA PANEL MAP NO. 12111C-0277-J, DATED FEBRUARY 16, 2012.

7. OWNERSHIP OF FENCES AS SHOWN (IF ANY) ARE NOT DETERMINED BY THIS SURVEY.

9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS OR OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION:

THE PARCEL OF LAND BEING A PORTION OF THE NORTH ONE HALF OF LOT 227, WHITE CITY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE PROCEED S.89°58'28"W ALONG NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2038.09 FEET; THENCE PROCEED S.00°14'30"E A DISTANCE OF 38.00 FEET, TO THE NORTHEAST CORNER OF SUBJECT PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUE S.00°14'30"E, ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT NEW CANAL (A 60' WIDE RIGHT-OF-WAY) A DISTANCE OF 292.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 227; THENCE S.89°54'39"W A DISTANCE OF 560.52 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1; THENCE PROCEED ALONG SAID RIGHT-OF-WAY N.00°20'02"W A DISTANCE OF 293.23 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 18; THENCE PROCEED N.89°58'28"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 560.97 FEET TO THE POINT OF BEGINNING.

CERTIFICATIONS:

1. JBC INVESTMENS, INC.
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. HARVEY MATTEL, ESQUIRE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTIVE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 5647, STATE OF FLORIDA

BOUNDARY SURVEY

NORTH 1/2 LOT 227, WHITE CITY SUBDIVISION
PLAT BOOK 1, PAGE 23
ST. LUCIE COUNTY, FLORIDA.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- CLEAN OUT
- POWER POLE
- ANCHOR
- MANHOLE
- LIGHT POST
- INV. INVERT
- EL. ELEVATION
- P.R.M. PERMANENT REFERENCE MONUMENT
- SPOT ELEVATIONS
- M MEASURED

WATSON | KILLANE
SURVEYING AND MAPPING, INC.
2240 NORTHEAST DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868
EMAIL: WATSONKILLANE@GMAIL.COM

SHEET	1 OF 1
DRAWN BY:	DPK
SCALE:	1" = 30'
FIELD WORK COMPLETED:	01-10-07
FIELD BOOK:	A139/30-33
JOB NO.	17-437

REVISIONS

DATE:	DESCRIPTION:	BY:

JBC INVESTMENTS, INC.
5400 SOUTH U.S. HIGHWAY NO. 1
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

Technical Review Committee **3. g.**

Meeting Date: 09/16/2021

REQUESTED ACTION

Minor Site Plan - St. Lucie County Parking Lot - 2300 Virginia Avenue

LOCATION

2300 Virginia Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Senior Planner

RECOMMENDATION

TBD

Attachments

TRC Memo Combined

Form Review

Form Started By: Vennis Gilmore Started On: 09/01/2021 09:04 PM

Final Approval Date: 09/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: #21-07000019 (Minor Site Plan)
BOARD DATE	:	September 16th, 2021

Minor Site Plan – St. Lucie County Parking Lot – 2300 Virginia Avenue

Attached is an Application for a Minor Site Plan to be located at 2300 Virginia Avenue. This proposed Minor Site Plan is for the restructuring to the existing St. Lucie County offices parking lot. The proposed construction will not include building but will include repaving of the parking lot with landscaping, lighting, and sidewalks. Per City Code Section 125-313(b) Minor Site Plan; all Standards for Review must be met to receive approval for a Minor Site Plan. Parcel ID: 2416-504-0770-000-8.

Please review and provide comments on this Minor Site Plan application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments please respond prior to the, September 16, 2021 TRC meeting.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,

Vennis Gilmore
Senior Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 2300 Virginia Avenue, Fort Pierce, FL 34982

Parcel ID #(s) 241650407700008

Project description Construction of a paved parking lot with landscaping and sidewalks.

Saint Lucie County	Bowman Consulting Group, LTD
Property Owner(s)	**Applicant/Representative, Title, Company**
2300 Virginia Avenue	301 SE Ocean Blvd; Suite 301
Street Address	Street Address
Fort Pierce FL 34982	Stuart FL 34994
City State Zip	City State Zip
772-323-1505	772-210-4615
Phone Number	Phone Number
DoileyE@stlucieco.org	muhazie@bowman.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 -- St Lucie COUNTY

The foregoing instrument was acknowledged before me this 17 day of August, 20 21, by Scotty Beaulieu who is personally known to me or has produced Personally Known as identification.

Melissa S Boeckel
Signature of Notary

MELISSA S. BOECKEL
Commission # GG 980926
Expires April 23, 2024
Bonded Thru Troy Fain Insurance 800-385-7019
(seal)

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

TO BE COMPLETED BY STAFF

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

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

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

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

Site Information: 1.58 acre site

Non-Residential: Proposed Sq. Ft.: No proposed buildings Residential: Proposed Units: N/A

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

North	South	East	West
Institutional	Institutional	Institutional	Commercial

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 - N/A
- ☐ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7) - N/A
- ☒ Lighting Plan (see Section 22-58.d.8)
- ☐ Design Review submittals (see Design Review application) - N/A
- ☐ Traffic Impact Report - N/A
- ☐ Concurrency Review submittals (see Concurrency Review application) - N/A

Bowman

August 24, 2021

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

RE: St. Lucie County Administration Building Parking Lot Improvements
Project Narrative

To whom it may concern,

Bowman Consulting Group, Ltd. is the Engineer of Record for the above referenced project and will be representing the interested parties throughout the Site Plan Review & Construction Plan Review processes to obtain the necessary entitlements and permits to construct and operate the project. The project site is located at 2300 Virginia Avenue within the city of Fort Pierce, FL and the property is associated with Parcel ID No. 2416-504-0770-000-8. The proposed project area is approximately fifty-three thousand three hundred ninety-five (57,940) square feet & includes improvements to an existing dirt/gravel parking lot abutting the St. Lucie County Administrative Building to the north. Improvements to the parking lot include the addition of a second lane to the northern most drive aisle, paving of the existing parking area, drainage infrastructure, lighting, landscaping, and irrigation. This is a St. Lucie County sanctioned capital improvement project and St. Lucie County is to be considered the owner/applicant.

Sincerely,

MICHAEL UHAZIE, PE
Project Manager, Eng | **BOWMAN**
O: (772) 283-1413 D: (772) 210-4615 M: (321) 278-4318
muhazie@bowman.com

310109

6C

D E E D

THIS DEED made and executed the 10th day of June, 1975 by FORT PIERCE PORT AND AIRPORT AUTHORITY, a special taxing district existing under the laws of Florida, hereinafter called the grantor, to ST. LUCIE COUNTY, a political subdivision of the State of Florida, hereinafter called the grantee, whose Post Office Box is 700, Fort Pierce, Florida.

WITNESSETH: That the grantor, for and in consideration of the sum of $1.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, its successors and assigns, all that certain land situate in St. Lucie County, Florida, viz:

Lots 53 through 56 of Block 133, All of Block 134 less Lots 1 through 4, All of Block 159 less Virginia Avenue right-of-way, All of Utah Avenue right-of-way lying between the West right-of-way of South 23rd Street and the East right-of-way line of South 25th Street.

All of the above described property being a part of LAWNWOOD ADDITION, a Subdivision in Section 16, Township 35 South, Range 40 East, Florida as recorded in Plat Book 2, Page 16 of the Official Records of Saint Lucie County, Florida.

(2416-504-0766-800/0)
(2416-504-0770-000/8)
(2416-504-0783-000/2)

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; provided, however, that said land shall be used for public purposes only, and in the event that said land should ever cease to be used for public purposes, the property conveyed by this deed shall revert to

THIS INSTRUMENT WAS PREPARED BY
RALPH B. WILSON, ST. LUCIE COUNTY
COURTHOUSE, FT. PIERCE, FLORIDA

the Fort Pierce Port and Airport Authority.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

FORT PIERCE PORT AND AIRPORT AUTHORITY

By George D. Price
Chairman

ATTEST:

Roger Poitras
Secretary

Signed, sealed and delivered
in the presence of:

Josephine B. Rice

Miriam J. Dunn

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared GEORGE D. PRICE and ROGER POITRAS, well known to me to be the Chairman and Secretary respectively of the District named as grantor in the foregoing deed, and that they severally acknowledged executing the same freely and voluntarily under authority duly vested in them by said District and that the seal affixed thereto is the true seal of said District.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of June, 1975.

Ralph B. Wilson
Notary Public, State of Florida
at Large

My Commission Expires: 7-13-76

FILED AND RECORDED
ST. LUCIE COUNTY FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED

JUN 11 4 19 PM '75

310109

O R
BOOK 240 PAGE 1499

WARRANTY DEED
INDIVID. TO INDIVID

434257

RAMCO FORM 01

This Warranty Deed Made the 24th day of January A. D. 19 79 by

FRANCES M. ANDRAE, ANITA WRAY AND JEANETTE SANDERS, as tenants in common

hereinafter called the grantor, to BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, a political subdivision of the State of Florida

whose postoffice address is 2300 Virginia Avenue, Fort Pierce, Florida 33450 hereinafter called the grantee:

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

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

Lots 1,2,3 and 4, Block 134 of Lawnwood Addition as recorded in Plat Book 2 at page 16 of the Public Records of St. Lucie County, Florida

Tax ID #2416-504-0768.000/1

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE FEB 16 '79 60.00

DOCUMENTARY SUR TAX FLORIDA DEPT. OF REVENUE FEB 16 '79 P.B. 10830 22.00

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 78.

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

Signed, sealed and delivered in our presence:

Debbie F. Hahn
DEBBIE F. HAHN

Gayle J. Varner
GAYLE J. VARNER

x Anita Wray LS
x Frances M. Andrae L.S.
x Jeanette Sanders L.S.

STATE OF WISCONSIN
COUNTY OF PORTAGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Frances M. Andrae, Anita Wray and Jeanette Sanders

to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of January A. D. 1979.

Mark G. Ilton
My commission is permanent.

This Instrument prepared by: DEVITT J. ADAMS
St. Lucie County, Administration Bldg.
Fort Pierce, Florida

Address

SPACE BELOW FOR RECORDERS USE

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
CORP. VERIFIED
434257
'79 FEB 16 AM 8:43
ROGER POITRAS
CLERK CIRCUIT COURT

OR BOOK 303 PAGE 1290

909189

This instrument prepared and
legal description approved
Date: 4-21-88 By: D. Karobwski
City: Fort Lauderdale, Florida
State of Florida
Department of Transportation

PARCEL NO. 103.1
SECTION 94030-2531
STATE RD. 70
COUNTY ST. LUCIE

Form 7421-06.f

COUNTY DEED

THIS DEED, made this 14th day of JUNE A.D. 19 88, by ST. LUCIE County, Florida, party of the first part, and STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, party of the second part.
2300 So ANDREWS AVE. FT. LAUD. FLA.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of $ -0- to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second party, his heirs and assigns forever, the following described land lying and being in ST. LUCIE, County, Florida:

PARCEL NO. 103 SECTION 94030-2531

That part of Lots 58 thru 69 and Lot 32 and that part of the Easterly 125 feet, Block 159, of LAWNWOOD ADDITION, according to the plat thereof as recorded in Plat Book 2, Page 16, Public Records in St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Northwesterly corner of said Block 134, said corner being the intersection of the Southerly Right of Way line of Tennessee Ave. with the Easterly Right of Way line of South 25th St., said Easterly Right of Way line being the East line of the West 50 feet of Section 16, Township 35 South, Range 40 East, St. Lucie County, Florida; run S 01°17'03" W along said East line a distance of 560.55 feet to the POINT OF BEGINNING; thence continue S 01°17'03" W a distance of 87.18 feet to the Northerly Existing Right of Way line of State Road 70 (Virginia Ave.); thence N 81°51'40" E along said Northerly line a distance of 56.08 feet to the beginning of a curve, concave Southerly, having a radius of 5779.58 and a chord bearing N 85°47'10" E; thence Easterly along the arc of said curve; through a central angle of 07°50'59", a distance of 791.82 feet to the Westerly Right of Way line of South 23rd St.; thence N 01°19'53" E along said Westerly line a distance of 24.26 feet; thence S 45°24'11" W a distance of 34.78 feet to a point on the arc of a curve, concave Southerly, having a radius of 5789.58 feet and a chord bearing S 87°17'27" W; thence Westerly along the arc of said curve through a central angle of 04°22'05", a distance of 441.38 feet; thence S 88°39'23" W a distance of 163.45 feet; thence S 84°10'47" W a distance of 148.94 feet; thence N 47°16'05" W a distance of 89.95 feet to the POINT OF BEGINNING.

Containing 6876 square feet, more or less.

AND

A parcel of land in Section 16, Township 35 South, Range 40 East, St. Lucie County, Florida; more particularly described as follows:

Commencing at the Southeast corner of said Section 16, run along the East line of said Section N 00°40'52" W a distance of 80.07 feet to a point on the Baseline of Survey of State Road 70 (Virginia Avenue); thence along said Baseline bearing N 88°14'46" W a distance of 1404.44 feet; thence run perpendicular to said Baseline in a Northerly direction, a distance of 50.00 feet to the point of intersection of the Westerly Right of Way line of South 13th St. with the Northerly Existing Right of Way line of State Road 70 (Virginia Ave.), said point being also the POINT OF BEGINNING; thence N 88°14'46" W along said Northerly Existing Right of Way line a distance of 51.69 feet; thence N 45°48'14" E a distance of 71.87 feet to the said Westerly Right of Way line of South 13th St.; thence S 00°08'46" E along said Westerly line, a distance of 51.69 feet to the POINT OF BEGINNING.

Containing 1335 square feet, more or less.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
ACQUISITION DEPARTMENT
2800 SOUTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33316

598 PAGE 1832

Return to

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice-Chairman of said Board, the day and year aforesaid.

ATTEST: Jane C. Ward (OFFICIAL SEAL)
Clerk (or Deputy Clerk)
Circuit Court

COUNTY, FLORIDA

By its Board of County Commissioners

By _____
Its Chairman (or Vice-Chairman)

APPROVED AS TO FORM
AND CORRECTNESS:

COUNTY ATTORNEY

909189

'88 AUG 11 A10:30

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
2300 SOUTH FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33316

O.R. BOOK 598 PAGE 1833

Rec Fee $ 6.00 DOUGLAS DIXON
Doc Assump $ _____ St. Lucie County
Doc Tax $ .60 Clerk Circuit Court
Int Tax $ _____ By _____
Total $ 6.60 Deputy Clerk

1135252

QUIT-CLAIM DEED FROM CORPORATION — RAMCO FORM 42

This Quit-Claim Deed, *Executed this* 2nd *day of* July *, A. D.* 1991 *, by*

CITY OF FORT PIERCE, FLORIDA, a Municipal Corporation, ~~a corporation~~ *existing under the laws of* Florida *, and having its principal place of business at* P O Box 1480, Fort Pierce, FL 34954 *first party, to* ST. LUCIE COUNTY, a political subdivision of the State of Florida

whose postoffice address is 2300 Virginia Avenue, Fort Pierce, FL 34982 *second party:*

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of* $ 10.00 *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* St. Lucie *State of* Florida *, to wit:*

All of Block 110 and Block 133 lying Easterly of South 25th Street, LESS AND EXCEPTING Lots 53, 54, 55 and 56, Block 133, TOGETHER WITH the platted alleyways and platted road rights-of-way, including that portion of Tennessee Avenue and Southern Avenue, lying Easterly of the Easterly right-of-way of South 25th Street and Westerly of the Westerly right-of-way of South 23rd Street, LAWNWOOD ADDITION, according to the Plat thereof, recorded in Plat Book 2, Page 16, of the Public Records of St. Lucie County, Florida.

THIS QUIT CLAIM DEED is to expressly release and extinguish that reservation providing that the above-described property would revert to the City of Fort Pierce in the event that a courthouse or branch courthouse was ever constructed on said property, as reserved in that certain Warranty Deed dated 7/28/89 and recorded in OR Book 647 at page 1523 of the public records of St. Lucie County, Florida. The new courthosue has now been constructed in the downtown area and is now complete and therefore, the reservation and reverter are expressly released hereby.

'91 SEP 19 A11:33
1135252
FILED AND RECORDED
DOUGLAS DIXON CLERK
ST LUCIE COUNTY, FL

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

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

(CORPORATE SEAL)

ATTEST: City Clerk

CITY OF FORT PIERCE, FLORIDA

By Mayor-Commissioner

Signed, sealed and delivered in the presence of:

Bernice Penick

Joyce R. Weathers

APPROVED AS TO FORM AND CORRECTNESS:

By City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared William R. Dannahower and Cassandra Steele, Mayor-Commissioner and City Clerk, well known to me to be the / respectively of the corporation named as first party in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of July, A. D. 1991.

My commission expires: Notary Public, State of Florida at Large, My Commission Expires Feb. 25, 1995, Bonded thru Troy Fain-Insurance Inc.

Jeanne M. Gabriel
Notary Public - Jeanne M. Gabriel
State of Florida at Large

This Instrument prepared by: John T. Brennan, Esq.
Address P.O. Box 3779
Fort Pierce, FL 34948-3779

Return to:
John Brennan Box #9

Rhode Island Ave

Property Boundary

Project Limits

Tennessee Ave

S 25th St

S 26th St

S 23rd St

St. Lucie Administrative Building

70

615

Virginia Ave

Wyoming Ave

Google Earth

300 ft

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

Property Identification

Site Address: 2300 VIRGINIA AVE
Sec/Town/Range: 16/35S/40E
Parcel ID: 2416-504-0770-000-8
Jurisdiction: Fort Pierce

Use Type: 8600
Account #: 25850
Map ID: 24/16S
Zoning: General &

Ownership

St Lucie County

% Management and Budget
2300 Virginia Ave
Fort Pierce, FL 34982



Legal Description

LAWNWOOD ADDN ALL THAT PART OF VACATED BLKS 110, 133, 134 AND 159 BOUNDED ON N BY SLY R/W RHODE ISLAND AV, ON S BY NLY R/W VIRGINIA AV (INCL ADDITIONAL R/WAS IN OR 598-1832: 615-738), ON W BY E R/W S 25 ST (100 FT R/W) AND ON E BY WLY R/W S 23 ST. INCLUDING ALL PLATTED STREETS AND ALLEYS THEREIN (24.36 AC) (OR 240-1498: 303-1290: 647-1523: 756-99) (VACATED OR 247-1151: 648-1990)

Current Values

Just/Market Value:	$17,281,400
Assessed Value:	$17,281,400
Exemptions:	$17,281,400
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	147,739
Gross Sketched Area (SF):	152,568
Land Size (acres):	24.36
Land Size (SF):	1,061,122

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jun 1, 1988	0598 / 1832	XX01	CV		$100

Building Information (1 of 3)

Finished Area: 77,311 SF

Gross Sketched Area: 82,040 SF

Exterior Data

View:
Building Type: HROF
Grade: Y_S+
Story Height: 2 Story

Roof Cover: Gypsum
Year Built: 1977
Effective Year: 1977
No. Units: 1

Roof Structure: Steel Conc
Frame:
Primary Wall: 8in Brick
Secondary Wall:

Interior Data

Bedrooms: 0

Electric: MAXIMUM

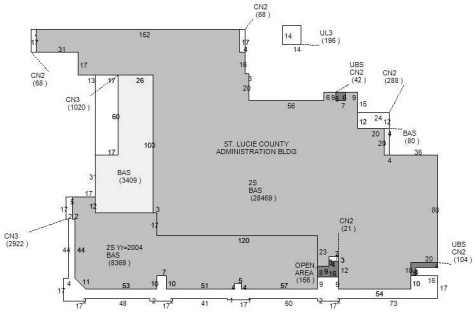
Primary Int Wall:

Full Baths: 0
Half Baths: 0
A/C %: 100%

Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	36838	36838	1553
BAS	BASE AREA	40327	40327	1893
CN2	CANOPY	591	0	262
CN3	CANOPY	3942	0	945
UBS	UPPER BASE AREA/+1	146	146	86
UL3	DET UTILITY	196	0	56

Building Information (2 of 3)

Finished Area: 67,122 SF

Gross Sketched Area: 67,222 SF

Exterior Data

View:
Building Type: HROF
Grade: Y_S+
Story Height: 3 Story

Roof Cover: Gypsum
Year Built: 1988
Effective Year: 1988
No. Units: 1

Roof Structure: Steel Conc
Frame:
Primary Wall: Enam/Pfb Mtl
Secondary Wall:

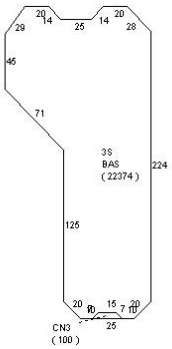
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FrcdHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
3S	TWO FULL STORIES OVER BASE (TOTAL 3 FLOORS)	22374	44748	704
BAS	BASE AREA	22374	22374	704
CN3	CANOPY	100	0	54

Building Information (3 of 3)

Finished Area: 3,306 SF

Gross Sketched Area: 3,306 SF

Exterior Data

View:
Building Type: UT4
Grade: Y_D+
Story Height: 1 Story

Roof Cover: Roll Comp
Year Built: 2008
Effective Year: 2008
No. Units: 1

Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

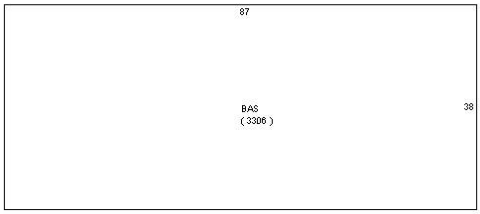
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 0%

Electric: MAXIMUM
Heat Type:
Heat Fuel:
Heated %: 0%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: CONC GRD
Sprinkled %: 100%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	3306	3306	250

Special Features and Yard Items

Type	Qty	Units	Year Blt
ELEVATOR	1	3000	1977
CEMENT CURB	1	733	1977
ASP2 LOW	1	100300	1977
ELEVATOR	3	10500	1988
ASP1 HIGH	1	47360	1988
SINGLE LIGHT	1	3	1988
ELEVATOR	1	10000	1988
DOUBLE LIGHT	1	4	1988
CONCRET HIGH	1	46000	1988
CONCRETE LOW	1	72000	1989
QUAD LIGHT	1	2	1989
SINGLE LIGHT	1	5	1989
DOUBLE LIGHT	1	4	1989
Alum Fen 6'	1	150	2020

Current Year Values

Current Values Breakdown

Building:	$13,567,500
Land:	$3,713,900
Just/Market:	$17,281,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$17,281,400
Exemption(s):	$17,281,400
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2020		8500	St Lucie County	$17,281,400

Current Year Special Assessment Breakdown

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2020	$17,281,400	$17,281,400	$17,281,400	$0
2019	$17,481,600	$17,481,600	$17,481,600	$0
2018	$17,774,700	$17,774,700	$17,774,700	$0

Permits

Number	Issue Date	Description	Amount	Fee
BP2006-104	Jan 30, 2006	Roof	$157,700	$1,577
9000001270	Oct 11, 1990	Roof	$975	$975
9000001270	Oct 11, 1990	Roof	$975	$975
F910001148	Sep 10, 1991	Roof	$100	$100
F910001148	Sep 10, 1991	Roof	$100	$100
C91-05520	Oct 7, 1991	Alterations/Remodeling	$100	$100
C93-04069	Jul 26, 1993	Alterations/Remodeling	$140,000	$140,000
C94-04900	Sep 20, 1994	Alterations/Remodeling	$5,000	$5,000
C94049009	Sep 20, 1994	Alterations/Remodeling	$5,000	$5,000
C96-001153	Sep 24, 1996	Demolition	$100	$100
F96-001142	Oct 25, 1996			

Additions to existing construction		$1,013,000	$1,013,000		
	F97-01142A	Feb 21, 1997	Heat and Air Conditioning	$75,000	$75,000
	F97-000931	Aug 27, 1997	Roof	$20,000	$20,000
	C98-020194	Feb 25, 1998	Shed	$10,000	$10,000
	C98-050359	Jun 5, 1998	Alterations/Remodeling	$9,000	$9,000
	C98-000816	Jul 10, 1998	Slab	$3,000	$3,000
	C98-100495	Nov 20, 1998	Alterations/Remodeling	$15,000	$15,000
	C99-000169	Feb 17, 1999	Heat and Air Conditioning	$0	$0
	F01-817	Jun 14, 2001	Shed	$20,000	$300
	F01-818	Jun 14, 2001	Shed	$20,000	$300
	C98-120586	Jan 13, 1999	Alterations/Remodeling	$0	$0
	C22-060078	Jun 4, 2002	Alterations/Remodeling	$10,000	$2
	RF2002-101	Nov 8, 2002	Roof	$214,830	$2,273
	C23-020293	Feb 14, 2003	Alterations/Remodeling	$10,000	$227
	C22-100848	Oct 30, 2002	Alterations/Remodeling	$0	$0
	C23110030	Nov 7, 2003	Alterations/Remodeling	$0	$0
	C23120343	Dec 8, 2003	Alterations/Remodeling	$3,000	$0
	CA20039	Dec 19, 2003	Additions to existing construction	$1,100,000	$12,345
	RF2004117	Apr 9, 2004	Roof	$25,857	$384
	TENT20056	Mar 9, 2005	Unknown	$0	$50
	C05090845	Sep 26, 2005	Alterations/Remodeling	$0	$0
	C06030981	Apr 4, 2006	Foundation	$1,957	$0
	C06050057	May 2, 2006	Unknown	$100	$0
	DM2006125	May 31, 2006	Demolition	$250,000	$130
	C06080395	Aug 17, 2006	Alterations/Remodeling	$2,000	$0
	C06090452	Sep 25, 2006	Alterations/Remodeling	$1,500	$0
	C06100550	Nov 22, 2006	Alterations/Remodeling	$160,450	$0
	C06110254	Nov 14, 2006	Alterations/Remodeling	$0	$0
	C07030219	Mar 21, 2007	Alterations/Remodeling	$30,800	$0
	0700000013	Apr 17, 2008	Cleared Lot Permit	$0	$150
	0700000021	Apr 17, 2008	Alterations/Remodeling	$279,849	$2,799
	0700000022	Apr 17, 2008	Alterations/Remodeling	$761,729	$7,618
	0700000023	Apr 17, 2008	Commercial New Construction	$2,720,649	$27,207
	C0907-0264	Jul 24, 2009	Alterations/Remodeling	$0	$0
	C0909-0269	Oct 7, 2009	Alterations/Remodeling	$0	$0
	C1003-0156	Mar 24, 2010	Alterations/Remodeling	$0	$0
	C0907-0205	Aug 14, 2009	Alterations/Remodeling	$0	$0
	C1007-0192	Aug 25, 2010	Air Conditioning Only	$0	$0
	RF2006-537	Aug 7, 2006	Roof	$15,465	$154
	RF2006-538	Aug 7, 2006	Roof	$13,925	$139
	BP10-2527	Nov 23, 2010	Storm Shutters	$1,486	$80
	BP11-0051	Feb 22, 2011	Alterations/Remodeling	$800	$75
	C1108-0196	Aug 16, 2011	Demolition	$0	$0
	bp11-1293	Aug 4, 2011	Roof	$231,200	$3,106
	c1108-0371	Sep 1, 2011	Alterations/Remodeling	$0	$0
	c1109-0004	Sep 1, 2011	Demolition	$0	$0
	c1109-0005	Sep 7, 2011	Alterations/Remodeling	$0	$0
	BP12-0008	Jan 3, 2012	Plumbing	$700	$162
	C1109-0170	Sep 20, 2011	Electric	$0	$0
	BP12-1975	Nov 14, 2012	Electric	$39,138	$525
	C1302-0195	Feb 15, 2013	Alterations/Remodeling	$0	$0
	C1302-0086	Feb 6, 2013	Window replacement	$0	$0
	C1303-0204	Apr 1, 2013	Air Conditioning Only	$0	$0
	C1306-0286	Jun 21, 2013	Alterations/Remodeling	$0	$0
	C1309-0368	Oct 1, 2013	Alterations/Remodeling	$0	$0
	C1404-0055	Apr 22, 2014	Roof	$0	$0
	BP14-1899	Oct 7, 2014	Site Work	$249,000	$2,490
	BP14-3087	Dec 10, 2014	Electric	$2,000	$162
	C1507-0489	Aug 10, 2015	Alterations/Remodeling	$0	$0
	C1509-0110	Sep 4, 2015	Electric	$0	$0
	C1509-0270	Sep 15, 2015	Driveway	$0	$0
	C1808-0730	Sep 7, 2018	Air Conditioning Only	$0	$0
	C1809-0301	Sep 14, 2018	Electric	$0	$0
	C2001-0727	Feb 7, 2020	Remodel	$12,800	$0
	C2009-0124	Sep 16, 2020	Slab	$2,112	$0
	BP20-2718	Oct 12, 2020	Fence	$14,190	$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

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

COUNTY ADMINISTRATION BUILDING
PARKING LOT IMPROVEMENTS
COUNTY PROJECT No. C19-08-832
SECTION 16, TOWNSHIP 35S, RANGE 40E
2300 VIRGINIA AVENUE
FORT PIERCE, FL 34982

DRAWING INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	EROSION CONTROL PHASE I
3	EROSION CONTROL PHASE II
4	SEDIMENTATION & EROSION CONTROL DETAILS
5	SITE PLAN
6	PAVING, GRADING AND DRAINAGE PLAN
7	TECHNICAL SPECIFICATIONS
8	CITY OF FORT PIERCE TECHNICAL SPECIFICATIONS AND DETAILS
9	CITY OF FORT PIERCE TECHNICAL SPECIFICATIONS AND DETAILS
10	ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS
LP-1	EXISTING TREE SURVEY/REMOVAL PLAN
LP-2	LANDSCAPE PLAN
LP-3	LANDSCAPE SPECIFICATIONS
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DRIP DETAILS
IR-3	IRRIGATION DETAILS AND NOTES
IR-4	EXISTING SITE PLAN WITH NEW PARKING OVERLAY
E1.1	SITE PHOTOMETRIC PLAN

GOVERNING STANDARDS AND SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION,
DESIGN STANDARDS, LATEST EDITION,
AND STANDARD SPECIFICATIONS FOR ROAD AND
BRIDGE CONSTRUCTION, LATEST EDITION.

ST. LUCIE COUNTY FLORIDA

BOARD OF COUNTY COMMISSIONERS

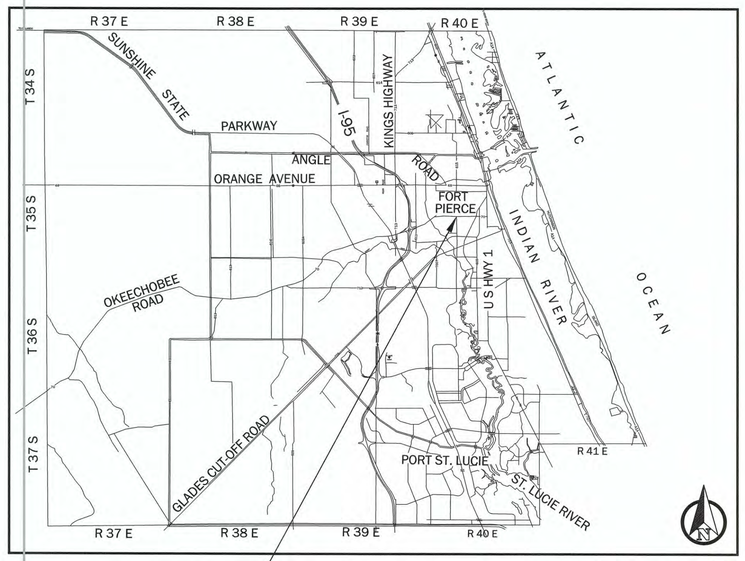
CHRIS DZADOVSKY	DISTRICT 1
SEAN MITCHELL	DISTRICT 2
LINDA BARTZ	DISTRICT 3
FRANNIE HUTCHINSON	DISTRICT 4
CATHY TOWNSEND	DISTRICT 5

COUNTY ADMINISTRATOR

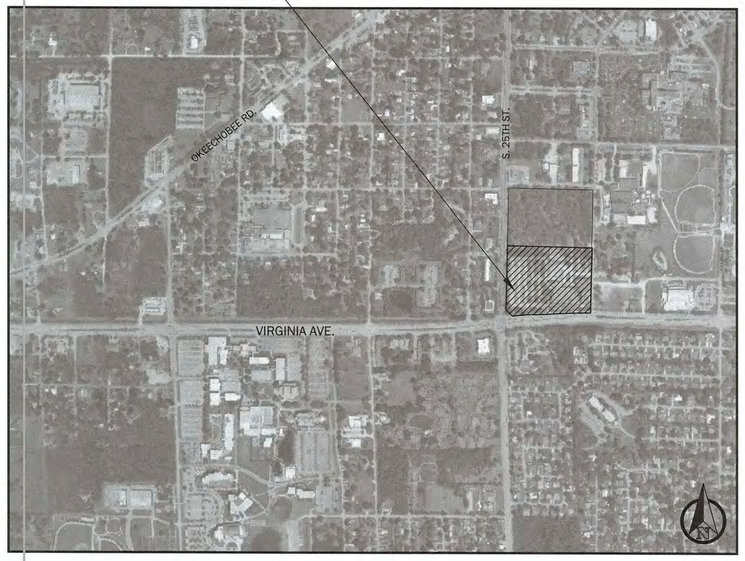
HOWARD N. TIPTON — COUNTY ADMINISTRATOR

PUBLIC WORKS DEPARTMENT

DONALD B. WEST, P.E.	DIRECTOR OF PUBLIC WORKS
PATRICK DAYAN, P.E.	WATER QUALITY DIVISION DIRECTOR



PROJECT LOCATION



ENGINEER OF RECORD: MICHAEL UHAZIE, P.E.
P. E. NO.: 88667
SUBMITTAL: 90% PLANS
PRINTED DATE: 08/23/21

MICHAEL C. UHAZIE LICENSE No. 88667 STATE OF FLORIDA PROFESSIONAL ENGINEER 8/19/2021

Bowman CONSULTING
Certificate of Authorization License No. 30462

Bowman Consulting Group, Ltd., Inc.
301 SE Ocean Blvd, Suite 301
Stuart, Florida 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com

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VERTICAL DATUM NOTES:
1. ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

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

Cad file name: P:\010793 - St Lucie County\010793-01-003 (ENG) - Admin Bldg Parking Lot Imp\Engineering\CAD_Plans (dwg)\010793-003-COV.dwg 08/23/21



LEGEND

EL.	= ELEVATION
G.P.S.	= GLOBAL POSITIONING SYSTEM
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
PID	= POINT IDENTIFICATION
R.T.K.	= REAL TIME KINEMATIC
TYP.	= TYPICAL
x18.52	= EXISTING ELEVATION
	= BOLLARD
—x—	= CHAIN LINK FENCE
—10—	= CONTOUR ELEVATION
	= SITE CONTROL POINT
	= LIGHT POLE
8	= PARKING SPACES
	= SIGN
STM	= STORM MANHOLE
	= WATER VALVE
W	= WELL
—□—	= WOOD RAIL FENCE
	= YARD DRAIN
	= OAK TREE WITH DIAMETER
	= PALM TREE WITH DIAMETER
	= PINE TREE WITH DIAMETER

(PROPOSED)

- = LIMITS OF PROJECT
- SF = SILT FENCE
- = TREE TO BE REMOVED
- = EXISTING TREE TO REMAIN
- = EXISTING CONCRETE PARKING TO BE REMOVED
- = EXISTING PAVEMENT TO BE MILLED AND RESURFACED
- = EXISTING CONCRETE DRIVEWAY TO BE REMOVED

UTILITY CONFLICT NOTE:

CONTRACTOR TO VERIFY THE LOCATION AND DEPTH(S) OF EXISTING UTILITIES PRIOR TO ORDERING MATERIALS

DEWATERING NOTE:
WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.
REFER TO MASTER SITE SPECIFICATIONS.

ALERT TO CONTRACTOR:
PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEC AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEC AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

NOTE TO GENERAL CONTRACTOR:
PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

NOTES

CONSTRUCTION DEWATERING
CONSTRUCTION DEWATERING, IF REQUIRED, TO BE IN ACCORDANCE WITH THE DEWATERING PERMIT TO BE OBTAINED BY CONTRACTOR.

SILT FENCE PLACEMENT - CLEARING AND GRUBBING
SILT FENCE TO BE IN PLACE BEFORE CONSTRUCTION AND/ OR CLEARING AND GRUBBING COMMENCES. CONTRACTOR TO MAINTAIN SILT FENCE FOR THE DURATION OF CONSTRUCTION UNTIL SUBSTANTIAL COMPLETION.

SILT FENCE PLACEMENT - SITE FILL & FINE GRADING
PLACEMENT IS SHOWN IN PERIMETER AREAS TO BE FILLED TO PREVENT OFFSITE DISCHARGES.

SCOPE OF EROSION CONTROL
THE GENERAL CONTRACTOR (GC) SHALL USE BEST MANAGEMENT PRACTICES TO LIMIT ADVERSE IMPACT BY MEANS OF SILT FENCING, JUTE MATTING, TEMPORARY SEEDING, INLET PROTECTION AROUND ALL CATCH BASINS, STABILIZED CONSTRUCTION ENTRANCES(S), ETC. SEDIMENT CONTROL STRUCTURES/ DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF FDEP NPDES GENERIC PERMIT. SEDIMENT CONTROL DEVICES MUST BE INSTALLED

PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUED INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS SET FORTH ON THIS PLAN, AND AS SPECIFIED BY ALL APPLICABLE REGULATORY AGENCIES.

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL BMP CONTROLS IN ORDER TO CONTAIN ALL STORMWATER RUNOFF WITHIN THE PARCEL BOUNDARY, UNLESS OTHERWISE NOTED.

THE CONTRACTOR MUST MAINTAIN ALL BMP'S AND EROSION AND SEDIMENT CONTROL DEVICES UNTIL FINAL STABILIZATION FOR THE ENTIRE PARCEL IS ACHIEVED. THE CONTRACTOR MUST REQUEST ANY DEVIATION TO THESE PLANS IN WRITING.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE BMP CONTROLS REGULARLY. THE CONTRACTOR IS TO PROVIDE ADDITIONAL EROSION CONTROL AS DEEMED NECESSARY BY THE ENGINEER. THE CONTRACTOR SHALL INCLUDE THESE COSTS IN THE BID. ANY AREA WHERE EROSION IS OBSERVED MUST BE ADDRESSED BY THE CONTRACTOR, WETHER SHOWN ON THE PLANS OR NOT.

PERMANENT EROSION CONTROL, TURF ESTABLISHMENT, AND SOIL STABILIZATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CLEANING AND DISPOSAL OF ANY DEBRIS OR WASTE. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES AND FEES FOR IMPROPER PLACEMENT OR MAINTENANCE OF CONTROLS.

UPDATES AND AMENDMENTS
THE GENERAL CONTRACTOR (GC) MUST UPDATE THE JOBSITE BINDER. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL. [SEE SCOPE OF EROSION CONTROL]

IMPORTANT:
THE GC MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CIVIL ENGINEERING CONSULTANT (CEC) AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:
1. MODIFYING EROSION OR SEDIMENT CONTROL BMP'S
2. REMOVING EROSION OR SEDIMENT CONTROL BMP'S.

THE CONTRACTOR MAY ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL ONLY IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH ALL AGENCIES AND PROTECTION OF WATER QUALITY.

LAND CLEARING NOTES

1. PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S MEETING FOR SITE DEVELOPMENT.
2. AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE, IT'S LOCATION SHOWN ELSEWHERE ON THIS PAGE.
3. TREES IDENTIFIED TO BE PROTECTED SHALL HAVE PROTECTIVE BARRICADES INSTALLED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CLEARING ACTIVITIES.
4. PRESERVE AREAS SHALL HAVE ORANGE FENCE INSTALLED ALONG ENTIRE BOUNDARY PRIOR TO COMMENCEMENT OF ANY CLEARING ACTIVITIES.
5. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED.
6. SOIL STABILIZATION SHALL BE COMPLETED WITHIN 30 DAYS OF VEGETATION REMOVAL.

EROSION CONTROL CONSTRUCTION SEQUENCE

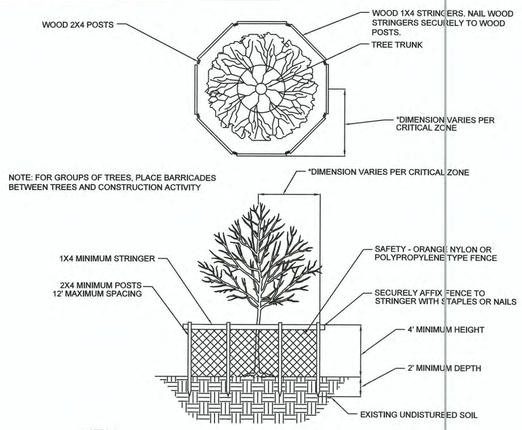
1. FLAG AND FENCE ALL WORK LIMITS.
2. NOTIFY SEDIMENT CONTROL INSPECTOR (24) HOURS PRIOR TO START OF CONSTRUCTION.
3. PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
4. INSTALL PERIMETER RUNOFF CONTROLS; NOTIFY SEDIMENT INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
5. COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING. STOCKPILE ANY EXCESS TOPSOIL OR OTHER EXCAVATED SOIL IN APPROVED STOCKPILES PER EROSION CONTROL NOTE 9 AND AS SHOWN ON THE PLAN OR REMOVE FROM SITE. AND DISPOSE OF AT A PERMITTED SITE.
6. SOD AND STABILIZE EMBANKMENTS, CONSTRUCT PARKING BASE, AND INSTALL SITE UTILITIES AND DRAINAGE PIPES AND INLETS.
7. INSTALL STORM DRAINAGE PROTECTION. COMPLETE PARKING LOT CONSTRUCTION.
8. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING. REMOVE ANY EXCESS MATERIAL FROM THE SITE AND DISPOSE OF AT A PERMITTED SITE.
9. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL IMPLEMENT THE WORK IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACTS OF THE WORK ON NATURAL ENIVIRONMENTAL FEATURES AND WATER QUALITY. THE CONSTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION IN THE RECEIVING WATERS.
2. OFF-SITE DISCHARGES DURING CONSTRUCTION AND DEVELOPMENT SHALL NOT BE PERMITTED.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ADVERSE OFF-SITE WATER-RELATED IMPACTS DO NOT OCCUR DURING CONSTRUCTION
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES. TRAPPED MATERIAL SHALL NOT EXCEED 1/2 HEIGHT OF DEVICES.
5. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF THE TEMPORARY PLUGS AND PLYWOOD OR GEOTEXTILE FABRIC OVER THE INLETS. THE DRAINAGE SYSTEM THAT HAS BEEN IMPACTED BY THE PROPOSED MODIFICATIONS SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE
6. ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
7. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND, AND THE IMPACT TO NEIGHBORING COMMUNITIES.
8. THE CONTRACTOR SHALL EXCAVATE THE WET RETENTION / DETENTION BASINS FROM OUTSIDE OF THE LIMITS OF THE BASIN TO THE EXTENT POSSIBLE TO MINIMIZE COMPACTION OF THE SOILS. THE BASINS SHALL BE PROTECTED FROM EQUIPMENT FOR THE REMAINDER OF THE CONSTRUCTION PROCESS.
9. ANY TOPSOIL OR EXCAVATED SOIL THAT IS TO REMAIN ON THE SITE MUST BE STOCKPILED. THE STOCKPILE MUST BE ENCLOSED IN SILT FENCE AND TEMPORARILY SEEDED OR OTHERWISE STABILIZED AGAINST EROSION. THE STOCKPILES SHALL BE A MAXIMUM 2:1 (H:V) SLOPE AND A MAXIMUM HEIGHT OF 20 FEET OR A HEIGHT ALLOWED BY PHYSICAL CONSTRAINTS, WHICHEVER IS LESS. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT AREAS WHERE THE STOCKPILES EXIST SHALL BE BUILT AFTER SAID STOCKPILES ARE USED OR MOVED AND PROTECTED AT A DIFFERENT APPROVED LOCATION.
10. DATUM IS BASED ON NAVD 88.

TREE PRESERVATION NOTES

1. REFER TO "TREE PROTECTION BARRICADE" DETAIL FOR TREE PROTECTION REQUIREMENTS.
2. REFER TO LANDSCAPE PLANS FOR TREE PRESERVATION AND RELOCATION INFORMATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL REPLACEMENT VALUE FOR ANY DAMAGED TREES DESIGNATED TO BE PRESERVED OR RELOCATED.



NOTES:
CRITICAL PROTECTION ZONE: THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE TRUNK DIAMETER AT 54" ABOVE FINISHED GRADE. FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

* TREE PROTECTION BARRICADE SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.

TREE BARRIER
NOT TO SCALE

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VERTICAL DATUM NOTES:
1. ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

MICHAEL C. UHAIE LICENSE No 88667 STATE OF FLORIDA PROFESSIONAL ENGINEER
5/19/2021

GRAPHIC SCALE
0 20 40
1" = 20'

REVISIONS

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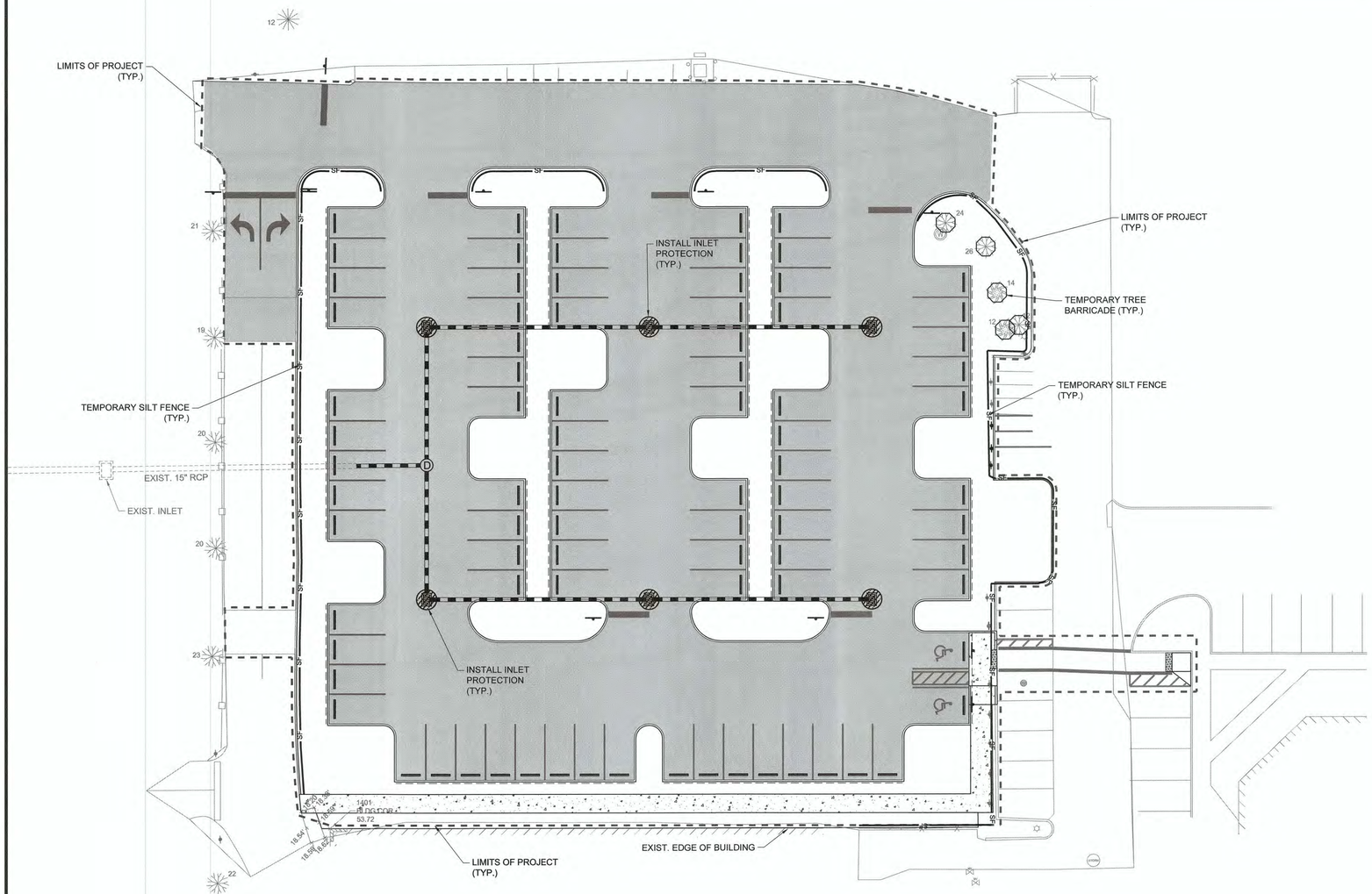
ST. LUCIE COUNTY ADMIN. BUILDING
PARKING LOT IMPROVEMENTS
DEMOLITION & EROSION CONTROL PHASE I

PROJECT NO. 010793

SHEET NO. 2 OF 10

Cad file name: P:\010793 – St Lucie County\010793-01-003 (ENG) – Admin Bldg Parking Lot Imp\Engineering\CAD_Plans (dwg)\010793-003-ECP1.dwg 08/23/21



LEGEND

EL.	= ELEVATION
G.P.S.	= GLOBAL POSITIONING SYSTEM
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
PID	= POINT IDENTIFICATION
R.T.K.	= REAL TIME KINEMATIC
TYP.	= TYPICAL
x18.52	= EXISTING ELEVATION
	= BOLLARD
— X —	= CHAIN LINK FENCE
—10—	= CONTOUR ELEVATION
	= SITE CONTROL POINT
	= LIGHT POLE
(8)	= PARKING SPACES
	= SIGN
	= STORM MANHOLE
	= WATER VALVE
(W)	= WELL
	= WOOD RAIL FENCE
	= YARD DRAIN
	= OAK TREE WITH DIAMETER
	= PALM TREE WITH DIAMETER
	= PINE TREE WITH DIAMETER

(PROPOSED)

	= LIMITS OF PROJECT
—SF—	= SILT FENCE
	= EXISTING TREE TO REMAIN

UTILITY CONFLICT NOTE:

CONTRACTOR TO VERIFY THE LOCATION AND DEPTH(S) OF EXISTING UTILITIES PRIOR TO ORDERING MATERIALS.

DEWATERING NOTE:

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.
REFER TO MASTER SITE SPECIFICATIONS.

ALERT TO CONTRACTOR:

PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEC AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEC AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

NOTE TO GENERAL CONTRACTOR:

PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

NOTES

CONSTRUCTION DEWATERING
CONSTRUCTION DEWATERING, IF REQUIRED, TO BE IN ACCORDANCE WITH THE DEWATERING PERMIT TO BE OBTAINED BY CONTRACTOR.

SILT FENCE PLACEMENT - CLEARING AND GRUBBING
SILT FENCE TO BE IN PLACE BEFORE CONSTRUCTION AND/ OR CLEARING AND GRUBBING COMMENCES. CONTRACTOR TO MAINTAIN SILT FENCE FOR THE DURATION OF CONSTRUCTION UNTIL SUBSTANTIAL COMPLETION.

SILT FENCE PLACEMENT - SITE FILL & FINE GRADING
PLACEMENT IS SHOWN IN PERIMETER AREAS TO BE FILLED TO PREVENT OFFSITE DISCHARGES.

SCOPE OF EROSION CONTROL
THE GENERAL CONTRACTOR (GC) SHALL USE BEST MANAGEMENT PRACTICES TO LIMIT ADVERSE IMPACT BY MEANS OF SILT FENCING, JUTE MATTING, TEMPORARY SEEDING, INLET PROTECTION AROUND ALL CATCH BASINS, STABILIZED CONSTRUCTION ENTRANCES(S), ETC. SEDIMENT CONTROL STRUCTURES/ DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF FDEP NPDES GENERIC PERMIT. SEDIMENT CONTROL DEVICES MUST BE INSTALLED

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THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL BMP CONTROLS IN ORDER TO CONTAIN ALL STORMWATER RUNOFF WITHIN THE PARCEL BOUNDARY, UNLESS OTHERWISE NOTED.

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LAND CLEARING NOTES

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3. TREES IDENTIFIED TO BE PROTECTED SHALL HAVE PROTECTIVE BARRICADES INSTALLED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CLEARING ACTIVITIES.
4. PRESERVE AREAS SHALL HAVE ORANGE FENCE INSTALLED ALONG ENTIRE BOUNDARY PRIOR TO COMMENCEMENT OF ANY CLEARING ACTIVITIES.
5. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED.
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EROSION CONTROL CONSTRUCTION SEQUENCE

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2. NOTIFY SEDIMENT CONTROL INSPECTOR (24) HOURS PRIOR TO START OF CONSTRUCTION.
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4. INSTALL PERIMETER RUNOFF CONTROLS; NOTIFY SEDIMENT INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
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6. SOD AND STABILIZE EMBANKMENTS. CONSTRUCT PARKING BASE, AND INSTALL SITE UTILITIES AND DRAINAGE PIPES AND INLETS.
7. INSTALL STORM DRAINAGE PROTECTION. COMPLETE PARKING LOT CONSTRUCTION.
8. COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING. REMOVE ANY EXCESS MATERIAL FROM THE SITE AND DISPOSE OF AT A PERMITTED SITE.
9. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL.

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2. OFF-SITE DISCHARGES DURING CONSTRUCTION AND DEVELOPMENT SHALL NOT BE PERMITTED.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ADVERSE OFF-SITE WATER-RELATED IMPACTS DO NOT OCCUR DURING CONSTRUCTION
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES. TRAPPED MATERIAL SHALL NOT EXCEED 1/2 HEIGHT OF DEVICES.
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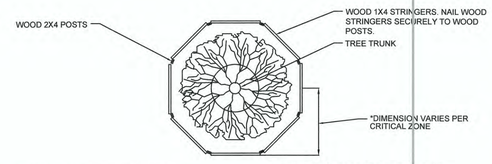
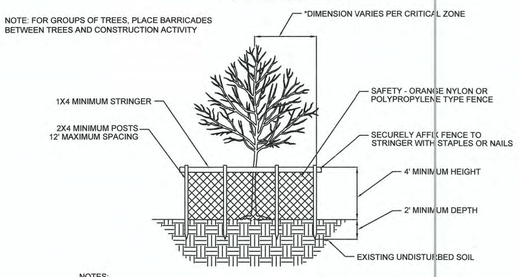
10. DATUM IS BASED ON NAVD 88.

TREE PRESERVATION NOTES

1. REFER TO "TREE PROTECTION BARRICADE" DETAIL FOR TREE PROTECTION REQUIREMENTS.
2. REFER TO LANDSCAPE PLANS FOR TREE PRESERVATION AND RELOCATION INFORMATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FULL REPLACEMENT VALUE FOR ANY DAMAGED TREES DESIGNATED TO BE PRESERVED OR RELOCATED.



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



NOTES:
CRITICAL PROTECTION ZONE: THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE TRUNK DIAMETER AT 54" ABOVE FINISHED GRADE. FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

* TREE PROTECTION BARRICADE SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.

TREE BARRIER
NOT TO SCALE

VERTICAL DATUM NOTES:

1. ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

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ST. LUCIE COUNTY ADMIN. BUILDING
PARKING LOT IMPROVEMENTS

EROSION CONTROL PHASE II

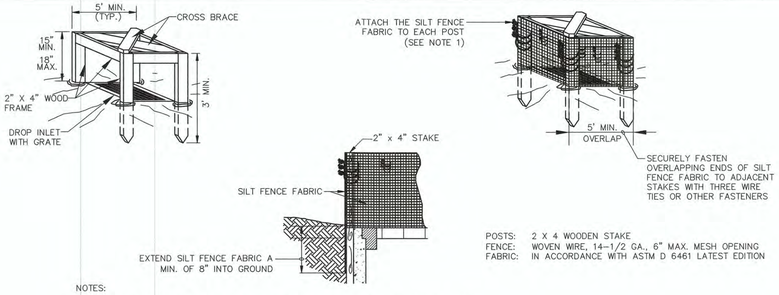
PROJECT NO. 010793

SHEET NO. 3 OF 10

MICHAEL C. URMIE LICENSE No 88667 STATE OF FLORIDA PROFESSIONAL ENGINEER 8/21/2023

GRAPHIC SCALE
0 20 40
1" = 20'

Cad file name: P:\010793 – St Lucie County\010793-01-003 (ENG) – Admin Bldg Parking Lot Imp\Engineering\CAD_Plans (dwg)\010793-003-ECP2.dwg 08/19/21



POSTS: 2 X 4 WOODEN STAKE
FENCE: WOVEN WIRE, 14–1/2 GA., 6" MAX. MESH OPENING
FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION

NOTES:

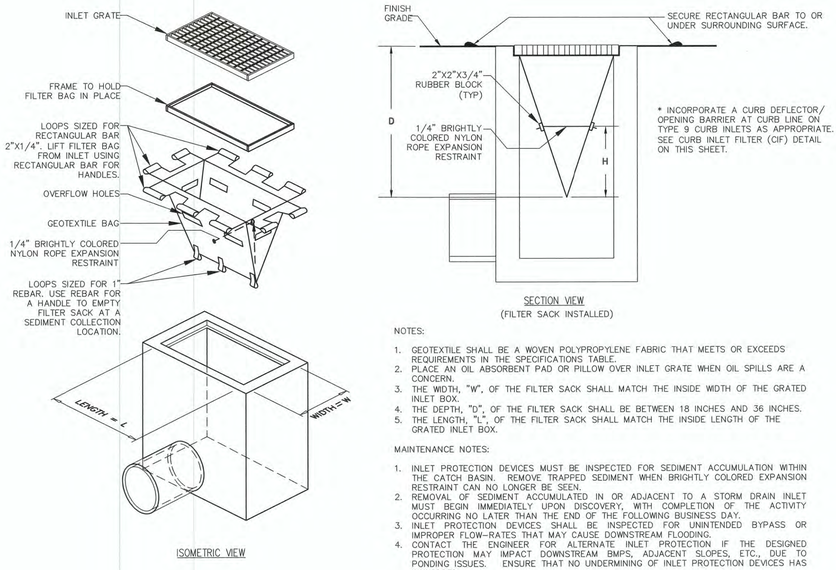
1. ATTACH THE GEOTEXTILE TO EACH POST (EVENLY SPACED AT NOT MORE THAN 30").
2. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED ACROSS TWO POSTS.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE MAINTENANCE NOTES AND TECHNICAL SPECIFICATIONS. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE–THIRD THE HEIGHT OF THE FABRIC.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN (IF USING INSERT–TYPE DEVICE) OR UPGRADIENT OF THE INLET.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW–RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE ENGINEER FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

SILT FENCE INLET PROTECTION DETAIL AT UNPAVED AREAS

N.T.S.



ISOMETRIC VIEW

SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

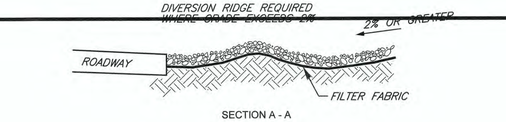
1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW–RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE ENGINEER FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	120 LBS
MULLEN BURST	ASTM D–3786	800 PSI
TRAPEZOID TEAR	ASTM D–4533	120 LBS
UV RESISTANCE	ASTM D–4355	80 %
APPARENT OPENING SIZE	ASTM D–4751	40 US SIEVE
FLOW RATE	ASTM D–4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	0.55 SEC –1

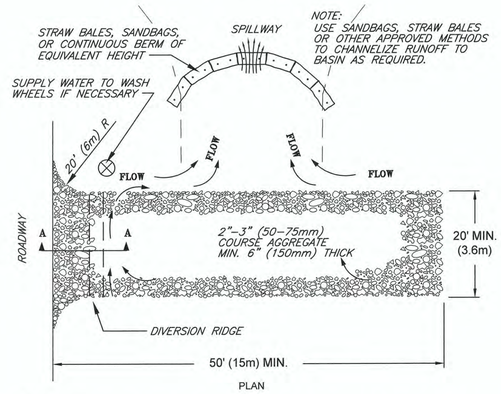
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	135 LBS
MULLEN BURST	ASTM D–3786	420 PSI
TRAPEZOID TEAR	ASTM D–4533	45 LBS
UV RESISTANCE	ASTM D–4355	90 %
APPARENT OPENING SIZE	ASTM D–4751	20 US SIEVE
FLOW RATE	ASTM D–4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	1.5 SEC –1

INLET PROTECTION FILTER SACK AT PAVED AREAS

N.T.S.



SECTION A - A

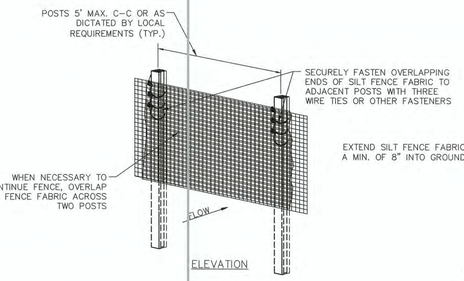


PLAN

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

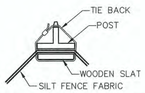
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT DETAIL



ELEVATION

COMPLETED INSTALLATION

POSTS: STEEL OR WOOD
FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.



INSIDE CORNER – PLAN VIEW

TABLE 1 Temporary Silt Fence Material Property Requirements

		Test Method	Units	Supported[4] Silt Fence	Unsupported[4] Silt Fence	Type of Value
Grab Strength		ASTM D 4632	N (lbs)			
	Machine Direction			400 (90)	550 (90)	MARV
	X–Machine Direction			400 (90)	450 (90)	MARV
Permittivity[#]		ASTM D 4491	sec–1	0.05	0.05	MARV
Apparent Opening Size[#]		ASTM D 4751	mm (US Sieve #)	0.60 (30)	0.60 (30)	Max. ARV[C]
Ultraviolet Stability		ASTM D 4355	% Retained Strength	70% after 500 h of exposure	70% after 500 h of exposure	Typical

[A]Silt fence support shall consist of 14 gage steel wire with a mesh spacing of 150 mm (6 in.) or prefabricated polymer mesh of equivalent strength.
[#]These default values are based on empirical evidence with a variety of sediments. For environmentally sensitive areas, a review of previous experience and/or site or regionally specific geotextile tests in accordance with Test Method D 5141 should be performed by the agency to confirm suitability of these requirements.
[C]As measured in accordance with Test Method D 4632.
TABLE 1 TAKEN FROM ASTM D 6461–99 (2007)

SPECIFICATIONS FOR SILT FENCE INSTALLATION

1. SILT FENCE SHALL BE PROVIDED AND INSTALLED PER ASTM D–6462–03 LATEST EDITION.
2. INSTALL SILT FENCE AT A FAIRLY LEVEL GRADE ALONG THE CONTOUR WITH THE ENDS CURVED UPHILL TO PROVIDE SUFFICIENT UPSTREAM STORAGE VOLUME FOR ANTICIPATED RUNOFF.
3. INSTALL POSTS AT A MAXIMUM OF 5'–0" APART.
4. INSTALL POSTS AT A MINIMUM DEPTH OF 24" ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT UPSTREAM WATER PRESSURE ON THE FABRIC.
5. INSTALL WITH THE POSTS AWAY FROM THE SILT FENCE FABRIC.
6. ATTACH THE FABRIC TO EACH POST WITH THREE TIES, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART.
7. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
8. WHEN NECESSARY TO CONTINUE FENCE, OVERLAP SILT FENCE FABRIC ACROSS TWO POSTS.
9. NO MORE THAN 24" OF A 36" FABRIC IS ALLOWED ABOVE GROUND LEVEL.
10. THE INSTALLATION SHOULD BE CHECKED AND CORRECTED FOR ANY DEVIATIONS BEFORE COMPACTION. USE A FLAT–BLADED SHOVEL TO TUCK FABRIC DEEPER INTO THE TRENCH IF NECESSARY.
11. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC.
12. WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.

MAINTENANCE NOTES

1. SILT FENCES SHALL BE INSPECTED ALONG ITS ENTIRETY AND MUST BE CLEANED WHEN SEDIMENT HAS ACCUMULATED TO ONE–THIRD THE HEIGHT OF THE SILT FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ON–THIRD THE HEIGHT OF THE SILT FENCE.
2. ALL MATERIAL EXCAVATED FROM BEHIND SILT FENCE SHALL BE STOCKPILED ON AN UPLAND PORTION OF THE SITE IF SUITABLE FOR REUSE.
3. SPECIAL ATTENTION SHALL BE PAID TO ENSURE THAT NO UNDERMINING OF SILT FENCE HAS OCCURRED AND THAT NO BYPASS IS OCCURRING AT JOINING SECTIONS.
4. IF EXCESS SEDIMENT IS ACCUMULATING IN ANY SECTION OF SILT FENCE, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL UPSTREAM STABILIZATION MEASURES OR ADDITIONAL BMPS TO PREVENT EXCESSIVE BUILDUP ON SILT FENCE.
5. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.

SF1 SILT FENCE INSTALLATION
N.T.S.

B.M.P.'s (BEST MANAGEMENT PRACTICES)

THESE PLANS ADDRESSES THE FOLLOWING AREAS:

1. GENERAL EROSION CONTROL.
2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION
3. CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS NECESSARY FOR EACH SPECIFIC APPLICATION.

SECTION 1 GENERAL EROSION CONTROL

1.1 GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND SLOPE WASH–OUTS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.

1.2 CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY GROUNDCOVER.

1.3 SLOPES OF BANKS OF WET DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 4H:1V FROM TOP OF BANK TO (2) FEET BELOW NORMAL WATER LEVEL, (CONTROL ELEVATION).

1.4 ALL GRASS SLOPES CONSTRUCTED 4H:1V AND STEEPER SHALL BE SODDED AS SOON AS PRACTICAL AFTER THEIR CONSTRUCTION.

1.5 SOD SHALL BE PLACED FOR A 3–FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

1.6 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING & AFTER CONSTRUCTION

2.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMPS, AT A MINIMUM, IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

2.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

2.3 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.

B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

2.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

2.5 SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

SECTION 3 CONTROL OF WIND EROSION

3.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING, AT A MINIMUM, THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE, AS SHOWN, EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

MICHAEL C. UHRIE LICENSE No. 88667 STATE OF FLORIDA PROFESSIONAL ENGINEER
8/21/2021

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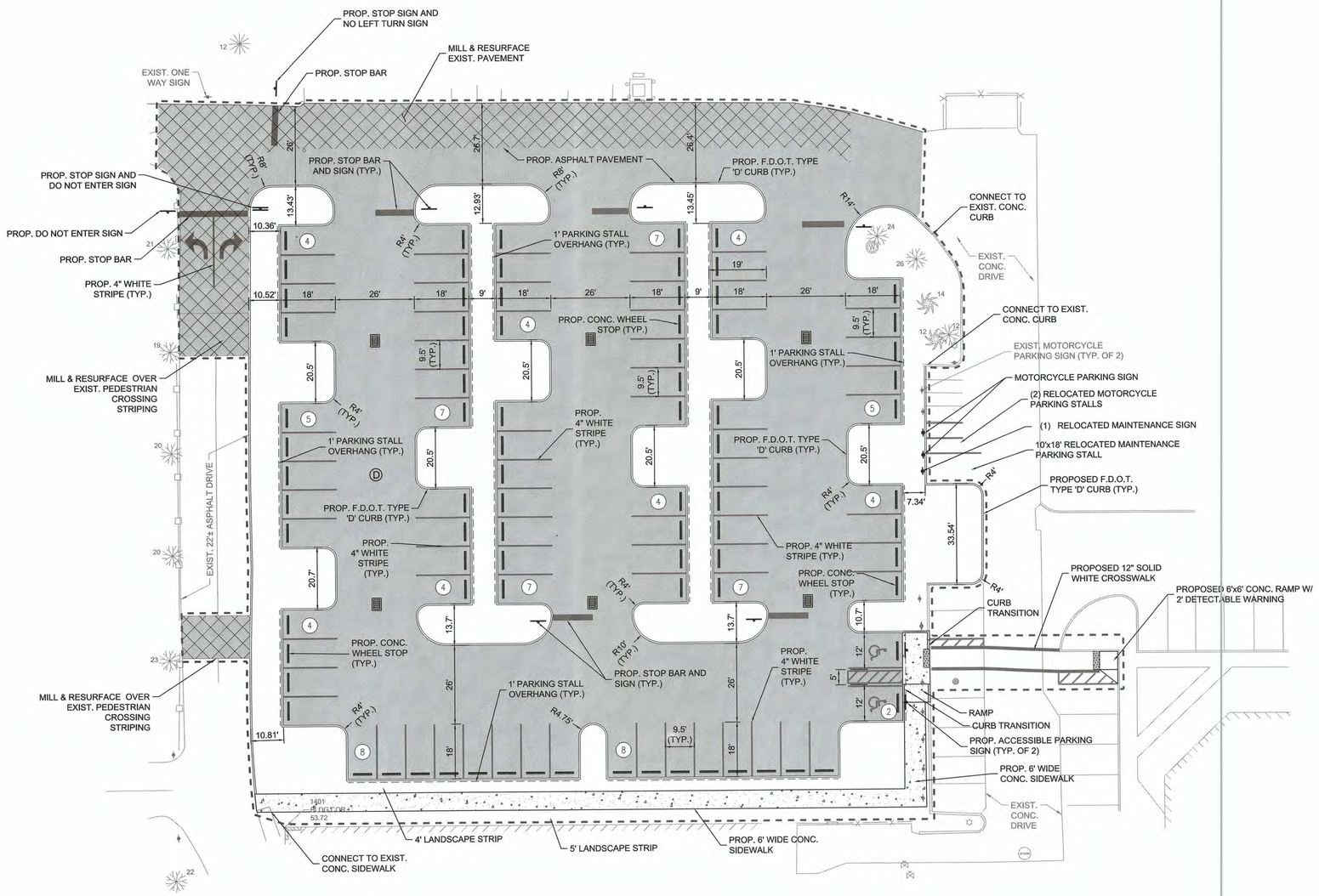
ST. LUCIE COUNTY ADMIN. BUILDING PARKING LOT IMPROVEMENTS

EROSION CONTROL DETAILS

PROJECT NO. 010793

SHEET NO. 4 OF 10



LEGEND

- LIMITS OF PROJECT
- EXISTING BUILDING
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- (11) PROPOSED PARKING SPACES
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED MILL & RESURFACE ASPHALT PAVEMENT

SITE CALCULATIONS			
AREA	SF	ACRES	%
TOTAL SITE AREA	57,940 SF	1.33 ACRE	100%
OPEN SPACE AREA	14,225 SF	0.33 ACRE	26.8%
TOTAL IMPERVIOUS AREA	43,715 SF	1.00 ACRE	75.2%

SITE CALCULATIONS			
USE	AREA	RATIO	REQUIRED SPACES
BUILDING AREA	-	-	-
TOTAL PARKING REQUIRED			-
TOTAL PARKING PROVIDED			84

SITE SUMMARY	
ZONING	OS-1 GENERAL AND RECREATIONAL OPEN SPACE
FLU	INSTITUTIONAL
USE	INSTITUTIONAL
TYPE OF CONSTRUCTION	SITE IMPROVEMENTS
LOT	
SIZE	57,940 SF / 1.33 ACRE
BUILDING	
SIZE	N/A
HEIGHT	N/A
PARKING	
STALL SIZE	9.5' x 18'
SPACES	84
HANDICAP SPACES	2
BIKE SPACES	0

VERTICAL DATUM NOTES:
1. ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

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GRAPHIC SCALE
0 20 40
1" = 20'

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ST. LUCIE COUNTY ADMIN. BUILDING PARKING LOT IMPROVEMENTS

SITE PLAN

PROJECT NO. 010793

SHEET NO. 5 OF 10

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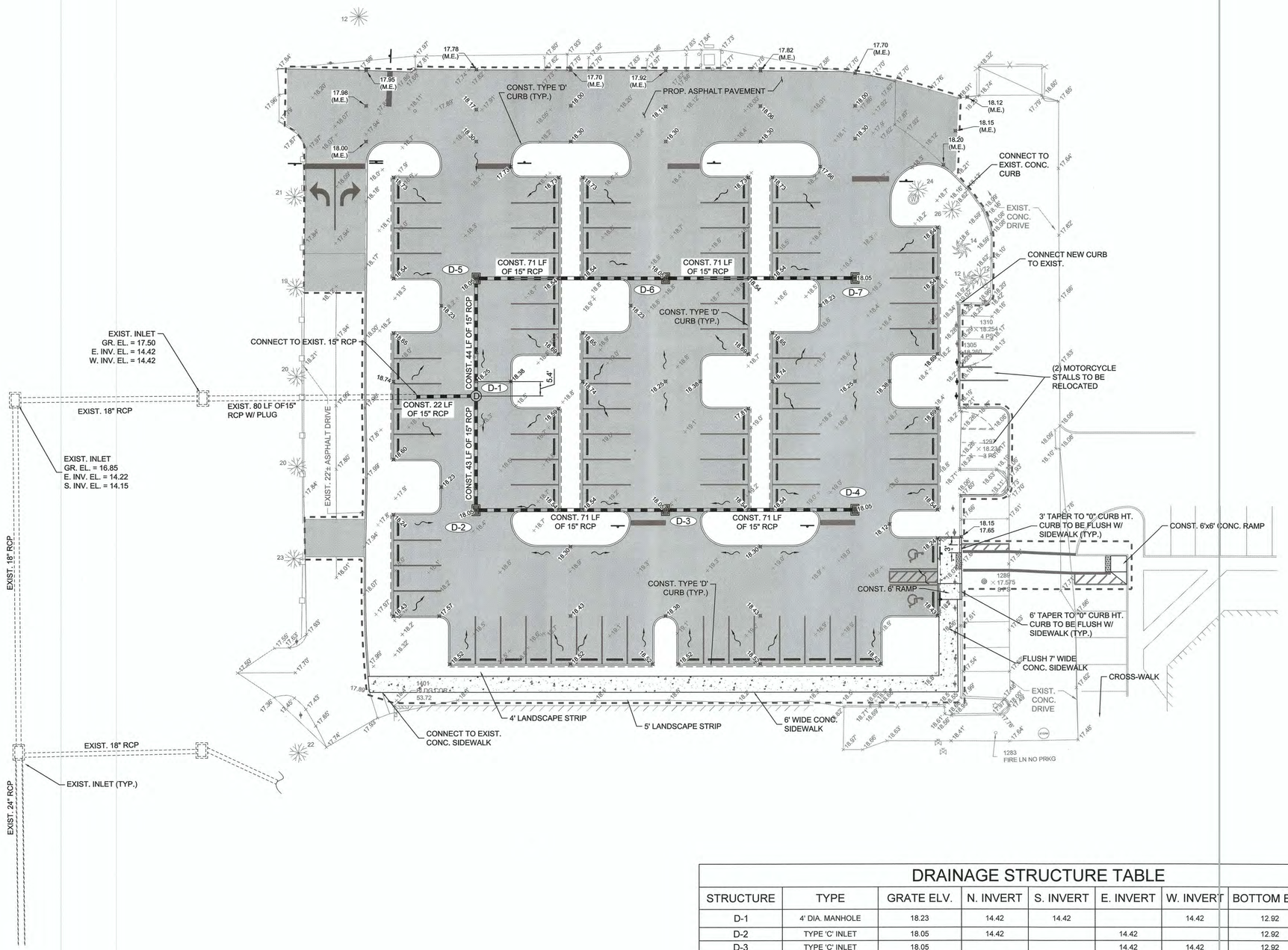

LEGEND

- = LIMITS OF CONSTRUCTION
- = EXISTING BUILDING
- = EXISTING CURB AND GUTTER
- = CURB AND GUTTER
- = DRAINAGE STRUCTURE
- = HPP STORM PIPE (HIGH-PERFORMANCE POLYPROPYLENE)
- x18.52 = EXISTING ELEVATION
- 24.75 = FINISHED GRADE
- = STANDARD DUTY ASPHALT PAVEMENT
- = CONCRETE SIDEWALK
- = FLOW ARROW

DRAINAGE STRUCTURE TABLE

STRUCTURE	TYPE	GRATE ELV.	N. INVERT	S. INVERT	E. INVERT	W. INVERT	BOTTOM ELV.	REMARKS
D-1	4' DIA. MANHOLE	18.23	14.42	14.42		14.42	12.92	
D-2	TYPE 'C' INLET	18.05	14.42		14.42		12.92	
D-3	TYPE 'C' INLET	18.05			14.42	14.42	12.92	
D-4	TYPE 'C' INLET	18.05				14.42	12.92	
D-5	TYPE 'C' INLET	18.05		14.42	14.42		12.92	
D-6	TYPE 'C' INLET	18.05			14.42	14.42	12.92	
D-7	TYPE 'C' INLET	18.05				14.42	12.92	

VERTICAL DATUM NOTES:
1. ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

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GRAPHIC SCALE 0 20 40 1" = 20'

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ST. LUCIE COUNTY ADMIN. BUILDING
PARKING LOT IMPROVEMENTS

PAVING, GRADING AND DRAINAGE PLAN

PROJECT NO. 010793

SHEET NO. 6 OF 10

Cad file name: P:\010793 – St Lucie County\010793-01-003 (ENG) – Admin Bldg Parking Lot Imp\Engineering\CAD_Plans (dwg)\010793-003-PGD.dwg 08/19/21

GENERAL:

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION "DESIGN STANDARDS", LATEST EDITION, BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND "DESIGN STANDARDS" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT.

IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE "STANDARD SPECIFICATIONS" ALSO.

ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.

GENERAL NOTES:

1. THE CONTRACTOR SHALL GIVE THE ENGINEER AT LEAST 48 HOURS NOTICE PRIOR TO REQUESTING REQUIRED CONSTRUCTION OBSERVATIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

2. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, DURING WHICH TIME ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ABOVE-GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES AGAINST THE CONSTRUCTION OPERATION THAT MAY CAUSE DAMAGE TO SAID FACILITY.

4. STREET OR HIGHWAY RESTORATION WORK IS TO BE DONE AS PER THE LOCAL OR STATE AGENCY HAVING JURISDICTION.

5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS, AND/OR SIDEWALKS.

6. TRAFFIC CONTROL ON ALL CITY, COUNTY AND STATE HIGHWAY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION AND THE APPLICABLE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.

7.a. THE MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE FLORIDA D.O.T. DESIGN STANDARDS INDEX 102 SERIES, THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS A MINIMUM CRITERIA.

TRAFFIC DISRUPTIONS WHICH ARE NECESSARY TO CONSTRUCT THE PROJECT SHALL BE SUBMITTED IN WRITING TO THE ENGINEER AND APPROVAL SHALL BE OBTAINED AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF WORK. SUBMITTAL MATERIAL SHALL INCLUDE SKETCHES, CALCULATIONS AND OTHER DATA REQUIRED BY THE ENGINEER.

THE CONTRACTOR SHALL REMOVE OR COVER ANY EXISTING OR PROPOSED SIGNS OR PAVEMENT MARKINGS WHICH CONFLICT WITH THE TRAFFIC CONTROL PLANS. WHEN THE CONFLICT NO LONGER EXISTS, THE CONTRACTOR SHALL RESTORE THE SIGNS OR PAVEMENT MARKINGS TO THEIR ORIGINAL POSITION. REMOVAL OF EXISTING PAVEMENT MARKINGS NOT OTHERWISE REMOVED BY MILLING, SHALL BE ACCOMPLISHED BY A METHOD APPROVED BY THE FDOT, THAT WILL ELIMINATE THE PREVIOUS MARKING PATTERN AND WILL NOT MATERIALLY DAMAGE THE SURFACE TEXTURE OF THE PAVEMENT. USE OF BLACK PAINT TO COVER EXISTING PAVEMENT MARKINGS IS PROHIBITED.

CONTRACTOR SHALL EMPLOY TEMPORARY BARRICADES BETWEEN DRIVE LANES AND EXCAVATED AREAS IN ACCORDANCE WITH FDOT INDEX 102.

NOTIFICATION OF LANE CLOSURES OR TEMPORARY DETOURS SHALL BE ACCOMPLISHED AT LEAST 30 DAYS PRIOR TO CLOSURE OR DETOUR BY SUBMITTING THE REQUIRED LANE CLOSURE FORM, SKETCHES, CALCULATIONS, AND OTHER DATA TO THE ENGINEER.

THE CONTRACTOR SHALL CONTACT LOCAL POLICE, FIRE RESCUE AND AMBULANCE SERVICES 24 HOURS PRIOR TO ANY AND ALL LANE SHIFTS AND OR CLOSURES.

THE CONTRACTOR SHALL PROVIDE THE SERVICES OF UNIFORMED OFF-DUTY POLICE OFFICERS TO SUPERVISE TRAFFIC CONTROL WHERE CONSTRUCTION OPERATIONS CAUSE TRAFFIC CONGESTION TO THE EXTENT THAT POLICE SUPERVISION IS NEEDED TO ASSURE PUBLIC SAFETY AND PROTECT THE WORK.

ALL LANES MUST REMAIN OPEN FOR TRAFFIC DURING AN EVACUATION NOTICE OF HURRICANE OR OTHER CATASTROPHIC EVENT AND SHALL REMAIN OPEN FOR THE DURATION OF THE EMERGENCY AS DIRECTED BY THE ENGINEER.

7.b. THE CONTRACTOR SHALL PREPARE THE MAINTENANCE OF TRAFFIC PLAN FOR ALL PHASES OF THE WORK PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE PLAN SHALL INDICATE THE TYPE AND LOCATION OF ALL SIGNS, LIGHTS, STRIPING AND BARRIERS TO BE USED FOR THE SAFE PASSAGE OF TRAFFIC AND PEDESTRIANS THROUGH THE PROJECT AREA AND FOR THE PROTECTION OF THE WORKERS. THE PLAN SHALL ALSO INDICATE CONDITIONS AND SETUPS FOR EACH PHASE OF WORK. THE PLAN SHALL PROVIDE FOR MAINTENANCE OF TWO-WAY TRAFFIC AT ALL TIMES WHERE PRACTICAL. PLAN SHALL BE SIGNED, SEALED AND SUBMITTED TO THE AGENCY HAVING JURISDICTION FOR APPROVAL AT LEAST ONE WEEK PRIOR TO THE PRE-CONSTRUCTION MEETING.

7.c. ALL PAVEMENT MARKING SHALL BE THERMOPLASTIC PER FDOT STANDARDS.

ALL STRIPING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT FDOT DESIGN STANDARD INDEX, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION AND MUTCD LATEST EDITION.

INSTALL RETRO - REFLECTIVE PAVEMENT MARKERS (RPM'S) PER THE MOST CURRENT FDOT DESIGN STANDARD STANDARD INDEX 706-001 AND THE MOST CURRENT FDOT DESIGN STANDARD SPECIFICATIONS # 706.

8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN A CONFLICT BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS IS DISCOVERED DURING THE COURSE OF CONSTRUCTION.

9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BIDDING THE WORK AND TO PERFORM SUCH TESTS, STUDIES AND SURVEYS AS HE DEEMS NECESSARY TO SATISFY HIMSELF AS TO ACTUAL SURFACE AND SUBSURFACE CONDITIONS EXISTING AT THE SITE. ACTUAL CONDITIONS THAT DIFFER FROM THOSE SHOWN ON DRAWINGS SHALL NOT CONSTITUTE A BASIS FOR ADDITIONAL PAYMENT.

10. ALL ELEVATIONS REFER TO N.A.V.D. 1988 DATUM, UNLESS OTHERWISE NOTED.

11. ALL CONSTRUCTION DEWATERING (WELL POINTS, SUMPS ETC.) WILL REQUIRE A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

12. ANY CHANGES DUE TO FIELD CONDITIONS OR ANY OTHER DEVIATIONS FROM THE APPROVED DRAWINGS MUST BE APPROVED BY THE ENGINEER AND THE GOVERNING AUTHORITY HAVING JURISDICTION PRIOR TO BEING CONSTRUCTED.

13. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES: ONE (1) SET OF "APPROVED"CONSTRUCTION DRAWINGS, ONE (1) COPY OF THE APPLICABLE UTILITY COMPANY'S "MINIMUM DESIGN AND CONSTRUCTION STANDARDS", ONE (1) COPY OF ALL CONTRACT DOCUMENTS AND, ONE (1) COPY OF ALL APPLICABLE LOCAL, STATE AND FEDERAL PERMITS REQUIRED FOR CONSTRUCTION.

14. THE CONTRACTOR SHALL PROVIDE A QUALIFIED SUPERINTENDENT TO REMAIN AT THE JOB SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. THE SUPERINTENDENT SHALL BE PRESENT AT ALL SCHEDULED CONSTRUCTION OBSERVATION MEETINGS.

15. THE CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR THE PROPER MAINTENANCE AND SAFE CONTROL OF TRAFFIC AND PEDESTRIANS AT ALL TIMES FOR THE DURATION OF CONSTRUCTION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION OR TIME EXTENSION SHALL BE ALLOWED.

SEDIMENTATION AND EROSION CONTROL:

PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL SEDIMENTATION AND EROSION CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON SITE AND TO PREVENT VIOLATIONS OF STATE WATER QUALITY STANDARDS. SEDIMENTATION AND EROSION CONTROL FEATURES MAY INCLUDE, BUT ARE NOT LIMITED TO, SILT FENCES, SILTATION BARRIERS, GEOTEXTILE FILTER BARRIERS, TURBIDITY SCREENS AND SEDIMENTATION BASINS. CONSTRUCTION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SECTION 104 OF THE STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL REQUIRED SEDIMENTATION AND EROSION CONTROL MEASURES FOR THE DURATION OF CONSTRUCTION.

STABILIZATION MEASURES, INCLUDING BUT NOT LIMITED TO, SODDING OR SEEDING AND MULCHING, SHALL BE INITIATED FOR SEDIMENTATION AND EROSION CONTROL ON ALL DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER CONSTRUCTION ACTIVITY HAS CEASED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENTATION AND EROSION CONTROL MEASURES DAILY DURING CONSTRUCTION. ANY DEFICIENCIES SHALL BE IMMEDIATELY CORRECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY OFF SITE WATER QUALITY IMPACTS OR OTHER ADVERSE IMPACTS DUE TO SEDIMENTATION AND EROSION FROM THE PROJECT SITE DURING CONSTRUCTION.

THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) "GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" AND THE PROJECT SPECIFICATIONS.

NPDES:

THE CONTRACTOR SHALL APPLY FOR AND OBTAIN AN NPDES PERMIT (NOTICE OF INTENT - NOI) AS "OPERATOR", PRIOR TO BEGINNING CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR ALL COSTS, FEES AND IMPLEMENTING THE MEASURES INCLUDING INSPECTION AND REPORTING REQUIRED BY THE PERMIT CONDITIONS.

UPON COMPLETION OF CONSTRUCTION AND FINAL STABILIZATION OF THE SITE, THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) FOR THE NPDES PERMIT AND PROVIDE DOCUMENTATION OF THIS TO THE OWNER.

SUGGESTED SEQUENCE FOR EROSION & SEDIMENTATION CONTROL

1. FLAG AND FENCE ALL WORK LIMITS.
2. NOTIFY THE SEDIMENT CONTROL INSPECTOR, FROM THE AGENCY HAVING JURISDICTION, AT LEAST (72) HOURS PRIOR TO START OF CONSTRUCTION.
3. PERFORM DEMOLITION, CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
4. INSTALL PERIMETER RUNOFF CONTROLS; NOTIFY SEDIMENT INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
5. NO ADDITIONAL DEMOLITION, LAND CLEARING OR GRADING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL BARRICADES HAS BEEN OBTAINED.
6. COMPLETE ALL REQUIRED DEMOLITION, STOCKPILING, SITE CLEARING, AND GRADING. STOCKPILE ANY EXCESS TOPSOIL OR OTHER EXCAVATED SOIL IN APPROVED STOCKPILES OR REMOVE FROM SITE AND DISPOSE OF AT A PERMITTED SITE.

CLEARING AND GRUBBING:

ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON OR LYING WITHIN 12" BELOW FINISHED GRADE OR SUBGRADE SHALL BE COMPLETELY REMOVED WITHIN ALL AREAS OF CONSTRUCTION AS SHOWN ON THE DRAWINGS. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS. CLEARING AND GRUBBING AREAS TO BE INSPECTED AND APPROVED PRIOR TO ANY FILL OR CONSTRUCTION WORK. ALL MATERIAL FROM CLEARING AND GRUBBING SHALL BE REMOVED AND LEGALLY DISPOSED OF.

DEMOLITION:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO EXISTING USERS AND AT ALL TIMES.UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE AGENCY HAVING JURISDICTION.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED, BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES).
9. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
10. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE EXISTING STRUCTURES, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/ STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
11. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION DRAWINGS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE APPLICABLE UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS.
13. DAMAGE TO ANY EXISTING IMPROVEMENTS THAT ARE TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE OF THE LIMITS OF CONSTRUCTION.

BURNING:

BURNING IS NOT ALLOWED.

EXCAVATION:

THE CONTRACTOR SHALL PERFORM ALL EXCAVATION NECESSARY TO ACCOMPLISH THE CONSTRUCTION INDICATED ON THE DRAWINGS. EXCAVATION SHALL BE UNCLASSIFIED REGARDLESS OF MATERIAL ENCOUNTERED. ALL EXCAVATED MATERIAL NOT REQUIRED FOR FILL OR EMBANKMENT, SHALL BE REMOVED FROM THE SITE, AS DIRECTED BY THE OWNER, OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DO ALL SHORING NECESSARY TO PERFORM AND PROTECT THE EXCAVATION, AND AS NECESSARY FOR THE SAFETY OF THE WORKERS AND ANY EXISTING FACILITIES IN ACCORDANCE WITH THE STATE OF FLORIDA "TRENCH SAFETY ACT". WHEREVER EXCAVATIONS ARE MADE BELOW THE GRADES INDICATED ON THE DRAWINGS, SUITABLE MATERIAL APPROVED BY THE ENGINEER SHALL BE USED TO RESTORE THE AREA TO THE PROPER GRADE, AND SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS FOR COMPACTION INCLUDED IN THESE SPECIFICATIONS.

UNSUITABLE MATERIAL:

WHERE MUCK, ROCK, CLAY, ORGANIC MATERIAL OR OTHER DELETERIOUS MATERIAL WITHIN THE LIMITS OF CONSTRUCTION IS, IN THE OPINION OF THE ENGINEER, UNSUITABLE IN ITS ORIGINAL POSITION, THE CONTRACTOR SHALL EXCAVATE SUCH MATERIAL, AND BACKFILL THE EXCAVATED AREA WITH SUITABLE MATERIAL, WHICH SHALL BE COMPACTED AND SHAPED TO CONFORM TO THE REQUIRED SECTION. BACKFILL MATERIAL AND COMPACTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS INCLUDED IN THESE SPECIFICATIONS.

SELECT FILL:

A. THIS WORK SHALL CONSIST OF FURNISHING AND PLACING THE MATERIALS REQUIRED FOR FILL OR EMBANKMENT FOR THE CONSTRUCTION AS SHOWN ON THE DRAWINGS. THE MATERIAL USED FOR EMBANKMENT SHALL BE CLEAN UNIFORM FREE DRAINING GRANULAR SOIL CONSISTING OF SAND, GRAVEL, OR A MIXTURE THEREOF, AND/OR OTHER SUITABLE MATERIAL APPROVED BY THE ENGINEER.

B. PRIOR TO PLACING ANY FILL, THE SURFACE TO RECEIVE THE FILL, SHALL BE PLOWED OR SCARIFIED. FILL SHALL BE PLACED IN SUCCESSIVE UNIFORM LAYERS TWELVE INCHES (12"), MEASURED LOOSE, OR AS APPROVED BY THE ENGINEER. EACH LAYER WILL THEN BE COMPACTED BY AN APPROVED METHOD IN ACCORDANCE WITH THE REQUIREMENTS FOR COMPACTION INCLUDED IN THESE SPECIFICATIONS. THE COMPACTION SHALL BE VERIFIED THROUGH TESTING AS INDICATED IN THE TESTING SPECIFICATIONS.

EMBANKMENT:

A. THIS WORK SHALL CONSIST OF FURNISHING AND PLACING THE MATERIALS REQUIRED FOR FILL OR EMBANKMENT FOR THE CONSTRUCTION AS SHOWN ON THE DRAWINGS. THE MATERIAL USED FOR EMBANKMENT SHALL BE CLEAN UNIFORM FREE DRAINING GRANULAR SOIL CONSISTING OF SAND, GRAVEL, OR A MIXTURE THEREOF, AND/OR OTHER SUITABLE MATERIAL APPROVED BY THE ENGINEER.

B. PRIOR TO PLACING ANY EMBANKMENT, THE SURFACE TO RECEIVE THE EMBANKMENT, SHALL BE PLOWED OR SCARIFIED. FILL OR EMBANKMENT SHALL BE PLACED IN SUCCESSIVE UNIFORM LAYERS TWELVE INCHES (12"), MEASURED LOOSE, OR AS APPROVED BY THE ENGINEER. EACH LAYER WILL THEN BE COMPACTED BY AN APPROVED METHOD IN ACCORDANCE WITH THE REQUIREMENTS FOR COMPACTION INCLUDED IN THESE SPECIFICATIONS.

BACKFILL:

ALL BACKFILL MATERIAL SHALL BE CLEAN, UNIFORM, FREE DRAINING GRANULAR SOIL, CONSISTING OF SAND, GRAVEL OR A MIXTURE THERE OF AND/OR OTHER SUITABLE MATERIAL APPROVED BY THE ENGINEER. AND SHALL BE THOROUGHLY COMPACTED IN LAYERS NOT TO EXCEED TWELVE INCHES (12"), MEASURED LOOSE AND BROUGHT TO AN ELEVATION ABOVE THE FINISHED GRADE, SUFFICIENT TO ALLOW FOR SETTLEMENT. PRIOR TO PLACING BACKFILL, THE AREAS AROUND STRUCTURES UPON WHICH THE BACKFILL IS TO BE PLACED, SHALL BE CLEANED OF ALL TRASH AND DEBRIS OF ANY NATURE. SHEETING AND BRACING ALLOWED TO BE LEFT IN PLACE SHALL BE CUT OFF A MINIMUM OF 2.5 FEET BELOW FINISHED GRADE. COMPACTION FOR EACH LIFT SHALL BE EQUAL TO 100% OF MAXIMUM DENISTY AS DETERMINED BY AASHTO T-99.

GRADING:

THE CONTRACTOR SHALL PERFORM ALL NECESSARY GRADING TO ACHIEVE THE FINISHED GRADING AS PER THE DRAWINGS. ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH THESE SPECIFICATIONS.

PROPOSED GRADE ELEVATIONS SHOWN ARE AT THE EDGE OF PAVEMENT LINE OF UNLESS OTHERWISE NOTED.

COMPACTION:

ALL AREAS TO BE COMPACTED SHALL BE MOISTENED AND COMPACTED BY TAMPING OR USE OF VIBRATORY ROLLERS, VIBRATORY PLATE COMPACTORS OR ANY OTHER METHOD APPROVED BY THE ENGINEER IN ORDER TO OBTAIN THE REQUIRED DENSITY. WHERE USE OF VIBRATORY EQUIPMENT MAY AFFECT ADJACENT STRUCTURES, COMPACTION SHALL BE PERFORMED USING OTHER EQUIPMENT THAT WILL SATISFY THE DENSITY REQUIREMENTS WITHOUT DAMAGING EXISTING STRUCTURES. THE CONTRACTOR SHALL INSPECT ALL COMPACTED AREAS PRIOR TO FURTHER CONSTRUCTION OPERATIONS, TO ENSURE THAT SATISFACTORY COMPACTION HAS BEEN OBTAINED. ALL EMBANKMENT, INCLUDING BACKFILL AND EMBANKMENT ADJACENT TO STRUCTURES, SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 100 PERCENT (100%) OF THE MAXIMUM DENSITY, AS DETERMINED BY AASHTO T-99.

THE CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO COMPACTION IN AREAS AROUND STRUCTURES AND OTHER FEATURES WHERE ACCESS BY SELF PROPELLED VIBRATORY COMPACTORS MAY BE DIFFICULT.

BACKFILL AND COMPACTION WITHIN PIPE TRENCHES SHALL BE IN ACCORDANCE WITH THE TYPICAL TRENCH DETAIL SHOWN ON THE DRAWINGS. FOR NON-FLEXIBLE PIPE MATERIALS, ALL BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 100 PERCENT (100%) OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. FOR FLEXIBLE PIPE MATERIALS, ALL BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT (95%) OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

DENSITY TESTING SUMMARY (OTHER THAN ROADWAY):

THE TESTING LABORATORY SHALL FORWARD COPIES OF ALL TEST REPORTS TO THE ENGINEER, CONTRACTOR, AND OWNER.

FOR SANITARY AND DRAINAGE SYSTEMS WITH STRUCTURES:
- ONE TEST FOR STRUCTURE BEDDING AT EACH STRUCTURE
- TWO TESTS AT EACH STRUCTURE PER 12" LIFT
- PROVIDE A MINIMUM OF ONE TEST PER 100 LF OF TRENCH, OR FRACTION THEREOF, STARTING AT BEDDING, FOR EACH PIPE RUN BETWEEN STRUCTURES, INCLUDE PIPE BEDDING IF DISTURBED OR OVER-EXCAVATED. PROVIDE A MINIMUM OF ONE TEST PER LIFT PER 2,500 SF OF (BUILDING PAD) FILL. SEE ARCHITECTURAL SPECIFICATIONS FOR REQUIREMENTS WITHIN LIMITS OF BUILDING PADS.
-

SUBMITTALS AND REPORTS:
- PROVIDE TESTING LOG OR SPREADSHEET IN ORDER OF AREAS TO BE TESTED SEPARATED BY SYSTEM (SAMPLE PROVIDED UPON REQUEST)
- BLANK TESTING LOG OR SPREADSHEET SHALL BE SUBMITTED FOR APPROVAL WITH SHOP DRAWINGS
- TEST REPORTS SHALL INCLUDE LOCATION OF TESTS IN RELATION TO STATIONING, STRUCTURE NUMBERS OR OTHER RELEVANT REFERENCE POINT.

*REFER TO NOTES SECTION FOR BACKFILL, COMPACTION AND TESTING DETAILS. WHEN CONFLICTS OCCUR, THE MORE STRINGENT SHALL APPLY.

STABILIZED SUBGRADE:

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS FOR TYPE C STABILIZATION. THE STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO A LIMEROCK BEARING RATIO (LBR) OF NOT LESS THAN 40 AND SHALL BE COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR AASHTO T-180.

COMPACTED SUBGRADE:

COMPACTED SUBGRADE SHALL BE CONSTRUCTED TO THE DEPTH AND LIMITS SHOWN ON THE DRAWINGS. ALL COMPACTED SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR AASHTO T-180.

ROCK BASE:

ROCK BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 911 OF THE STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL.

ROCK BASE SHALL BE CONSTRUCTED TO THE DEPTH AND LIMITS AS SHOWN ON THE DRAWINGS. THE ROCK BASE MATERIAL SHALL HAVE A LIMEROCK BEARING RATIO (LBR) OF NOT LESS THAN 100. THE ROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR ASTM D-1557. A PRIME COAT AND SAND SEAL SHALL BE APPLIED TO THE ROCK BASE AFTER CONSTRUCTION INSPECTION AND APPROVAL BY THE ENGINEER.

PRIME AND TACK COAT:

A BITUMINOUS PRIME COAT SHALL BE APPLIED TO THE ROCK BASE. PRIME COAT SHALL BE CUT BACK ASPHALT GRADE RC-70 OR RC-250 APPLIED AT A RATE OF NOT LESS THAN 0.10 GALLONS PER SQUARE YARD. THE PRIME COAT SHALL BE COVERED WITH SAND FREE FROM ANY APPRECIABLE AMOUNT OF SILT, CLAY, TRASH OR ORGANIC MATTER. A TACK COAT, WHERE SPECIFIED ON THE DRAWINGS, SHALL BE EMULSIFIED ASPHALT GRADES RS-1 AND RS-2 APPLIED AT A RATE OF BETWEEN 0.02 AND 0.08 GALLONS PER SQUARE YARD.

CONSTRUCTION OF THE PRIME AND TACK COATS SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS. BITUMINOUS MATERIALS FOR THE PRIME AND TACK COATS SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE (A.C.S.C.):

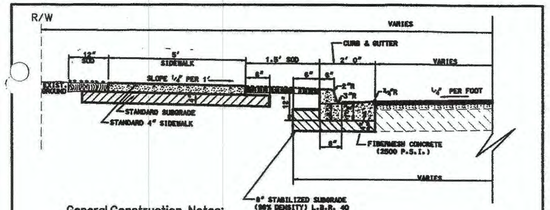
THE A.C.S.C. SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE DRAWINGS, IN ACCORDANCE WITH SECTIONS 330 AND 334 OF THE STANDARD SPECIFICATIONS. A.C.S.C. SHALL HAVE A MARSHALL STABILITY OF NOT LESS THAN 1,500 LBS. BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT VISCOSITY GRADE AC-20 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

TESTING:

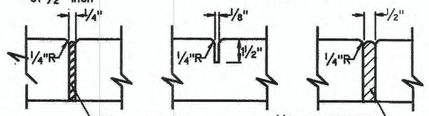
THE OWNER SHALL PROVIDE THE SPECS AND SCOPE OF SERVICES FOR THE INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS. THE ENGINEER SHALL BE PRESENT FOR ALL TESTING. THE CONTRACTOR SHALL GIVE THE ENGINEER AT LEAST FORTY-EIGHT (48) HOURS NOTICE PRIOR TO ANY SCHEDULED TESTING. TEST RESULTS MUST BE SUBMITTED TO THE ENGINEER PRIOR TO FINAL CERTIFICATION OR ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING OF ROADWAY AND PARKING CONSTRUCTION SHALL BE AS FOLLOWS:

A. SUBGRADE:
1. SAMPLES OF SUBGRADE MATERIAL SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 5,000 SF, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS. LIMEROCK BEARING RATIO (LBR) TESTS SHALL BE PERFORMED ON A COMPOSITE OF SAMPLES OF SUBGRADE MATERIALS, CONSISTING OF MATERIAL FROM (4) CONS



General Construction Notes:
1. Concrete strength to be 2500 P.S.I. at 28 days.
2. Tooled dummy contraction joints every 5' (Type 'B' Joints)
3. Expansion joints w/premolded filler at 100' o/c (Type 'C' Joints)
4. Subbase to be 98% Density L.B.R. 40
5. The concrete shall be given a broom finish and the edges of the sidewalk shall be finished with an edging tool having a radius of 1/2 inch



'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.

'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter

'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

SIDEWALK WITH GRASS AND CURB DETAIL

REVISIONS

SHEET No. SW1

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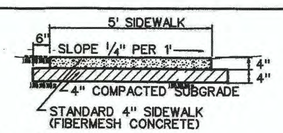
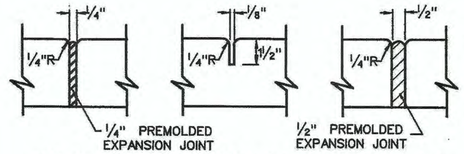


General Construction Notes:
1. Concrete strength to be 2500 P.S.I. at 28 days.
2. Tooled dummy contraction joints every 5' (Type 'B' Joints)
3. Expansion joints w/premolded filler at 100' o/c (Type 'C' Joints)
4. Subbase to be 98% Density F.B.V. 75 P.S.I.
5. The concrete shall be given a broom finish and the edges of the sidewalk shall be finished with an edging tool having a radius of 1/2 inch



'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.

'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter

'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

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TYPICAL 4" SIDEWALK DETAIL

REVISIONS

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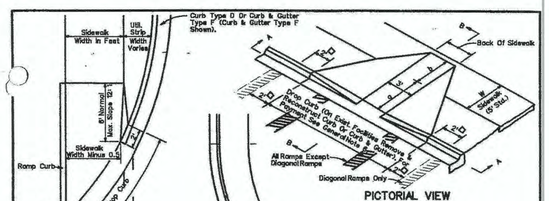

W	a	W+a+10"	X	b
5'	0"	5.8'	5.6'	5.0"*
6'	0"	6.8'	6.8'	6.0"*
7'	0"	7.8'	7.3'	6.5"*
8'	0"	8.8'	7.3'	6.5"*
5'	2.0"	7.8'	7.8'	5.0'
5'	2.5"	8.3'	8.1'	4.8'
5'	3.0"	8.8'	8.3'	4.4'
5'	3.5"	9.3'	8.4'	4.7'
5'	4.0"	9.8'	8.6'	3.8'
5'	4.5"	10.3'	8.7'	3.4'
5'	5.0"	10.3'	8.9'	3.1'

*b=x-(a + 10")

◇ Not less than 2' full height curb adjacent to diagonal ramp and width of crosswalk limits

⊟ Crosswalk widths and configuration vary.

b=Distance from front edge of sidewalk to back point of 12:1 slope.
*=Back of sidewalk drop required for all sidewalk slopes.
**=Back of sidewalk drop required for sidewalk slopes 0.04 and part 0.02.

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HANDICAP RAMPS

REVISIONS BAR 4/10/01

SHEET No. SW5

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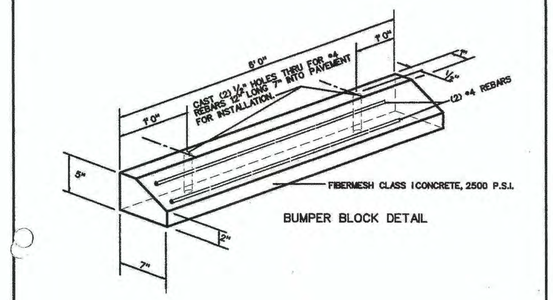

BUMPER BLOCK DETAIL

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BUMPER BLOCK DETAIL

REVISIONS

SHEET No. PL1

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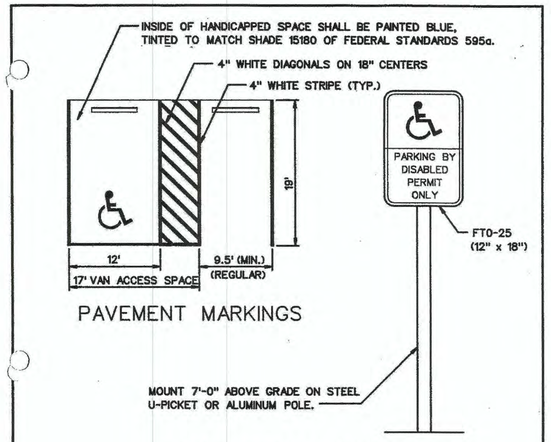

PAVEMENT MARKINGS

HANDICAPPED PARKING SIGN

NOTE:

FOR PARKING REQUIREMENTS SEE FORT PIERCE CODE.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

HANDICAPPED AND REGULAR PARKING DETAIL

REVISIONS

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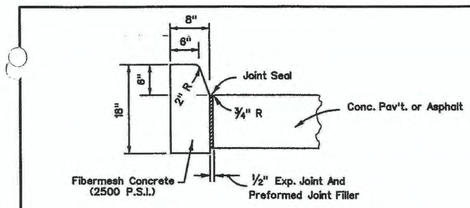

Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required on concrete pavement only.

GENERAL NOTES

1. For curb, gutter, curb and gutter and traffic separators provide 1/8" - 1/4" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Ends of Curbs Types B and D shall transition from full to zero heights in 3 feet.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE D CURB DETAIL

REVISIONS

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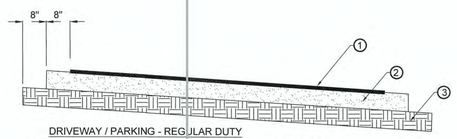

DRIVEWAY / PARKING - REGULAR DUTY

1. 1 1/2" FDOT TYPE SP 9.5 ASPHALT. MIXTURE SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1,500 POUNDS AND SHALL BE COMPACTED TO A MIN. OF 95% OF MARSHALL DESIGN DENSITY
2. 6" ROCK BASE MIN. LBR=100 COMPACTED TO 98% MODIFIED PROCTOR (ASTM D1557)
3. 12" STABLIZIED SUBGRADE MIN. LBR=40 COMPACTED TO 98% MODIFIED PROCTOR (ASTM D1557)

REGULAR DUTY
ASPHALT PAVING

N.T.S.

REVISIONS

NO.	DATE	SUBJECT	BY
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2			
3			
4			
5			

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DESIGNED	OR
CHECKED	OR

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ST. LUCIE COUNTY ADMIN. BUILDING
PARKING LOT IMPROVEMENTS

CITY OF FORT PIERCE TECHNICAL SPECIFICATIONS AND DETAILS

PROJECT NO. 010793

SHEET NO. 8 OF 10

MICHAEL C. UHAZIE LICENSE No. 88667 8/19/2021 STATE OF FLORIDA PROFESSIONAL ENGINEER

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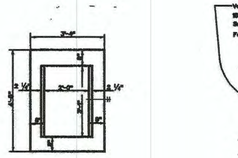
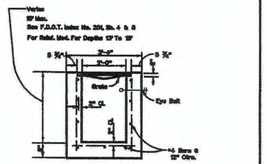
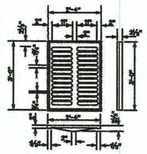
Cad file name: P:\010793 – St Lucie County\010793-01-003 (ENG) – Admin Bldg Parking Lot Imp\Engineering\CAD_Plans (dwg)\010793-003-DTLS.dwg 08/19/21







GENERAL NOTES

1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheelloads.
2. Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to Inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on oblique where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the cast steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered ¾".
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for as inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.
9. For supplementary details see F.D.O.T. Specifications Index No. 201.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE "C" INLET

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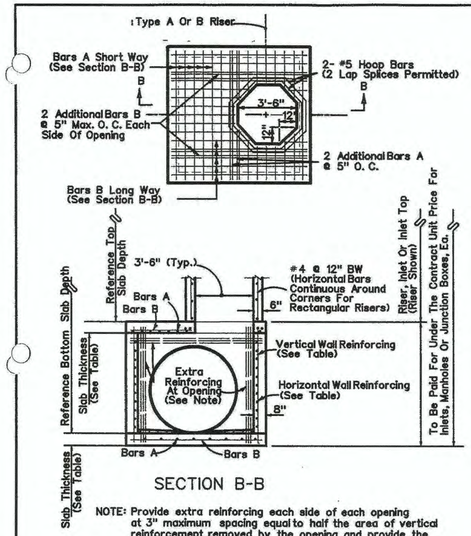
REVISIONS



SECTION B-B

NOTE: Provide extra reinforcing each side of each opening at 3" maximum spacing equal to half the area of vertical reinforcement removed by the opening and provide the same area of reinforcement above each opening at 3" maximum spacing as removed by the opening.

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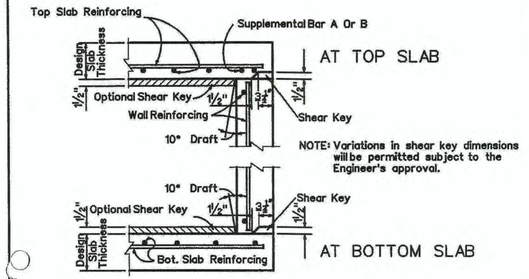
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE J AND P STRUCTURES SHEET 1 OF 4

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. DRA 13

REVISIONS



SLAB TO WALL DETAILS
FOR PRECAST ALTERNATE

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TECHNICAL SPECIFICATIONS AND DETAILS

TYPE J AND P STRUCTURES SHEET 3 OF 4

SCALE: N.T.S. | ISSUED AUGUST 1998 | SHEET No. DRA 15

REVISIONS



NOTES:
1. BOTH SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST MUTCD EDITION, WARNING SIGNS W11-2 (TOP) & W16-7P (BOTTOM) WITH A BLACK LEGEND ON A FLUORESCENT YELLOW-GREEN BACKGROUND

"PEDESTRIAN CROSSING" SIGN

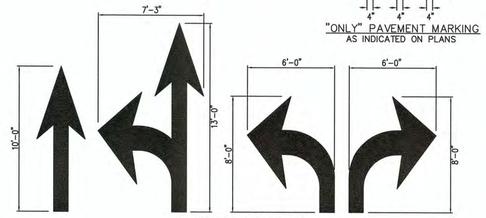
N.T.S.

NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.
3. OPEN ARROWS SHALL CONSIST OF A 4" PERIMETER STRIPE.



"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS



SOLID ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "RETROREFLECTIVE WHITE"

ARROW PAVEMENT MARKINGS

1. Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with either A.S.T.M. C-478 (up to 96" diameter) or A.S.T.M. C-76, Class II, B Wall, modified where the elliptical steel cage area is placed in the center one-third of the wall.
2. Top and floor slab thickness and reinforcement are for precast and cast in place construction. Top and floor slabs shall be of Class II concrete. Concrete as specified in A.S.T.M. C-478 (4000 psi) may be used in lieu of Class I and Class II concrete in precast items manufactured in plants which are under the 'Standard Operating Procedures' for the inspection of precast drainage products.
3. All reinforcement shall be A.S.T.M. A615, Grade 60 or 65 KSI welded wire fabric, either smooth or deformed.
4. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and storm sewer pipes.
5. Except when ACI hooks are specifically required, embedment hooks in the top and bottom slabs may be replaced with straight embedments or peripheral reinforcement in accordance with the reinforcement detail shown under 'Rebar Straight End Embedment Or Peripheral Reinforcement In Lieu of ACI Standard Hooks For Top And Bottom Slabs'.
6. All steel bars shall have 1½" minimum cover unless otherwise shown. Horizontal steel in rectangular structures shall be lapped a minimum of 24 bar diameters at corners.
7. The corner fillets shown are necessary for rectangular structures used with circular risers and inlet throats and used on skew with rectangular risers, inlet and inlet throats. Fillets will be required in lieu of the bottom slab of the Alt. B riser when used with the Alt. A box. Each fillet shall be reinforced with 2- #5 bars.
8. Structures with depths over 14' are to be checked for floatation by designer of project drainage.
9. Units larger than specified standard may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Such larger units shall be furnished at no additional cost to the city. Larger Alternate A units cannot replace Alternate B units without approval of the Engineer.

CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

NOTES FOR TYPE J AND P STRUCTURES SHEET 4 OF 4

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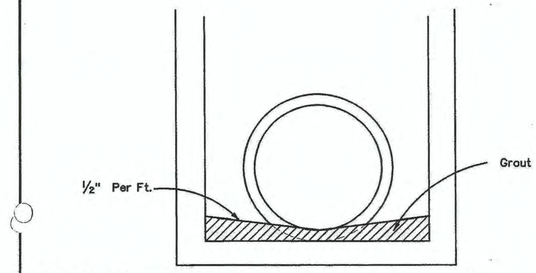

Note: Grout to consist of 3:1 Sand-Cement Mixture or any Class Concrete.

FOR ALL STRUCTURES UNLESS EXCLUDED BY SPECIAL DETAIL

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DRAINAGE STRUCTURE INVERT

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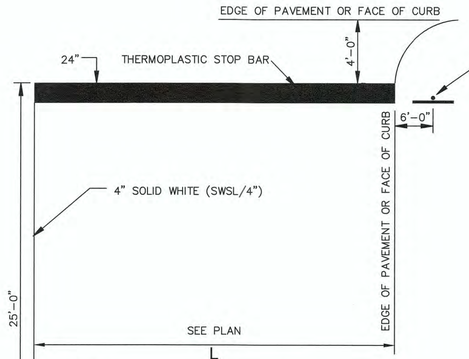


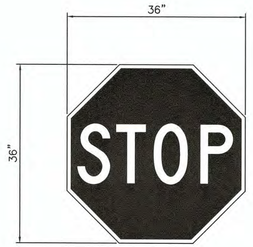
NOTES:

1. LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE LINES AND BAR ARE TO BE PAINTED RETROREFLECTIVE.

"STOP" BAR

N.T.S.

STOP SIGN (TYP.)
36"X36" AT HIGHWAY/STREET INTERSECTIONS
30"X30" WITHIN PARKING LOTS



WHITE LEGEND RED BACKGROUND

R1-1

36"X36" "STOP" SIGN

N.T.S.



REVISIONS

NO.	DATE	SUBJECT	BY
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DESIGNED	OR	
CHECKED	OR	

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ST. LUCIE COUNTY ADMIN. BUILDING
PARKING LOT IMPROVEMENTS

CITY OF FORT PIERCE TECHNICAL SPECIFICATIONS AND DETAILS

PROJECT NO. 010793

SHEET NO. 9 OF 10

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GENERAL NOTES

UTILITY CONSTRUCTION NOTES

UTILITY CONSTRUCTION NOTES SHALL BE PROVIDED IN THE DRAWING SET AS FOLLOWS (NOTE: SHOW ALL NOTES IN THE FOLLOWING ORDER):

GENERAL

1. ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE DISTRICT DESIGN CRITERIA AND SPECIFICATIONS, THE DISTRICT CONSTRUCTIONS STANDARDS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF ALL PERMITS OBTAINED FOR THE PROJECT.
3. ALL MATERIALS USED ON THE PROJECT SHALL IN LISTED IN THE DISTRICT APPROVED MATERIAL LIST.
4. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE ONE CURRENT COPY OF DISTRICT DESIGN CRITERIA AND SPECIFICATIONS, DISTRICT CONSTRUCTIONS STANDARDS, AND THE CONTRACT DRAWINGS AT ALL TIMES.
5. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA FOR LAYOUT.
6. ALL MATERIALS, COATINGS, AND CHEMICALS THAT CONTACT DRINKING WATER SHALL BE IN CONFORMANCE WITH ANSI/NSF STANDARD 61.
7. MAILBOXES SHALL BE CAPABLE OF RECEIVING MAIL AT ALL TIMES.

REFERENCED DATA

8. ALL ELEVATIONS ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1988. THE HORIZONTAL DATUM IS BASED ON STATE PLANE EAST, NORTH AMERICAN DATUM (NAD) 1983.

EXISTING CONDITIONS

9. LOCATIONS, ELEVATIONS, DIMENSIONS, AND MATERIAL OF EXISTING UTILITIES ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE DRAWINGS BUT ARE NOT PURPORTED TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER UTILITIES IN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS, DIMENSIONS, AND MATERIAL OF EXISTING UTILITIES (WHETHER OR NOT SHOWN ON THE DRAWINGS) AFFECTING HIS WORK.

UTILITY COORDINATION

10. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES NEAR THE PROJECT AREA AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE NOTIFYING "SUNSHINE STATE ONE CALL OF FLORIDA" AT LEAST 48 HOURS PRIOR TO ANY DIGGING WORK TO HAVE ALL KNOWN EXISTING UTILITIES LOCATED.
11. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES WITHIN THE PROJECT AREA. ANY DAMAGE SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT.
12. THE CONTRACTOR IS RESPONSIBLE FOR BRACING, SHORING, OR PROVIDING OTHER MEANS NECESSARY TO PROTECT AND SUPPORT EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES (EXPOSED OR UNEXPOSED) THAT MAY BE IMPACTED BY HIS WORK.

ST. LUCIE COUNTY	ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS	GENERAL NOTES AND SPECIFICATIONS I (1 - 12)
		DATE APPROVED: DECEMBER 2015 — DRAWING NUMBER: G-1

GENERAL NOTES (Cont.):

PIPING

13. ALL CONNECTIONS TO EXISTING MAINS SHALL BE OBSERVED BY THE DISTRICT. VALVES ON EXISTING MAINS SHALL BE OPERATED BY DISTRICT PERSONNEL OR UNDER THEIR DIRECT SUPERVISION. TAPPING SLEEVES AND VALVES SHALL BE PRESSURE TESTED PRIOR TO TAPPING. IF SERVICE MUST BE CUT OFF TO EXISTING CUSTOMERS, THE DISTRICT SHALL BE NOTIFIED AT LEAST THREE DAYS IN ADVANCE TO MAKE NECESSARY NOTIFICATIONS. IN THIS EVENT THE CONTRACTOR SHALL BE READY TO PROCEED WITH AS MUCH MATERIAL REASSEMBLED AS POSSIBLE AT THE SITE TO MINIMIZE THE LENGTH OF SERVICE INTERRUPTION. THE DISTRICT WILL POSTPONE A SERVICE CUT-OFF IF THE CONTRACTOR IS NOT READY TO PROCEED ON SCHEDULE. SUCH CONNECTIONS SHALL BE MADE AT NIGHT TO MINIMIZE EFFECTS UNLESS OTHERWISE AUTHORIZED BY THE DISTRICT. NO CUSTOMERS SHALL BE WITHOUT SERVICE FOR MORE THAN FOUR HOURS.
14. DENSITY TESTS OF TRENCH BACKFILL MATERIAL SHALL BE REQUIRED AT THE TRENCH BOTTOM AND EACH LIFT OF BACKFILL AT INTERVALS OF NO MORE THAN 500 FEET. DENSITY TESTS OF PAVEMENT OPEN-CUT AREAS INCLUDING ROADS, TURNLANES, AND DRIVES SHALL BE REQUIRED AT INTERVALS OF NOT MORE THAN 50 FEET. COMPACTION SHALL BE IN ACCORDANCE WITH THE "TYPICAL TRENCH DETAIL" AND "FLEXIBLE PAVEMENT REPLACEMENT DETAIL". A CERTIFIED COPY OF TESTS SHALL BE PROVIDED TO THE DISTRICT. DENSITY TESTING CONDUCTED BY AN INDEPENDENT TESTING LAB APPROVED BY THE DISTRICT.
15. MINIMUM COVER TO FINISHED GRADE OVER MAINS SHALL BE 30" FOR PIPE UP TO 8" DIAMETER, 36" FOR 10" TO 12" PIPE, AND 48" FOR 14" AND LARGER PIPE.
16. ALL BURIED PIPING SHALL BE RESTRAINED IN ACCORDANCE WITH THE RESTRAINED JOINT SCHEDULE DETAIL.
17. ALL PRESSURE TESTS SHALL BE IN ACCORDANCE WITH THE ST. LUCIE COUNTY UTILITIES DISTRICT CONSTRUCTION STANDARDS AND TECHNICAL SPECIFICATIONS AND AWWA STANDARDS (LATEST EDITIONS).
18. THE CONTRACTOR SHALL CLEAN MAINS BY FLUSHING OR USING APPROVED POLYURETHANE PIG(S). TEMPORARY CLEANING STATIONS SHALL BE CONSTRUCTED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE A CLEANING PLAN SHOWING THE METHOD OF FILLING AND CLEANING MAINS PRIOR TO THE START OF CONSTRUCTION. THE CLEANING PLAN SHALL BE APPROVED BY THE DISTRICT PRIOR TO CONSTRUCTION. ALL COSTS FOR FILLING AND CLEANING SHALL BE A THE CONTRACTORS EXPENSE.
19. WATER SERVICES SHALL BE INSTALLED BY JACK AND BORE, HORIZONTAL DIRECTIONAL DRILL, OR MOLING METHODS. JETTING OF SERVICE LINES SHALL NOT BE PERMITTED.

SEPARATIONS

20. POTABLE WATER SEPARATION:
    a. FOR PARALLEL INSTALLATIONS, WATER MAINS SHALL BE LAID WITH A MINIMUM OF 10 FEET HORIZONTAL SEPARATION, EDGE-OF-MAIN TO EDGE-OF-MAIN
    b. FOR WATER MAINS CROSSING SEWERS, A MINIMUM OF 18 INCHES SHALL BE MAINTAINED FROM THE OUTSIDE OF WATER MAIN TO THE OUTSIDE OF SEWER MAIN. AT THE CROSSING, ONE FULL-LENGTH OF WATER MAIN PIPE SHALL BE LAID IN SUCH A WAY THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER MAIN AS POSSIBLE. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS, WHEREVER POSSIBLE.

ST. LUCIE COUNTY	ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS	GENERAL NOTES AND SPECIFICATIONS II (13 - 20)
		DATE APPROVED: DECEMBER 2015 — DRAWING NUMBER: G-2

GENERAL NOTES (Cont.)

    c. WHERE IT IS NOT PRACTICAL TO MEET THESE PARAMETERS, SPECIFIC REQUIREMENTS FROM THE REGULATORY AGENCIES MUST BE FOLLOWED.
    d. HORIZONTAL SEPARATIONS OF 15 FEET TO BUILDINGS, TREES, TOP-OF-BANKS OF LAKES AND CANALS AND OTHER STRUCTURES SHALL BE MAINTAINED.

21. HORIZONTAL SEPARATION:
    a. WATER MAINS SHALL BE LAID WITH A MINIMUM OF 10 FEET HORIZONTAL SEPARATION, EDGE-OF-MAIN TO EDGE-OF-MAIN, FROM EXISTING AND PROPOSED SEWERS.
    b. WATER MAINS SHALL BE LAID WITH A MINIMUM OF 3 FEET HORIZONTAL SEPARATION, EDGE-OF-MAIN TO EDGE-OF-MAIN, FROM EXISTING AND PROPOSED STORM SEWERS AND RECLAIMED WATER MAINS.
    c. HORIZONTAL SEPARATIONS OF 15 FEET TO BUILDINGS, TREES, TOP-OF-BANKS OF LAKES AND CANALS AND OTHER STRUCTURES SHALL BE MAINTAINED.
    d. WHERE IT IS NOT PRACTICAL TO MEET THESE PARAMETERS, SPECIFIC REQUIREMENTS FROM THE REGULATORY AGENCIES MUST BE FOLLOWED.
22. VERTICAL SEPARATION:
    a. FOR WATER MAINS CROSSING SEWERS, A MINIMUM OF 18 INCHES SHALL BE MAINTAINED FROM THE OUTSIDE OF WATER MAIN TO THE OUTSIDE OF SEWER MAIN. AT THE CROSSING, ONE FULL-LENGTH OF WATER MAIN PIPE SHALL BE LAID IN SUCH A WAY THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER MAIN AS POSSIBLE.
    b. FOR WATER MAINS CROSSING STORM SEWERS AND RECLAIMED WATER MAINS, A MINIMUM OF 12 INCHES SHALL BE MAINTAINED FROM THE OUTSIDE OF WATER MAIN TO THE OUTSIDE OF SEWER MAIN. AT THE CROSSING, ONE FULL-LENGTH OF WATER MAIN PIPE SHALL BE LAID IN SUCH A WAY THAT BOTH JOINTS WILL BE AS FAR FROM THE STORM SEWER OR RECLAIMED WATER MAIN AS POSSIBLE.
    c. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS, WHEREVER POSSIBLE.
    d. WHERE IT IS NOT PRACTICAL TO MEET THESE PARAMETERS, SPECIFIC REQUIREMENTS FROM THE REGULATORY AGENCIES MUST BE FOLLOWED.

MAINTENANCE OF TRAFFIC

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFE MAINTENANCE OF PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES DURING THE DURATION OF THE PROJECT.
24. THE CONTRACTOR SHALL MAINTAIN TRAFFIC IN ACCORDANCE WITH FDOT STANDARD INDEX 600 SERIES AND THE TECHNICAL SPECIFICATIONS. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES THROUGHOUT THE PROJECT.

DEWATERING AND EROSION CONTROL

25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT THROUGH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT SHOULD DEWATERING ACTIVITIES BE REQUIRED.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION, INSTALLATION, MAINTENANCE, AND SATISFACTORY OPERATION OF THE EROSION AND SEDIMENT CONTROL DEVICES/SYSTEM IN ACCORDANCE WITH SFWMD REQUIREMENTS

ST. LUCIE COUNTY	ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS	GENERAL NOTES AND SPECIFICATIONS III (20 -26)
		DATE APPROVED: DECEMBER 2015 — DRAWING NUMBER: G-3

GENERAL NOTES (Cont.):

27. ANY DISCHARGE FROM DEWATERING ACTIVITIES SHALL BE FILTERED AND CONVEYED TO A SEDIMENTATION BASIN IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO OUTFALLS.
28. THE CONTRACTOR SHALL REMOVE THE DEWATERING AND EROSION CONTROL AND SEDIMENT CONTROL DEVICES/SYSTEMS AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN THE AREAS HAVE BEEN STABILIZED.

RESTORATION

29. ALL PAVING, STABILIZED EARTH, DRIVEWAYS, CURBS, SIDEWALKS, FENCES, SOD, LANDSCAPING, CULVERTS, ETC. DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED BY AND AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT.
30. ALL DAMAGED CONCRETE AND ASPHALT DRIVE SHALL BE REPLACED FROM RIGHT-OF-WAY LINE TO EDGE OF PAVEMENT.

ST. LUCIE COUNTY	ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS	GENERAL NOTES AND SPECIFICATIONS IV (27 - 30)
		DATE APPROVED: DECEMBER 2015 — DRAWING NUMBER: G-4

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REVISIONS			
NO.	DATE	SUBJECT	BY
1			
2			
3			
4			
5			

SURVEY	
DRAWN	CB
DESIGNED	OR
CHECKED	OR

MICHAEL C. WAZIE LICENSE No 88667 STATE OF FLORIDA PROFESSIONAL ENGINEER 8/19/2021

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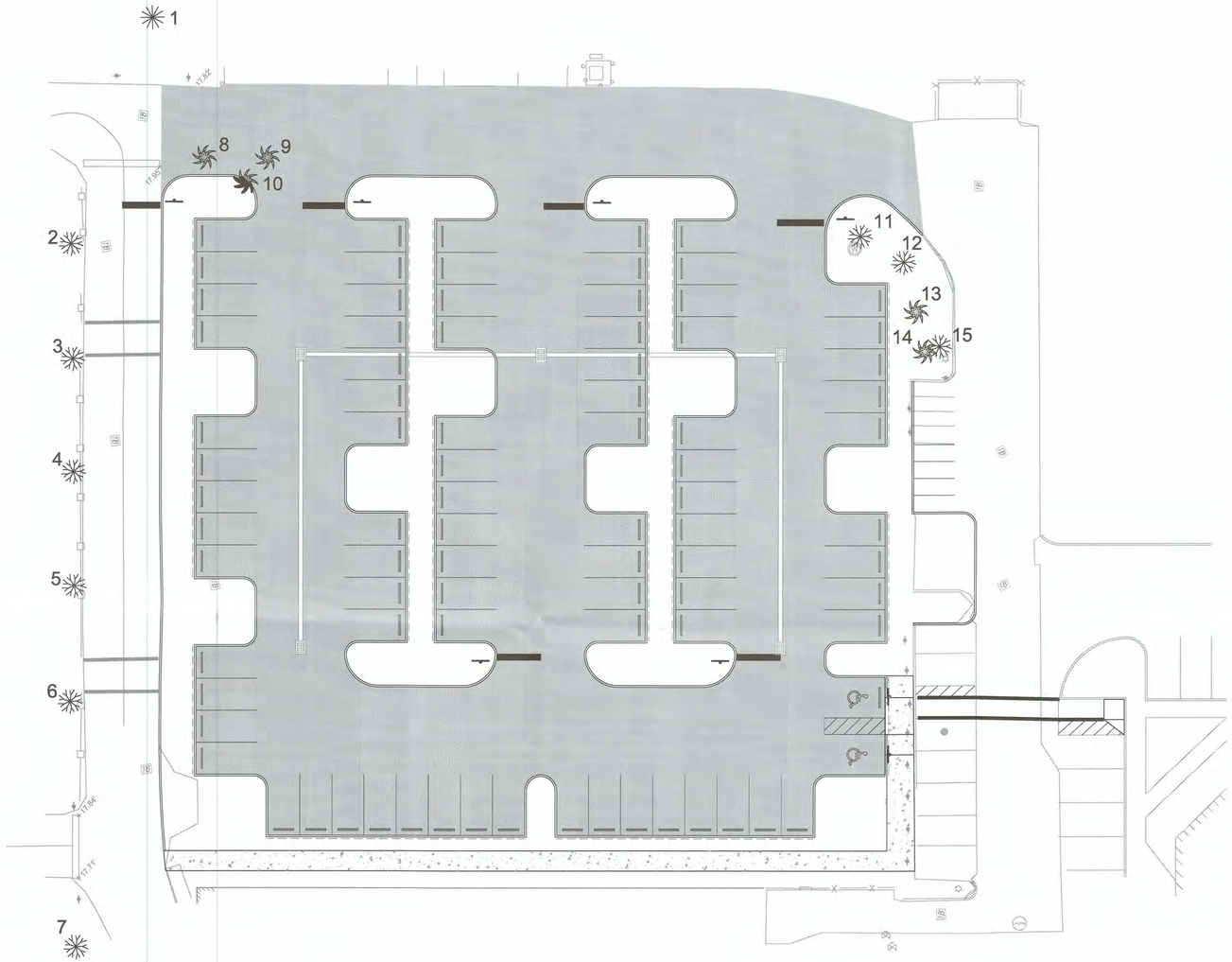
ST. LUCIE COUNTY ADMIN. BUILDING
PARKING LOT IMPROVEMENTS

ST. LUCIE COUNTY WATER & WASTEWATER
CONSTRUCTION STANDARDS

PROJECT NO. 010793

SHEET NO. 10 OF 10



Existing Tree Chart

	CODE #	TREE SPECIES	SIZE	PROTECTED	STATUS
*	1	Slash Pine	12" DBH	Yes	Preserve
*	2	Live Oak	21" DBH	Yes	Preserve
*	3	Live Oak	19" DBH	Yes	Preserve
*	4	Live Oak	20" DBH	Yes	Preserve
*	5	Live Oak	20" DBH	Yes	Preserve
*	6	Live Oak	23" DBH	Yes	Preserve
*	7	Live Oak	22" DBH	Yes	Preserve
	8	Cabbage Palm	20'-22' ct.	No	Remove
	9	Cabbage Palm	17'-18' ct.	No	Remove
	10	Cabbage Palm	20'-22' ct.	No	Remove
	11	Live Oak	24" DBH	Yes	Preserve
	12	Live Oak	26" DBH	Yes	Preserve
	13	Cabbage Palm	20'-22' ct.	No	Preserve
	14	Cabbage Palm	20'-22' ct.	No	Preserve
	15	Live Oak	12" DBH	Yes	Preserve

* Existing trees to be preserved outside of limits of work

Scale: 1" = 20'

0' 10' 20' 40' 60'

North

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St. Lucie County Admin. Building
Parking Lot Improvements
City of Fort Pierce Florida
Existing Tree Survey / Removal Plan

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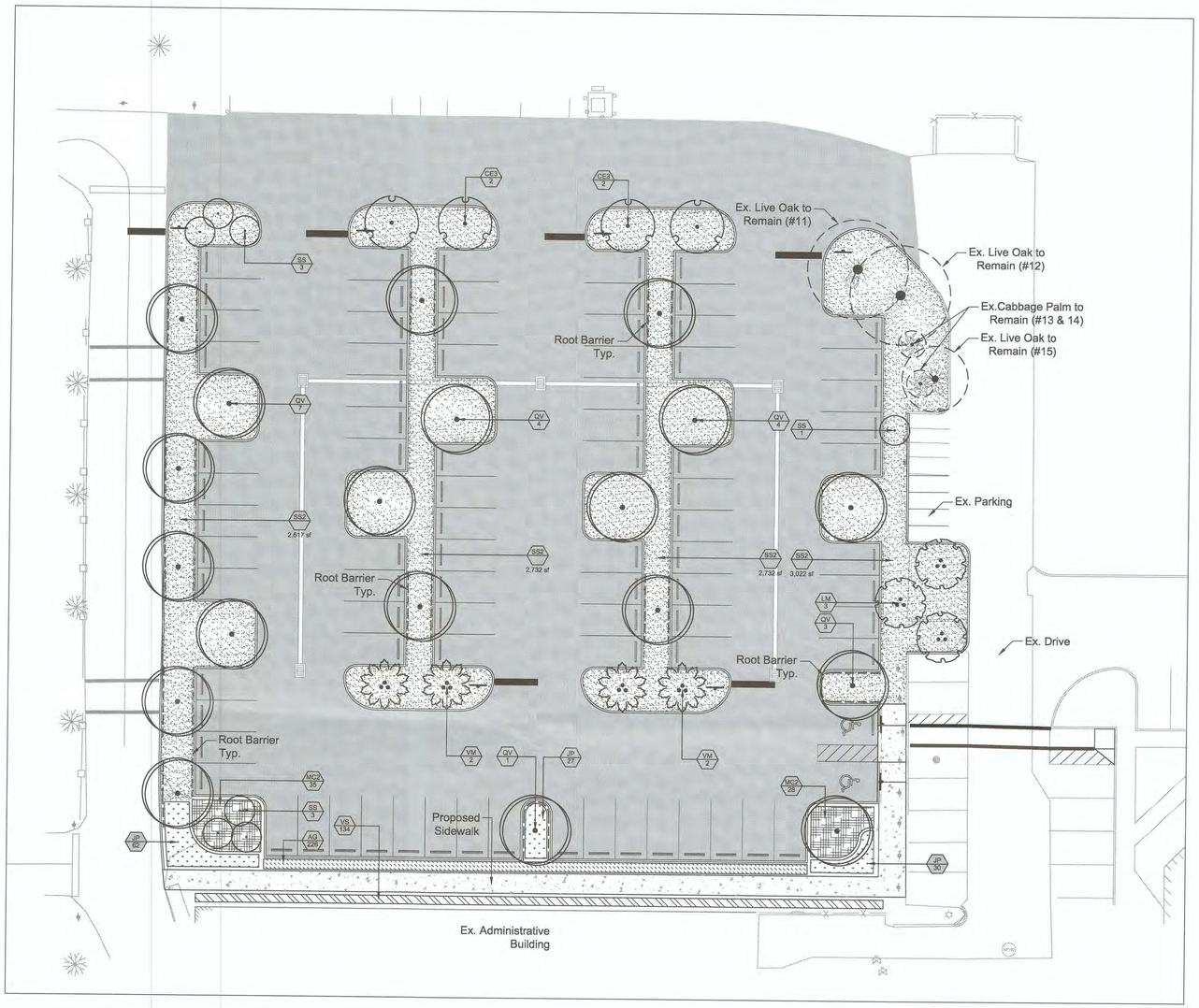
REGISTERED LANDSCAPE ARCHITECT CRAIG MICHAEL HOUSTON LA0001111 STATE OF FLORIDA

Job No.	2021-19
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	8-5-21
Revision Dates	xxxxxx

LP-1



TREE SCHEDULE					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE
	CE3	4	Conocarpus erectus / Green Buttonwood	2.5" Cal., 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
	LM	3	Lagerstroemia indica ` Muskogee ` / Crape Myrtle	2.5" Cal., 12` Ht x 5` Spr. Min., Multi-trunk, 5` ct.	No
	QV	19	Quercus virginiana / Live Oak	2.5" Cal., 12` Ht. x 5` Spr. Min., Std., 5` ct.	Yes
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE
	VM	4	Adonidia merrillii / Triple Christmas Palm Tree Ratio (1 : 1)	10` ct., 13` - 15` OA, Triple Specimen, Hvy trunk, full	No
	SS	7	Sabal palmetto / Cabbage Palm Tree Ratio (3 : 1)	4 @15` ct., 3 @ 18` ct., Slick Trunks	Yes

SHRUB SCHEDULE				
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
AG	226	Arachis glabrata / Perennial Peanut	1 gal., 8" - 12" Spr., Full	18" o.c.
JP	119	Juniperus chinensis `Parsonii` / Parsoni Juniper	3 gal., 10"-12" Ht. x 12"-14" Spr., Full	24" o.c.
MC2	63	Muhlenbergia capillaris / Pink Muhly	1 gal., 16-18" HT., Full	36" o.c.
VS	134	Viburnum suspensum / Sandankwa Viburnum	3 gal., 24" Ht. Min.	24" o.c.

SOD SCHEDULE		
SOD	QTY	COMMON / BOTANICAL NAME
SS2	11,103 sf	St. Augustine Grass / Stenotaphrum secundatum

Landscape Data

Interior Vehicular Use Areas

Vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. One tree for each one hundred (100) square feet of required landscaped area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations.

Vehicular Use Area (Parking Lot Expansion Area): 54,669 sf

Landscape Area Required:	(54,669 sf / 15 sf)	= 3,645 sf
Landscape Area Provided:		= 14,229 sf
Trees Required:	(3,645 LF / 100)	= 36 Trees
Trees Provided:		= 36 Trees
Shade Trees :	26 Trees	
Existing Shade Trees :	3 Trees	
Palms @ 1:1 Ratio : (Triples)	4 Trees	
Palms @ 3:1 Ratio :	7 Trees	
Existing Palms @ 3:1 Ratio :	2 Trees	

Fort Pierce Landscape Notes

1. Plant materials shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Grades and Standards for Nursery Plants Part 1 and Part 2.", State of Florida, Department of Agriculture, Tallahassee.
2. All trees required by this article (excluding palms that are exempt from the grades and standards) shall have a Florida No. 1 or better "Grades and Standards" certification tag attached at time of delivery through final inspection.
3. Grass sod shall be clean and free of weeds, pests and diseases.
4. Planting soil for all landscaped areas shall consist of existing soil mixed with fifty (50) per cent recycled top soil. Such planting soil shall be generally indigenous to the locale, free of debris, roots, clay, stones, plants or other foreign materials. The planting soil shall extend to an appropriate depth so as to eliminate any hindrance to planting operations or detriment to good plant growth. Compliance with these soil requirements shall be verified as part of the final inspection.
5. Landscaped areas shall be covered in their entirety with shrubs, ground cover, turf, or three (3) inches of bulk organic mulch or other suitable material which permits percolation and is approved by the department.
6. Do not place any soil or mulch over the root ball. If stakes or guide wires are used to support a tree, the wire must be covered with protective material where it is in contact with the tree and the stakes or guide wires must be removed after one year.
7. All landscaping must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.
8. No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area
9. To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views.
10. Any irrigation system placed on city right-of-way will be the responsibility of the property owner who shall relocate, replace or repair the system as appropriate in the event it is damaged due to permitted construction in the right-of-way
11. Prior to issuance of certificate of occupancy, final landscape installation shall be certified as complete and in conformance to the approved landscape plan by submission of a certification letter by a landscape architect.
12. Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris.
13. Vegetation required shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees.
14. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to assure that the landscaping continues to maintain a healthy, neat and orderly appearance.
15. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit
16. Removal, trimming, pruning or alteration of any tree or vegetation in an existing utility easement or public right-of-way, provided such work is done by or under the control of the operating utility company and said company has received all necessary licenses or permits to provide utility service within the easement
17. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place'. For existing or proposed utilities, no tree shall be planted where it could, at a mature height conflict with overhead power lines.
    A. Large trees (height at maturity of more than 30') shall be planted no closer than a horizontal distance of 30' from the nearest overhead power line.
    B. Medium height trees (height at maturity between 20' and 30') shall be offset at least 20' and small trees (height at maturity of less than 20') require no offset.
    C. No tree shrubs, hedges or vines shall be planted within 5' of an existing or proposed utility pole, guy wire or pad-mounted transformer.
    D. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.

Legend

Existing Trees to be Preserved (within limits of work)
- 3 Live Oaks & 2 Cabbage Palms
- See Sheet LP-1 for more information
- See LP-3 for Tree Barricade Detail

18" Deep Linear Root Barrier Typ.

Notes:
- Root barriers to be provided in islands as shown on plan
- Root barriers shall be installed per manufacturer's specifications and recommendations

Scale: 1" = 20'

0' 10' 20' 40' 60'

North

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St. Lucie County Admin. Building Parking Lot Improvements

City of Fort Pierce Florida

Landscape Plan

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REGISTERED LANDSCAPE ARCHITECT MICHAEL HOUSTON LA0000905 STATE OF FLORIDA

Job No.	2021-19
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	8-5-21
Revision Dates	xxxxxx

LP-2

Landscape Notes

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL THE REQUIREMENTS STATED UNDER DIVISION 1 - GENERAL REQUIIREMENTS AND CONDITIONS AS WELL AS THE SPECIFIC CRITERIA OUTLINED HEREIN AND ON THE LANDSCAPE DRAWINGS INCLUDING ADDENDA AS MAY BE ISSUED BY THE OWNER.

2. THE SCOPE OF WORK FOR THE LANDSCAPE CONTRACTOR FOR THIS PROJECT SHALL INCLUDE THE PROVISION OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL TASKS ASSOCIATED WITH THE LANDSCAPE AND IRRIGATION INSTALLATION AS SHOWN ON THE DRAWINGS OR NOTED HEREIN. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR REASONABLE ACCESS TO POWER AND POTABLE WATER SOURCES AS REQUIRED.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING ALL WORK (INCLUDING DELIVERY, STORAGE AND DISPOSAL OF THEIR MATERIALS) IS PERFORMED IN COMPLIANCE WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THE WORK.

4. THE LANDSCAPE CONTRACTOR SHALL ASSIGN A QUALIFIED PROJECT MANAGER AND FIELD SUPERVISOR TO WORK DIRECTLY WITH THE LANDSCAPE ARCHITECT AND SUPERVISE THE WORK AT ALL TIMES THROUGH FINAL OWNER ACCEPTANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT PROJECT MANAGER HAS A COMPLETE, CURRENT SET OF DOCUMENTS ON-SITE AT ALL TIMES.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH EXISTING SITE CONDITIONS AND NOTIFYING THE OWNER IN WRITING OF ANY CONCERNS PRIOR TO COMMENCEMENT OF WORK. THIS EVALUATION SHOULD INCLUDE, BUT IS NOT LIMITED TO, VERIFICATION OF SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS.

6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH PROJECT PLANS AND SCOPES OF WORK RELATED TO ASSOCIATED TRADES TO BE PERFORMED BY OTHERS IN ORDER TO IDENTIFY KEY COORDINATION ITEMS INCLUDING, BUT NOT LIMITED TO, SITE ACCESS, MATERIAL STORAGE, SCHEDULING AND SEQUENCING OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE ISSUES WITH THE GENERAL CONTRACTOR.

7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT WORK, MATERIALS AND EQUIPMENT FROM DAMAGE DUE TO THEIR ACTIVITIES. THE LANDSCAPE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF THE EXECUTION OF THEIR WORK.

8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE AREA, MATERIALS AND EQUIPMENT WITHIN THE LIMITS OF WORK IN A SAFE, NEAT AND ORDERLY MANNER. EXCESS MATERIALS AND DEBRIS ARE TO BE REMOVED FROM THE WORK AREA NO LESS THAN WEEKLY OR AS DIRECTED BY THE GENERAL CONTRACTOR.

9. THE LANDSCAPE CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT ALL EXISTING SITE ROADS PARKING LOTS, CURBS AND UTILITIES FROM DAMAGE. THIS APPLIES NOT ONLY TO THE AREA WITHIN THE LIMITS OF WORK BUT ALSO ALONG ANY LOCAL ACCESS ROADS.

10. THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZE LOCAL PRACTICES.

11. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES (SILT FENCE, ORANGE GEO FENCE AND/OR OTHER MEASURES) ARE INSTALLED PRIOR TO BEGINNING EXCAVATION.

12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS AND THE PLANTING AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.

13. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE AGRONOMIC EVALUATION OF SOIL CHARACTERISTICS. EVALUATION MUST INCLUDE CHEMICAL ANALYSIS BY A QUALIFIED AGRICULTURAL SOILS TESTING LABORATORY (CERTIFIED IN THE STATE OF FLORIDA). SOILS SAMPLE SHOULD BE TAKEN IMMEDIATELY FOLLOWING COMPLETION OF ROUGH GRADING ACTIVITIES AND SHOULD BE COLLECTED AT A RATE ON ONE SAMPLE FOR EACH 5,000 SQUARE FEET OF IMPACTED AREA, OR A TOTAL OF SIX, WHICHEVER IS GREATER. AT A MINIMUM THE CHEMICAL ANALYSIS OF THE SOIL SHOULD CONSIDER THE FOLLOWING:

- A. PERCENTAGE OF ORGANIC MATTER
- B. SALINITY
- C. PH
- D. LIME CONTENT
- E. MINERAL NUTRIENTS INCLUDING CONCENTRATIONS OF NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, IRON, ZINC, MANGANESE, COPPER, SULFUR, AND MOLYBDENUM.
- F. POTENTIAL HAZARDS OR IMPEDIMENTS FOR PLANT GROWTH INCLUDING SALINITY, SODIUM CHLORIDE, BORON, IMPAIRED SOIL STRUCTURE OR DRAINAGE.
- F. SAND FRACTION ANALYSIS AS A PERCENTAGE PASSING THROUGH 1", ¼ , AND NO. 200 SIEVES
- H. PERCOLATION RATE IN INCHES PER HOUR.

THE ANALYSIS SHOULD ALSO INCLUDE SPECIFIC RECOMMENDATIONS TO THE OWNER FOR ANY AMENDMENTS AND BACKFILL MIXES FOR OPTIMAL PLANT GROWTH TO BE MADE TO THE SOILS PRIOR TO PLANTING. THE CONTRACTOR SHOULD INCLUDE THE COST FOR SOIL AMENDMENTS. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH COPIES OF ALL SOIL TESTING RESULTS. SUBMITTAL DOCUMENTATION MUST ALSO CONTAIN A GRAPHIC SITE PLAN DEPICTING LOCATIONS FROM WHICH EACH SAMPLE WAS DRAWN.

14. THE LANDSCAPE CONTRACTORS BASE BID FOR SOIL PREPARATION IS TO INCLUDE THE FOLLOWING WITH THE UNDERSTANDING THAT MIX DESIGN MAY NEED TO BE ADJUSTED BASED ON OUTCOME OF AGRONOMIC TESTING.

- A. TREES: 100% SITE SOIL WITH 5LB. TRIPLE SUPER PHOSPHATE PER CU. YD.
- B. SHRUBS: 100% SITE SOIL WITH OSMOCOTE CONTROLLER RELEASE FERTILIZER (14-14-14) PER MANUFACTURER'S RECOMMENDATION.
- C. THE SOILS TEST RESULTS TAKE PRECEDENCE OVER THE ITEMS NOTED IN A AND B ABOVE.

15. SHOULD OWNER AND LANDSCAPE CONTRACTOR AGREE WITH THE RECOMMENDATION OF THE TESTING AGENCY TO FURTHER AMEND THE SOILS THE CONTRACTOR'S CONTRACT WILL BE ADJUSTED ACCORDINGLY. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT SAMPLES OF AMENDED SOILS TO BE RE-TESTED TO CONFIRM COMPLIANCE WITH RECOMMENDATIONS FOLLOWING THE SAME PROCEDURES AS THE ORIGINAL TESTS.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF EACH PLANT MATERIAL REQUIRED TO ADEQUATELY COVER THE AREA SHOWN ON THE LANDSCAPE PLANS AT THE PRESCRIBED SPACING AND NOTIFYING THE OWNER IMMEDIATELY OF ANY PERCEIVED DISCREPANCIES FOR RESOLUTION. THE PLANT SPACING CONTROLS BED LAYOUT, NOT THE PLAN QUANTITY FOR THAT PARTICULAR BED.

FINE GRADING NOTES

1. FINISHED GRADE IN PLANTING AREAS SHALL BE HELD 3" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL ADJACENT HARDSCAPE SURFACES.

2. ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MUCK, ROOTS AND BRANCHES, ETC.

3. THE LANDSCAPE CONTRACTOR IS TO ENSURE THAT THEIR WORK DOES NOT ADVERSELY IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.

INSTALLATION NOTES

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1, AS GIVEN IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, AS PREPARED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES.
2. A 3" THICK LAYER OF ORGANIC NON-CYPRESS MULCH SHALL BE APPLIED TO ALL LANDSCAPE AND PLANTING AREAS.
3. ALL EXOTIC VEGETATION TO BE REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. THIS PLAN HAS BEEN DESIGNED TO MEET WITH THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED "PLANT THE RIGHT TREE IN THE RIGHT PLACE."
5. FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT, CONFLICT WITH OVERHEAD POWER LINES. LARGE TREES [HEIGHT AT MATURITY OF MORE THAN THIRTY (30) FEET] SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF THIRTY (30) FEET FROM THE NEAREST OVERHEAD POWER LINE. MEDIUM HEIGHT TREE [HEIGHT AT MATURITY BETWEEN TWENTY (20) AND THIRTY (30) FEET] SHALL BE OFFSET AT LEAST TWENTY (20) FEET AND SMALL TREES [HEIGHT AT MATURITY OF LESS THAN (20) FEET] REQUIRE NO OFFSET.
6. NO TREE, SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING OR PROPOSED UTILITY POLE, GUY WIRE OR-PAD MOUNTED TRANSFORMER. PALMS SHOULD BE PLANTED AT A DISTANCE E UAL TO OR GREATER THAN THE AVERAGE FRONT LENGTH PLUS TWO (2) FEET FROM POWER LINES.
7. WETLAND BUFFERS, BUFFER PROTECTION AREAS, AND UPLAND PRESERVE AREAS SHALL BE PROTECTED FROM EXCAVATION, CONSTRUCTION, AND OTHER BUILDING MAINTENANCE ACTIVITIES.
8. TREES TO REMAIN DURING CONSTRUCTION SHALL BE PROTECTED AND BARRICADED. SEE TREE PROTECTION NOTE.
9. FERTILIZER SHALL BE COMPLETE WITH APPROXIMATELY THE FOLLOWING RATIO: 3N-1P-3K (+1MG FOR PALMS ONLY)
10. TREES AND PALMS ARE TO BE PLANTED IN ACCORDANCE TO LANDSCAPE PLAN. GOOD HORTICULTURAL PRACTICES MUST BE OBSERVED.
11. TREES AND PALMS ARE TO BE PLANTED IN THE RIGHT-OF-WAY (ROW) AT A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB AT LOCATIONS IDENTIFIED ON THE LANDSCAPE PLAN. AWARDED BIDDER SHALL STAKE AND/OR PAINT PLANTING LOCATIONS IN THE FIELD. UPON APPROVAL BY THE CUSTOMER, THESE AREAS SHALL BE SPRAYED WITH AN APPROVED HERBICIDE AND MAINTAINED WEED-FREE FOR THE DURATION OF THE PROJECT.
12. EXCAVATE PLANTING HOLES WITH VERTICAL SIDES. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. MAKE EXCAVATIONS TWICE AS WIDE AS THE ROOT BALL DIAMETER AND SLIGHTLY LESS (TWO INCHES) THAN THE DISTANCE BETWEEN THE TOP-MOST ROOT IN THE ROOT BALL AND THE BOTTOM OF THE ROOT BALL. ALTERNATIVELY, EXCAVATE THE HOLE SLIGHTLY WIDER THAN THE ROOT BALL AND PLACE THE ROOT BALL IN THE HOLE SO THE TOP-MOST ROOT IS EVEN WITH OR SLIGHTLY (2 INCHES) HIGHER THAN THE SURROUNDING LANDSCAPE GRADE. THEN, LOOSEN THE SURROUNDING SOIL OUT TO A DIAMETER EQUAL TO TWICE THE DIAMETER OF THE ROOT BALL. FINALLY, PUSH THE LOOSENED SOIL TOWARD THE ROOT BALL TO FILL THE HOLE.

    IF WATER FILLS THE BOTTOM OF THE PLANTING HOLE, ADD SOIL TO THE BOTTOM OF THE HOLE UNTIL THE WATER IS COVERED. PACK THIS ADDED SOIL FIRMLY. PLACE THE ROOT BALL ON THIS PACKED, SOLID SOIL, NOT IN WATER. NO PART OF THE ROOT BALL SHALL BE PLACED IN WATER. IF NECESSARY, BRING IN SOIL SIMILAR TO SITE SOIL TO COVER THE SIDES OF THE ROOT BALL, CREATING A RAISED MOUND. THE BASE OF THE MOUND (I.E. THE OUTER DIAMETER) CREATED SHALL BE AT LEAST SIX TIMES THE DIAMETER OF THE ROOT BALL.

    WHEN PLANTING ON A SLOPE, THE TOP-MOST MAIN ROOT IN THE ROOT BALL SHALL BE EVEN WITH THE GRADE ON THE UPHILL SIDE OF THE TREE. SITE SOIL WILL NEED TO BE ADDED ON THE DOWNHILL SIDE TO COVER THE SIDES OF THE ROOT BALL AND TO CONSTRUCT THE SOIL BERM TO HOLD WATER. THE AMOUNT OF SOIL ADDED ON THE DOWNHILL SIDE WILL DEPEND ON THE SLOPE AND SIZE OF THE ROOT BALL.
13. REMOVE ALL WOOD, PLASTIC, OR GRO-BAGS FROM THE ROOT BALL. SET PLANTS IN CENTER OF HOLES WITH THE TOP-MOST ROOT IN THE ROOT BALL AT THE SAME HEIGHT OR SLIGHTLY (2 INCHES) HIGHER THAN FINISHED LANDSCAPE GRADES AND PLUMB THE TREE SO THE TRUNK IS VERTICAL. BACKFILL FIELD SOIL AROUND SIDES OF ROOT MASS AND WORK EACH LAYER TO SETTLE AND ELIMINATE VOIDS AND AIR POCKETS. MATERIAL MUST BE WATERED IN AS PLANTED. PROVIDE APPROXIMATELY 5 GALLONS OF WATER PER INCH OF TRUNK CALIPER TO THE ROOT BALL ONCE ALL BACKFILL IS FILLED IN AROUND THE ROOT BALL.
14. PROVIDE A 2-3" HIGH SOIL BERM AROUND THE EDGE OF ROOT BALL TO FORM A SHALLOW SAUCER TO COLLECT WATER. THE WATERING SAUCER, REGARDLESS OF HOLE SIZE, IS TO BE AT EDGE OF ROOT BALL. ALTERNATIVELY, COBRA EDGING IS TO BE INSTALLED AT THE EDGE OF THE ROOT BALL.
15. BROADCAST OVER THE ROOT BALL AND BACKFILL SOIL, AT THE RECOMMENDED RATE, A BROAD-SPECTRUM PRE-EMERGENT HERBICIDE PRIOR TO MULCHING.
16. APPLY A CONTROLLED-RELEASE FERTILIZER TO THE SOIL SURFACE UNDER THE MULCH AT 1LB. NITROGEN PER 1000 FT2, PRIOR TO MULCHING. NO OTHER AMENDMENTS ARE NECESSARY.
17. ON TREES UP TO 4" CALIPER, APPLY A THREE (3) -INCH LAYER OF MULCH TO AN EIGHT (8) -FOOT DIAMETER CIRCULAR AREA AROUND THE TRUNK. ON LARGER CALIPER TREES, APPLY A TWO (2) -FOOT DIAMETER MULCH AREA FOR EACH INCH OF TRUNK CALIPER. NO MULCH SHALL BE APPLIED TO THE INNER HALF OF THE ROOT BALL SURFACE.
18. TREES AND PALMS ARE TO BE SECURED BY AWARDED BIDDER AS SHOWN IN EXHIBITS A-C. (NOTE: STAKING IS OPTIONAL FOR MORE PROTECTED LOCATIONS).
19. A REPRESENTATIVE WILL INSPECT TREES AND PALMS DURING INSTALLATION. MATERIAL THAT IS IN SHOCK OR HAS BEEN DAMAGED DURING INSTALLATION SHALL BE REPLACED BY AWARDED BIDDER WITHIN FIVE (5) WORKING DAYS FROM NOTIFICATION.
20. REMOVE FROM WORK SITE ALL EXCESS MATERIALS (E.G., SOIL, DEBRIS AND EQUIPMENT) DAILY THROUGH DURATION OF PROJECT. DAMAGES RESULTING FROM INSTALLATION SHALL BE REPAIRED BY AWARDED BIDDER.
21. PRUNING: IF THERE IS A DOUBLE LEADER IN THE TOP HALF OF THE TREE, SHORTEN ONE, BY ABOUT ONE-HALF, BACK TO A LIVE BRANCH THAT POINTS AWAY FROM THE TREE AND IS AT LEAST ONE-THIRD THE DIAMETER OF THE CUT LEADER. REMOVE BROKEN PORTIONS OF DAMAGED BRANCHES BACK TO A LIVE LATERAL BRANCH.
22. REMOVE ALL STRING OR WIRE WRAPPED AROUND THE TRUNK. REMOVE ALL STRAPS, ROPE AND STRING USED TO LIFT THE ROOT BALL. REMOVE ALL BURLAP AND WIRE FROM THE TOP OF THE ROOT BALL.

SOIL NOTES

1 OPF-SITE TOPSOIL SHALL BE NATURAL, FERTILE FRIABLE LOAM OR SANDY LOAM AS CLASSIFIED BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CLASSIFICATION SYSTEM. THE SOIL SHALL CONTAIN NOT LESS THAN 3 PERCENT OR MORE THAN 8 PERCENT BY WEIGHT OF DECAYED ORGANIC MATTER (HUMUS) AS DETERMINED BY ASTM F-1647. THE TOPSOIL SHALL BE FREE OF STONES 1 INCH (25 MILLIMETERS) OR LARGER AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. TOPSIL SHALL NOT HAVE A PH OF LESS THAN 6.0 OR GREATER THAN 7.5, AND SHALL NOT BE DELIVERED OR USED FOR PLANTING WHILE IN A FROZEN OR MUDDY CONDITION.

IF ORGANIC AMENDMENTS ARE NEEDED TO OBTAIN THE SPECIFIC ORGANIC MATTER CONTENT OF THE TOPSOIL, THE ORGANIC MATTER SOURCE MAY BE A PEAT OR COMPOST MATERISAL. THE PEAT SHALL BE SPHAGNUM PEAT HAVING AN ASH CONTENT NOT EXCEEDING 15 PERCENT, AS DETERMINED BY ASTM D-2974. COMPOSTS MAY BE USED PROVIDED THAT THE MATERIAL HAS AN ASH CONTENT NOT EXCEEDING 40 PERCENT.

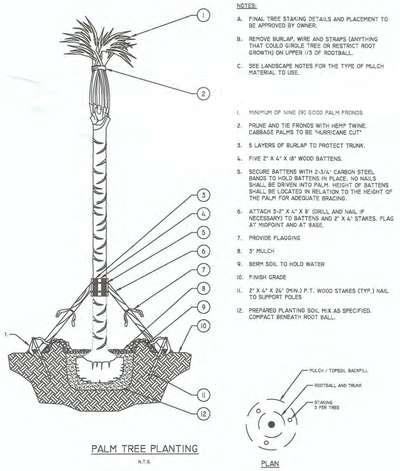
ACCEPTANCE NOTES

1. INSPECTION TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE CUSTOMER REPRESENTATIVE UPON AWARDED BIDDER'S REQUEST. PROVIDE NOTIFICATION A MINIMUM OF FIVE (5) WORKING DAYS BEFORE REQUESTED INSPECTION DATE.

   PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN SATISFIED AND PLANT MATERIALS ARE IN A HEALTHY, VIGOROUS CONDITION.

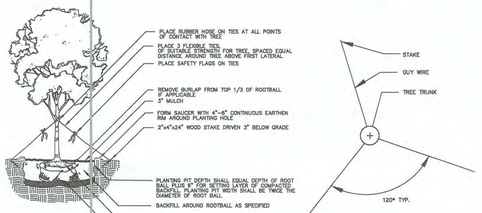
2. THE CUSTOMER REPRESENTATIVE WILL PREPARE A "PUNCH LIST" OF THOSE ITEMS, WHICH MUST BE CORRECTED BEFORE RE-INSPECTION FOR FINAL ACCEPTANCE. THE REPRESENTATIVE WILL DETERMINE AN APPROPRIATE TIME PERIOD FOR CORRECTIONS. AWARDED BIDDER MUST REQUEST RE-INSPECTION TWO (2) WORKING DAYS IN ADVANCE.

Landscape Details



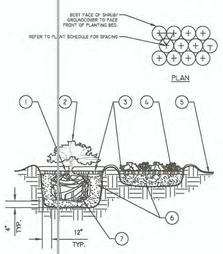
PALM TREE PLANTING
N.T.S.

PLAN



TREE PLANTING DETAIL
N.T.S.

PLAN

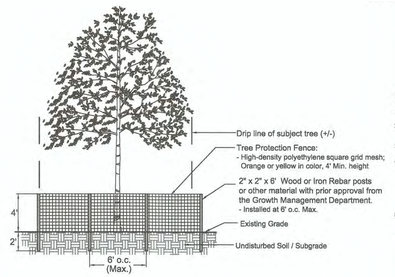


PLAN

SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED IN THE PLANTING SPECIFICATION.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

SHRUB/GROUNDCOVER PLANTING
N.T.S.



Tree Barricade Detail
N.T.S.

Tree Protection Notes

1. Existing trees that are to be preserved shall be barricaded according to the City of Fort Pierce regulations.
2. Tree Protection Barricades shall be erected prior to the commencement of any work. All barricades must be maintained intact for the duration of construction.
3. Barricades must be constructed around the critical protection zone of each tree or cluster of trees.
4. During periods of development and construction, the areas within the drip-line of preserved trees shall be maintained at their original grade with pervious landscape material. Within these areas, there shall be:
   A. No trenching or cutting of roots
   B. No fill, compaction or removal of soil; and
   C. No use of concrete, paint, chemicals or other foreign substances
5. Barricades shall be constructed of a yellow or orange high density polyethylene square grid mesh fence with a min. height of 4 feet. Fencing shall be secured to posts with nylon cable ties at the top middle and bottom of each post. Posts shall be a 2"x 2" x 6' wood or iron rebar or other material with prior approval from the City of Fort Pierce. Posts shall be spaced a max. of 6' o.c.

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St. Lucie County Admin. Building
Parking Lot Improvements
City of Fort Pierce Florida
Landscape Specifications

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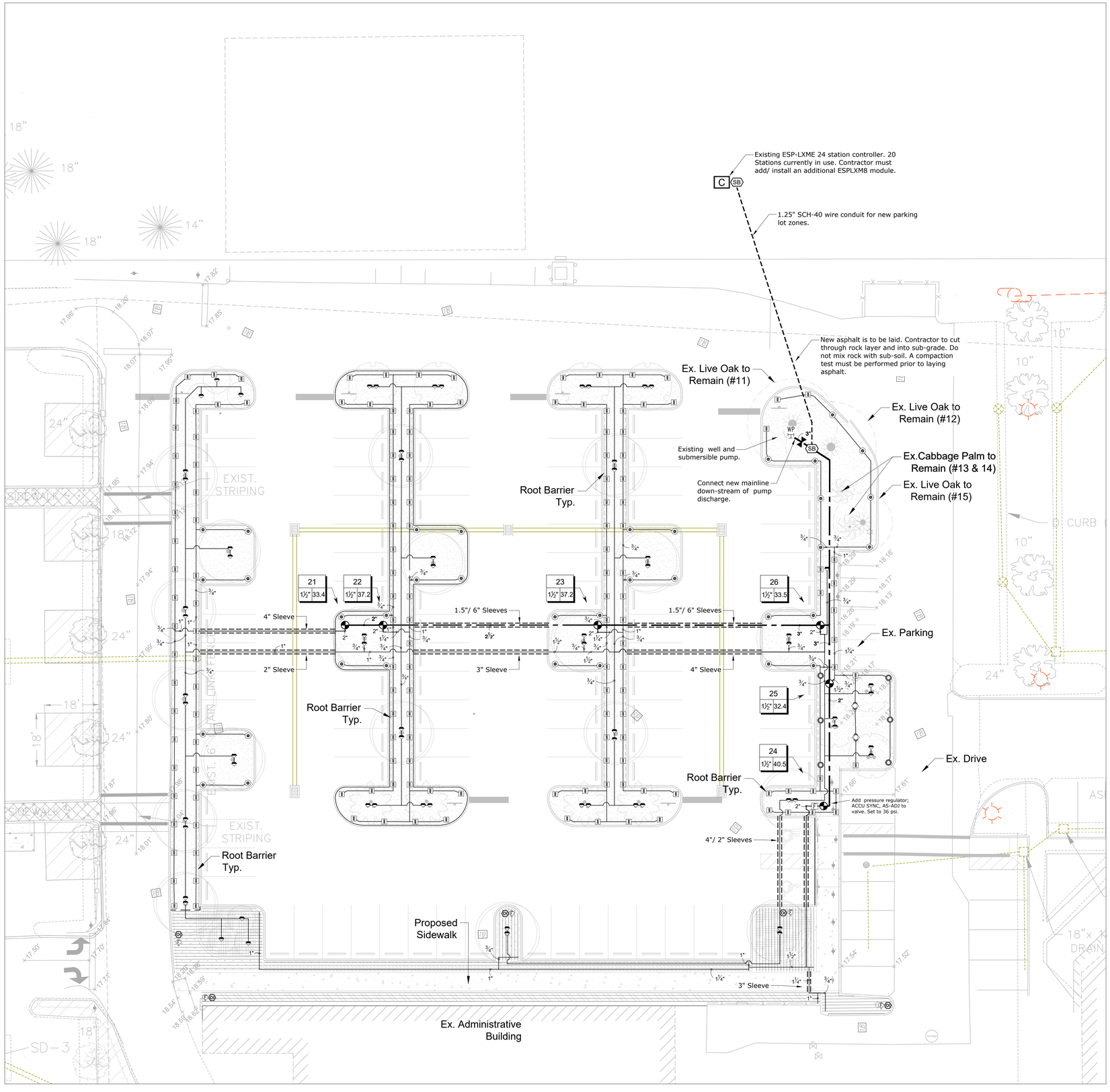
REGISTERED LANDSCAPE ARCHITECT CRAIG MICHAEL HOUGHTON LANDSCAPE ARCHITECT STATE OF FLORIDA

Job No.	2021-19
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	8-5-21
Revision Dates	XXXXXX

LP-3



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
R-VAN14 R-VAN14-360	Rain Bird R-VAN14, Hunter PROS-06-PRS30-CV Turf Rotary, 8'-14' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary turf spray body on 6.0" pop-up, with check valve and 30 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	30
R-VAN18 R-VAN18-360	Rain Bird R-VAN18, Hunter PROS-06-PRS30-CV Turf Rotary, 13'-18' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary turf spray body on 6.0" pop-up, with check valve and 30 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	45
R-VAN24 R-VAN24-360	Rain Bird R-VAN24, Hunter PROS-06-PRS30-CV Turf Rotary, 17'-24' 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary turf spray body on 6.0" pop-up, with check valve and 30 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	30
25 50 10 20	Hunter PCB 10 Flood Bubbler, 1/2" FIPT.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
F	Netafim TL050MFV-1 Automatic flush valve, 1/2" male pipe thread.	5
	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6" for clear visibility when drip system is charged to a minimum of 20psi. Includes 16" of 1/4" distribution tubing with connection fitting pre-installed.	5
	Area to Receive Dripline Rain Bird XFS-CV-09-12 XFS-CV On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify XF insert fittings.	2,698 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV-151 Angle 1-1/2" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Angle Configuration.
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
C	Rain Bird ESP8LXME with (02) ESPLXMSM12 32 Station Commercial Controller. Mounted on a Plastic Wall Mount.
F	Hunter HY-151 1 1/2" MPT threaded inlet and outlet filter with 150 mesh stainless steel screen.
SB	Splice / Pull Box Splice / pull box shall be installed on the same principle as shown in zone valve detail. Provide 30-inches additional loose wire in valve box. All new zone control wires must be incased in a 1.5" SCH-40 conduit using sweep elbows in all directional changes.
WP	Existing Water Source; 4" well with Submersible pump.
	Irrigation Lateral Line: PVC Class 200 SDR 21 Class 200 SDR 21 solvent weld bell end PVC pipe. Use only Weld-on Medium body 721 Blue glue with P-70 purple primer. Apply solvent weld glue per manufactures instructions. See specifications abd details for additional installation instructions.
	Irrigation Mainline: PVC Schedule 40 Sch-40 solvent weld bell end PVC pipe. Use only Weld-on Medium body 721 Blue glue with P-70 purple primer. Apply solvent weld glue per manufactures instructions. See specifications and details for additional additional instructions.
	Pipe Sleeve: PVC Schedule 40 Sleeving sizes 1.5-inch thru 4-inch shall be Sch-40 pipe, Sleeving 6-inch and larger shall be Class 200 pipe. See details and specifications for additional installation instructions.

Valve Callout



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St. Lucie County Admin. Building Parking Lot Improvements

City of Fort Pierce, Florida

Irrigation Plan

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Job No.	2021-19
Drawn By	RT
Checked By	TT
Approved By	MH
Submittal Dates	08-18-21
Revision Dates	xxxxxx

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

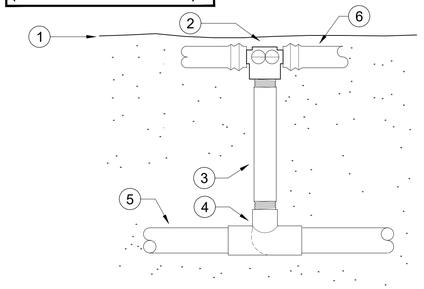
0 16 32 48 64 feet

1" = 16'

North

IR-1

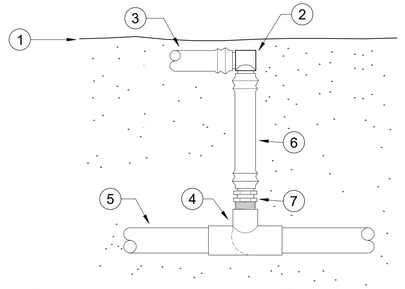
MAX 6.90 GPM FLOW PER RISER. (230 FEET IN EACH DIRECTION)



1. FINISHED GRADE
2. RAIN BIRD XFD-TFA-075. BARB TEE x 3/4" FPT.
3. 3/4" SCH-80 NIPPLE, LENGTH AS REQUIRED.
4. SCH-40 PVC TEE, (S x S x FPT).
5. PVC PIPE, DRIPLINE SUPPLY / EXHAUST HEADER.
6. DRIPLINE 2-INCHES UNDER FINISHED GRADE.

1 DRIPLINE SUPPLY HEADER CENTER FEED RISER

N.T.S. DRIPLINE SUPPLY HEADER CENTER FEED RISER

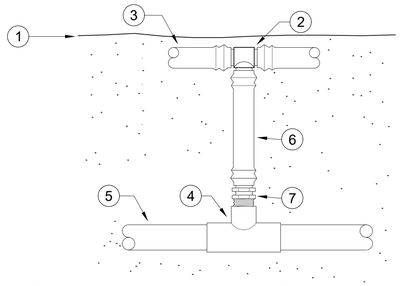


1. FINISHED GRADE
2. RAIN BIRD XFF- ELBOW.
3. DRIPLINE, SEE SPECIFICATIONS FOR TYPE. PLACE 2-INCHES UNDER MULCH.
4. SCH-40 PVC ¾" TEE, (S x S x FPT) OR ¾" (S x FPT) ELBOW
5. PVC PIPE, DRIPLINE SUPPLY / EXHAUST HEADER.
6. BLANK TUBING.
7. RAIN BIRD XFF-MA-075 ADAPTOR.

MAX 3.45 GPM FLOW PER BLANK TUBING RISER. (230 feet tubing)

2 DRIPLINE SUPPLY / EXHAUST HEADER CONNECTION

N.T.S. DRIPLINE SUPPLY / EXHAUST HEADER CONNECTION



1. FINISHED GRADE
2. RAIN BIRD XFF- TEE.
3. DRIPLINE, SEE SPECIFICATIONS FOR TYPE. PLACE 2-INCHES BELOW FINISHED GRADE.
4. SCH-40 PVC ¾" TEE, (S x S x FPT).
5. PVC PIPE, DRIPLINE SUPPLY / EXHAUST HEADER.
6. BLANK TUBING.
7. RAIN BIRD XFF-MA-075 ADAPTOR.

MAX 3.45 GPM FLOW PER BLANK TUBING RISER. (230 feet tubing)

3 DRIPLINE SUPPLY / EXHAUST HEADER CONNECTION

N.T.S. 1'-0" DRIPLINE SUPPLY / EXHAUST HEADER CONNECTION

DRIP SPECIFICATIONS:

1. DRIP TUBING; HUNTER HDL-CV-GOP, ROW SPACING 12-INCHES. DRIP GRID LAY-OUT IS BASED ON 30 PSI. IF PRESSURE BY SOLENOID VALVE IS HIGHER THAN 50 PSI, INSTALL A HUNTER ACCU SYNC, AS-ADJ ON SOLENOID VALVE.
2. INSTALL DRIP SYSTEM IN THE FOLLOWING ORDER: A). WITH ALL MAINLINE AND IT'S ASSOCIATE EQUIPMENT (INCLUDING 120 MESH FILTER AT P.O.C. IF NOT USING POTABLE WATER) COMPLETELY INSTALLED, FLUSH MAINLINE TILL FREE AND CLEAR OF DEBRIS. B). INSTALL ALL LATERALS TO THE VARIOUS DRIP GRIDS, AND SUPPLY HEADERS WITH RISERS EXTENDED ABOVE GROUND. CENTER FEED RISERS, TEMPORARY EXTEND NIPPLES WITH PIPE AND COUPLINGS (DO NOT GLUE). FLUSH TILL FREE AND CLEAR OF DEBRIS, TEMPORARY CAP NIPPLES, SEAL BLANK TUBING (RISERS) WITH TAPE. C). INSTALL EXHAUST HEADERS - RISERS - FLUSH POINTS. D). INSTALL DRIP GRID, STAPLE TUBING PER DETAIL #5, CONNECT DRIP TUBING TO SUPPLY HEADER RISERS. FLUSH TILL FREE AND CLEAR OF DEBRIS. E). CONNECT DRIP GRID TO EXHAUST HEADER RISERS, FLUSH SYSTEM USING "FLUSH VALVE". PVC DISCHARGE AND EXHAUST HEADERS MUST BE BURIED WITH MINIMUM 6" COVER. MULCH IS NOT CONSIDERED AS COVERAGE.
3. INSTALL OPERATION INDICATORS; ONE AT END OF EACH DRIP GRID. SEE DETAIL #6. ACTIVATE DRIP ZONE, ENSURE ALL OPERATION INDICATORS ARE FULLY EXTENDED, ADJUST STREAM SPRAY TO WHERE IT CAN EASILY BE SEEN BY MAINTENANCE PERSON.
4. PRESSURE TEST WITH OWNERS REPRESENTATIVE PRESENT; PER ZONE, TEMPORARY INSTALL (2) PRESSURE GAUGES (LIQUID FILLED PRESSURE GAUGES) ON (2) FLUSH POINTS, (1) ON LARGEST GRID "FLUSH POINT" AND THE OTHER ON FARTHEST GRID "FLUSH POINT". ACTIVATE ZONE, AFTER FLOW HAS STABILIZED, VERIFY ALL ZONE OPERATION INDICATORS ARE FULLY EXTENDED, CHECK PRESSURE ON BOTH GAUGES, PRESSURE MUST BE 20 PSI OR HIGHER TO PASS TEST. IF TEST FAILS, CONTRACTOR TO LOCATE AND CORRECT PROBLEM AND RETEST. IT IS IN THE CONTRACTORS BEST INTEREST TO PERFORM HIS OWN TEST BEFORE HE CALLS OWNERS REPRESENTATIVE PRESENTS TO AVOID RE-INSPECTION FEE'S.
5. PRESSURE TEST RESULTS SHALL BE NOTED AS-BUILD DRAWING BY THE "FLUSH VALVE" WHERE TESTS WAS TAKEN. ALL "FLUSH VALVE" LOCATIONS SHALL BE INCLUDED IN AS-BUILD DRAWINGS.

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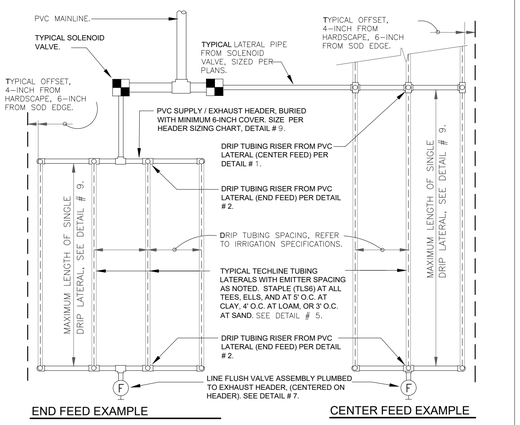
St. Lucie County Admin. Building Parking Lot Improvements

City of Fort Pierce Florida

Irrigation Drip Details



4 GENERAL DRIP EQUIPMENT PLACEMENT

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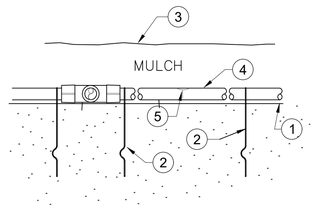


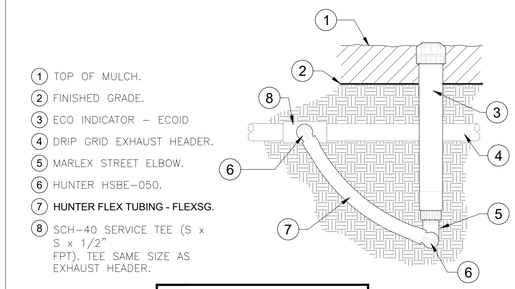
NOTES:

1. PLACE TIE DOWN STAKES EVERY 3-FEET IN SAND, 4-FEET IN LOAM, AND EVERY 5-FEET IN CLAY.
2. PLACE (1) DRIP STAKE ON EACH FITTING. IN LOOSE SANDY SOIL, PLACE DRIP STAKES ON A 60-DEGREE ANGLE (ALONG DRIPLINE), AND (2) STAKES ON 60 DEGREE ANGLE ON EACH DRIP FITTING.

1. FINISHED GRADE.
2. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND.
3. 3-INCH MULCH.
4. DRIPLINE.
5. DRIPPER.

5 RAIN BIRD TDS-050 (WITH BEND) DRIP STAKES

N.T.S.



1. TOP OF MULCH.
2. FINISHED GRADE.
3. ECO INDICATOR – ECOID
4. DRIP GRID EXHAUST HEADER.
5. MARLEX STREET ELBOW.
6. HUNTER HSBE-050.
7. HUNTER FLEX TUBING - FLEXSG.
8. SCH-40 SERVICE TEE (S x S x 1/2" FPT). TEE SAME SIZE AS EXHAUST HEADER.

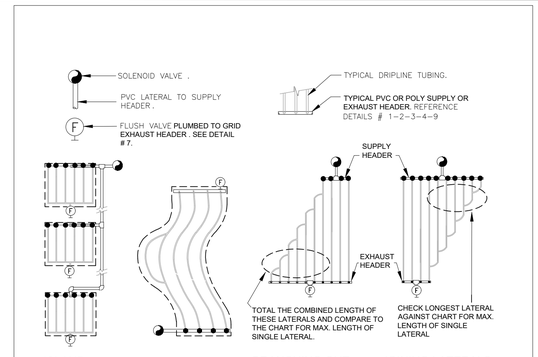
CONTRACTOR MUST PLACE ECO INDICATOR WITHIN 12-INCHES OF FLUSH VALVE ASSEMBLY.

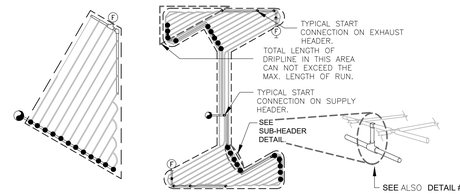
NOTE:

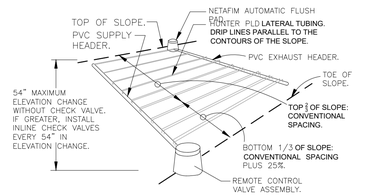
1. PLACE (1) ECO INDICATOR FOR EVERY FLUSH VALVE.
2. CONTRACTOR MUST ADJUST ECO INDICATOR AFTER MULCH IS PLACED TO ENSURE THAT HEAD IS FLUSH WITH TOP OF MULCH.

6 HUNTER ECO INDICATOR

N.T.S.







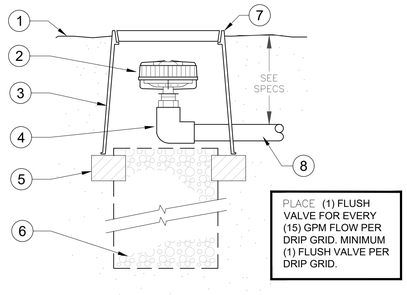
SLOPE FEED LAYOUT

NOTES:

1. THESE TYPICAL LAY-OUT DRAWINGS ARE TO SHOW HOW THE WATER MOVEMENT IN DRIP LINES FLOW TOWARDS EXHAUST HEADER, AND WHAT REQUIRED CALCULATIONS ARE NEEDED TO BE PERFORMED BY CONTRACTOR.
2. MOST LANDSCAPE BEDS ARE IRREGULAR AND MAY NOT REFLECT THE SHAPE AND SIZE AS SHOWN IN THESE DETAILS. CONTRACTOR SHALL LAY-OUT SHRUB BED DRIP GRID BASE ON THE PRINCIPLES SHOWN IN THIS DETAIL AND ACCORDING TO ALL OTHER DETAILS SHOWN ON THIS SHEET.

10 TYPICAL DRIP GRID LAY-OUT

N.T.S.



1. FINISHED GRADE.
2. NETAFIM LINE FLUSH VALVE. TL050MFV-1 FOR FLOWS ABOVE 3.64 GPM. TLFV-1 FOR FLOWS UP TO 3.64 GPM.
3. RAIN BIRD VB-10RND VALVE BOX.
4. 1" SCH-40 ELBOW (S x FPT), WITH 1" x ¾" BUSHING.
5. BRICKS – ONE OF THREE.
6. 3/4" GRAVEL SUMP (1 CUBIC FOOT).
7. RAIN BIRD PVB-6RND VALVE BOX. TOP OF VALVE BOX FLUSH WITH TOP OF MULCH.
8. 1-INCH PVC LATERAL FROM EXHAUST HEADER.

PLACE (1) FLUSH VALVE FOR EVERY (15) GPM FLOW PER DRIP GRID. MINIMUM (1) FLUSH VALVE PER DRIP GRID.

7 NETAFIM FLUSH VALVE - PLUMBED TO PVC

N.T.S.

XFS-CV DRIPLINE GENERAL GUIDELINES FOR WATERING TIME

	TURF			SHRUB & GROUND COVER		
	CLAY	LOAM	SANDY	CLAY	LOAM	SANDY
DIPPER FLOW (GPH)	0.40	0.60	0.90	0.40	0.60	0.90
DRIPPER INTERVAL	24"	12"	12"	24"	18"	12"
LATERAL (ROW) SPACING	18"–24"	12"	9"–12"	18"–24"	18"–24"	12"–18"
APPLICATION RATE (IN/HR)	.22–.17	.96	1.93–1.44	.22–.17	.43–.32	1.44–.96
TIME TO APPLY 1/4"	68–88	16	8 –10	68–88	35–47	10–16

8 RAIN BIRD XFS-CV DRIPLINE TABLE -1

N.T.S.

HUNTER HDL-CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

DRIPPER SPACING			12"			18"			24"	
DRIPPER FLOW RATE (GPH)			0.4	0.6	0.9	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)	15	–	285	236	164	404	333	233	423	292
	20	–	339	280	192	475	395	273	501	348
	30	–	411	339	236	582	482	333	610	419
	40	–	463	385	267	657	545	376	688	479

HUNTER HDL-CV FLOW PER 100 FEET

DRIPPER SPACING			0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	–	–	40.00	0.67	60.00	1.00	90.0	1.50
18"	–	–	26.67	0.44	40.00	0.67	59.9	0.99
24"	–	–	20.00	0.33	30.00	0.50	45.0	0.75

SUPPLY AND EXHAUST HEADER SIZING CHART (UNLESS NOTED ON PLANS)

STEP 1: ADD LENGTH OF ALL TECHLINE LATERAL TUBING CONNECTED TO THE HEADER.
STEP 2: DIVIDE THIS TOTAL LENGTH BY 100 TO INDICATE THE LENGTH IN UNITS OF 100.
STEP 3: LOCATE THE GPM THAT APPLIES FOR EACH UNIT OF 100 FEET LENGTH ON THE CHART "TECHLINE FLOW PER 100 FEET". MULTIPLY THIS GPM NUMBER TIMES THE UNITS OF 100 FEET FOR THE TOTAL GPM AT THIS HEADER.
STEP 4: SIZE THE HEADER WITH THE FOLLOWING:
1 TO 6 GPM: 3/4" HEADER. 6 TO 10 GPM: 1" HEADER.
10 TO 20 GPM: 1 1/4" HEADER. 20 TO 30 GPM: 1 1/2" HEADER.

9 HUNTER HDL-CV DRIPLINE TABLE - 2

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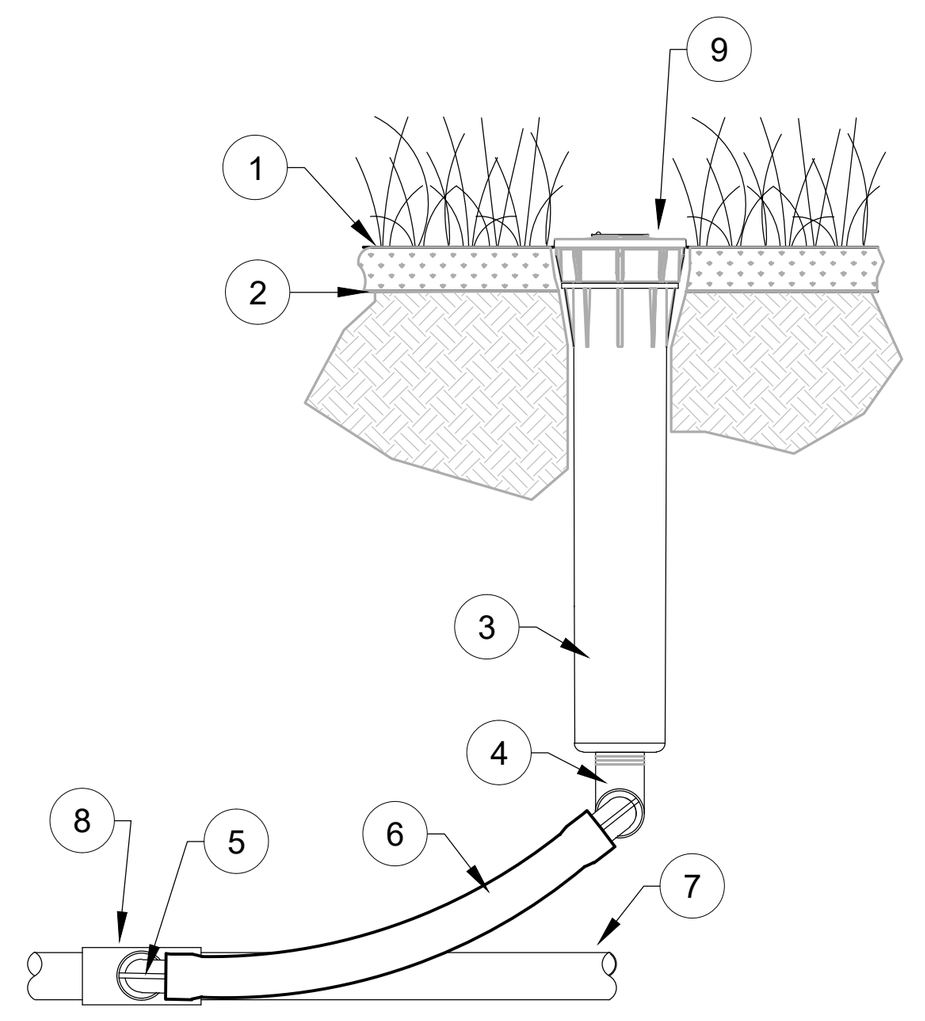
Job No.	2021-19
Drawn By	RT
Checked By	TT
Approved By	MH
Submittal Dates	08-18-21
Revision Dates	XXXXXX

IR-2

1 SOD LAYER
2 FINISHED GRADE
3 PRO SPRAY BODY, INSTALLED IN CLEAN FILL. NO ROCKS TO BE IN CONTACT WITH SPRAY BODY.
4 1/2" MARLEX STREET ELL
5 HUNTER HSBE-050 (2),
6 HUNTER FLEXSG-100, LOW DENSITY POLYETHYLENE FLEXIBLE TUBING
7 LATERAL LINE, SCH-40 OR CLASS PIPE, SEE SPECIFICATIONS.
8 SCH-40 PVC SERVICE TEE
9 RE-CLAIMED CAP

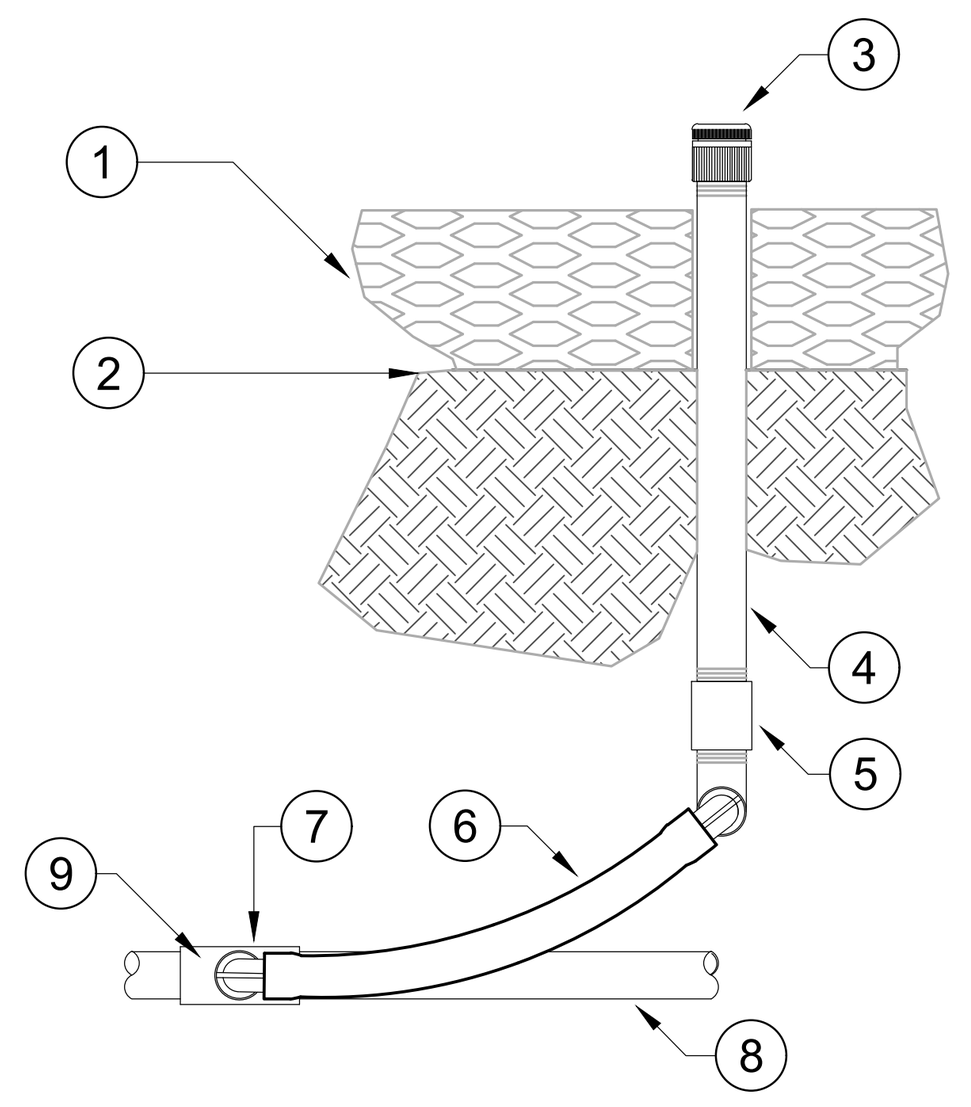


INSTALL POP-UP SPRAY 4" OFF SIDEWALK, FENCE AREAS, CURBS, MINIMUM 6" OFF BED EDGES. MINIMUM 12" OFF BUILDINGS AND STRUCTURES, AND 36" OFF NON-CURBED ASPHALT ROADWAYS. INSTALL PERPENDICULAR AND FLUSH TO FINISHED GRADE. ADJUST COVERAGE TO AVOID OVERSPRAY ONTO HARDSCAPE, FENCES, AND BUILDINGS.

11 HUNTER PROS-06-NSI-PRS30-CV-R

NTS.

1 MULCH, 2.75" THICK LAYER
2 FINISH GRADE
3 HUNTER PCB-R BUBBLER
4 1/2"X8" SCH-80 NIPPLE
5 1/2" SCH-40 FPT COUPLING
6 HUNTER HFT-100, FLEXIBLE TUBING
7 HUNTER HSBE-050, ELBOWS (2)
8 LATERAL LINE, SCH-40 OR CLASS, SEE SPECIFICATIONS
9 SCH-40 PVC SERVICE TEE

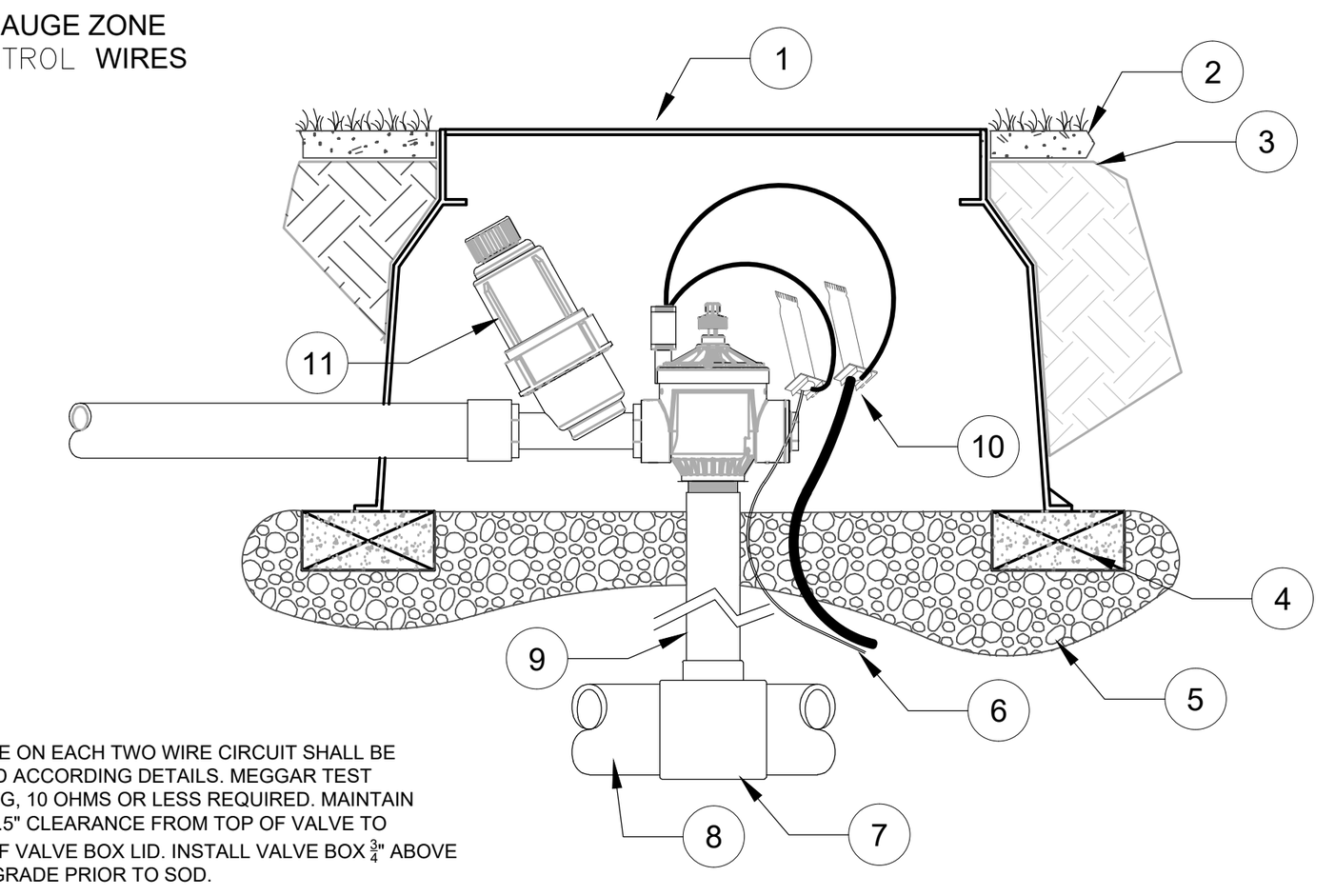


INSTALL BUBBLER ON THE EDGE OF ROOT BALL. ADJUST HEIGHT OF BUBBLER TO MAINTAIN MINIMUM 1" ABOVE MULCH. USE ONLY TEFLON TAPE ON ALL THREADED CONNECTS BETWEEN LATERALS AND BUBBLER.

12 HUNTER PCB-R BUBBLER, ON FIXED RISER

NTS. P-HO-38

1 RAIN BIRD VB-JMB VALVE BOX WITH 6-INCH EXTENSION BOX.
2 SOD LAYER
3 FINISHED GRADE
4 BRICK, ONE OF (4)
5 PEAGRAVEL, 6" THICK
6 14 GAUGE ZONE CONTROL WIRES
7 MAINLINE FITTING
8 MAINLINE PIPE, SEE SPECIFICATIONS FOR TYPE
9 SCH-80 NIPPLE, LENGTH AS REQUIRED (1 OF 2)
10 3M-DBR/Y WIRE SPLICE KITS (2)
11 HUNTER HY-151D FILTER, 120 MESH

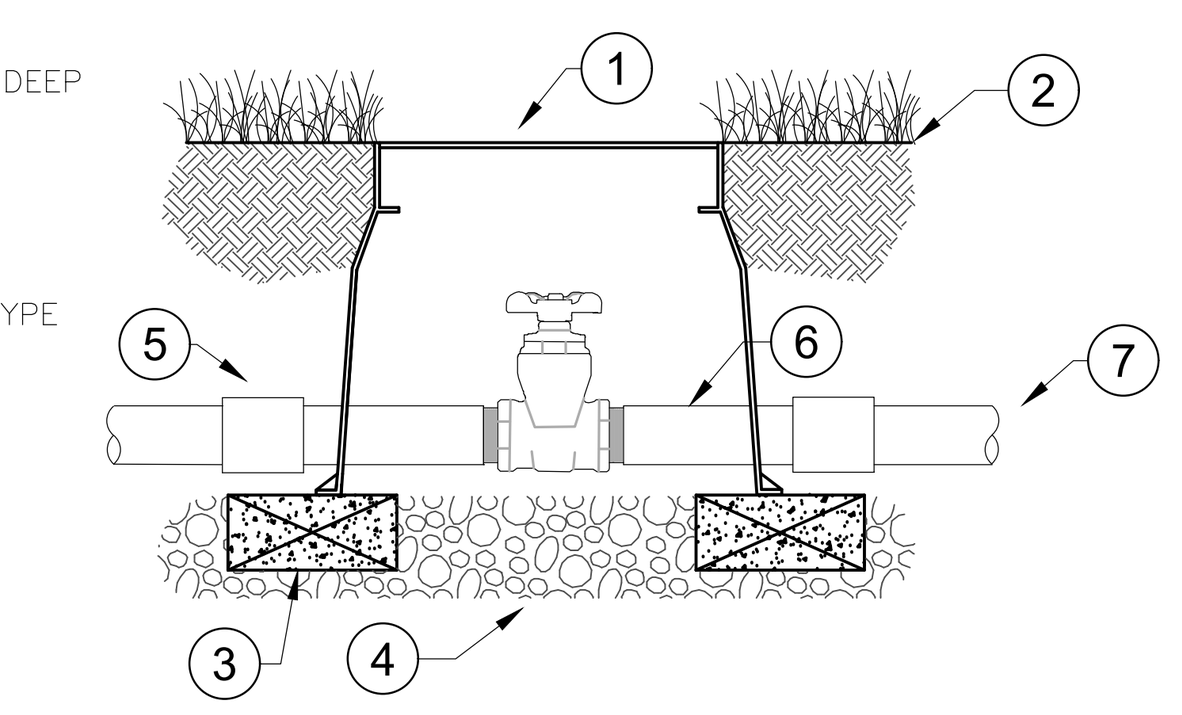


NOTE:
LAST VALVE ON EACH TWO WIRE CIRCUIT SHALL BE GROUNDED ACCORDING DETAILS. MEGGAR TEST GROUNDING, 10 OHMS OR LESS REQUIRED. MAINTAIN MINIMUM 1.5" CLEARANCE FROM TOP OF VALVE TO BOTTOM OF VALVE BOX LID. INSTALL VALVE BOX ¾" ABOVE FINISHED GRADE PRIOR TO SOD.

13 HUNTER PGV, W/ HY-151D FILTER

NTS.

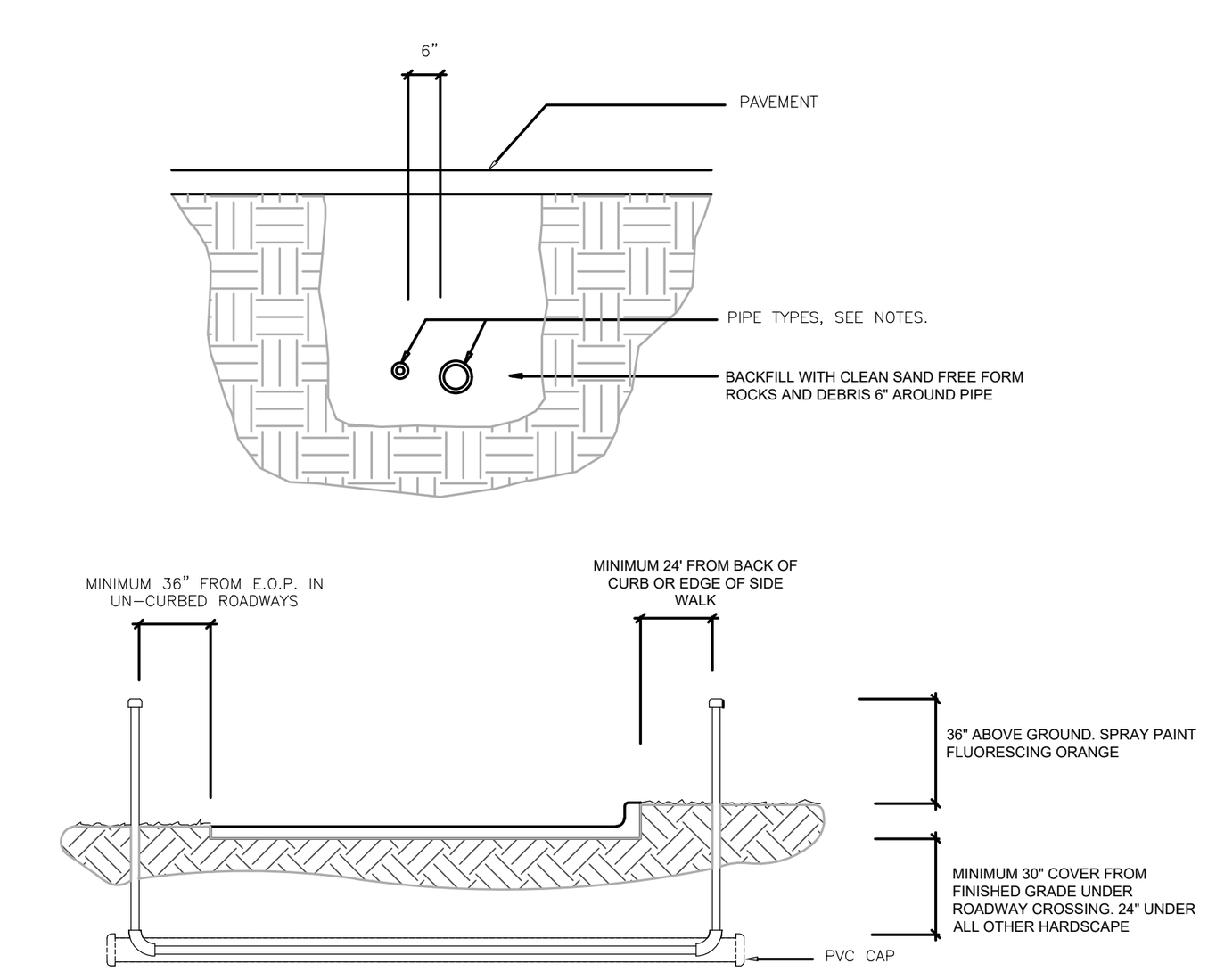
1 RAIN BIRD VB-10RND VALVE.
2 FINISHED GRADE
3 BRICKS, 1 OF 3
4 PEA GRAVEL, MIN. 6" DEEP
5 SCH-80 COUPLING
6 SCH-80 NIPPLE
7 MAINLINE, SEE PLAN SPECIFICATIONS FOR TYPE AND SIZE.



NOTES:
1. IF GATE VALVE IS DEEPER, USE 6" ABS PIPE TO LIFT VALVE BOX..
2. SEAL VALVE BOX SIDE WALL OPENINGS PRIOR TO BACK FILLING. COMPACT SOIL TO 95% DENSITY.
3. USE TEFLON TAPE ON ALL TREADED FITTINGS.

14 NIBCO T-113 GATE VALVE

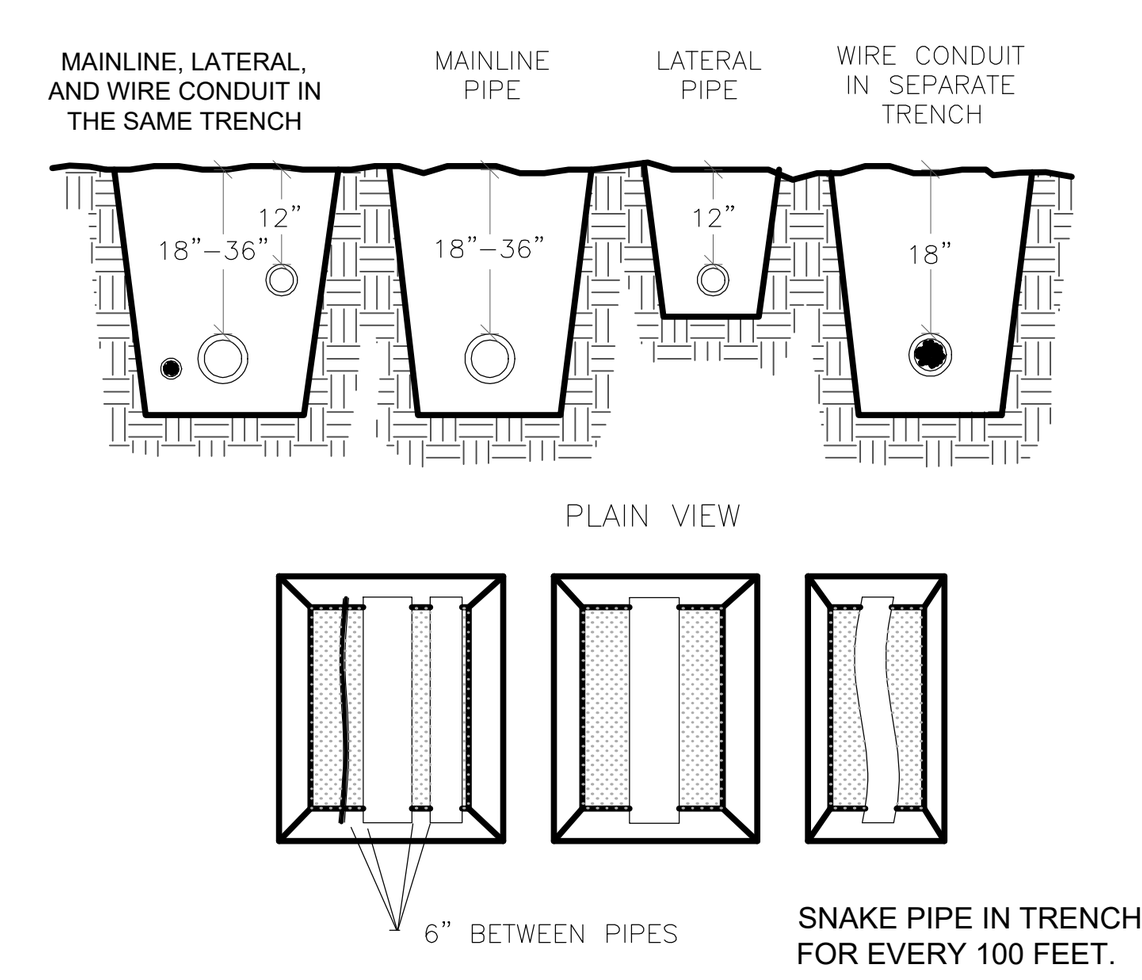
NYS P-HO-13



NOTE;
1. UNDER ROADWAY; ALL PVC SLEEVING SHALL BE SCH-40 PIPE FOR SIZES UP TO 4". SLEEVING 6" OR LARGER SHALL BE CL200
2. UNDER SIDEWALK AND OTHER HARDSCAPE; ALL SLEEVING TO BE SCH-40.
3. SLEEVING TO BE TWO PIPE SIZES LARGER THAN OF CARRYING PIPE. ONLY ONE PIPE PER SLEEVE.
4. ALL JOINTS TO BE SOLVENT WELD.
5. WHERE THERE IS MORE THAN ONE SLEEVE IN TRENCH, EXTEND THE SMALLER SLEEVE TO 36" ABOVE FINISHED GRADE.
6. WHEN MULTIPLE PIPES ARE LAID IN THE SAME TRENCH, MAINTAIN MINIMUM 6" SEPARATION BETWEEN PIPE BELL JOINTS.
7. MECHANICALLY TAMP TO 95% PROCTOR.

15 ROADWAY / HARDSCAPE SLEEVING

NTS.

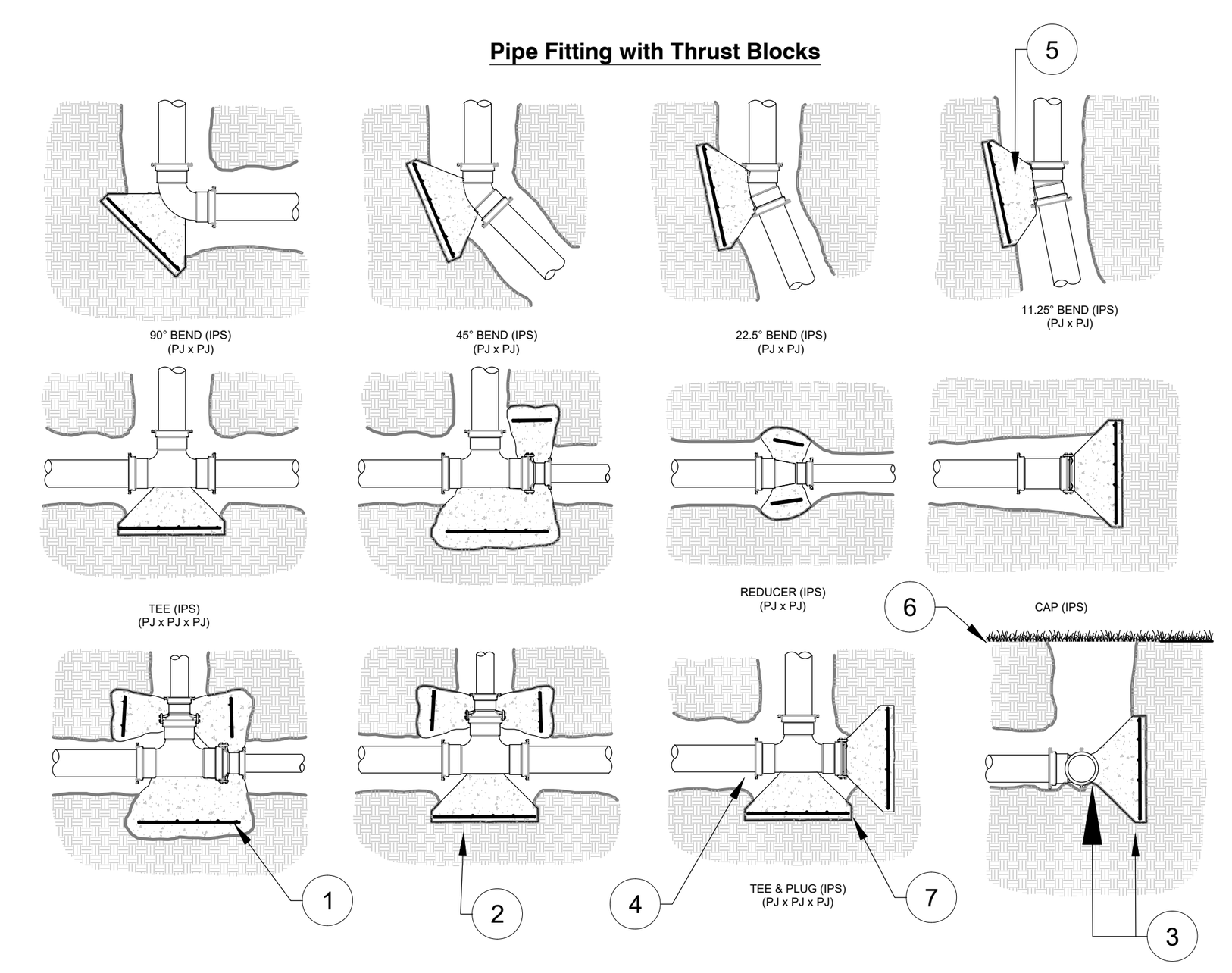


SNAKE PIPE IN TRENCH 12-INCHES FOR EVERY 100 FEET.

NOTE;
1. MINIMUM PIPE DEPTH SHALL BE PER DETAIL, HOME DEPOT SPEC'S / LOCAL / STATE CODES, FROSTLINE, WITCH EVER IS MOST STRINGENT
2. MAINLINE AND LATERAL PIPE, TYPE AND DEPTH UNLESS OTHERWISE NOTED IN SPECIFICATIONS.
3. PIPE IN THE SAME TRENCH SHALL HAVE MINIMUM 6" HORIZONTAL & VERTICAL SEPARATION.
4. IF ROCK OR OTHER DEBRIS IS ENCOUNTERED, CONTRACTOR SHALL SHALL HAVE MINIMUM IMBED PIPE 3/4"-2" IN 4" OF SAND, AND 3"- 4" IN 6" OF SAND. FOR LARGER PIPE. SEE SPECIFICATIONS
5. COMPACT BACKFILL TO 95% DENSITY.
6. CONTRACTOR TO REPAIR ALL SINK HOLES AND DEPRESSIONS UNDER WARRANTY PERIOD AT NO COST TO OWNER.

16 PIPE TRENCH DETAIL

NTS.



Thrust Blocking

1. Provide poured concrete thrust blocks at all changes in size or direction. bends, reducers, plugs, and the opposite side of tee branches all require thrust blocks.

2. The size of the thrust block is determined by the working pressure, the size and type of fitting, and the soil conditions at the job site. To calculate the area of contact with the soil, follow these steps:

a.) Calculate the total thrust by selecting thrust/100 by size and type of fitting from table 1 and multiplying thrust/100 by system pressure divided by 100.

b.) Divide the total thrust by the load bearing capacity of the soil in excavation (from Table 2) to determine the area (in square feet) of thrust block required to be in contact with the undisturbed soil.

TABLE 1 -TRUST /100 TABLE (POUNDS PER 100 PSI)

SIZE	SIZE PLUGS	90 BENDS	45 BENDS	22- 1/2 BENDS
2"	363	513	259	141
2 1/2"	531	751	379	207
3"	788	1114	562	307
4"	1302	1841	928	508
6"	2822	3990	2012	1101
8"	4783	6763	3410	1865
10"	7430	10506	5297	2898
12"	10452	14778	7452	4076

For Reducers, subtract small opening plug thrust from large opening plug thrust to calculate thrust /1oo

TABLE 2 - SOIL BEARING CAPACITY

SOIL TYPE	SAFE BEARING LOAD LBS PER SQ FT*
Soft Clay	1000
Sand	2000
Sand and Gravel	3000
Sand and Gravel cement w/ Clay	4000
Hard Pan	10000

** RT Irrigation Design LLC assumes no responsibility for the above bearing load data. An engineer is responsible for determining safe bearing loads and when doubt exists, soil bearing test should be specified. The bearing loads given are for horizontal thrust when depth of cover exceeds 2 ft.*

1 5/8" REBAR. MINIMUM (4) TIE WIRED IN 6" GRID. REBAR SHALL HAVE MINIMUM 1" CONCRETE COVER.
2 HAND DIG THRUST BLOCK AREA WHERE IT WILL WILL BE POURED AGAINST UNDISTURBED SOIL.
3 PIPE SIZES UP TO 8" SHALL HAVE THRUST BLOCKS MINIMUM 18" THICK. 10' OR LARGER SHALL HAVE 24"
4 INSURE THAT NO CONCRETE COMES IN CONTACT WITH PVC PIPE.
5 3000 PSI CONCRETE.
6 FINISHED GRADE.
7 SQUARE OFF THRUST BLOCK AS SHOWN IN DETAIL WERE REBAR IS TO BE LAID.

NOTE:
1. ALL DIRECTIONAL CHANGES SHALL HAVE THRUST BLOCKS WITH EXCEPTION OF PIPE DIVERTED UNDER UTILITIES. THIS PORTION OF PIPE AND FITTINGS SHALL HAVE LEEMCO PIPE AND FITTING RESTRAINTS.
2. ALLOW 21 DAYS FOR CONCRETE TO CURE BEFORE ENERGIZING MAINLINE.
3. PROTECT PVC PIPE WITH 4MIL PLASTIC IF CONCRETE MAY SPILL DURING POUR.

17 PIPE FITTING WITH THRUST BLOCK

NTS

NOTES:

1. CONTRACTOR IS REQUIRED TO VISIT SITE TO GET A VISUAL OF THE CURRENT CONDITIONS CONCERNING CONTROLLER, WELL & PUMP AND MAINLINE / ZONE VALVE LOCATION IN THE EFFECTED AREA OF WORK. WORK AREA IS ON AN EXISTING PARKING THAT IS MOSTLY GRAVEL AND WEEDS. THERE IS ONE EXISTING IRRIGATION ZONE ON THE EAST SIDE OF FENCE THAT WILL NEED TO BE REMOVED/ CAPPED. LOCATION OF ZONE VALVE IRRIGATING THIS AREA IS UN-KNOWN. CONTRACTOR SHALL TRACK ZONE CONTROL WIRE FROM CONTROLLER TO LOCATE ZONE VALVE.

2. REFERENCING IR-4, EXISTING SITE IS IN RED, OVERLAYING NEW SITE LAY-OUT. EAST SIDE OF FENCE IS AN EXISTING IRRIGATION ZONE, CONTRACTOR SHALL TRACK ZONE "HOT" WIRE FROM CONTROLLER TO ZONE VALVE LOCATION. IF VALVE LOCATION IS WITHIN NEW PARKING ISLAND AND HAS AN 1.5-INCH VALVE, CONTRACTOR SHALL REBUILD VALVE ASSEMBLY PER VALVE DETAIL AND RECONNECT TO EXISTING ZONE CONTROL WIRES. IF VALVE IS LOCATED IN ANOTHER ISLAND, CONTRACTOR SHALL CAP LATERAL RUNNING TO THE NEW WORK AREA.

3. NEW MAINLINE SHALL CONNECTION TO EXISTING BY EXISTING WELL & SUB-PUMP, ALL MAINLINE FITTING SHALL BE SCH-80 AND TRUST BLOCKED.

4. CONTRACTOR SHALL RUN AN 1.5-INCH WIRE CONDUIT FROM SPLICE BOX BY MAINLINE CONNECTION TO SPLICE BOX BY CONTROLLER. USE SCH-40 SWEEP ELBOWS IN ALL DIRECTIONAL CHANGES. FROM THERE, CONTRACTOR SHALL RUN CONTROL WIRES UP EXISTING CONDUIT TO CONTROLLER.

5. NEW CONTROL WIRES SHALL BE "BLUE" FOR HOT, "WHITE" FOR COMMON AND SPARES (2) SHALL BE PURPLE. SPARES SHALL LOOP INTO ALL VALVE BOXES WITH MINIMUM 30-INCHES LOOSE WIRE COILED UP AND LAID TO THE SIDE IN VALVE BOX. PROVIDE MINIMUM 24-INCHES EXPANSION LOOP IN ALL DIRECTIONAL CHANGES. ALL ZONE CONTROL SPLICES SHALL BE PERFORMED USING 3M-DBY SPLICE KITS.

6. CONTRACTOR SHALL PULL ALL PERMITS REQUIRED FOR THIS SCOPE OF IRRIGATION WORK AND INCLUDE ALL PERMIT FEE'S IN HIS BID QUOTE.

7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORK IS INSTALLED PER FLORIDA PLUMBING CODE APPENDIX "F", LOCAL CODE, ORDINANCE, PER ALL MANUFACTURES INSTALLATION RECOMMENDATIONS AND REQUIREMENTS.

8. CONTRACTOR SHALL HAVE A CURRENT LOCATING TICKET ON SITE WHENEVER HE OR HIS CREW IS COMMENCING WORK.

9. IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY THEIR WORK. IRRIGATION CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES, CONDUIT AND LATERALS.

10. THE CONTRACTOR SHALL TAKE IMMEDIATE STEPS TO REPAIR, REPLACE, OR RESTORE ALL SERVICES TO ANY UTILITIES WHICH ARE DISRUPTED CAUSED BY HIS WORK. ALL COSTS INVOLVED IN DISRUPTION OF SERVICE AND REPAIRS DUE TO NEGLIGENCE ON THE PART OF THE CONTRACTOR.

11. WORK AREA MUST BE CLEANED AT THE END OF EVERY WORK DAY. OPEN TRENCHES AND OTHER PUBLIC HAZARDS CAUSED BY HIS WORK MUST BE SECURED ACCORDING TO O.S.H.A. REGULATIONS.

12. ALL IRRIGATED AREAS IN THIS SCOPE OF WORK SHALL HAVE 100% HEAD TO HEAD COVERAGE. CONTRACTOR TO MAKE RADIUS ADJUSTMENTS USING THE NOZZLE FLOW CONTROL SCREW.

13. MAINLINE MUST BE FLUSHED UNTIL FREE AND CLEAR OF ALL DEBRIS BEFORE INSTALLING ZONE VALVES. WHEN LATERALS ARE INSTALLED, FLUSHED UNTIL FREE AND CLEAR OF ALL DEBRIS.
14. THE CONTRACTOR IS RESPONSIBLE TO CALL FOR ANY INSPECTIONS REQUIRED BY CITY, OWNER.
15. FINAL INSPECTION IN PRESENT OF OWNER:
A. CONTRACTOR SHALL ACTIVE ALL ZONES FROM CONTROLLER AND WALK THROUGH EACH ZONE TO CHECK HEAD COVERAGE ARE CORRECTLY ADJUSTED IN PLANTING AREA, WITH NO OVERSPRAY ONTO HARDSCAPE.
B. WITH ONE ZONE ACTIVE, MANUALLY ACTIVATE RAIN SENSOR TO DEMONSTRATE THAT ACTIVE ZONE SHUTS DOWN.
C. INSPECT ALL ZONE VALVE, GATE VALVES AND POP-UP HEADS ARE INSTALLED PER DETAILS.
D. PROVIDE AN AS-BUILD DRAWING SHOWING ALL VALVE BOX LOCATION, SLEEVE ENDS AND LOCATION OF NEW MAINLINE TIE-IN POINT. EACH LOCATION MUST HAVE MINIMUM (2) MEASUREMENTS FROM FIXED POINTS SUCH STRUCTURES, MAN-HOLES, CURB DRAINS, CURB CORNS AND SO ON. AS-BUILD WILL BE CHECKED FOR ACCURACY DURING FINAL INSPECTION.
E. PROVIDE OWNER WITH A LETTER OF WARRANTY ON CONTRACTORS LETTER HEAD, DATED ON THE OF FINAL ACCEPTANCE. WARRANTY MUST COVER ALL MATERIAL, LABOR COMPLETED ON NEW IRRIGATION SYSTEM, AS WELL AS REPAIRING ANY DEPRESSIONS ALONG PIPE LINES / SLEEVING AND SINK HOLES AROUND VALVE BOXES.

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LA 0000905

St. Lucie County Admin. Building Parking Lot Improvements

City of Fort Pierce Florida

Irrigation Details and Notes

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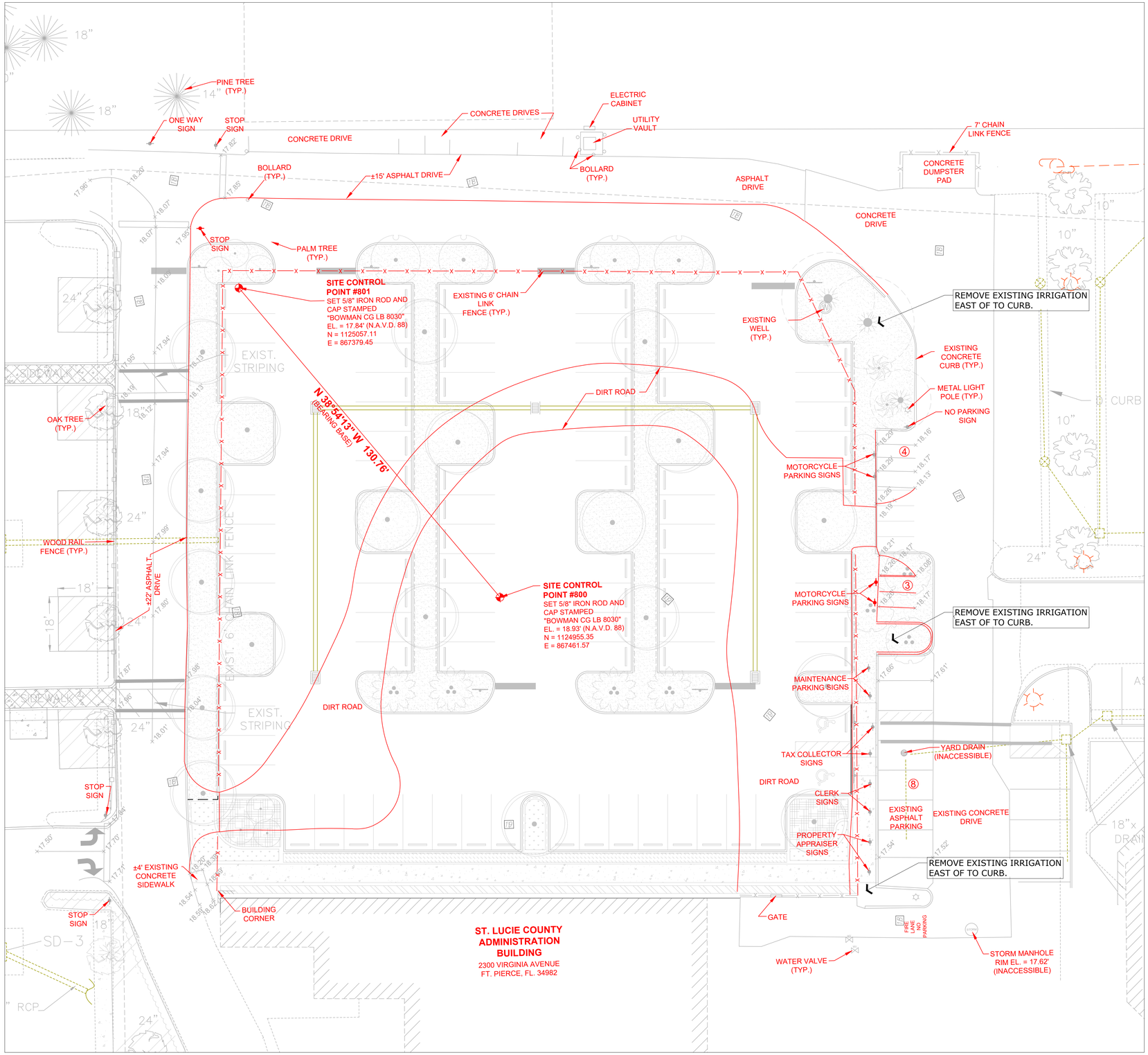
Job No.	2021-19
Drawn By	RT
Checked By	TT
Approved By	MH
Submittal Dates	08-18-21
Revision Dates	xxxxxx

IR-3



EXISTING SITE OVERLAYING NEW IN RED

North

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

0 16 32 48 64 feet

1" = 16'

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St. Lucie County Admin. Building Parking Lot Improvements

City of Fort Pierce Florida

Existing Site Plan with New Parking Overlay

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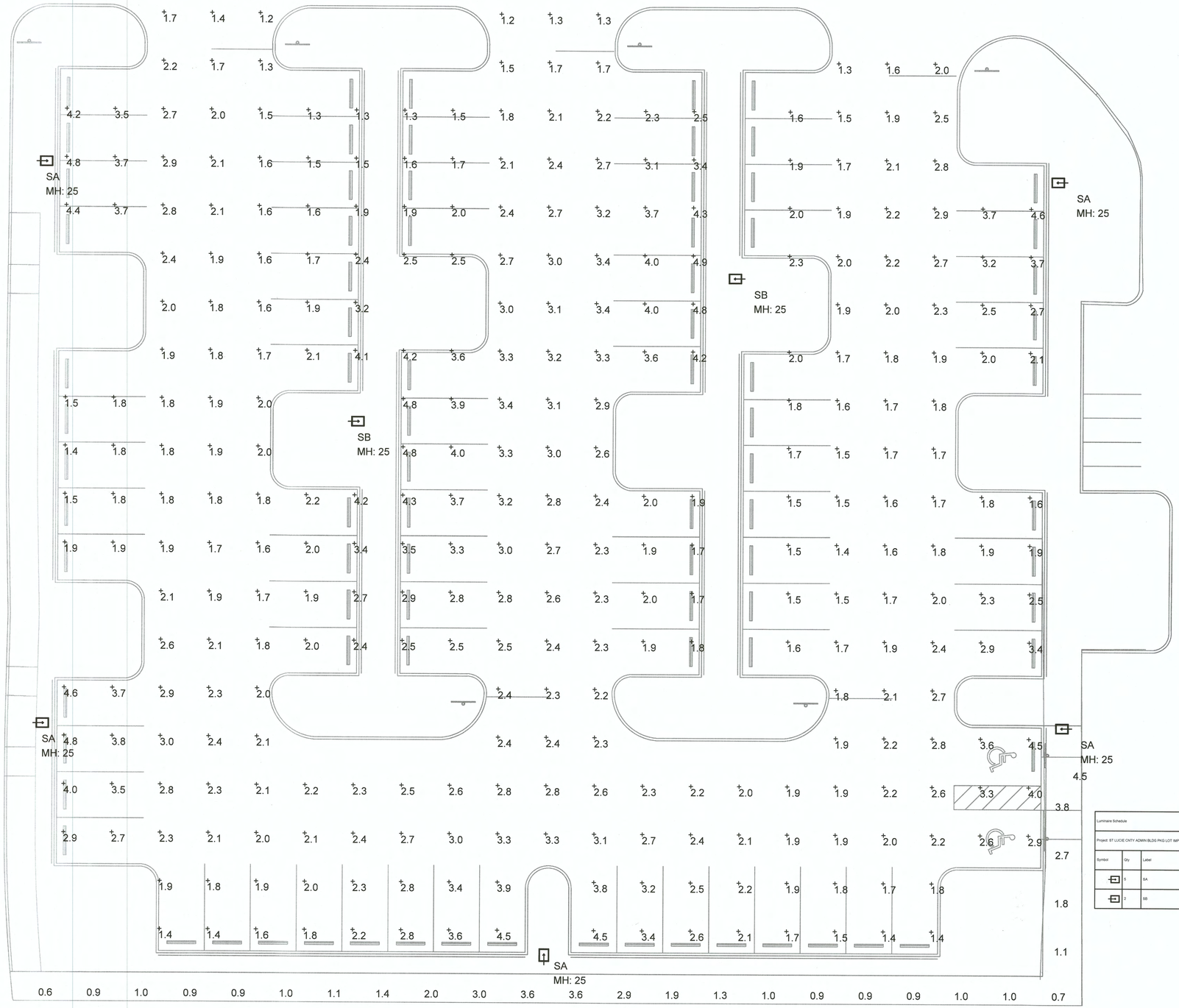
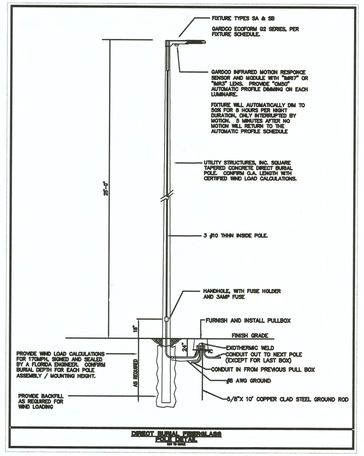
Drawn By	RT
Checked By	TT
Approved By	MH
Submittal Dates	08-18-21
Revision Dates	xxxxxx

IR-4



SITE
PHOTOMETRIC PLAN
1"=10'-0"
NORTH



Calculation Summary							
Project: ST LUCIE CNTY ADMIN BLDG PKG LOT IMPROV 07-13-2021							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SIDEWALK	Illuminance	Fc	1.72	4.5	0.6	2.87	7.50
DRIVE	Illuminance	Fc	2.20	3.4	1.2	1.83	2.83
PARKING	Illuminance	Fc	2.68	4.9	1.3	2.06	3.77

Luminaire Schedule								
Project: ST LUCIE CNTY ADMIN BLDG PKG LOT IMPROV 07-13-2021								
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	5	SA	IGNIFY GARDCO	ECF-S-48L-1_2A-NW-G2-4	21112	0.900	182.71	913.55
	2	SB	IGNIFY GARDCO	ECF-S-48L-1_2A-NW-G2-3	20179	0.900	182.71	365.42

ISSUED FOR PERMIT ONLY 08-16-21
NOT FOR PRICING OR CONSTRUCITON

KAMM CONSULTING PROJECT #: 2021-0449
PROJECT MANAGER: JOHN MAYR

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Certification of Authorization #8189

PRINCIPAL
Bradly L. Brown Florida License #58232

BRADLY LANE BROWN
LICENSE
NO. 58232
STATE OF FLORIDA
PROFESSIONAL ENGINEER
08-16-21
date
signed

SITE PHOTOMETRIC PLAN

REVISIONS			
NO.	DATE	SUBJECT	BY
1			
2			
3			
4			
5			

SURVEY	
DRAWN	CB
DESIGNED	OR
CHECKED	OR

Bowman CONSULTING
Certificate of Authorization License No. 30462

Bowman Consulting Group, Ltd., Inc.
301 SE Ocean Blvd, Suite 301
Stuart, Florida 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

ST. LUCIE COUNTY ADMIN. BUILDING
PARKING LOT IMPROVEMENTS

SITE PLAN

PROJECT NO.

SHEET NO.
E1.1

Technical Review Committee **3. h.**

Meeting Date: 09/16/2021

REQUESTED ACTION

Variance – Wawa – 2101 S. US Highway 1

LOCATION

2101 S. US Highway 1

RESPONSIBLE STAFF

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

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan Started On: 09/02/2021 10:41 AM

Final Approval Date: 09/02/2021

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# 21-12000009

DATE: SEPTEMBER 2, 2021

Variance – Wawa – 2101 S. US Highway 1

Application for a Variance is being submitted to request a deviation from City Code 117-7(5)(a)(5) to allow an illuminated rear wall sign of 33.13 square feet to be installed in lieu of the code maximum of six (6) square feet on the rear wall. The property has a Future Land Use of General Commercial (GC) and a Zoning of General Commercial (C-3). The parcel ID is 2415-342-0001-000-8

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 September 14, 2021.

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

Thank you.

Brandon Creagan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

VARIANCE

Property address or Location 2101 S US Hwy 1

Parcel ID #(s) 2415-342-0001-000-8

Project description Requesting a variance to City Code 117-7(5)(a)(5) to allow an illuminated rear wall sign at 33.13 sf where only six square feet is allowed.

Morris/Satnick FP Assoc LLC	Gregory Davis, Thomas Sign & Awning Co.
Property Owner(s)	**Applicant/Representative, Title, Company**
350 Veterans Blvd	4590 118th Ave N
Street Address	Street Address
Rutherford NJ 07070	Clearwater FL 33762
City State Zip	City State Zip
561-865-9500	727-573-7757 x241
Phone Number	Phone Number
Pfeldman@morriscompanies.com	greg.davis@thomassign.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.*

Sr. Vice-President

Property Owner(s) Signature(s)

STATE OF FL -- COUNTY Palm Beach

The foregoing instrument was acknowledged before me this 17 day of June, 2021, by Peter Feldman who is personally known to me or has produced FL Driver License as identification.

Signature of Notary (seal)

ELIJAH HALL
Commission # HH 031957
Expires October 11, 2024
Bonded Thru Budget Notary Services

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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_____

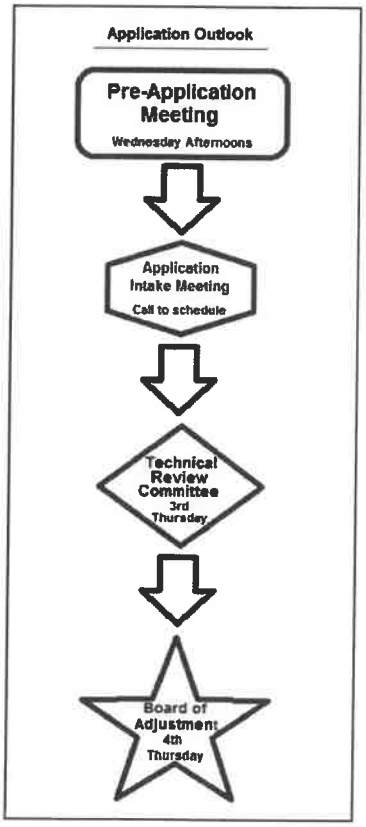
Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☐ Site plan, to scale, including all relevant improvements:
  - ☐ Existing & proposed structures
  - ☐ Landscaping & parking,
  - ☐ Fencing, signs, etc.
- ☐ As-built Survey
- ☐ Criteria Narrative
- ☐ Complete, notarized application



Description of request: Proposing a 33.13sf illuminated wall sign on the rear building elevation

Reason for request: Better visibility for this business

Existing Use : 1600 - COM SHOP CNT Date Property was Purchased: 12/19/05

Alterations made to the site since purchase: _____

Has a request for this variance been denied in the past? ☐ Yes ■ No

If yes, what has changed since the denial? _____

Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

VARIANCE CRITERIA
WAWA #5387
2101 S US Highway 1

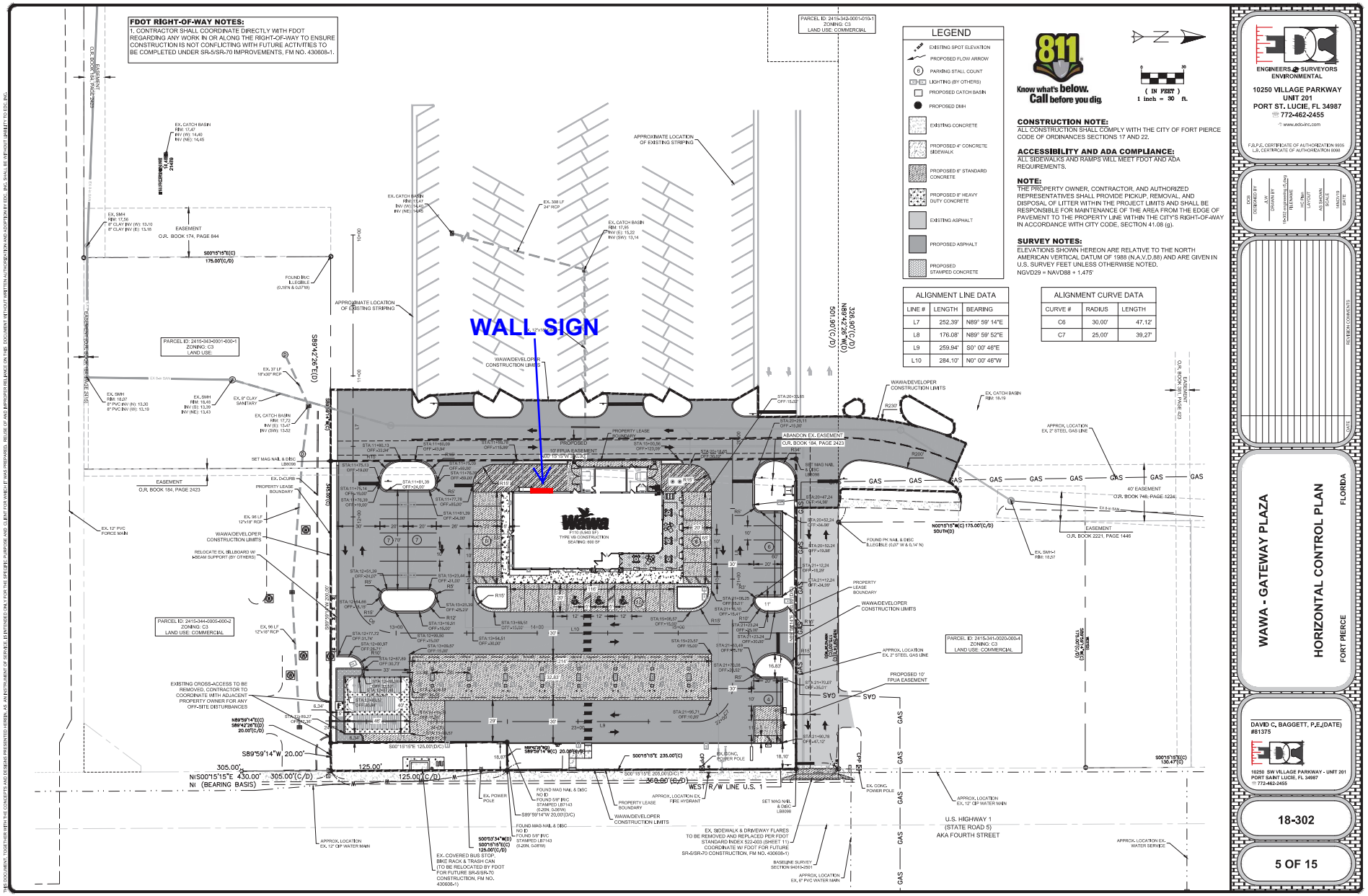
1. This location is an out parcel of the overall parcel at Gateway Plaza, located on the southwest corner. The building fronts US Hwy 1. We are requesting a wall sign on the west elevation to gain more visibility for traffic traveling to the east and the patrons and general public shopping at the adjacent shopping center.

2. The circumstances that exist are not self-created. Code allows signage on the rear elevation. Our request is to enlarge the allowable signage from six square feet to a more visible sign at 33.13 square feet. The general intent of the provisions of the sign code is to grant signs that are descriptive in nature, proportional to their location and provide advertisement that will be beneficial to the general public.

3. We feel that our request will benefit the public interest. Our request to increase the size of the allowed sign addresses our visibility concerns. Our request will not be injurious or detrimental to the public welfare but instead will provide the community and visitors the ability to identify this location for safe and easy access. Furthermore, it will increase the tenant's visibility for traffic traveling east on the roadway.

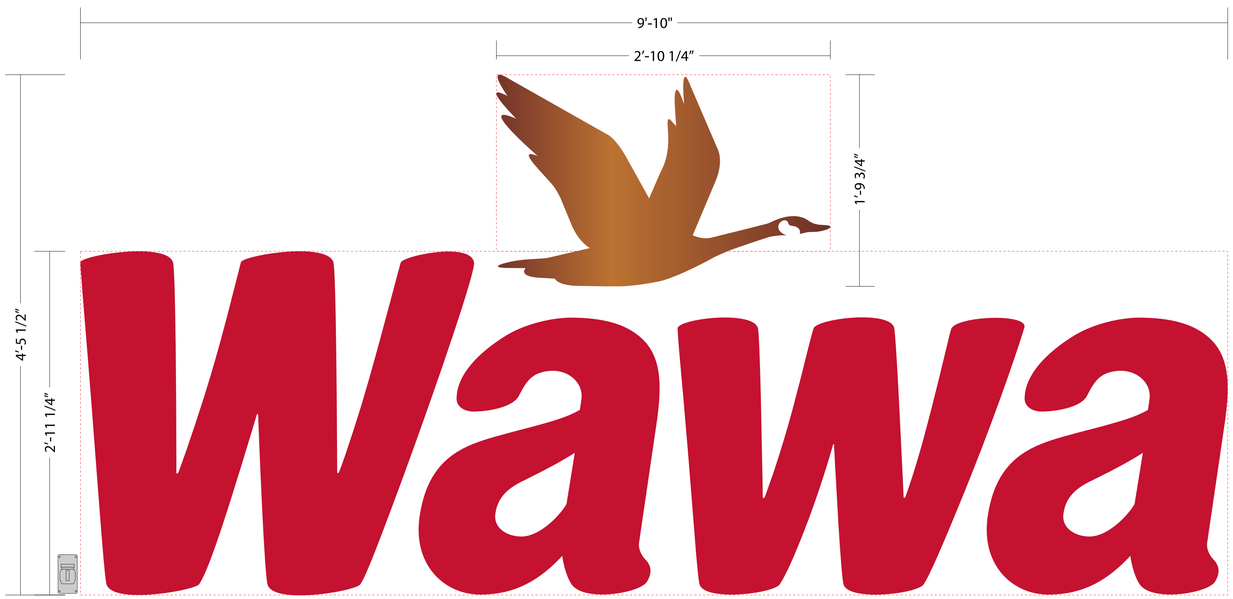
4. The general intent of the provisions of the sign code is to grant signs that are descriptive in nature, proportional to their location and provide advertisement that will be beneficial to the general public. Our request is the minimum possible variance needed to properly identify this location for easy and safe access using the tenant's standard sign program.

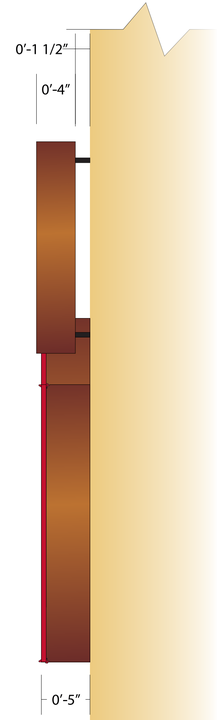
5. No diminution of value of the surrounding properties would be suffered. Our request addresses our concern with visibility. The general nature of surrounding properties are office and retail. Our proposed sign will be compatible with signage on surrounding properties. The zoning ordinance was created to bring together size, style, balance and architecture to allow signage for each business that is architecturally pleasing to the eye, proportional to the structure and provide the general public with identification for safe and easy access to the property.


FDOT RIGHT-OF-WAY NOTES:
1. CONTRACTOR SHALL COORDINATE DIRECTLY WITH FDOT REGARDING ANY WORK IN OR ALONG THE RIGHT-OF-WAY TO ENSURE CONSTRUCTION IS NOT CONFLICTING WITH FUTURE ACTIVITIES TO BE COMPLETED UNDER SR-5/SR-70 IMPROVEMENTS, FM NO. 430608-1.
WALL SIGN
LEGEND
EXISTING SPOT ELEVATION
PROPOSED FLOW ARROW
PARKING STALL COUNT
LIGHTING (BY OTHERS)
PROPOSED CATCH BASIN
PROPOSED DMH
EXISTING CONCRETE
PROPOSED 4" CONCRETE SIDEWALK
PROPOSED 6" STANDARD CONCRETE
PROPOSED 8" HEAVY DUTY CONCRETE
EXISTING ASPHALT
PROPOSED ASPHALT
PROPOSED STAMPED CONCRETE
811 Know what's below. Call before you dig.
(IN FEET) 1 inch = 30 ft.
CONSTRUCTION NOTE:
ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 AND 22.
ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.
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 CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (g).
SURVEY NOTES:
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.
NGVD29 = NAVD88 + 1.475'
ALIGNMENT LINE DATA
LINE # | LENGTH | BEARING
L7 | 252.39' | N89° 59' 14"E
L8 | 176.08' | N89° 59' 52"E
L9 | 259.94' | S0° 00' 46"E
L10 | 284.10' | N0° 00' 46"W
ALIGNMENT CURVE DATA
CURVE # | RADIUS | LENGTH
C6 | 30.00' | 47.12'
C7 | 25.00' | 39.27'
PARCEL ID: 2415-342-0001-010-1 ZONING: C3 LAND USE: COMMERCIAL
PARCEL ID: 2415-343-0001-000-1 ZONING: C3 LAND USE:
PARCEL ID: 2415-344-0008-000-2 ZONING: C3 LAND USE: COMMERCIAL
PARCEL ID: 2415-341-0020-000-4 ZONING: C3 LAND USE: COMMERCIAL
WAWA/DEVELOPER CONSTRUCTION LIMITS
PROPOSED 10' FPUA EASEMENT
PROPERTY LEASE BOUNDARY
ABANDON EX. EASEMENT O.R. BOOK 184, PAGE 2423
EASEMENT O.R. BOOK 174, PAGE 844
EASEMENT O.R. BOOK 184, PAGE 2423
40' EASEMENT O.R. BOOK 746, PAGE 1224
EASEMENT O.R. BOOK 2221, PAGE 1446
EASEMENT O.R. BOOK 381, PAGE 623
EX. 12" PVC FORCE MAIN
EX. 37 LF 18"x30" RCP
EX. 98 LF 12"x18" RCP
EX. 308 LF 24" RCP
EX. 8" CLAY SANITARY
EX. SMH RIM: 18.07 8" PVC INV (W): 13.30 8" PVC INV (NE): 13.19
EX. SMH RIM: 18.49 INV (E): 13.39 INV (NE): 13.43
EX. CATCH BASIN RIM: 17.72 INV (E): 13.47 INV (SW): 13.52
EX. CATCH BASIN RIM: 17.47 INV (W): 14.46 INV (NE): 14.46
EX. CATCH BASIN RIM: 17.47 INV (W): 14.40 INV (NE): 14.45
EX. CATCH BASIN RIM: 17.95 INV (E): 15.22 INV (SW): 13.14
EX. CATCH BASIN RIM: 18.19
EX. SMH-1 RIM: 18.57
EX. CONC. POWER POLE
EX. POWER POLE
EX. 6" GAS
APPROX. LOCATION EX. 2" STEEL GAS LINE
APPROX. LOCATION EX. 12" DIP WATER MAIN
APPROX. LOCATION EX. 8" PVC WATER MAIN
APPROX. LOCATION EX. WATER SERVICES
APPROX. LOCATION OF EXISTING STRIPING
APPROX. LOCATION EX. FIRE HYDRANT
EXISTING CROSS-ACCESS TO BE REMOVED. CONTRACTOR TO COORDINATE WITH ADJACENT PROPERTY OWNER FOR ANY OFF-SITE DISTURBANCES
EX. SIDEWALK & DRIVEWAY FLARES TO BE REMOVED AND REPLACED PER FDOT STANDARD INDEX 522-003 (SHEET 11) COORDINATE W/ FDOT FOR FUTURE SR-5/SR-70 CONSTRUCTION, FM NO. 430608-1)
EX. COVERED BUS STOP, BIKE RACK & TRASH CAN (TO BE RELOCATED BY FDOT FOR FUTURE SR-5/SR-70 CONSTRUCTION, FM NO. 430608-1)
BASELINE SURVEY SECTION 94014-2501
SET MAG NAIL & DISC LB8098
FOUND PK NAIL & DISC (LEGIBLE (0.20' W & 0.14' N)
FOUND MAG NAIL & DISC NO ID FOUND 5/8" IRC STAMPED LB7143 (0.20N, 0.08W)
FOUND 5/8" PVC STAMPED LB7143 (0.20N, 0.08W)
FOUND MAG NAIL & DISC NO ID
FOUND INVC (LEGIBLE (0.16'N & 0.07'W)
RELOCATE EX. BILLBOARD W/ I-BEAM SUPPORT (BY OTHERS)
PROPOSED WAWA FUEL CANOPY (12 FUELING POSITIONS)
PROPOSED WAWA (5,843 SF) TYPE VB CONSTRUCTION SEATING: 800 SF
U.S. HIGHWAY 1 (STATE ROAD 5) AKA FOURTH STREET
WEST R/W LINE U.S. 1
N0°00'15"W 430.00' (C/D)
N89°59'14"W 20.00'
S89°59'14"W 20.00'
S00°15'15"E 175.00'(C/D)
S00°15'15"E 125.00'(C/D)
S00°15'15"E 235.00'(C)
S00°15'15"E 130.47'(C)
N00°15'15"W 175.00'(C/D) SOUTH(D)
S89°59'14"E 20.00'(C/D)
S89°42'28"E(D) 20.00'(C/D)
S89°42'28"E(C) 326.90'(C/D)
N89°42'28"W(D) 326.90'(C/D)
S01°39'01"E(C) 360.00'(C/D)
305.00'
125.00'
125.00'(C/D)
360.00'(C/D)
ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9555
L.B. CERTIFICATE OF AUTHORIZATION 8068
DCS DESIGNED BY
JLW DRAWN BY
FINAL engineering PLANS
HC Plan LAYOUT
AS SHOWN SCALE
10/02/19 DATE
REVISION COMMENTS
DATE
WAWA - GATEWAY PLAZA
HORIZONTAL CONTROL PLAN
FORT PIERCE
FLORIDA
DAVID C. BAGGETT, P.E.,(DATE)
#81375
10250 SW VILLAGE PARKWAY - UNIT 201
PORT SAINT LUCIE, FL 34987
772-462-2455
18-302
5 OF 15

WAWA #5387
Ft. Pierce, FL

Celebrating 51 Years of Quality Manufacturing and Service 51





Color Reference



Red Jewelite

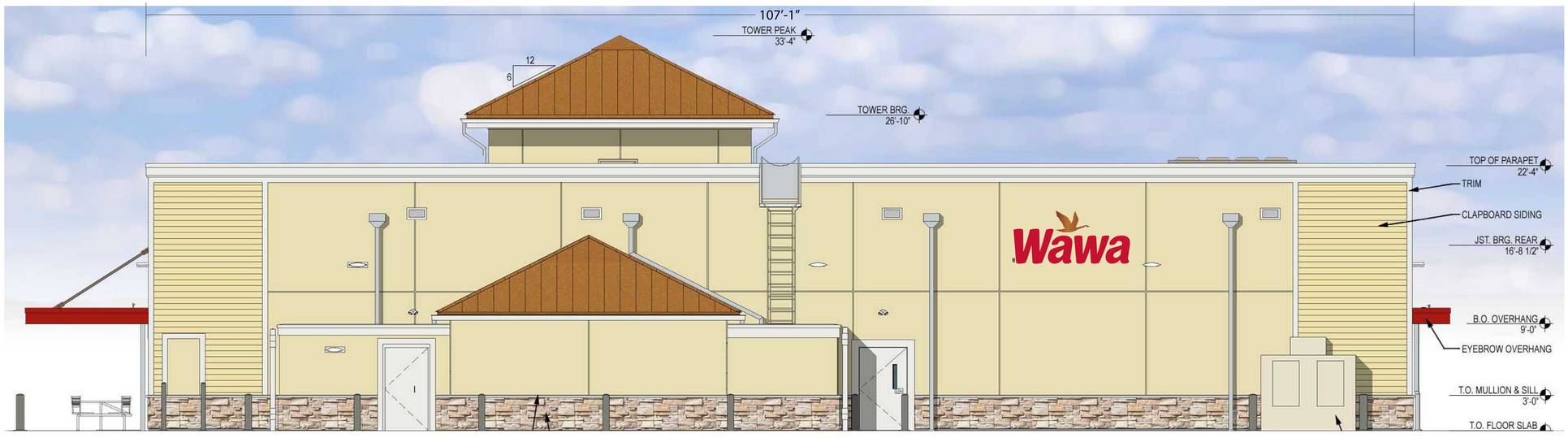
Paint to Match 876-C
Copper Metallic Gloss

.187" #2793 Red Flat
Acrylic Faces

E 35" LED Channel Letters & Halo Lit Logo - Remote Transformers

2.85 ' X 1.52' = 4.33 SF
9.83' X 2.93' = 28.80 SF
TOTAL = 33.13 SF

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



Proposed Condition - Rear (West) Elevation

Scale: 3/32"=1'-0"

THOMAS
SIGN & AWNING CO INC
4590 118TH Avenue North
Clearwater, Florida 33762
800-526-3325
www.thomassign.com

CLIENT

WAWA #5387

Design Number:
78541

Installation Address:
U.S. 1 & Virginia Ave
Ft. Pierce, FL
34950

Project Identity Number:
83176

Sales Associate:	Project Team:
TSA	BB
Designer:	**Date:**
MBV	02.18.19

Project Updates:
07.30.19 MBV - Added bldg length

Underwriters Laboratories, Inc.
LISTING E89514
ELECTRIC SIGN
COMPLIES TO UL 48

THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

3M™ MCS™ Warranty

Approval:

☐ Approved
DATE:

☐ Approved as noted
DATE:

☐ Revise & Re-Submit
DATE:

The designs, concepts, drawings and specifications provided are the exclusive property of Thomas Sign & Awning Company and may not be reproduced in any way, shape or fashion without the express written permission of Thomas Sign & Awning Company

Page	Sheet
8	8 of 11

Local: 727-573-7757
Fax: 727-573-0328

Technical Review Committee **3. i.**

Meeting Date: 09/16/2021

REQUESTED ACTION

Variance - Borosky Residence - 1724 Coral Circle

LOCATION

1724 Coral Circle
(2401-502-0136-000-0)

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

RECOMMENDATION

Review and Provide Comments

Attachments

TRC Memo
Application & Back-Up

Form Review

Form Started By: Rebeca Guerra Started On: 09/02/2021 11:57 AM
Final Approval Date: 09/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: All Members of the TRC

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

RE: TRC PROJECT NUMBER #21-12000010 (BOROSKY RESIDENCE)

DATE: SEPTEMBER 16, 2020

Variance – Borosky Residence – 2401-502-0136-000-0

Attached is a Variance for property located at 1724 Coral Circle. The property is .20 acres and has a zoning of Single-Family Intermediate Density Zone (R-2) and a Future Land Use designation of Low Density Residential (RL). The applicant is asking for a Variance from Section 125-192(b)(3) to allow for a lot coverage of thirty-two (32) percent in lieu of the Code-required thirty (30) percent of the R-2 Zone. The Variance seeks to allow for the construction of a single-family residence.

Please provide two (2) copies of written comments regarding the above at your easiest convenience. The item will be reviewed at the September 16, 2021, TRC Meeting.

Please do not hesitate to contact one of our staff members should you require any additional information or clarification at (772) 467-3739. Please send all TRC Comments to rguerra@cityofftpierce.com.

Thank You,

Rebeca A. Guerra, AICP, LEED-AP, CPD
Assistant Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

VARIANCE

Property address or Location 1724 CORAL CIRCLE

Parcel ID #(s) 2401-502-0136-000-0

Project description Variance because of Foundation to openspace Ratio.

RICK BOROSKY
Property Owner(s)

12945 SE SUZANNE DR
Street Address

HOBE SOUND FL 33455
City State Zip

772 349-3029
Phone Number

RICKBOROSKY@YAHOO.COM
Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Email Address

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

Property Owner(s) Signature(s)

STATE OF FLORIDA COUNTY MARTIN

The foregoing instrument was acknowledged before me this 19 day of AUGUST, 2021, by RICK BOROSKY who is personally known to me or has produced FLORIDA DRIVER LICENSE as identification.

Signature of Notary

(seal)

JOYCE A. LAMOLY
NOTARY
My Comm. Expires September 28, 2023
No. GG 909115
PUBLIC
STATE OF FLORIDA

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3337

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

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

Property Identification

Site Address: 1724 Coral CIR
Sec/Town/Range: 01/35S/40E
Parcel ID: 2401-502-0136-000-0
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 175541
Map ID: 24/01N
Zoning: SF Interme

Ownership

Rick Borosky
12945 SE Suzanne DR
Hobe Sound, FL 33455

Legal Description

REVISED PLAT OF BLK 11 OF PALM HAVEN S/D-UNIT 1-UNRECORDED LOT 11 (0.20 AC)



Current Values

Just/Market Value:	$88,400
Assessed Value:	$71,280
Exemptions:	$0
Taxable Value:	$71,280

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.2
Land Size (SF):	8,907

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 29, 2021	4550 / 1827	0001	WD	Torkaman Gholamreza	$180,000
Jul 9, 2014	3653 / 2179	0001	WD	Fennell Brian	$48,400
May 8, 2012	3389 / 1601	0001	WD	Dempsey Vincent M	$60,000
Jan 30, 2004	1896 / 0148	XX00	WD		$100,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

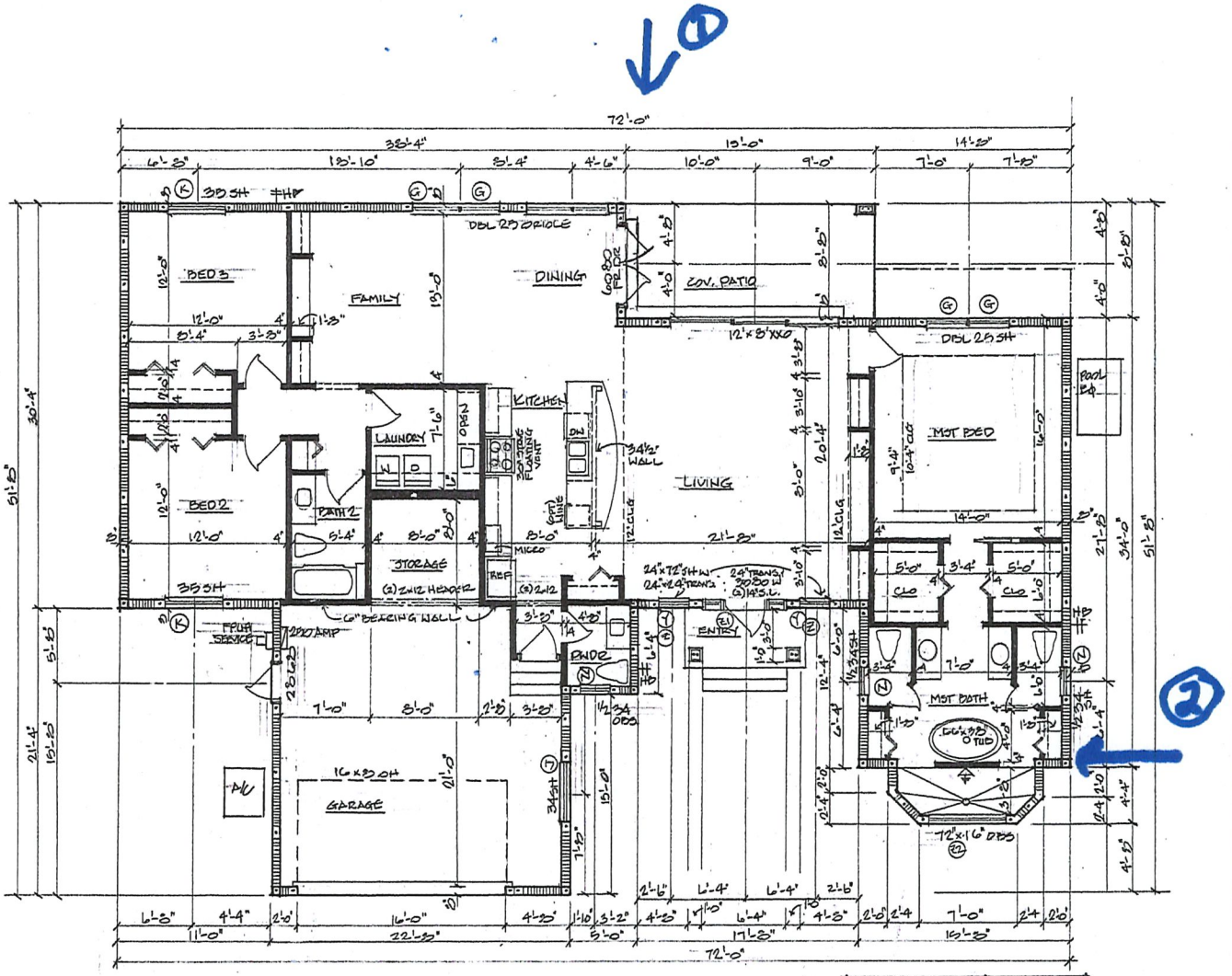
Exterior Data

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

Plan 1

THERMA TRU: EXTERIOR DOORS: OUT SWING				
MASONARY OPENINGS USING 2 X DOOR BUCKS				
CONTRACTOR TO MAKE ALLOWANCE FOR TILE OR PAVER THRESHOLD AT STEP				
MARK	DOOR WIDTH	M.O. WIDTH	6'-8"	8'-0"
1	2'-6"	35"	82 1/2"	99"
2	2'-8	37"	83 1/2"	99"
3	3'-0"	41"	84 1/2"	99"
4	5'-0"	65 1/2"	85 1/2"	99"
5	5'-4"	69 1/2"	86 1/2"	99"
6	6'-0"	77 1/2"	87 1/2"	99"

WINDOW SCHEDULE: OCEAN VIEW WINDOWS								
MARK	SERIES	MASONARY OPENING W POURED WALLS		WINDOW SIZE TIP TO TIP				REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT	OPERATION	FINISH FRAME	DEDUCT 1" TO HEIGHT IF USING PRECAST SILLS
A	H 33	37 1/4	31 3/8	35 5/8	37 1/2	SH	VINYL	IMPACT
B	H 56	77 1/4	51 5/8	75 5/8	49 3/4	SH	VINYL	IMPACT
C	H 35	37 1/4	64	35 5/8	62 1/2	SH	VINYL	IMPACT
D	H 56	77 1/4	77	75 5/8	75 1/8	SH	VINYL	IMPACT
E	25	37 3/4	49 3/8	36 1/8	37 1/2	SH	VINYL	IMPACT
F	34	37 3/4	51 5/8	36 1/8	49 3/4	SH	VINYL	IMPACT
G	25	37 3/4	64	36 1/8	62 1/8	SH	VINYL	IMPACT
H	36	37 3/4	77	36 1/8	75 1/8	SH	VINYL	IMPACT
I	33	54	33 3/8	52 1/4	37 1/2	SH	VINYL	IMPACT
J	34	54	51 5/8	53 1/4	49 3/4	SH	VINYL	IMPACT
K	33	54	64	52 1/4	62 1/2	SH	VINYL	IMPACT
L	36	54	77	52 1/4	75 1/8	SH	VINYL	IMPACT
M	H 33	37 1/4	39 5/8	36 1/2	38 5/8	CA	VINYL	IMPACT
N	H 36	37 3/4	51 5/8	36 1/2	50 3/8	CA	VINYL	IMPACT
O	H 65	77 1/4	64	76 1/2	63	CA	VINYL	IMPACT
P	H 66	77 1/4	77	76 1/2	76	CA	VINYL	IMPACT
Q	23	37 3/4	39 3/8	37	37	CA	VINYL	IMPACT
R	24	37 3/4	51 5/8	37	50 5/8	CA	VINYL	IMPACT
S	25	37 3/4	64	37	63	CA	VINYL	IMPACT
T	26	37 3/4	77	37	76	CA	VINYL	IMPACT
U	33	37 3/4	39 5/8	37	37	CA	VINYL	IMPACT
V	34	37 3/4	51 5/8	37	50 1/8	CA	VINYL	IMPACT
W	35	37 3/4	64	37	63	CA	VINYL	IMPACT
X	36	37 3/4	77	37	76	CA	VINYL	IMPACT
Y	CUSTOM	24"	72	23	71	SH	VINYL	IMPACT
Z	24	24	24	23	23	FIXED	VINYL	IMPACT
21	ENTRY TRANSOM	66	34	63	23	FIXED	VINYL	IMPACT
22	MST BATH	72	16	71	15	FIXED	VINYL	IMPACT



FLOOR PLAN: 1/4"=1'

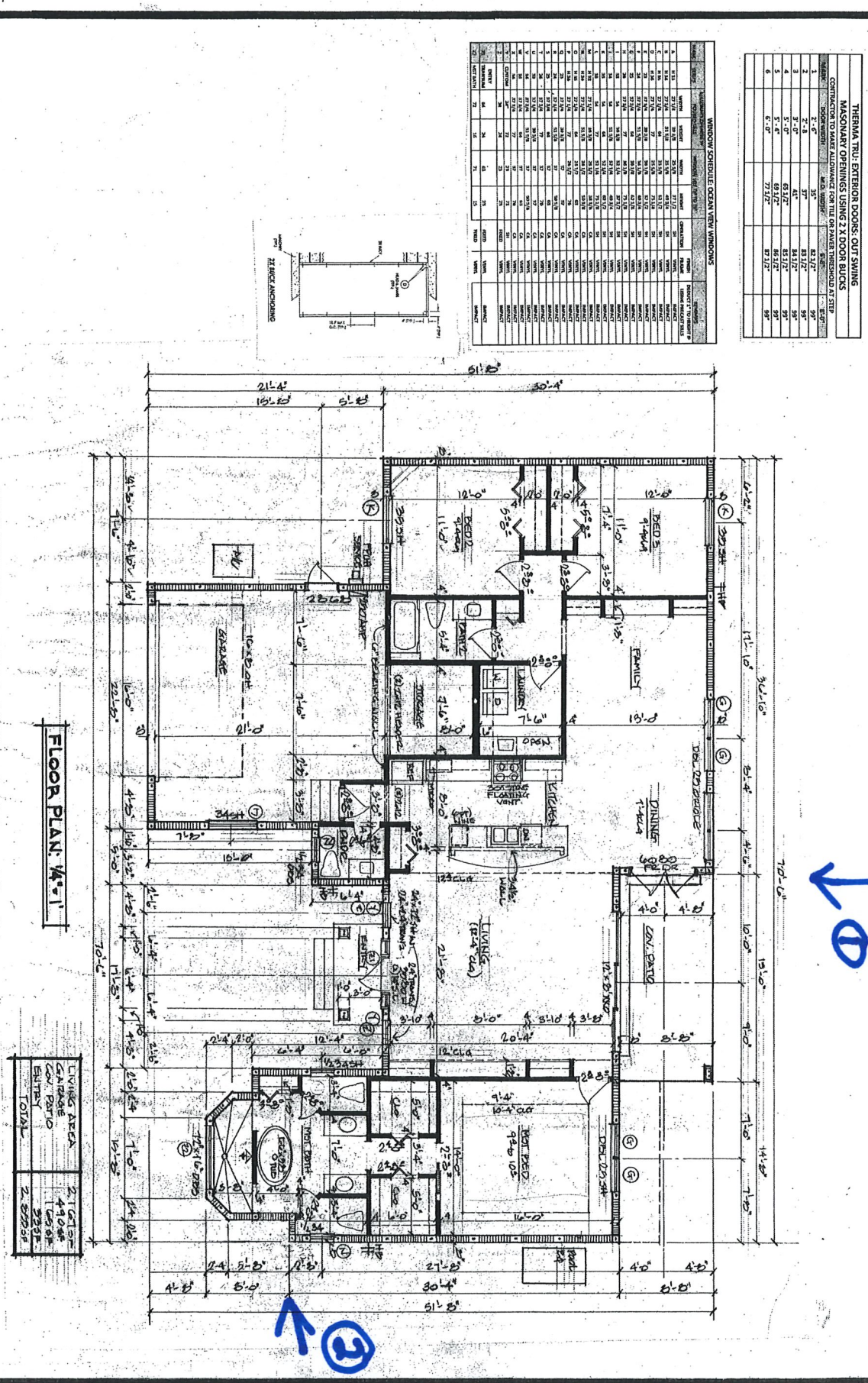
LIVING AREA	2,167 SF
GARAGE	490 SF
COV. PATIO	169 SF
ENTRY	33 SF
TOTAL	2,859 SF

Terry J. Brisson, llc
DESIGN & DRAFTING SERVICES
2106 BELLA VISTA WAY
PORT ST. LUCIE, FL. 34952
(772) 828-0364 fltrendhomes@gmail.com

NEW RESIDENCE
Mr. Rick Borosky
LOT 11, CORAL CIRCLE
FORT PIERCE, FL.

CONTRACTOR:
ENGINEER:

DATE
FEB. 2021
JOB #:
21.778
SHEET #:



THERMA TRU: EXTERIOR DOORS: OUT SWING

MASONARY OPENINGS USING 2 X DOOR BUCKS

CONTRACTOR TO MAKE ALLOWANCE FOR TILE OR PAVER THRESHOLD AT STEP

MARK	DOOR WIDTH	M.O. HEIGHT	SILL	6"-8"
1	2'-6"	83"	83 1/2"	99"
2	2'-8"	83"	83 1/2"	99"
3	3'-0"	83"	83 1/2"	99"
4	5'-0"	83"	83 1/2"	99"
5	5'-4"	83"	83 1/2"	99"
6	6'-0"	83"	83 1/2"	99"
		71 1/2"	83 1/2"	99"
		69 1/2"	86 1/2"	99"
		71 1/2"	87 1/2"	99"

WINDOW SCHEDULE: OCEAN VIEW WINDOWS

MARK	QUANTITY	ROOM	MANUFACTURER	FRAME	OPERATION	GRID	WIDTH	HEIGHT	WIDTH	HEIGHT	DESIGN PRESSURE	IMPACT RATED	TEMPERED
A	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
B	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
C	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
D	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
E	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
F	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
G	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
H	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
I	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
J	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
K	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
L	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
M	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
N	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
O	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
P	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
Q	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
R	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
S	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
T	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
U	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
V	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
W	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
X	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
Y	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
Z	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AA	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AB	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AC	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AD	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AE	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AF	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AG	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AH	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AI	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AJ	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AK	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AL	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AM	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AN	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AO	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AP	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AQ	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AR	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AS	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AT	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AU	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AV	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AW	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AX	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AY	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	
AZ	1	MASTER BED	VINYL		CASEMENT		27 1/2"	59 1/2"	28 1/2"	60"		IMPACT	

Plan 2

DATE	Feb. 2021
Job #:	21.778
SHEET #:	3

CONTRACTOR:
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NEW RESIDENCE
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FORT PIERCE, FL.

Terry J. Brisson, llc
DESIGN & DRAFTING SERVICES
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(772) 828-0364 fltrendhomes@gmail.com

Technical Review Committee **3. j.**

Meeting Date: 09/16/2021

REQUESTED ACTION

Text Amendment - Chapter 125 - Board of Adjustment

LOCATION

N/A

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Memo

Text Amendment

Form Review

Form Started By: Rebeca Guerra Started On: 09/02/2021 10:48 AM

Final Approval Date: 09/02/2021

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Technical Review Committee Members

FROM: Rebeca A. Guerra, Assistant Director of Planning RG

RE: Technical Review Project: # (TBD)

DATE: September 16, 2021

Text Amendment – Board of Adjustment

The proposed **Text Amendment** seeks to modify multiple sections of the Code of Ordinances in reference to the Board of Adjustment and its overall role and procedures to reflect changes in State Statute regarding review of development projects and the timing of their processes. To this end, the following text amendment identifies the existing practice of seeking City and County Staff review of each request through a Pre-Application meeting as well as through the Technical Review Committee. Additionally, the proposed Text Amendment also looks to modify the days of review and approval by both Staff and the Board to be more consistent with the actual timeframe of these processes, whilst still allowing for flexibility in the Board's scheduling should a quorum not be able to be established.

Please provide two (2) copies of written comments regarding the above at your easiest convenience. The item will be reviewed at the September 16, 2021, TRC Meeting.

Please do not hesitate to contact one of our staff members should you require any additional information or clarification at (772) 467-3739. Please send all TRC Comments to rguerra@cityofftpierce.com.

Thank You,

Rebeca A. Guerra, AICP, LEED-AP, CPD
Assistant Director

-PROPOSED TEXT AMENDMENT-

Board of Adjustment

Section 125-34. - Appeals from rulings of administrative officer.

(d) Appeals procedure.

(1) Before the board of adjustment may act on an appeal from a ruling of the planning director pursuant to this section, it will hold a public hearing in accordance with the provisions of section 125-37.

(2) Within ~~35~~ 62 days of the public hearing, except the board of adjustment with good cause demonstrated may allow an extension of time, the board of adjustment will make its decision on the appeal.

(3)The board of adjustment decision will be sent by mail to the applicant within ~~five~~ seven (7) working days of its decision.

Section 125-103. – Variance and special exception request procedure.

(a) Before a variance or special exception request may be submitted, a pre-application meeting shall be held for the request.

(b) After the pre-application meeting is held, a variance or special exception request may be submitted to the planning department consistent with the findings of the pre-application meeting. Once staff has deemed the application complete, then the request may move forward for assessment by the technical review committee.

(~~b~~c) After all technical review committee comments have been addressed,~~T~~the planning department will prepare a staff report ~~which presents any inconsistencies found between the requested variance and zoning ordinance requirements~~ and will submit it to the board of adjustment for their review.

(~~c~~d) Before the board of adjustment may act on an application for a variance, ~~or~~ a special exception, or an appeal from the decision of the planning director, it will hold a public hearing ~~within 30 days~~ of the filing of the application and in accordance with the provisions of section 125-38. The board of adjustment will review the request and staff report at the public hearing.

(~~d~~e) Within ~~35~~ 62 days of the public hearing, except the board of adjustment with good cause demonstrated may allow an extension of time, the board of adjustment will determine whether the evidence supports a finding that the requirements of the zoning ordinance and other city laws have been met. It will approve, approve with conditions, or disapprove the application accordingly.

(~~e~~f) The board of adjustment's decision will be sent by mail to the applicant within ~~five~~ seven (7) working days of the action.