THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO	:	Technical Review Committee
FROM	:	Vennis Gilmore, Senior Planner
RE	:	Technical Review Project: Site Plan & Design Review
TRC Date:		October 21st, 2021

Site Plan & Design Review – Aldi/Chipotle – Okeechobee Road

Attached are resubmittal documents for a Site Plan & Design Review.

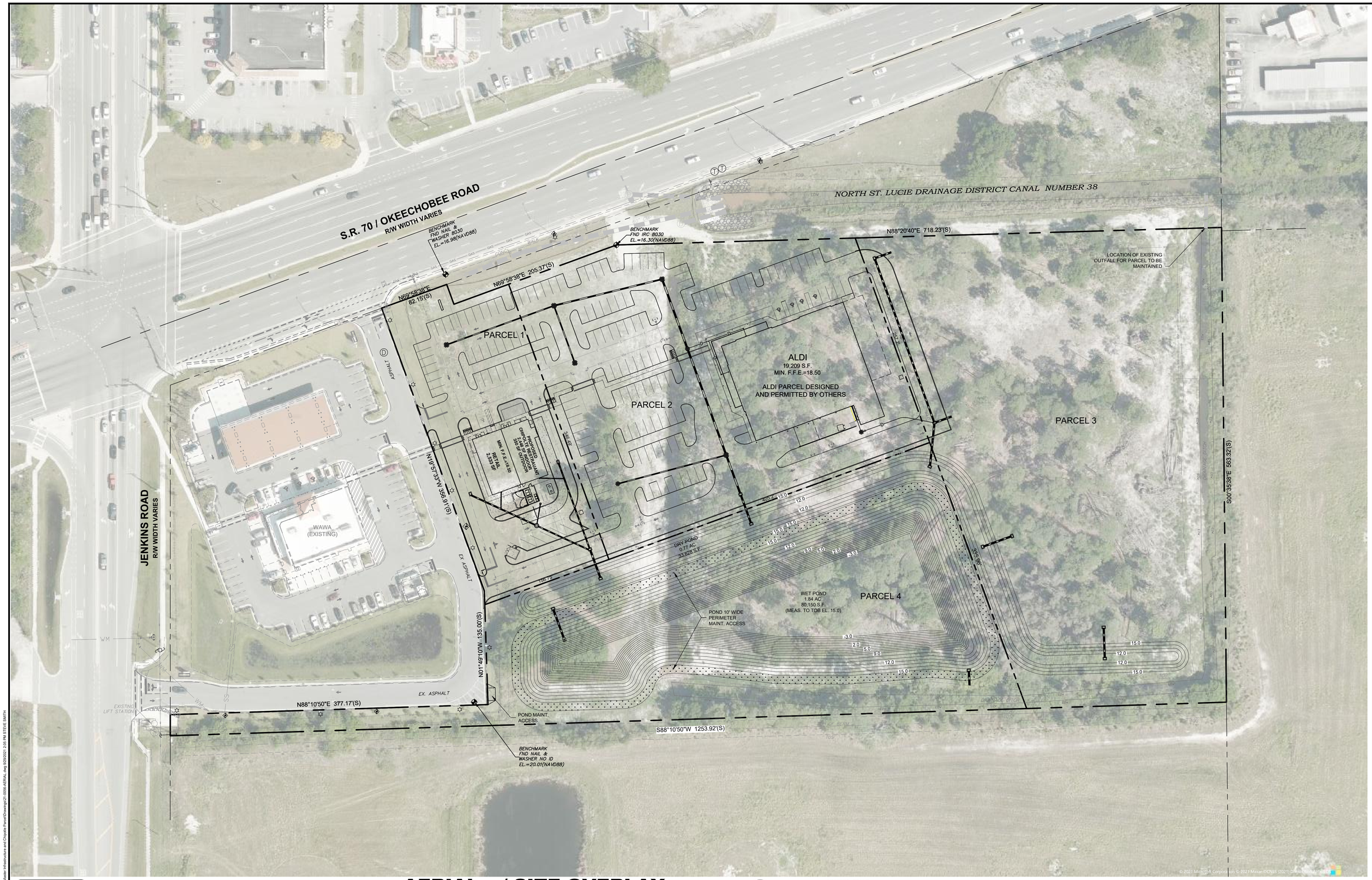
Please review and provide comments on this submittal.

Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, planning_dl@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741 or by email.

Thank You,

Vennis Gilmore
Senior Planner



AERIAL w/ SITE OVERLAY

SCALE: 1" = 50'

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

ALL ELEVATIONS REFERENCE NAVD 88

72 HOURS BEFORE DIGGING
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Know what's below.
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O:\DRAWINGS\2021\21-0056 Ft. Pierce Commercial Master Infrastructure and Chipotle Parcel\Drawings\21-0056-AERIAL.dwg 6/29/2021 2:05 PM STEVE SMITH

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△	REVISIONS	DATE

JOB NO.	21-0056
DESIGNED	TH
DRAWN	SS
DATE	SEPTEMBER 2021
CHECKED	AS
DATE ISSUED	09/04/2021

MBV ENGINEERING, INC.
MOAL BOWLES VILLAMIZAR & ASSOCIATES
CIVIL CONSULTING ENGINEERING CA #3728
1893 - 39TH STREET
VERO BEACH, FL 32960
PH. (772) 492-9033
FX. (772) 778-3417
MELBOURNE, FL - PH (321) 255-2100
FT PIERCE, FL - PH (772) 468-8015

AERIAL w/ SITE OVERLAY

FT. PIERCE COMMERCIAL

CITY OF FORT PIERCE FLORIDA

AARON G. STANTON
LICENSE
No. 72460
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET
EX1

21-0056

APD ENGINEERING | ARCHITECTURE

APD Project No. 20-0601A

September 17, 2021

City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

RE: ALDI – RPB 37 Ft Pierce FL – New Building

To whom it may concern,

The design intent of the proposed ALDI is to provide a modern sleek building that mixes elements of the ALDI corporate identity with components of neighboring buildings. ALDI has a great relationship with the community at its existing store along US Hwy 1 and is excited to provide this new modern aesthetic to customers at its new location.

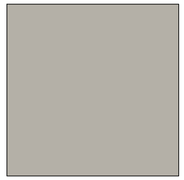
This building is sited with its main North and West facades facing Okeechobee Rd. These elevations are broken up to provide human scale and hide the mass of the overall building. Nichiha bumpouts (fiber cement panels with a wood grain texture) are utilized to break up the main stucco wall fields and provide horizonal and vertical deviations in the building mass. An abundance of glazing has been incorporated to provide natural light within the building and open up the façade. The sloped tower provides a point of interest and helps to guide the customer to the main point of entry into the store. A large canopy provides customers shade and protection from the elements while introducing a strong horizontal break. The residual East and South facades carry the main building materials around all sides of the building.

Building materials selected for this project hide the CMU construction beneath while providing durable surfaces for longevity. These materials tie into the stone veneer in the neighboring Wawa, along with the stucco and horizontal fiber cement panels and canopy at Starbucks across the street. The main building wall is broken down into three elements similar to the proposed multi-use building adjacent to our site. The stone veneer provides a solid base, followed by a stucco field that is capped with edge metal. They complement each other with earthy tones to provide a warm material pallet with metal accents.

Should you have any further questions please do not hesitate to reach out.

Sincerely,

Adam Noga, NCARB
Architect
anoga@apd.com
585.742.0213

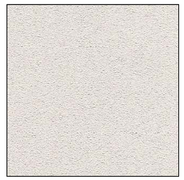


1

FIRESTONE - GRANITE
METAL TRIM
EDGE METAL

2

CUSTOM COLOR - AGED BRONZE
METAL TRIM
EDGE METAL

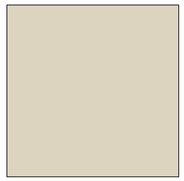


3

DRYVIT SYSTEMS INC - DOVER SKY
STUCCO
ARCHITECTURAL FIELD

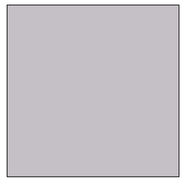
4

NICHIHA - BARK (VINTAGE WOOD)
FIBER CEMENT BOARD
SECONDARY TOWER FIELD



5

CAST STONE - TANNERSTONE
MASONRY CAP
ARCHITECTURAL WATER TABLE

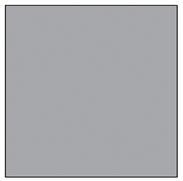


6

FIRESTONE - SILVER METALLIC
METAL TRIM
EDGE METAL

7

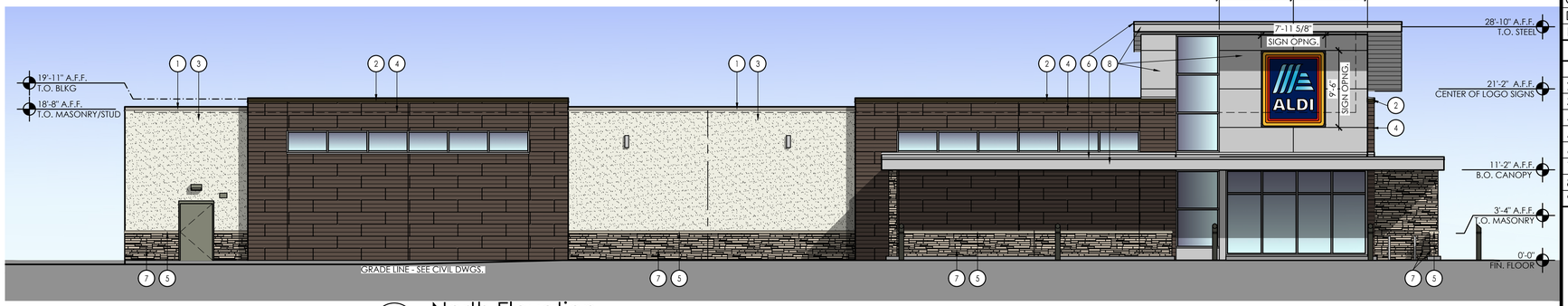
LEDGESTONE - SOUTHWEST BLEND
MASONRY VENEER
ARCHITECTURAL WATER TABLE



8

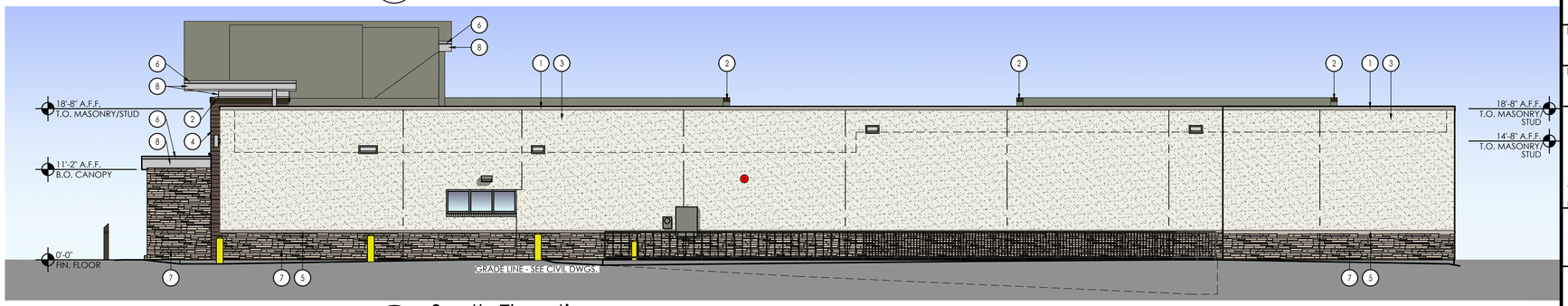
LAMINATORS INC - BRIGHT SILVER
ALUMINUM COMPOSITE PANEL
MAIN TOWER SIGNAGE FIELD

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			



4 North Elevation

SCALE: 1/8" = 1'-0"

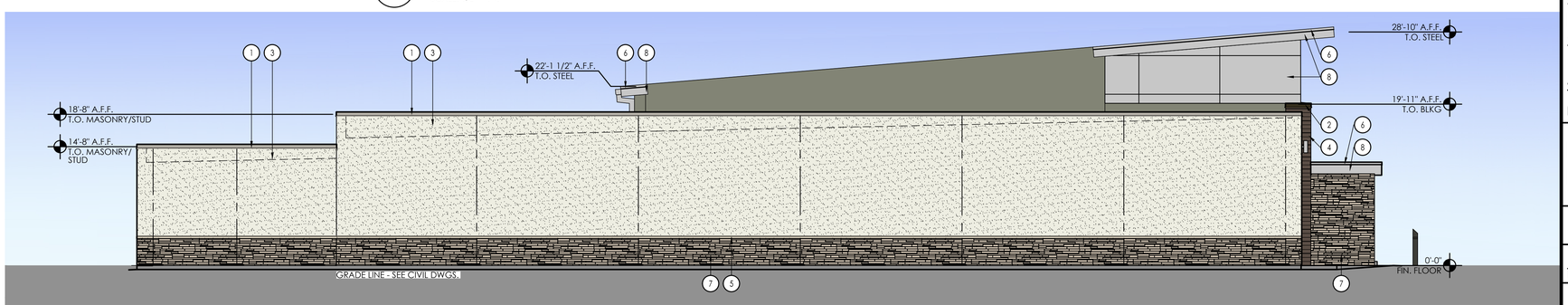


3 South Elevation

SCALE: 1/8" = 1'-0"

2 West Elevation

SCALE: 1/8" = 1'-0"



1 East Elevation

SCALE: 1/8" = 1'-0"

Issued:		Date:
A	CFP-1/CEE-1 Issued for Client Review	11/25/20
B		
C		
D		
E		

Revisions:		Date:
1	CEE-1 Reissued for Client Review	09/14/21
2		
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Seal

Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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615 Fishers Run
Victor, NY 14564
www.apd.com

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615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

ALDI Inc.
1171 North State Road 7
Royal Palm Beach, FL 33411
(561) 640-8000
(561) 640-8001 fax

ALDI Inc. Store #: XX
Ft Pierce
5575 Okeechobee Rd
Fort Pierce, FL 34947
St Lucie County
Project Name & Location:

Exterior Elevations
Drawing Name:

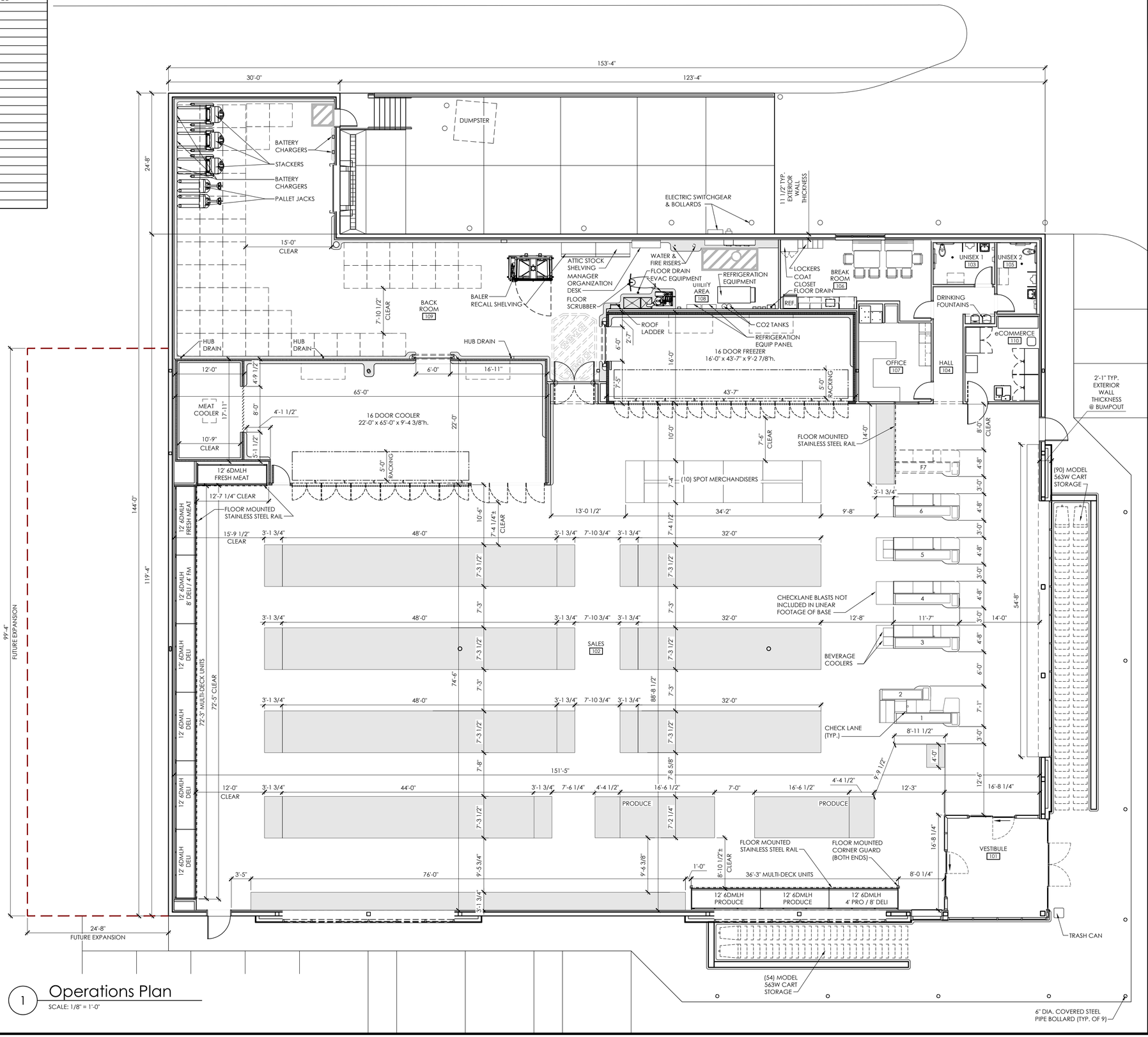
Date: 11/24/20	Project No. 20-0601A
Type:RHRDV7ER	
Drawn By: JWL	CEE-1
Scale: As Noted	Drawing No.

PLOTTED: 9/14/2021 9:39 AM

FT PIERCE, FL AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES / VESTIBULE	12,579
	UNISEX 2	84
	UNISEX 1	76
	HALL	137
SUBTOTAL (MERCANTILE)		12,876
BUSINESS (B)	OFFICE	195
	BREAK ROOM	319
	eCOMMERCE	180
SUBTOTAL (BUSINESS)		694
STORAGE / STOCK (S-1)	BACKROOM	2,672
	COOLER	1,313
	FREEZER	648
SUBTOTAL (STORAGE / STOCK)		4,633
SUBTOTAL (OCCUPANCIES)		18,203
EXTERIOR /INTERIOR WALLS / UNOCCUPIED SPACE		1,028
BUILDING SQUARE FOOTAGE		19,231
EXTERIOR CANOPY		1,249
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		20,480

NOTES:
1. THIS DRAWING IS FOR GENERAL FIXTURING LAYOUT AND REFERENCE TO EQUIPMENT ONLY. ALL INFORMATION IS FOR ALDI OPERATIONAL USE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
2. ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
4. ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
5. GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).

REAR DOCK OPERATIONS DATA	
ITEM	FT PIERCE, FL
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	827'-2"
ASSUMED PALLET STORAGE	57
BUILDING DIMENSIONS	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	74'-6" x 151'-5"
LENGTH OF MULTIDECK	120'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	10
CART STORAGE	144



1 Operations Plan
SCALE: 1/8" = 1'-0"

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Issued:		Date:
A	CFP-1/CEE-1 Issued for Client Review	11/25/20
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Revisions:	Date:
1	
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Seal Seal

PROJECT ARCHITECT/ENGINEER DATE

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PROJECT DESIGNER DATE

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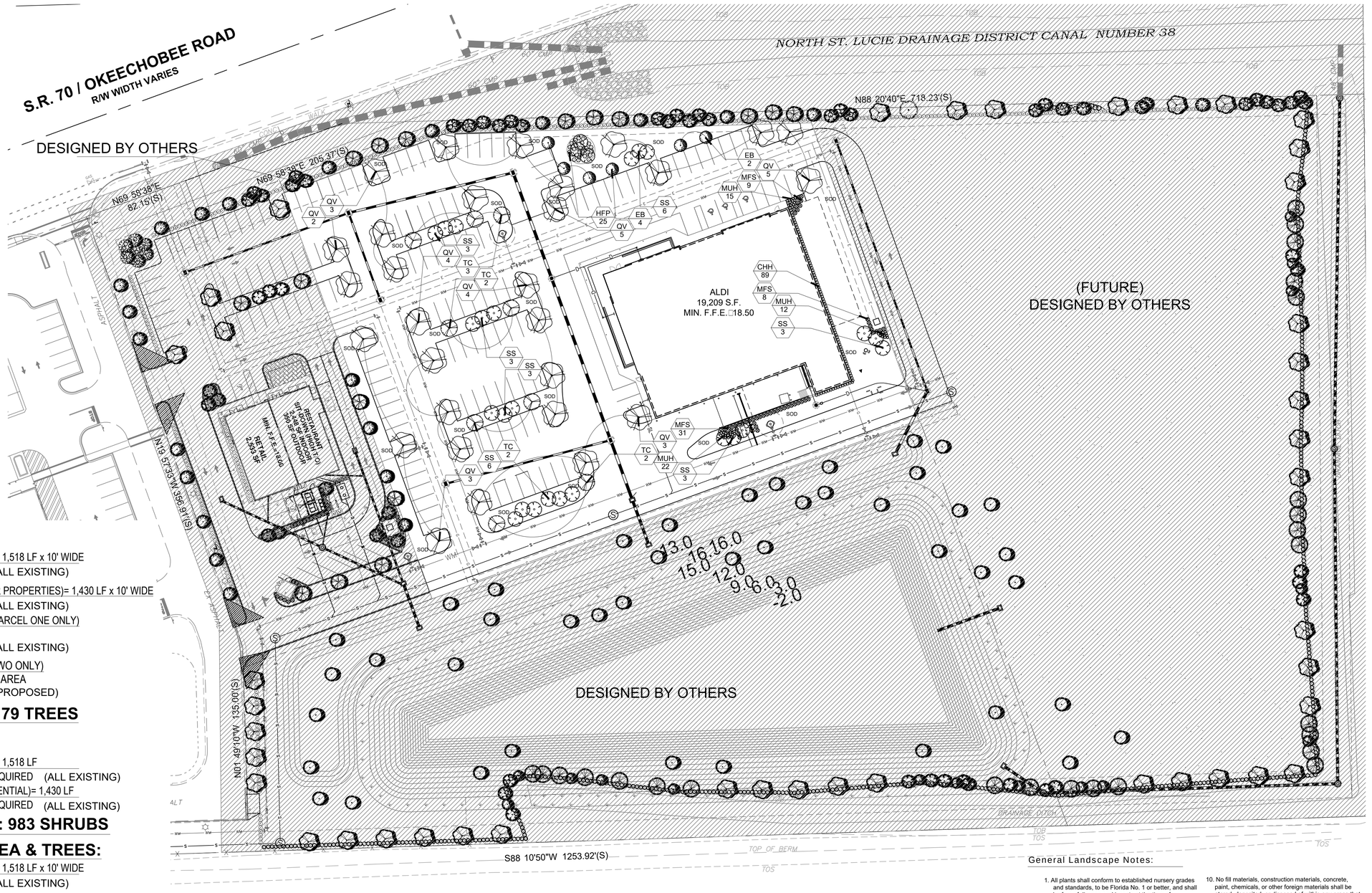
Ft Pierce
5575 Okeechobee Rd
Fort Pierce, FL 34947
St Lucie County
Project Name & Location:

Concept Floor Plan
Drawing Name:

Date: 11/24/20	Project No. 20-0601A
Type:RHRDV7ER	
Drawn By: SPH	CFP-1
Scale: As Noted	Drawing No.



TREE REQUIREMENTS

PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,518 LF x 10' WIDE
15,180 S.F. DIV. BY 300 = 51 TREES REQUIRED (ALL EXISTING)

PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,430 LF x 10' WIDE
14,300 SF DIV. BY 200 = 72 TREES (ALL EXISTING)

INTERIOR VEHICULAR USE AREAS = 29,066 S.F. (PARCEL ONE ONLY)
29,066/15 = 1,938 S.F. REQUIRED PLANTING AREA
20 INTERIOR VUA TREES REQUIRED (ALL EXISTING)

INTERIOR VEHICULAR USE AREAS = (PARCEL TWO ONLY)
53,793.75/15 =3586.25 S.F. REQUIRED PLANTING AREA
36 TREES REQUIRED (PROPOSED)

TOTAL TREES REQUIRED: 179 TREES

SHRUB REQUIREMENTS

PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,518 LF
CONTINUOUS HEDGE @ 36" OC = 506 SHRUBS REQUIRED (ALL EXISTING)
PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,430 LF
CONTINUOUS HEDGE @ 36" OC = 477 SHRUBS REQUIRED (ALL EXISTING)

TOTAL SHRUBS REQUIRED: 983 SHRUBS

PROVIDED LANDSCAPE AREA & TREES:

PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,518 LF x 10' WIDE
51 TREES PROVIDED (ALL EXISTING)

PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,430 LF x 10' WIDE
72 TREES PROVIDED (ALL EXISTING)
INTERIOR VEHICULAR USE AREAS = 29,066 S.F. (PARCEL ONE ONLY)
2773 S.F. PLANTING AREA PROVIDED (ALL EXISTING)
20 INTERIOR VUA TREES PROVIDED

INTERIOR VEHICULAR USE AREAS = (PARCEL TWO ONLY)
53,793.75/15 =3586.25 S.F. REQUIRED PLANTING AREA
36 TREES PROVIDED (PROPOSED)

TOTAL TREES PROVIDED: 179 TREES

SHRUB PROVIDED

PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,518 LF (ALL EXISTING)
517 SHRUBS PROVIDED
PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,430 LF
477 SHRUBS PROVIDED (ALL EXISTING)

TOTAL SHRUBS PROVIDED: 994 SHRUBS

EXISTING TREE MITIGATION BY OTHERS.

PLANT SCHEDULE PARCEL 2

TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
EB	6	□apanese Blueberry Tree	Elaeocarpus decipiens	45 gal	2.5"Cal	12□Ht	5□	No	Medium	4' CT
QV	29	Southern Live Oa□	Quercus virginiana	45 gal	2.5"Cal	12□Ht	5□	Yes	High	6□CT
TC	9	Silver Trumpet	Tabebuia caraiba	45 gal	2.5"	12□Ht	6□	No	High	
PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
SS	27	Cabbage Palmetto	Sabal palmetto	FG		10-18□c.t.	10□	Yes	High	Slic□
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
CHH	89	Red Tip Cocoplum	Chrysobalanus icaco □Red Tip□	NA	24"	36"	18"	Yes	High	Full to base
HFP	25	Firebush	Hamelia patens	NA	18"	24"	18"	Yes	High	
MFS	48	Simpson's Stopper	Myrcianthes fragrans	NA	24"	48"	36"	Yes	High	
MUH	49	Pin□Muhly Grass	Muhlenbergia capillaris	NA	24"	24"	18"	Yes	High	

REFER TO SHEET LA-1 FOR MITIGATION CALCULATIONS

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 re□uired trees, except palms, shall have a minimum of five (5) feet of clear trun□and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trun□of ten (10) feet when installed. Three palm trees are e□ual 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 par□ing areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the sta□ed 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 sta□ed 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 wor□is being conducted on the site, all wor□at the site will be stopped until the barriers are restored and any necessary corrective actions ta□en to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100□ irrigation coverage through the establishment period, not less than 1-year.

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503
THE INFORMATION, DESIGN, AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE DISCLOSED, COPIED OR USED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PRO□ECT No.: F210043
DRAWN BY: LD
CHECKED BY: MDG
DATE: 07/07/2021
CAD I.D.: F210016-LANDSCAPE

PRO□ECT:

5575 OKEECHOBEE RD. LOCATION

FOR

ALDI

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. GROSSWITH
LA 6666871
STATE OF FLORIDA

SHEET TITLE:

LANDSCAPE PLAN PARCEL 2

SHEET NUMBER:

LA-1A

Printed on Thursday, September 23, 2021, 3:01 PM by Laura Dieguez ... P:\PROJECTS\F210016-LANDSCAPE - ALDI\CAD\F210016-LANDSCAPE PLAN PARCEL 2

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	SR 70 Highway	FDOT ROW	FDOT ROW
South	Residential	RM	PD
East	Residential	RM	PD
West	Jenkins Road	County ROW	County ROW

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	0 sf	12.00	'X'
****Proposed**	No Change	No Change	106,000 sf	12.00	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 106,000 sf x 0.125 = 13,250 gpd
Demand Analysis	Maximum Peaking Factor = 4. Therefore 13,250 gpd x 4 = 53,000 gpd
Current Zoning/FLU	Total gallons per day 0
**Proposed Zoning/FLU	Total gallons per day 53,000 gpd (No Change in Zoning or FLU)
**Change in Demand	Total gallons per day 53,000 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 106,000 sf x 0.125 = 13,250 gpd
Demand Analysis	Maximum Peaking Factor = 4. Therefore 13,250 gpd x 4 = 53,000 gpd
Current Zoning/FLU	Total gallons per day 0
**Proposed Zoning/FLU	Total gallons per day 53,000 gpd (No Change in Zoning or FLU)
**Change in Demand	Total gallons per day 53,000 gpd

C. Parks and Recreation (Residential Classifications Only): NA
(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) NA
Multi-family: (du x 0.207 = students/70% K-8/30% High) NA

	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	C-3 / GC
****Proposed Zoning/FLU**	No Change
***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	Stormwater runoff will be collected in the wet / dry retention system where the projects post development runoff will be treated and attenuated pursuant to the jurisdictional regulations. The project will meet Pre vs Post criteria.

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	C-3 / GC	C-3 / GC
****Proposed Zoning/FLU**	No Change in Zoning / FLU	No Change in Zoning / FLU
***Change in Demand**	Trips 1,716	Trips 56 AM / 142 PM
Impact to Capacity	The adjacent roadway links and intersection are projected to operate at the adopted LOS with the proposed Development. See enclosed TIA.	

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): Phase 1 = 24,210 sf ; Phase 2 = 81,810 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**
Chipotle Restaurant	1	2,448	0.056	1 Q 2022	4 Q 2022
Retail Store	1	2,533	0.058	1 Q 2022	4 Q 2022
ALDI Grocery Store	1	19,209	0.441	1 Q 2022	4 Q 2022
Future Development	2	81,810	1.878	TBD	TBD

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:

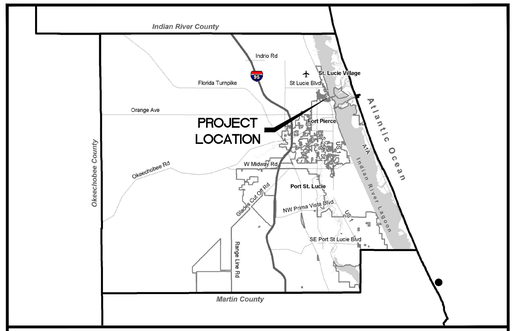
** Complete section if requesting a change in zoning, future land use, or expanding

FT. PIERCE COMMERCIAL

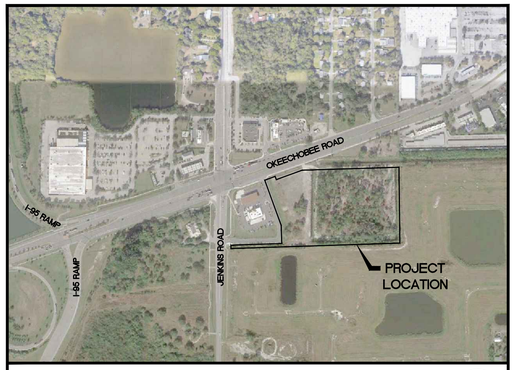
SITE PLAN SUBMITTAL

SECTION 19, TOWNSHIP 35S, RANGE 40E
FORT PIERCE, ST. LUCIE COUNTY,
FLORIDA

SEPTEMBER 2021



LOCATION MAP



VICINITY MAP

OWNER / APPLICANT

OKEE EN, LLC
1870 ALOMA AVENUE, STE 110
WINTER PARK, FLORIDA 32790

ENGINEER- MASTER DEVELOPMENT

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

ENGINEER- ALDI PARCEL

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 202-7000

ARCHITECT - PARCEL 1

FWH ARCHITECTS
3336 GRAND BLVD., STE 201
HOLIDAY, FLORIDA 34690
PHONE: (727) 815-3336

ARCHITECT - ALDI PARCEL

ADP ENGINEERING ARCHITECTURE, PLLC
615 FISHERS RUN
VICTOR, NEW YORK 14564
PHONE: (585) 742-0213

SURVEYOR

INDIAN RIVER SURVEY, INC.
Professional Surveying and Mapping
1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-7880

INDEX OF DRAWINGS

C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS PLAN
C6	SITE PLAN
C7	PAVING, GRADING AND DRAINAGE PLAN
C8	UTILITY PLAN

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LICENSE
No. 72460
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. 72460

DATE: 09/29/2021

PRO ECT: 21-0056

SHEET
C1

ALL ELEVATIONS REFERENCE NAVD 88

O: DRAWINGS 2021 21-0056 Ft. Pierce Commercial Master Infrastructure and Chipotle Parcel Drawings 21-0056 C1 COVER - DETAILS.dwg 9/7/2021 11:59 AM STEVE SMITH

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 PRO ECT, 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 AD UST 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 PRO ECT 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.
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 AD USTED 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 PRO ECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PRO ECT. 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 UTILI ED 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 OB 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 ENERGI ED 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 ONES 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 CITY OF FORT PIERCE RIGHT-OF-WAY MUST BE SODDED.
29. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ADEQUATELY DRAIN THE PRO ECT 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 PRO ECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL BROKEN SIDEWALKS MUST BE REMOVED FROM THE TWO CLOSEST EXPANSION OINTS AND WHEN REPLACED WILL RETAIN THE TWO EXPANSION OINTS AND HAVE NO CONTRACTION OINTS AND FINISH TO MATCH THE AD OINING 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 AD USTED 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 PRO ECT.
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. PAVEMENT TRANSITION SHALL BE MADE IN ACCORDANCE WITH **PAVEMENT BUTT JOINT DETAIL**, SEE SHT. C11.
47. ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO FDOT, FDEP AND CITY OF FORT PIERCE, SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.
48. ANY MUCK OR CEMENTITIOUS MATERIALS ENCOUNTERED WITHIN THE BUILDING AND PAVEMENT AREAS SHALL BE REMOVED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS AND AS CALLED OUT ON THE PLANS TO A MINIMUM OF 10-FEET OUTSIDE THE BUILDING AREA AND 5-FEET OUTSIDE OF PAVED AREAS. MUCK SHALL BE REMOVED ALL LANDSCAPE AREAS. MUCK SHALL BE REMOVED FROM DRAINAGE CULVERT TO BE DEDICATED TO CITY OF FORT PIERCE. REFER TO DE-MUCKING TABLE, THIS SHEET.
49. ANY IMPACTED SIDEWALKS SHALL HAVE THE ENTIRE SLAB REMOVED / REPLACED BETWEEN EXPANSION OINTS AND REPLACED WITH NEW SIDEWALK AND APPROPRIATE EXPANSION OINTS AND CONTRACTION OINTS.

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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 PRO ECT.

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 PRO ECT 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.

STABILI ING

STABILI ED 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 STABILI ATION). ALL STABILI ED 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 PRO ECT. 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 URISDICTION.
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 CITY OF FORT PIERCE 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 URISDICTION.
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 URISDICTION 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, UNCTION 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 UTILI ED.

RECORD DRAWINGS

CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PRO ECT 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 PRO ECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

INSPECTION

MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS

THE ENGINEER SHALL BE NOTIFIED:

1. PRIOR TO ANY MA OR 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 PRO ECT 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 PRO ECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. WHEN GROUNDWATER IS ENCOUNTERED THE CONTRACTOR SHALL PLAN ACCORDINGLY.
13. EROSION CONTROL FENCING MUST BE IN PLACE PRIOR TO GRADING.
14. PIPE LENGTHS AND SLOPES SHOWN ARE APPROXIMATE.
15. 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.
16. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
17. CONTRACTOR SHALL AD UST 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.
18. THIS PLAN CONTEMPLATES ACCESS CONNECTIONS TO AD ACENT ROADS AS SHOWN.
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 AD UST 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 SUBDIVISION CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE CITY OF FORT PIERCE ORDINANCES.
34. ALL NUISANCE

EXISTING CONDITIONS PLAN

SCALE: 1" 60'

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

LEGAL DESCRIPTION:

PARCEL 1;
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 71°55'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°55'40" EAST, A DISTANCE OF 82.15 FEET; THENCE SOUTH 18°02'48" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 71°55'31" EAST, A DISTANCE OF 202.25 FEET; THENCE SOUTH 89°46'42" EAST, ALONG THE SOUTH LINE OF N.S.L.R.D.D. CANAL NO. 38, A DISTANCE OF 56.17 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°32'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 87.44 FEET; THENCE FOR THE NEXT THREE (3) COURSES ALONG LINES OF OFFICIAL RECORDS BOOK 2898, PAGE 1570, (1) RUN SOUTH 71°55'31" WEST, A DISTANCE OF 221.77 FEET; (2) THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.07 FEET; (3) THENCE WEST, A DISTANCE OF 91.10 FEET; THENCE NORTH 18°04'20" WEST, A DISTANCE OF 357.81 FEET TO THE POINT OF BEGINNING.

PARCEL3:
A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (A 120 FOOT WIDE RIGHT OF WAY) WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (AN 80 FOOT WIDE RIGHT OF WAY) AND THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF 10.64 FEET, THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING: THENCE CONTINUED SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 160.08 FEET; THENCE EAST A DISTANCE OF 627.80 FEET, THENCE NORTH 01°32'47" EAST, A DISTANCE OF 477.16 FEET; THENCE SOUTH 71°55'31" WEST, DISTANCE 221.77 FEET; THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.06 FEET; THENCE WEST A DISTANCE OF 505.70 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT LANDS CONVEYED OR TAKEN IN OFFICIAL RECORDS BOOK 3085, PAGE 9 AND OFFICIAL RECORDS BOOK 3686, PAGE 2798,

LESS AND EXCEPTING THEREFROM:
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 748, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, (SAID LINE BEING 81.75 FEET EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4), A DISTANCE OF 257.55 FEET TO A POINT ON A LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK1193, PAGE 748, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, AS DEFINED IN SAID OFFICIAL RECORDS BOOK 3686, PAGE 2798, A DISTANCE OF 135.07 FEET TO A POINT 25.00 FEET DISTANT NORTH, BY RIGHT ANGLE MEASUREMENT, FROM THE SOUTH LINE OF SAID LANDS DESCRIBED OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE EAST, PARALLEL WITH AND 25.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 377.13 FEET; THENCE NORTH, A DISTANCE OF 135.00 FEET TO A POINT ON AN AFORESAD LINE OF OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE WEST, ALONG SAID LINE, A DISTANCE OF 372.83 FEET TO THE POINT OF BEGINNING.

PARCEL4:
PARCEL OF LAND SITUATE AND LYING IN THE CITY OF FT. PIERCE, IN ST. LUCIE COUNTY, FLORIDA, TO WIT: NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY; LESS AND EXCEPT RIGHT-OF-WAY FOR DRAINAGE CANAL NO. 38 OVER THE NORTH 99 FEET OF THE ABOVE. (SOUTH OF DRAINAGE CANAL #38)

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, 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.
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. BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE DERIVED BY ASSIGNING A GRID BEARING OF N88°20'40"E TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40.
7. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0167J, DATED FEBRUARY 16, 2012.
9. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING INDIAN RIVER COUNTY BENCHMARK DOT 70-94-11-BM1 AT AN ELEVATION OF 15.58 (NAVD88)

LEGEND

BOC	= BACK OF CURB	PG.	= PAGE
BWF	= BARBED WIRE FENCE	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
(C)	= CALCULATED	PVC	= POLY VINYL CHLORIDE
CLF	= CHAIN LINK FENCE	RCP	= REINFORCED CONCRETE PIPE
CM	= CONCRETE MONUMENT	(S)	= SURVEYED
CMP	= CORRUGATED METAL PIPE	TOB	= TOP OF BANK
CONC.	= CONCRETE	TOS	= TOE OF SLOPE
COVD.	= COVERED	TRANS	= TRANSFORMER
(D)	= DESCRIPTION	UG	= UNDERGROUND
DIA	= DIAMETER	WDF	= WOODEN FENCE
EL	= ELEVATION	WL	= WATER LINE
EM	= ELECTRIC METER	WM	= WATER METER
FFE	= FINISHED FLOOR ELEVATION		FIRE HYDRANT
FM	= FORCE MAIN		GUY ANCHOR
FND.	= FOUND		UTILITY POLE
GV	= GATE VALVE		WATER GATE VALVE
ID	= IDENTIFICATION		WELL
IP	= IRON PIPE		LIGHT POLE
IR	= IRON ROD		ELECTRIC PULL BOX
IRC	= IRON ROD WITH CAP		STORM DRAINAGE MANHOLE
LB	= LICENSED BUSINESS		SANITARY SEWER MANHOLE
LS	= LICENSED SURVEYOR		SIGN
OHW	= OVERHEAD WIRES		TELEPHONE SERVICE MANHOLE
O.R.B.	= OFFICIAL RECORD BOOK		
(P)	= PLAT		
PB	= PLAT BOOK		

ALL ELEVATIONS REFERENCE NAVD 88

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.	21-0056
DESIGNED	TH
DRAWN	SS
DATE	SEPTEMBER 2021
CHECKED	AS
DATE ISSUED	09/04/2021

MBV ENGINEERING, INC.
MOAL BOWLES VILLAMIZAR & ASSOCIATES
CIVIL · UTILITIES · ENGINEERING CA #3728
MELBOURNE, FL · PH (321) 253-4100
FT. PIERCE, FL · PH (772) 468-9555
1893 - 39TH STREET
VERO BEACH, FL 32960
PH. (772) 794-3617
FX. (772) 778-3617

EXISTING CONDITIONS PLAN

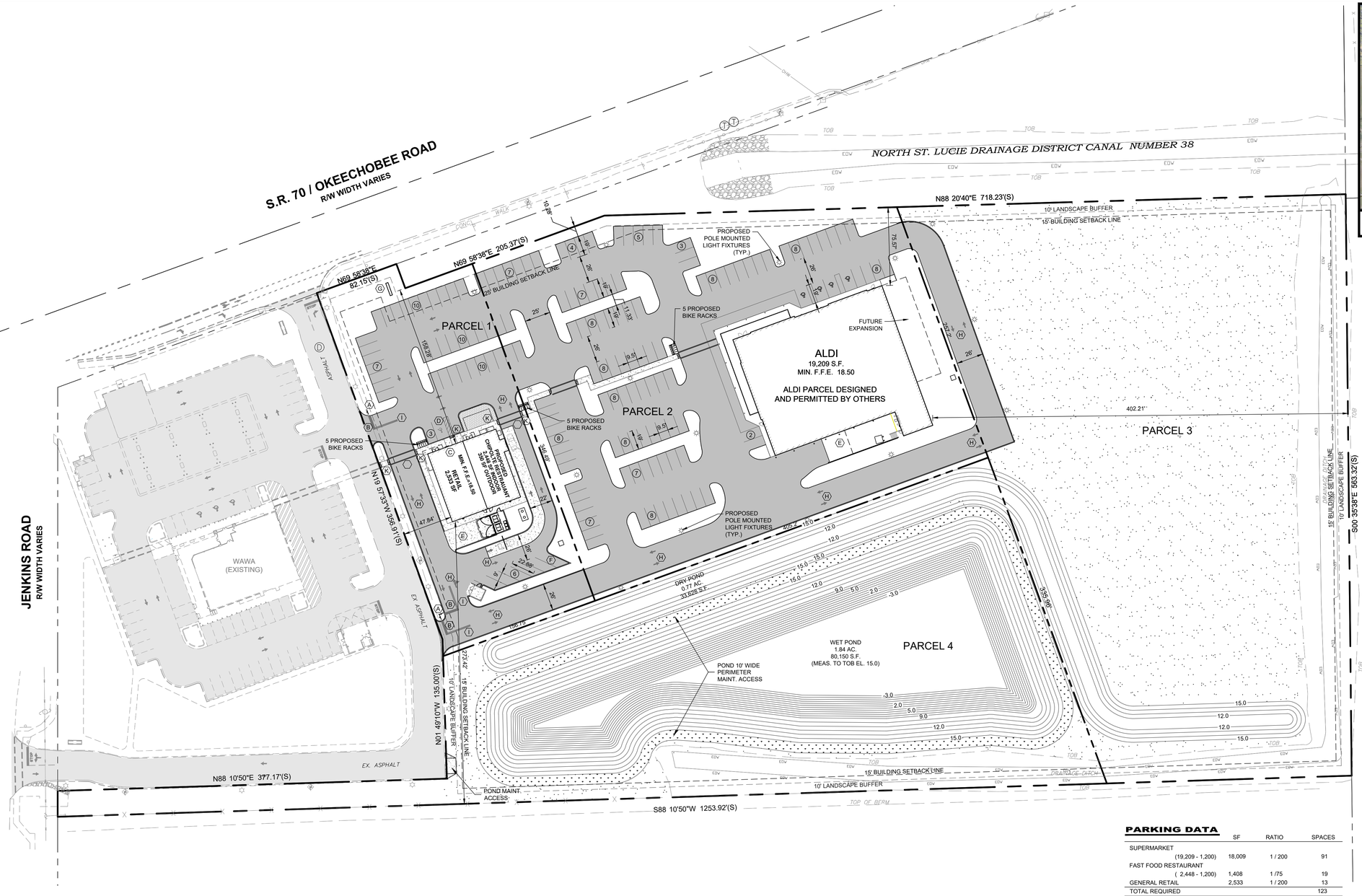
FT. PIERCE COMMERCIAL
CITY OF FORT PIERCE FLORIDA

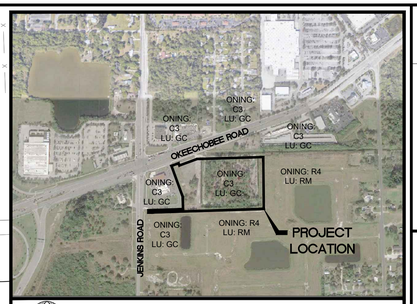
AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON G. STANTON
FL. P.E. 72460 09/29/2021

SHEET
C3

21-0056

O: DRAWINGS 2021 21-0056 Ft. Pierce Commercial Master Infrastructure and Chipotle Parcel Drawings 21-0056-EX COND.dwg 9/17/2021 12:02 PM STEVE SMITH





LOCATION MAP

SITE PLAN

SCALE: 1" 50'

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRASS STABILI ATION
- PROPOSED POLE MOUNTED LIGHTING

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

SIGNAGE PAVEMENT MARKING SCHEDULE		
SIGN ID NUMBER	SI E	DESIGNATION / NOTES
Ⓐ	30"	R1-1 "STOP" SIGN
Ⓑ	24"	SOLID WHITE STOP BAR
Ⓒ	12"	FTP-20-06 HC PARKING SIGN (WALL MOUNTED)
Ⓓ		PAINTED PAVEMENT MARKINGS PER FDOT INDEX 711-001
Ⓔ		12' X 35' LOADING ONE
Ⓕ	4"	PAINTED WHITE STRIPE
Ⓖ		GROUND SIGNAGE (DESIGNED AND PERMITTED BY OTHERS)
Ⓗ		DESIGNED TRAFFIC FLOW INDICATOR (FOR SITE PLANNING PURPOSES ONLY)
Ⓘ	6"	25 LF DOUBLE YELLOW STRIPE
⬡		12" PAINTED CROSSWALK PER FDOT INDEX 711-001
Ⓚ		DETECTABLE WARNINGS PER FDOT INDEX 522-002 CURRENT EDITION

PERMITS REQUIRED

CITY OF FORT PIERCE (CoFP) DEVELOPMENT REVIEW
CoFP VEGETATION REMOVAL
CoFP CONCURRENCY REVIEW
CoFP EROSION AND SEDIMENT CONTROL AFFIDAVIT
CoFP DESIGN REVIEW
FORT PIERCE UTILITY AUTHORITY
NORTH ST. LUCIE DRAINAGE DISTRICT
SFWMD ERP PERMIT
FDEP WATER
FDEP DOMESTIC WASTEWATER
FDEP NPDES NOTICE OF INTENT
FDEP WETLANDS
FDOT DRAINAGE
FDOT UTILITY

TRAFFIC STATEMENT

PER TRAFFIC IMPACT ANALYSIS PREPARED BY PINDER TROUTMAN CONSULTING, INC, DATED SEPTEMBER 3, 2021:

PRO ECT ADT 1,716 TRIPS
PRO ECT AM / PM PEAK HOUR 56 AM 142 PM PEAK TRIPS

REFER TO ENCLOSED TRAFFIC STUDY FOR FURTHER INFORMATION

CONSTRUCTION SCHEDULE

CONSTRUCTION START: ANUARY 2022
CONSTRUCTION END: ANUARY 2023

PARKING DATA

	SF	RATIO	SPACES
SUPERMARKET (19,209 - 1,200)	18,009	1 / 200	91
FAST FOOD RESTAURANT (2,448 - 1,200)	1,408	1 /75	19
GENERAL RETAIL	2,533	1 / 200	13
TOTAL REQUIRED			123
		PROVIDED (INCL. 9 H.C)	160

1,200 SF Exemption per The Code of Ordinances of The City of Fort Pierce, Sec. 125-315.(a)(4)a.

PROVIDING 15 BIKE RACKS

STORMWATER DESCRIPTION

ON-SITE STORMWATER RUNOFF FROM THE PROPOSED NEW IMPERVIOUS AREA INCLUDING BUILDINGS AND ROOFTOPS WILL BE COLLECTED BY STORM INLETS AND ROUTED TO THE MASTER STORMWATER TRACT. THE DEVELOPMENT'S WILL UTILI E A COMBINATION OF DRY AND WET RETENTION FOR WATER WATER QUALITY TREATMENT AND WATER QUANTITY ATTENUATION. THE STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH, NSLDD, SFWMD AND CITY OF FT. PIERCE REQUIREMENTS. STORMWATER OUTFALL IS PROPOSED TO THE EXISTING DITCH TO THE SOUTH WHICH WILL ROUTE THE OUTFALL RUNOFF TO THE NE CORNER WHERE THE EXISTING OUTFALL IS DISCHARGED INTO THE NSLDD CANAL NO. 38.

FLOOD ZONE

THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ONE DESIGNATION "X" (AREA OF MINIMAL FLOOD HA ARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBER 12111C0167 , DATED FEBRUARY 16, 2012, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY THIS PARCEL IS SITUATED IN.

LEGAL DESCRIPTION

SEE SURVEY SHEETS

WASTEWATER SOURCE

FORT PIERCE UTILITY AUTHORITY

POTABLE WATER SOURCE

FORT PIERCE UTILITY AUTHORITY

PROJECT INFORMATION

PROJECT DESCRIPTION

THIS PRO ECT PROPOSES A MASTER COMMERCIAL DEVELOPMENT PARCEL WITH AN OVERALL AREA OF 12.00 ACRES. THE MASTER DEVELOPMENT WILL BE DIVIDED INTO FOUR (4) SEPARATE PARCELS AS DESCRIBED BELOW:

PARCEL 1: 1.26 AC PARCEL CONTAINING A 2,448 SF CHIPOTLE RESTAURANT AND 2,533 SF RETAIL BUILDING
PARCEL 2: 2.96 AC PARCEL CONTAINING A 19,209 SF ALDI GROCERY STORE
PARCEL 3: 4.35 AC PARCEL (3.06 AC NET DEVELOPABLE) FOR FUTURE COMMERCIAL DEVELOPMENT
PARCEL 4: 3.44 AC STORMWATER TRACT

THE MASTER DEVELOPER WILL RETAIN OWNERSHIP OF THE LAND AND ENTER INTO LAND-LEASE AGREEMENTS WITH THE INDIVIDUAL PARCEL USERS. THE DEVELOPMENT WILL BE DESIGNED TO PROVIDE MASTER INFRASTRUCTURE IMPROVEMENTS CONSISTING OF ROADS, WATER AND SEWER LINES, STORMWATER, GAS AND ELECTRIC. THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN AND PERMITTING OF THE MASTER INFRASTRUCTURE AND WILL PREPARE PAD - READY SITES FOR PARCEL 2 AND PARCEL 3. UTILITY STUBS WILL BE PROVIDED TO EACH PARCEL FOR THE INDIVIDUAL DEVELOPMENT TO CONNECT TO. PARCEL 4 IS THE PROPOSED STORMWATER TRACT THAT WILL PROVIDE THE REQUIRED STORMWATER TREATMENT AND ATTENUATION FOR THE MASTER DEVELOPMENT.

OWNER/APPLICANT

OKEE EN, LLC
1870 ALOMA AVENUE, SUITE 110
WINTER PARK, FLORIDA 32789
PHONE (321) 228-8510

SURVEYOR

INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880

ENGINEER

MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

ARCHITECT

FWH ARCHITECTS
3336 GRAND BLVD., SUITE 201
HOLIDAY, FLORIDA 34690
PHONE (727) 815-3336

ALDI ENGINEER

THOMAS ENGINEERING GROUP
6300 NW 315T AVENUE
FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 202-7000

ALDI ARCHITECT

APD ENGINEERING
ARCHITECTURE, PLLC
615 FISHERS RUN
VICTOR, NEW YORK 14564
PHONE (585) 742-0213

SITE ADDRESS

5575 OKEECHOBEE ROAD
FORT PIERCE, FLORIDA 34947

TAX PARCEL I.D. NUMBER

2419-321-0001-000-5
2419-322-0003-000-2

ZONING

C-3

LAND USE

GC

LATITUDE

27 25'3.24" N

LONGITUDE

80 22'51.80" W

SITE DATA

	SF	AC	
SITE AREA	522,635 SF	12.00 AC	100.00
EXISTING LAND IS VACANT			
PROPOSED SITE DATA			
TOTAL SITE AREA	522,635 SF	12.00 AC	100.00
PARCEL 1:			
PARCEL AREA	54,722 SF	1.26 AC	10.47
PROPOSED BUILDINGS	4,981 SF	0.11 AC	0.95
PROPOSED PAVEMENT	30,944 SF	0.71 AC	5.92
PROPOSED CONCRETE	3,733 SF	0.08 AC	0.71
IMPERVIOUS AREA	39,658 SF	0.91 AC	7.58
PERVIOUS AREA	15,064 SF	0.35 AC	2.88
PARCEL 2:			
PARCEL AREA	128,797 SF	2.96 AC	24.64
PROPOSED BUILDINGS	19,209 SF	0.44 AC	3.67
PROPOSED PAVEMENT	63,058 SF	1.45 AC	12.06
PROPOSED CONCRETE	3,583 SF	0.08 AC	0.70
IMPERVIOUS AREA	85,850 SF	1.97 AC	16.43
PERVIOUS AREA	42,947 SF	0.99 AC	8.22
PARCEL 3 (FUTURE DEVELOPMENT):			
PARCEL AREA	189,414 SF	4.35 AC	36.24
IMPERVIOUS AREA	142,050 SF	3.26 AC	27.18
PERVIOUS AREA	47,364 SF	1.09 AC	9.06
PARCEL 4 (STORMWATER):			
PARCEL AREA	149,903 SF	3.44 AC	28.68
WET POND AT CONTROL	80,150 SF	1.84 AC	15.33
IMPERVIOUS AREA	80,150 SF	1.84 AC	15.33
PERVIOUS AREA	69,753 SF	1.60 AC	13.35
SITE TOTAL:			
IMPERVIOUS AREA	347,708 SF	7.98 AC	66.53
PERVIOUS AREA	174,927 SF	4.02 AC	33.47

ZONING DATA

C-3 CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SI E	10,000 SF	522,635 SF	522,635 SF
LOT WIDTH	70' MIN.	287.52'	287.52'
LOT DEPTH	90' MIN.	563.35'	563.35'
BUILDING SETBACKS:			
FRONT (NORTH)	25'	0'	158.28'
SIDE (NORTH)	15'	0'	75.57'
SIDE (WEST)	15'	0'	47.84'
SIDE (EAST)	15'	0'	402.21'
SIDE (SOUTH)	15'	0'	273.42'
BUILDING COVERAGE	60 MAX.	0	4.62
OPEN SPACE	20 MIN.	100	33.47
BUILDING HEIGHT	65' MAX.	NA	65' MAX.

ALL ELEVATIONS REFERENCE NAVD 88

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DATE ISSUED	09/04/2021

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OVERALL SITE PLAN

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FLORIDA

CITY OF FORT PIERCE

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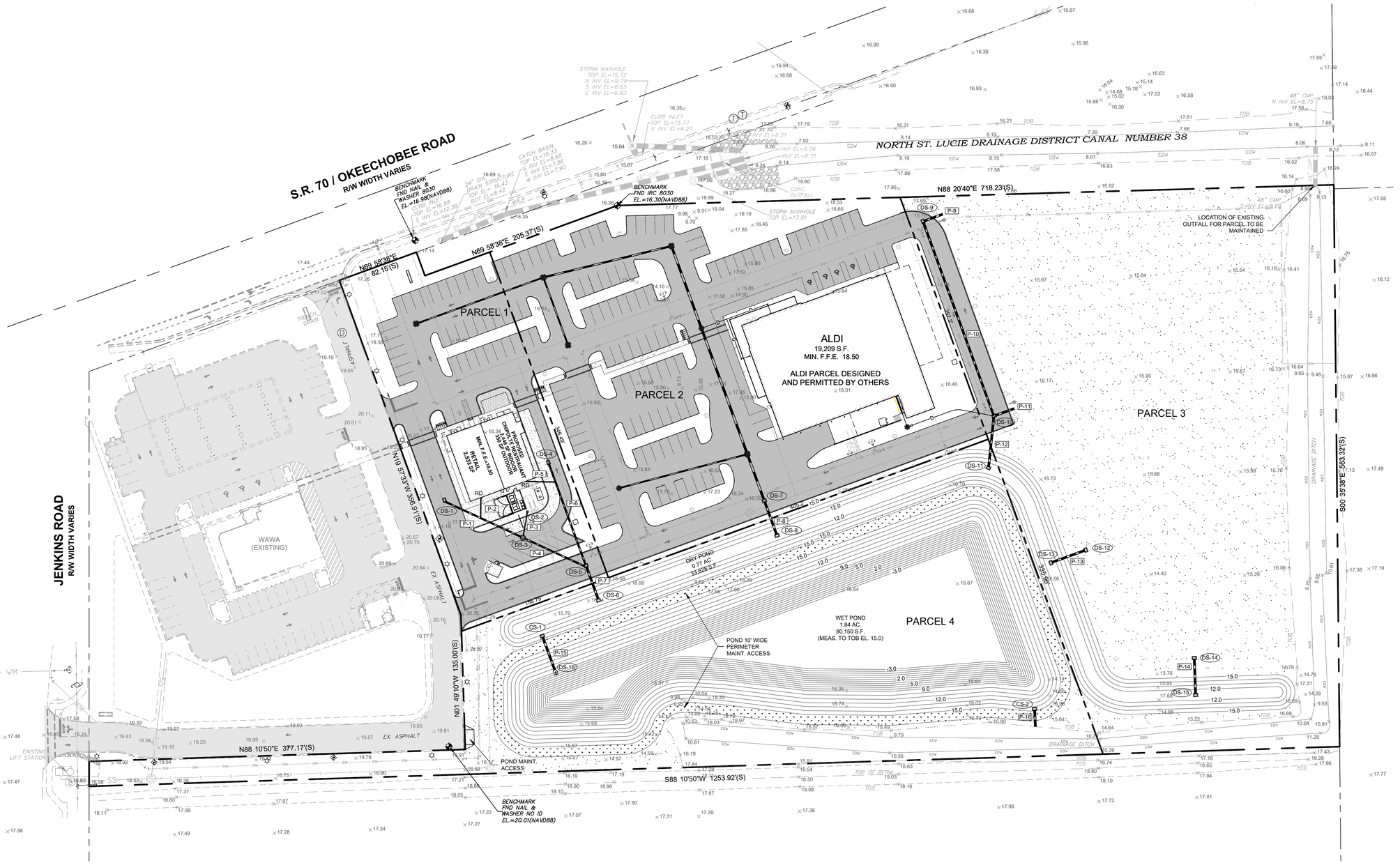

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1" 50'

GRAPHIC SCALE
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(IN FEET)
1 inch = 50 ft.

ALL ELEVATIONS REFERENCE NAVD 88

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRASS STABILI ATION
- PROPOSED DRAINAGE INLET
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE PIPE
- (DS-) PROPOSED DRAINAGE STRUCTURE NO. (SEE TABLE THIS SHEET)
- P- PROPOSED DRAINAGE PIPE NO. (SEE TABLE THIS SHEET)
- 19.24 EXISTING TOPOGRAPHY

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER	DESCRIPTION
DS- 1	TYPE "C" INLET
DS- 2	18" ADS YARD DRAIN
DS- 3	DRAINAGE MANHOLE
DS- 4	TYPE "C" INLET
DS- 5	TYPE "C" INLET
DS- 6	TYPE "C" INLET
DS- 7	TYPE "D" INLET
DS- 8	TYPE "D" INLET
DS- 9	TYPE "C" INLET
DS- 10	TYPE "D" INLET
DS- 11	TYPE "C" INLET
DS- 12	TYPE "C" INLET
DS- 13	TYPE "C" INLET
DS- 14	TYPE "C" INLET
DS- 15	TYPE "C" INLET
CS-1	MODIFIED TYPE "C" INLET
DS-16	MITERED END SECTION
CS-2	MODIFIED TYPE "C" INLET

RD = ROOF DRAIN

DRAINAGE PIPE SCHEDULE

PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
P 1	15"	84 LF	ADS N-12
P- 2	6"	20 LF	ADS N-12
P- 3	12"	24 LF	ADS N-12
P- 4	15"	65 LF	ADS N-12
P- 5	6"	28 LF	ADS N-12
P- 6	15"	102 LF	ADS N-12
P- 7	18"	35 LF	ADS N-12
P- 8	30"	35 LF	ADS N-12
P- 9	18"	20 LF	ADS N-12
P- 10	18"	200 LF	ADS N-12
P- 11	18"	20 LF	ADS N-12
P- 12	24"	50 LF	ADS N-12
P- 13	18"	35 LF	ADS N-12
P- 14	18"	35 LF	ADS N-12
P- 15	18"	35 LF	ADS N-12
P- 16	18"	18 LF	ADS N-12

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

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OVERALL PAVING, GRADING & DRAINAGE PLAN

FT. PIERCE COMMERCIAL

CITY OF FORT PIERCE FLORIDA

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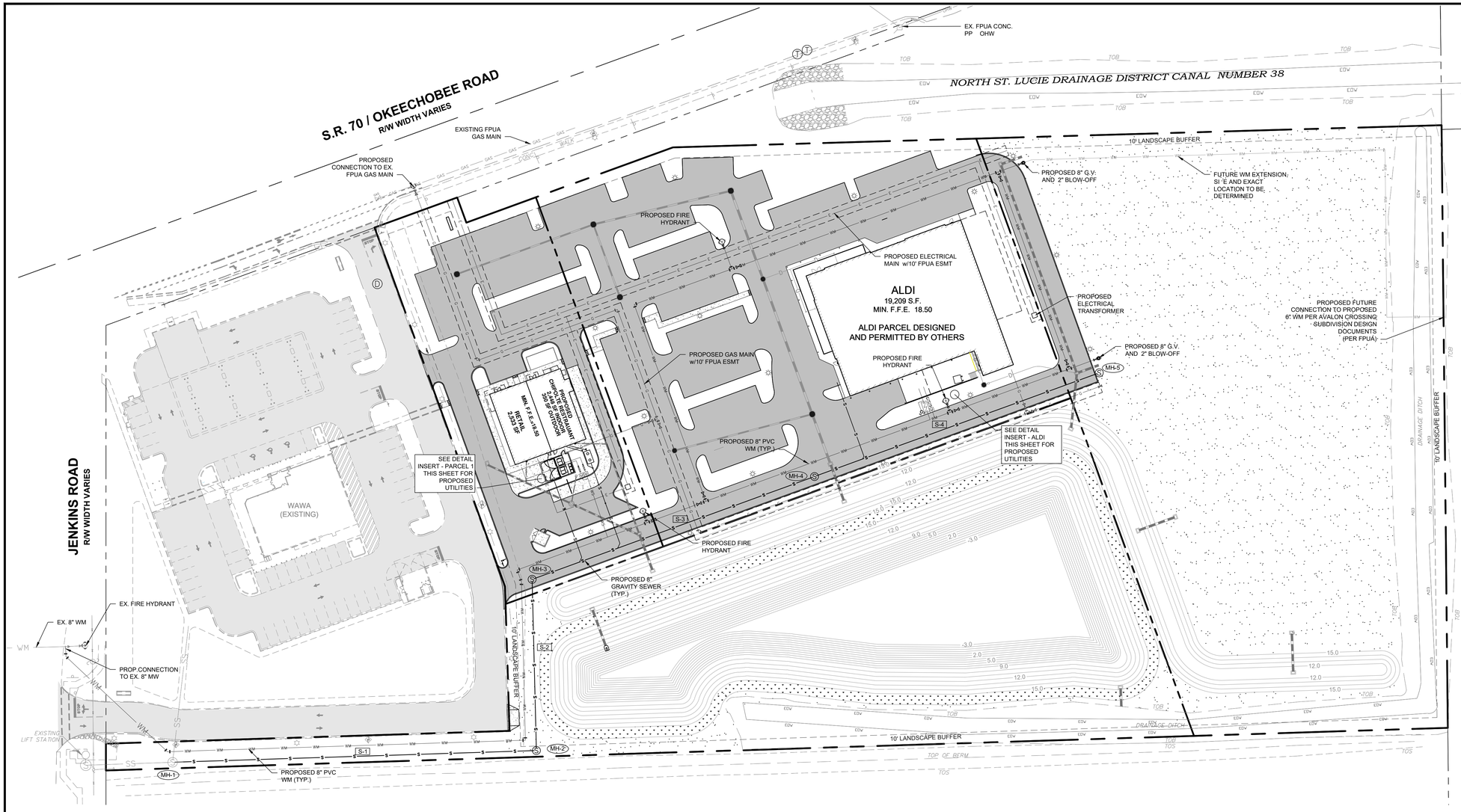

UTILITY PLAN

SCALE: 1" 50'

GRAPHIC SCALE
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(IN FEET)
1 inch = 50 ft.

SANITARY SEWER MANHOLE SCHEDULE

STRUCTURE NUMBER	RIM ELEV.	INVERT ELEVATION IN EL. / DIR	IN EL. / DIR	IN EL. / DIR	OUT EL. / DIR	DESCRIPTION
MH- 1		PLUG EX 10.3 / E	EX 5.67 /N EX 11.39 / N	CORE 8.30 / E	EX 5.42 / W	EXISTING SANITARY MANHOLE
MH- 2				9.74 / N	9.64 / W	SANITARY MANHOLE
MH- 3				10.46 / E	10.36 / S	SANITARY MANHOLE
MH- 4				11.67 / E	11.57 / W	SANITARY MANHOLE
MH- 5				FUTURE 12.88 / E	12.78 / W	SANITARY MANHOLE

SANITARY SEWER PIPE SCHEDULE

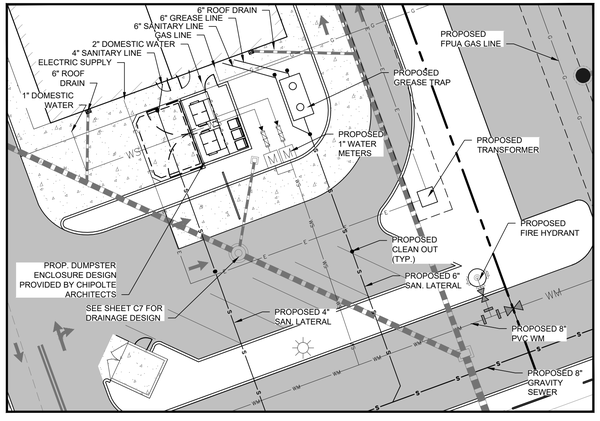
PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
S- 1	8"	336 LF	SDR-21 PVC
S- 2	8"	156 LF	SDR-21 PVC
S- 3	8"	277 LF	SDR-21 PVC
S- 4	8"	277 LF	SDR-21 PVC

NOTE: ALL SANITARY SEWER PIPE @ MIN. 0.4% SLOPE

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

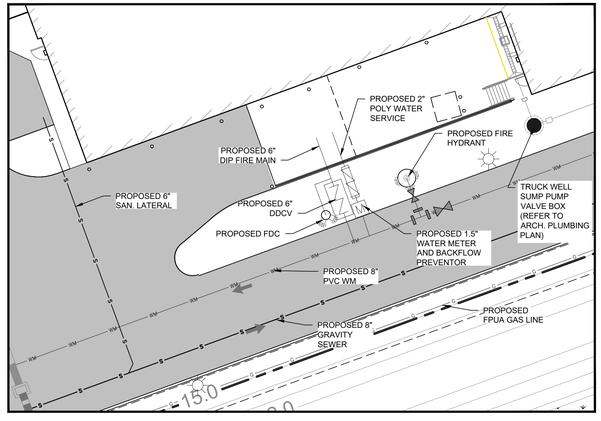
LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED 8" WATERMAIN
- PROPOSED 8" GRAVITY SEWER
- PROPOSED 2" GAS (BY FPUA) w/ 10' DEDICATED FPUA ESMT
- PROPOSED UNDERGROUND ELECTRIC (BY FPUA) w/ 10' DEDICATED FPUA ESMT
- PROPOSED SANITARY SEWER MANHOLE AND LABEL (SEE TABLE THIS SHEET)
- PROPOSED SANITARY SEWER PIPE LABEL (SEE TABLE THIS SHEET)
- PROPOSED FIRE HYDRANT
- PROPOSED POLE MOUNTED LIGHTING



DETAIL INSERT - PARCEL 1

SCALE: 1" 20'



DETAIL INSERT - ALDI

SCALE: 1" 20'

ALL ELEVATIONS REFERENCE NAVD 88

FDEP SEPARATION CRITERIA:

(1) HORI ONTAL 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 HORI ONTAL 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 HORI ONTAL 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 HORI ONTAL 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 PRESSURE-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 HORI ONTAL 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 HORI ONTAL 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 OINTS 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 OINTS ARE AT LEAST THREE FEET FROM ALL OINTS 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 OINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(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.

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OVERALL UTILITY PLAN

FT. PIERCE COMMERCIAL

FLORIDA

CITY OF FORT PIERCE

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ENVIRONMENTAL ASSESSMENT
FT. PIERCE COMMERCIAL
ST. LUCIE COUNTY, FLORIDA

September 15, 2021

Prepared by:

ECOLOGICAL CONSULTING OF FLORIDA
850 NW FEDERAL HIGHWAY, SUITE 109
STUART, FL 34994
sopotnick@ecf-llc.com

1760.00

1.0 INTRODUCTION

This assessment is in support of the site plan approval through the City of Fort Pierce for the subject ±12.00-acre site.

The development will include a retail development with associated parking and stormwater facilities.

2.0 SITE LOCATION

The subject property is made up of an undeveloped property located off Jenkins Road and SR 70 within the City of Fort Pierce, St. Lucie County, FL. The property is located immediately west of the intersection of Jenkins Road and SR 70 within Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida (Figure 1). The site coordinates are *27°25'02.50" N, 80°22'48.87" W.*

3.0 METHODOLOGY

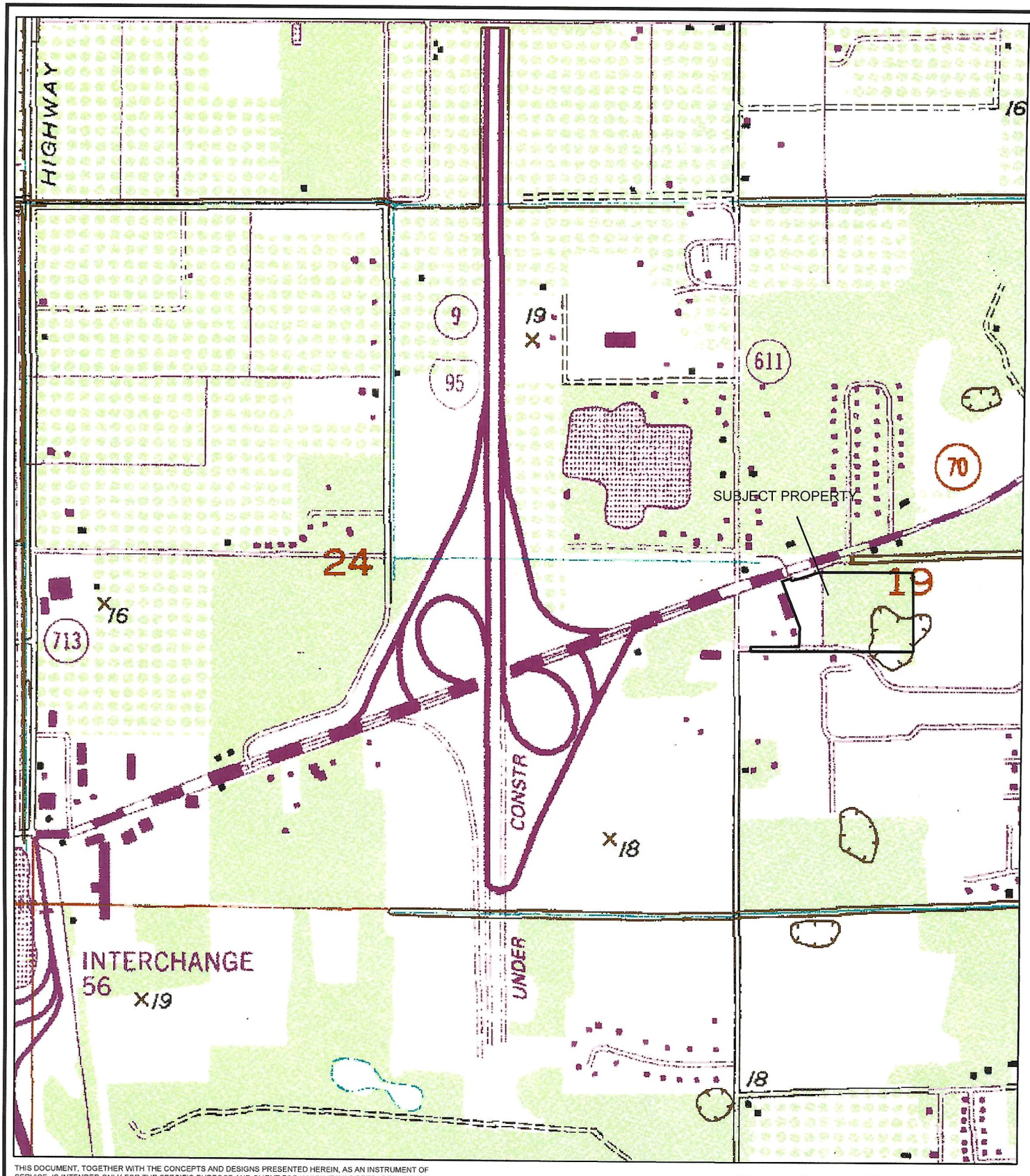
The assessment methodology consisted of the review of topographic information, soils maps, and recent aerial photographs.

A field reconnaissance of the subject property was then conducted which included pedestrian transects through the site to map and identify specific habitat and land uses and vegetative cover types. Field notes were taken and an aerial photograph was marked with land use and cover types and any environmental findings.

4.0 TOPOGRAPHY/HYDROLOGY

According to the U.S.G.S. topographic quadrangle (Fort Pierce NW), the property has an average elevation of between 15-20 feet NGVD. The quadrangle does not identify any structures on site. A road is present along the south boundary coming off of Jenkins Road, and a ditch bisects the site. The quadrangle also shows a depressional wetland in the southeast corner extending offsite to the east and south.

Field reconnaissance indicates that the parcel is relatively flat, ditched with a wetland present in the southeast corner.



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500 0 500 1,500

1 inch = 1,000 ft.

ECF
NATURAL RESOURCE CONSULTING

USGS TOPOGRAPHIC MAP
FT. PIERCE COMMERCIAL

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: USGS QUADRANGLE,
FORT PIERCE NW
SEC 19, TWN 35 S, RNG 40 E

FIGURE 1

DATE: 9-14-21

PROJECT No. 1760.00

5.0 SOILS

According to the *Soil Survey of St. Lucie County, FL* (USDA-NRCS, Web Soil Survey), the following soils are found on site (Figure 2).

- Nettles & Oldsmar sands (25)

This soils is classified as poorly drained, and is generally associated with mesic lowlands and flatwood type vegetative communities in its natural setting. The site has been altered by past development, with the western portion cleared and a ditch system draining the remaining wooded areas.

6.0 SITE CONDITIONS

An assessment of the extent, distribution, and composition of vegetative communities for the property was conducted by Chris Sopotnick of Ecological Consulting of Florida (ECF), originally January 16, 2018, and more recently on July 7, 2021.

Pedestrian transects were conducted throughout the parcels with vegetative communities identified on a recent aerial photograph.

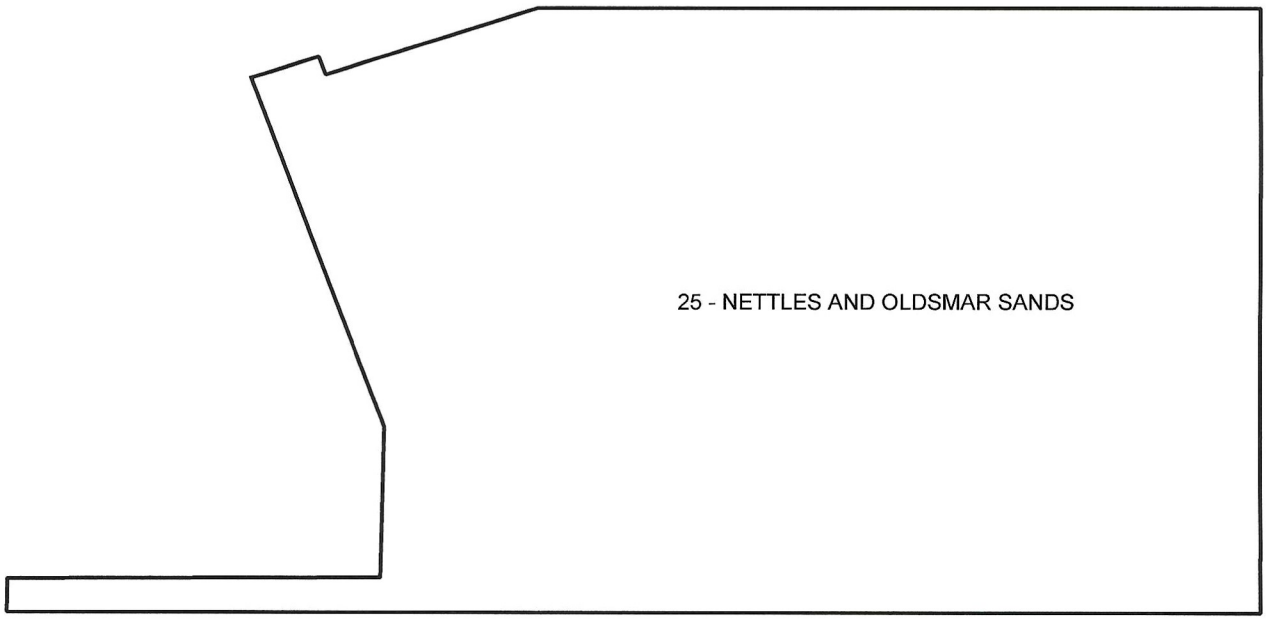
A description of each community type is provided in the Habitat/Land Use section of this report.

7.0 HABITAT/LAND USE

Onsite habitats and adjacent land uses have been characterized using the *Florida Land Use Cover and Forms Classifications System* (FDOT, 1985) (FLUCFCS), and are described below and depicted on the Land Use and Cover Map (Figure 3).

- 1300 – Pine Flatwoods: This cover type is dominated by a slash pine canopy (*Pinus elliottii*), occasional cabbage palm (*Sabal palmetto*) and laurel oak (*Quercus laurifolia*) with an understory of saw palmetto (*Serenoa repens*), gall berry (*Ilex glabra*), and grapevine (*Vitus spp.*). This area was underbrushed in 2018 with the understory being fairly open.

- 4220 - Ditch: This feature is a remnant excavated drainage ditch that bisects the pine flatwoods from the mowed grass habitat and then continues around the south and east boundaries of the site. The ditch system has exotic vegetation such as cattails (*Typha spp.)* melaleuca (*Melaleuca quinquenervia*) and primrose willow (*Ludwigia peruviana*).



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1 inch = 200 ft.

ECF
NATURAL RESOURCE CONSULTING

SOILS MAP

FT. PIERCE COMMERCIAL

ST. LUCIE COUNTY FLORIDA

N
W E
S

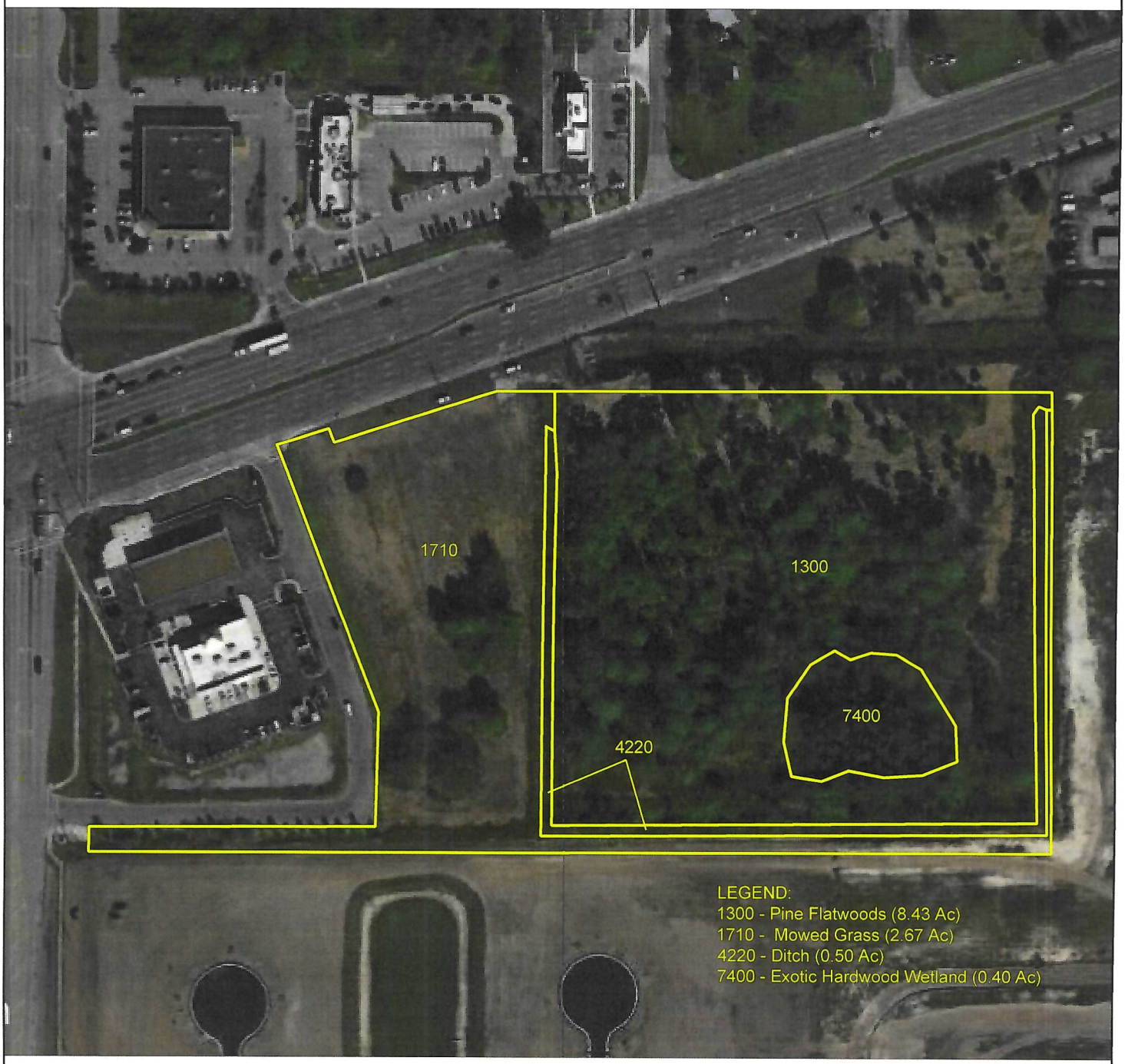
SOURCE: WEB SOILS

SEC 19, TWN 35 S, RNG 40 E

FIGURE 2

DATE: 9-15-21

PROJECT No. 1760.00



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100 0 100 300

1 inch = 200 ft.

ECF
NATURAL RESOURCE CONSULTING

LAND USE AND COVER MAP
FT. PIERCE COMMERCIAL

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: GOOGLE EARTH
SEC 19, TWN 35 S, RNG 40 E

FIGURE 3

DATE: 9-15-21

PROJECT No. 1760.00

- 7400 – Exotic Wetland Hardwoods: This feature is a remnant isolated wetland that was originally a herbaceous marsh. The wetland is now dominated by melaleuca, Brazilian pepper (*Shinus terebinthifolius*), maiden cane (*Panicum hemitomon*) and redroot (*Lachnanthes caroliniana*).

- 1710 – Mowed Grass: This area has been altered by the clearing of native vegetation and planting of grass. The area has been maintained on a regular basis and is vegetated primarily by bahia grass (*Paspalum notatum*), with occasional beggar ticks (*Bidens spp.*), dog fennel (*Eupatorium capillifolium*), and guinea grass (*Megathyrsus maximus*).

TABLE 1 – LAND USE AND COVER SUMMARY

FLUCCS CODE	COMMUNITY NAME	ACRES	PERCENT
1300	Pine Flatwoods	8.43	70.2
1710	Mowed Grass	2.67	22.3
4220	Ditch	0.50	4.2
7400	Exotic Wetland Hardwoods	0.40	3.3
Total Area		12.00	100.0

8.0 CRITICAL HABITAT/ LISTED SPECIES OBSERVATION

The site was reviewed for the presence of habitat conducive to federal and state listed flora and fauna. An initial review documented vegetative communities and noted areas listed as potential habitat. A cursory listed species survey was performed by ECF on January 16-19, 2018, a follow up was conducted on July 7, 2021 the methodology included meandering transects throughout the parcel as well as the surrounding perimeter with random stations monitored. In addition, a gopher tortoise burrow survey was conducted by an FWC Authorized Agent on September 18, 2018. A current one will be conducted prior to construction.

Non-listed wildlife or signs of species observed include grackle, black racer, armadillo, cotton tailed rabbit and raccoon. All species of wildlife observed are typical representatives of the different habitats on site. None are unusual for the St. Lucie County area. No tortoise burrows and no listed species were observed on site.

The Florida Natural Areas Inventory (FNAI) provides a matrix by County of rare and endangered species in Florida. Based on the known distribution and preferred habitats of certain species, the following listed wildlife has the potential to occur on site:

TABLE 2 – FNAI LISTED SPECIES

COMMON NAME	SCIENTIFIC NAME	EVIDENCE/SIGHTING	STATUS	
			FWC	USFWS
Eastern Indigo snake	*Drymarchon corias couperi*	Not observed	T	T
Gopher tortoise	*Gopherus Polyphemus*	Not observed	T	
Gopher frog	*Rana capito*	Not observed	SSC	
Florida pine snake	*Pituophis melanoleucus mugitus*	Not observed	SSC	
Florida Panther	*Puma concolor coryi*	Not observed	E	E
Burrowing owl	*Speotyto cunicularia*	Not observed	SSC	
Woodstork	*Mycteria Americana*	Not observed	E	E
American Alligator	*Alligator mississippiensis*	Not observed	T	T
Crested caracara	*Caracara cheriway*	Not observed	T	T
Florida scrub-jay	*Aphelocoma coeruluscens*	Not observed	T	T
Piping Plover	*Charadrius melodus*	Not observed	T	T
Red-cockaded woodpecker	*Picoides villosus*	Not observed	E	E
Southeastern American kestrel	*Falco sparverius Paulus*	Not observed	T	
Florida sandhill crane	*Grus Canadensis pratensis*	Not observed	SSC	
Osprey	*Pandion haliaetus*	Not observed	SSC	
Snail kite	*Rostrhamus sociabilis plumbeous*	Not observed	E	E
Least tern	*Sterna antillarum*	Not observed	T	
Sherman's fox squirrel	*Sciurus niger shermani*	Not observed	SSC	
Manatee	*Trichechus manatus*	Not observed	E	E

Abbreviations:

SSC = Species of Special Concern, T = Threatened
USFWS = United States Fish and Wildlife Service, FWC = Florida Fish and Wildlife Conservation Commission,

A database search of FWC records for documented bald eagle nests was conducted and none were noted for the property or within 0.5 mile of the site.

9.0 WETLANDS AND SURFACE WATERS

The soils map, topographic map and National Wetland Inventory (NWI) were reviewed to identify potential wetland areas. Subsequent field reconnaissance was performed to confirm limits of wetlands within the project site.

A small, isolated wetland is identified in the southeast portion of the site (FLCCS 7400 – Figure 3). This wetland was delineated and approved by the South Florida Water Management District (SFWMD) in 2018. Copies of the informal jurisdictional determination is provided in Appendix 1.

This wetland has been impacted by the construction of the southern and eastern portion of the ditch. Appendix 2 shows the historical1958 aerial depicting the construction of the ditch and impacts to the wetland. The wetland is less than 0.5 acre and is isolated and will be addressed in the Environmental Resource Permit (ERP) with SFWMD.

The ditches will be classified as other surface waters by SFWMD and will be addressed in the ERP permitting with SFWMD.

Appendix 1 – SFWMD Informal

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

May 30, 2018

** Delivered via email*

S & S Enterprises "B", LLC
400 High Point Dr. Ste. 500
Cocoa, FL 32926

Subject: S & S Development Parcel
Application No. 180425-520
Informal Wetland Determination No. 56-100312-P
St Lucie County

Dear Mr. Simpkins:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the subject property, which is located as shown on the attached Exhibit 1. A site inspection was conducted on May 15, 2018.

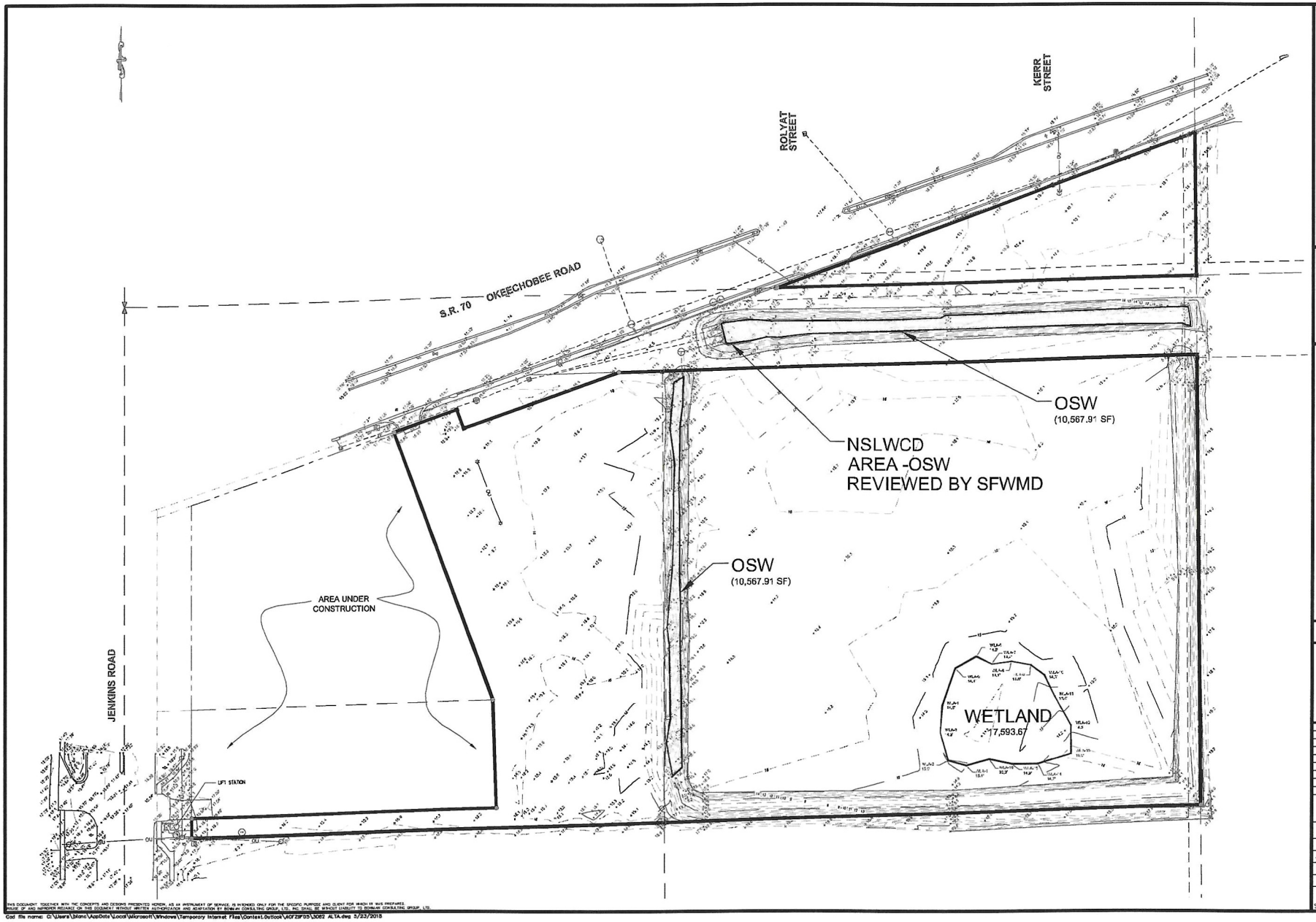
Based on the information provided and the results of the site inspection, jurisdictional wetlands and other surface waters as defined in Chapter 62-340, Florida Administrative Code, exist on the property. Exhibit 2, attached, identifies the boundaries of the property inspected and the approximate landward limits of the wetlands and other surface waters.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

Barbara Conmy
Section Leader

c: Chris Sopotnick, Ecological Consulting Of Florida *



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. INC SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

Cad file name: C:\Users\bbrie\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\4CF2SF05\3062 ALTA.dwg 5/23/2018

Bowman CONSULTING

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 6300
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30902

Bowman Consulting Group Ltd. Inc.
331 S.E. Ocean Blvd. Suite 201
Stuart, FL 34994
Phone: (772) 283-1410
Fax: (772) 220-1321
www.bowmanconsulting.com
: Bowman Consulting Group, Ltd.

SFWMD JURISDICTIONAL AREAS

FLORIDA

ST. LUCIE COUNTY

PROJECT NO
003062-01-001

PLAN STATUS	
DATE	DESCRIPTION

D.A.L.	S.N.B.
DRAWN	CHKD

SCALE H: 1" = 50'
V: N/A

JOB No. 3062-01-001

DATE MAY. 23, 2018

FILE No SFWMD AREAS

SHEET 1 OF 1

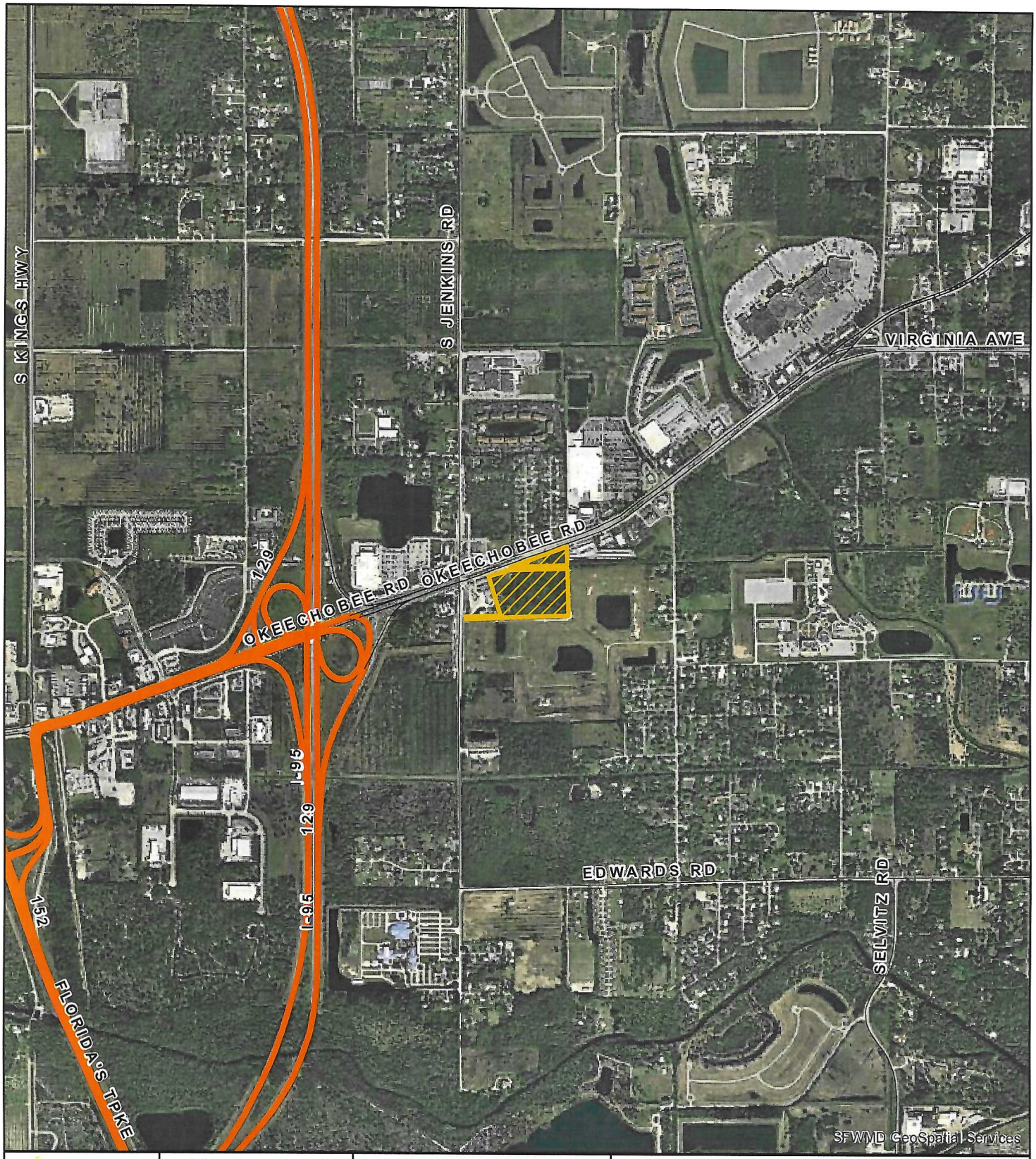


Exhibit No: 1	Exhibit Created On: 2018-05-16	ST. LUCIE COUNTY, FL

Application

REGULATION DIVISION

Project Name: S & S Development Parcel

Application Number: 180425-520

0 1,500 3,000 Feet

N

South Florida Water Management District

Appendix 2 – 1958 Aerial

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 ADOPTATION BY ECOLOGICAL CONSULTING OF FLORIDA SHALL BE WITHOUT LIABILITY TO ECOLOGICAL CONSULTING OF FLORIDA.

NOT TO SCALE

ECF
NATURAL RESOURCE CONSULTING

1958 Aerial

S&S Development Parcel

ST. LUCIE COUNTY FLORIDA

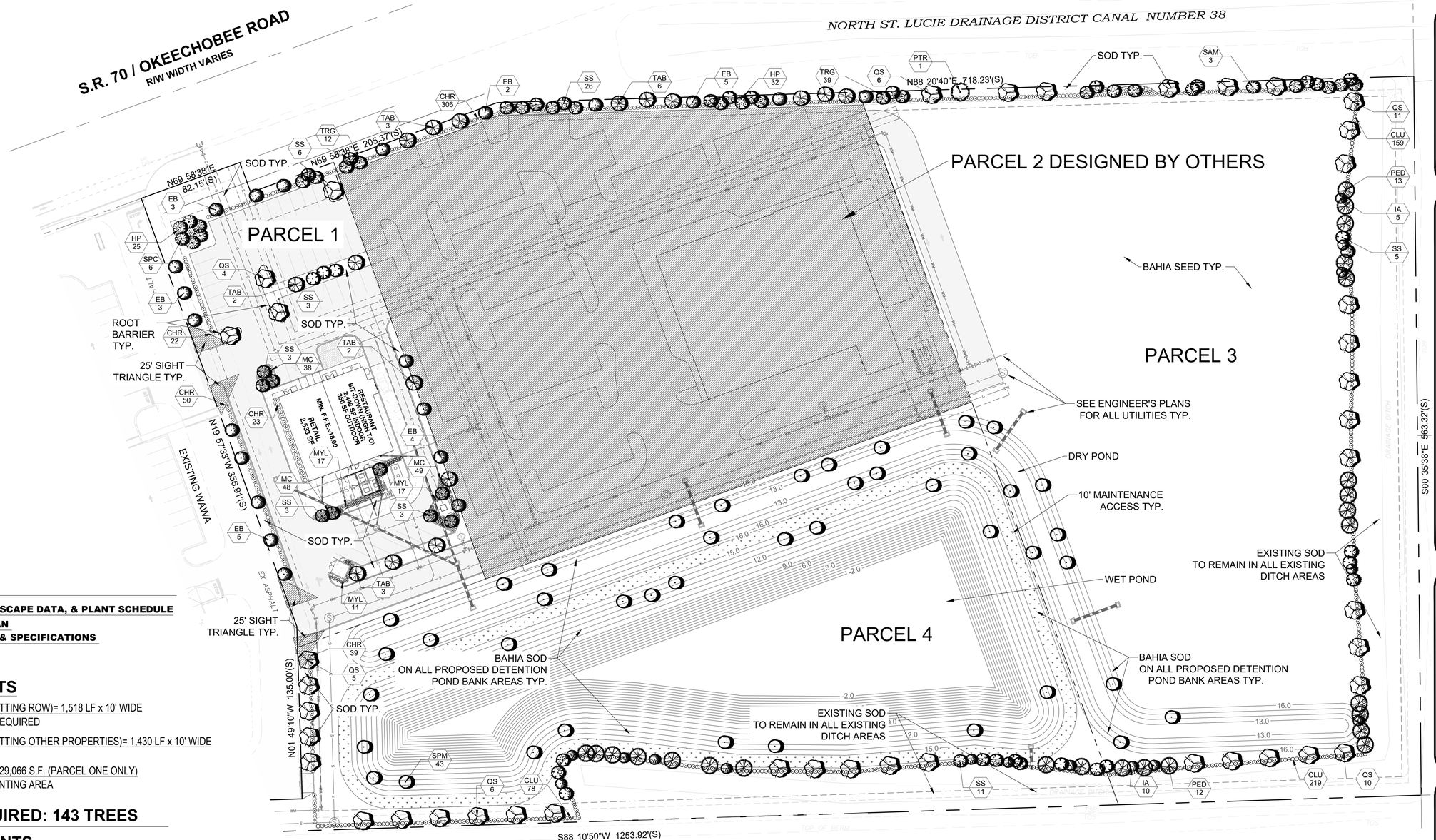
N
W E
S

SOURCE: FDOT AERIALS
SECTION 28, TOWNSHIP 40 SOUTH, RANGE 32 EAST

FIGURE 2

DATE: 8-29-21

PROJECT No. 1760.00



DRAWING INDEX:

LA-1:	OVERALL PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
LA-2:	TREE INVENTORY PLAN
LA-3:	LANDSCAPE DETAILS & SPECIFICATIONS

TREE REQUIREMENTS

PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,518 LF x 10' WIDE
15,180 S.F. DIV. BY 300 = 51 TREES REQUIRED

PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,430 LF x 10' WIDE
14,300 SF DIV. BY 200 = 72 TREES

INTERIOR VEHICULAR USE AREAS = 29,066 S.F. (PARCEL ONE ONLY)
29,066/15 = 1,938 S.F. REQUIRED PLANTING AREA
20 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 143 TREES

SHRUB REQUIREMENTS

PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,518 LF
CONTINUOUS HEDGE @ 36" OC = 506 SHRUBS REQUIRED
PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,430 LF
CONTINUOUS HEDGE @ 36" OC = 477 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 983 SHRUBS

PROVIDED LANDSCAPE AREA & TREES:

PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,518 LF x 10' WIDE
51 TREES PROVIDED

PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,430 LF x 10' WIDE
72 TREES PROVIDED
INTERIOR VEHICULAR USE AREAS = 29,066 S.F. (PARCEL ONE ONLY)
2773 S.F. PLANTING AREA PROVIDED
20 INTERIOR VUA TREES PROVIDED

TOTAL TREES PROVIDED: 143 TREES

SHRUB PROVIDED

PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,518 LF
517 SHRUBS PROVIDED
PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,430 LF
477 SHRUBS PROVIDED

TOTAL SHRUBS PROVIDED: 994 SHRUBS

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
EB	21	Elaeocarpus decipiens	apanese Blueberry Tree	45G	12 HT	5 W	STD, 4 CT, SP	Non-native	2.5" Caliper
IA	15	Ilex x attenuata Eagleston	Eagleston Holly	45G	12 HT	5 W	3 CT, F, SP	Native	2.5" Caliper
PED	25	Pinus elliotti densa	South Florida Slash Pine	FG	12 HT	5 W	SP	Native	2.5" Caliper
QS	42	Quercus virginiana	Southern Live Oa	45G	12 HT	5 W	6 CT, SP	Native	2.5" Caliper
TAB	16	Tabebuia caraiba	Silver Trumpet	45G	12 HT	6 W	SP	Non-native	2.5" Caliper
EXISTING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
PTR	1	Pinus elliotti	Existing Slash Pine	Existing to Remain				Native	17" DBH
SAM	3	Sabal palmetto	Cabbage Palm	Existing to Remain	VARIES 10 -20 CT			Native	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
SS	60	Sabal palmetto	Sabal Palm	FG	10 -18 CT		SLK, HC, SP	Native	
SPM	43	Sabal palmetto	Mitigation Sabal Palm	FG	10 -18 CT		SLK, HC, SP	Native	
SPC	6	Sabal palmetto	Sabal Palm	FG	12 -20 CT		SLK, CU, SP	Native	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
CHR	440	Chrysobalanus icaco Redtip	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
CLU	469	Clusia guttifera	Small Leaf Clusia	3G	24" HT	18"W	F	Non-native	
HP	57	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F	Non-native	
MC	135	Muhlenbergia capillaris	Pin Muhly Grass	1G	24" HT	18"W	F	Native	
MYL	45	Myrcianthes fragrans	Simpson s Stopper	7G	48" HT	36" W	F	Native	
TRG	51	Tripsacum dactyloides	Fa ahatchee Grass	3G	30" HT	24"W	F	Native	
SOD	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES		
SOD	TBD	Stenotaphrum secundatum Floratam	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		

TOTAL TREE CREDITS: 143
TOTAL SHRUBS: 1,062
USED FOR MITIGATION NOT INCLUDED AS TREE CREDITS

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 re uired trees, except palms, shall have a minimum of five (5) feet of clear trun and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trun of ten (10) feet when installed. Three palm trees are e ual 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 par ing areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the sta ed 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 sta ed 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 wor is being conducted on the site, all wor at the site will be stopped until the barriers are restored and any necessary corrective actions ta en to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100 irrigation coverage through the establishment period, not less than 1-year.

Know what's below. Call before you dig.

Pro ect Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

MBV ENGINEERING, INC.

Fort Pierce Commercial

5575 Okeechobee Road
Fort Pierce, Florida 34957

Landscape Plan

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

PAUL GOULAS, RLA
FLORIDA REG. LA6666807

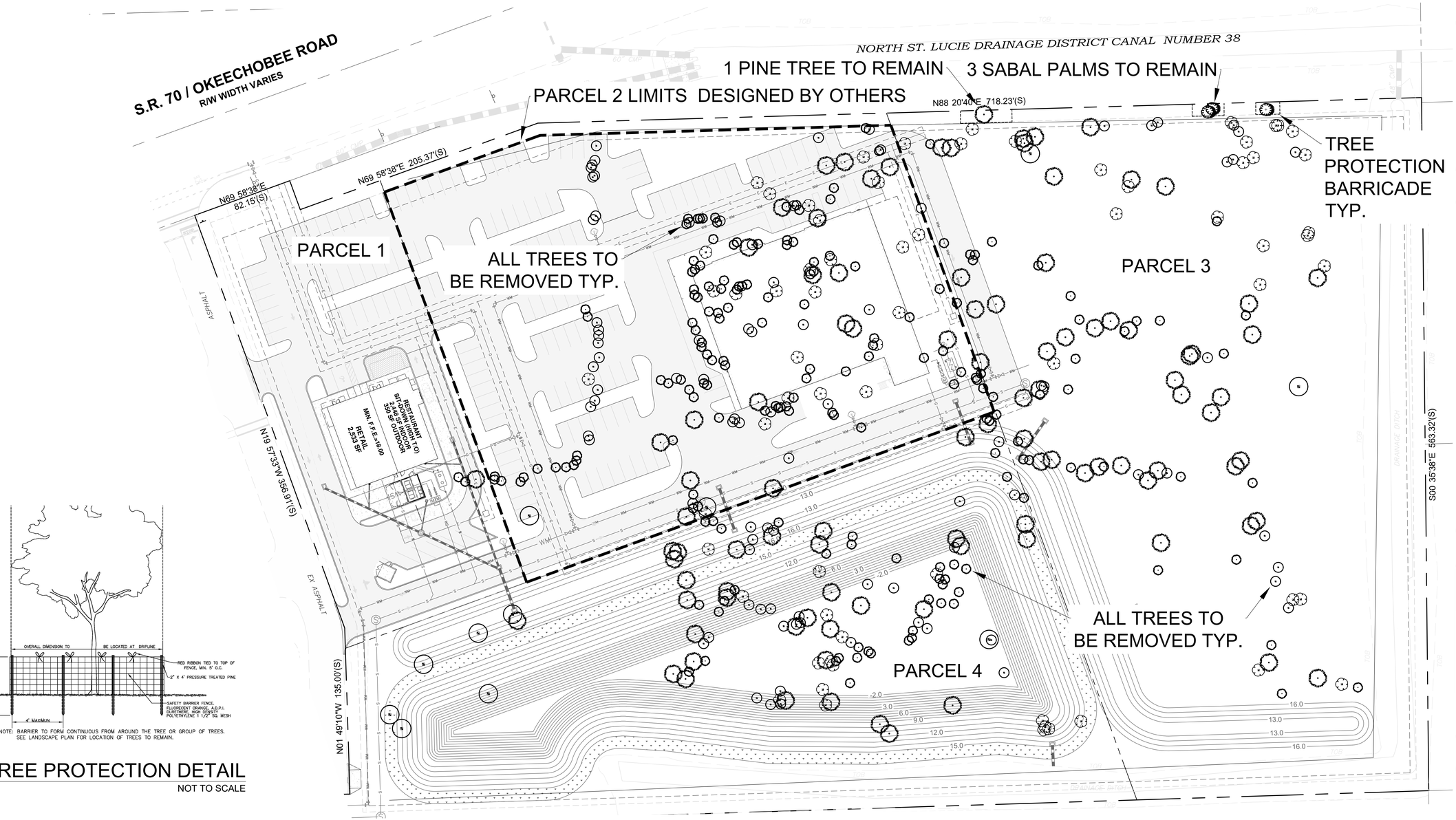
Drawn By:	PG
Chec ed By:	PG
Municipal Pro ect:	
Scale:	

NORTH

SCALE: 1" 40'

0 20' 40' 80'

LA-1



NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

TREE PROTECTION DETAIL

NOT TO SCALE

EXISTING TREE SCHEDULE PARCELS 1, 3, 4

EXISTING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	NATIVE	CALIPER
	1	Pinus elliotti	Existing Slash Pine	Existing to Remain		Native	17" DBH
	3	Sabal palmetto	Cabbage Palm	Existing to Remain	VARIES 10 -20 CT	Native	
EXISTING TREES TO BE REMOVED	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	NATIVE	CALIPER
	80	Pinus elliotti	Existing Slash Pine	Existing to be Removed		Native	VARIES 14"-20" 1258 TOTAL INCHES
	136	Pinus elliotti	Existing Slash Pine	Existing to be Removed		Native	VARIES 4"-13" MITIGATION NOT REQUIRED
	9	Quercus laurifolia	Laurel Oa	Existing to be Removed		Native	VARIES 14"-20" 210 TOTAL INCHES
	46	Quercus laurifolia	Laurel Oa	Existing to be Removed		Native	VARIES 4"-13" MITIGATION NOT REQUIRED
	43	Sabal palmetto	Cabbage Palm	Existing to be Removed	VARIES 10 -20 CT	Native	

TOTAL PINE TREE DBH GREATER THAN 14" 1,258" DBH (MITIGATION METHOD/PAYMENT TBD)
TOTAL LAUREL OAK DBH GREATER THAN 14" 210" DBH (MITIGATION METHOD/ PAYMENT TBD)
TOTAL SABAL PALMS GREATER THAN 10'CT: 43 SABAL PALMS (MITIGATED ON SITE - SEE LANDSCAPE PLANS)

EXISTING TREE SCHEDULE PARCEL 2

EXISTING TREES TO BE REMOVED	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	NATIVE	CALIPER
	18	Pinus elliotti	Existing Slash Pine	Existing to be Removed		Native	VARIES 14"-20" 265 TOTAL INCHES
	156	Pinus elliotti	Existing Slash Pine	Existing to be Removed		Native	VARIES 4"-13" MITIGATION NOT REQUIRED
	2	Quercus laurifolia	Laurel Oa	Existing to be Removed		Native	VARIES 14"-20" 39.5 TOTAL INCHES
	41	Quercus laurifolia	Laurel Oa	Existing to be Removed		Native	VARIES 4"-13" MITIGATION NOT REQUIRED
	24	Sabal palmetto	Cabbage Palm	Existing to be Removed	VARIES 10 -20 CT	Native	

TOTAL PINE TREE DBH GREATER THAN 14" 265" DBH (MITIGATION METHOD/PAYMENT TBD)
TOTAL LAUREL OAK DBH GREATER THAN 14" 39.5" DBH (MITIGATION METHOD/ PAYMENT TBD)
TOTAL SABAL PALMS GREATER THAN 10'CT: 24 SABAL PALMS (MITIGATION METHOD/PAYMENT TBD)

*Existing Tree Information Provided by Others

811 Know what's below. Call before you dig.

Pro ect Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

MBV ENGINEERING, INC.

Fort Pierce Commercial

5575 Okeechobee Road
Fort Pierce, Florida 34957

Tree Inventory Plan

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. LA6666807

Drawn By: PG
Chec ed By: PG
Municipal Pro ect:
Scale:

NORTH

SCALE: 1" 40'

0 20' 40' 80'

LA-2

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, e uipment, 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, si e, 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 ac uaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the wor to be performed, and additionally, in order to ac uaint him/herself with all precautions to be ta en in order to avoid in ury 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 wor .

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, si e and uantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own uantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not ta e 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 uery.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the udge 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 blueprints, and coordination between ob and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-spea ing Foreman on the pro ect at all times, who shall be fully authori ed as the Contractor's agent on the wor . The Superintendent 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 ob. Any additional wor or changes re uired 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 wor against in ury 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 in ury to persons or property which may occur as a result of his fault or negligence in the execution of the wor , i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start wor on any changes or "extras" in the pro ect until a written agreement setting forth the ad usted prices has been executed by the Owner and the Contractor. Any wor 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:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, wor manship and plant materials, except sod, for a period of ONE (1) YEAR 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 ind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, si e, uality 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 lac of proper maintenance.

B. At the end of the specified guarantee period, any plant re uired 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 subse uent replacement (s) costs e ually 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 in ury and to avoid property damage. Ade uate warning devices shall be placed and maintained during the progress of the wor .

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 re uire the apparent contractor (s) to ualify 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 pro ects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organi ation and length of time the organi ation has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this ob for the time period that the wor is done. The minimum amount of insurance shall be 300,000.00 per person and 300,000.00 per aggregate or as re uired by owner and agreed to in the contract.
The successful bidder shall be re uired to have this coverage in effect before beginning wor on the site.

B. The Owner shall have the right to re uire the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding re uirements or specifically re uired 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 re uired for his/her class of wor .

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of uantities, si es, and such other re uirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in si e or spacing of materials will be permitted ONLY upon written authori ation by the Owner or the Landscape Architect. If plant material is not of sufficient si e 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 si e is to be accepted, the uantity 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 e ual to or exceed the measurements specified in the plant list, which are the minimum acceptable si es. 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 re uired 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. Ad ustments may be re uired 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 re uirements for genus, species, variety, si e and uality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for si e and condition of balls and root systems, insects, in uries and latent defects, and to re ect unsatisfactory or defective material at any time during progress of wor . Re ected plant materials shall be immediately removed from pro ect 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 bro en, damaged or insufficient rootballs will be re ected.

C. All plant material shall be protected from possible bar in ury or brea age of branches. All plants transported by open truc s shall be ade uately 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 by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to re ect any plant materials not in conformance with these specifications.

D. All re ected 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 mar s, girdling or bar slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILI ER:
A. Commercial fertili er shall comply with the state fertili er laws. Nitrogen shall not be less than 40 from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertili ers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertili er that becomes ca ed or otherwise damaged shall be re ected.

B. Thoroughly mixed 3 lbs. of commercial fertili er to each cubic yard of planting soil.

C. Tableti ed fertili er shall be Agriform planting tablets 20-10-5 formula, 21 gram or e ual. All trees and shrubs shall be fertili ed with tableti ed fertili er as follows. While bac filling plant holes, fertili er tablets shall be e ually spaced and placed ad acent 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	5 tablets

Large tubs, wire bas ets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trun 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 fertili er.

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, eep away from tree palm trun s or as re uired by local usidction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other wor so as not to damage existing wor , 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 ad ust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his wor .

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 wal s, paving, drain structures, and other site conditions. The site grading plan must be chec ed prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall ta e 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 ta en 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 sta ed on the ground by the Contractor.

D. Excavation of holes shall extend to the re uired subgrades as specified on the planting diagrams located in the planting 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 Plan for complete testing methods and re uirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil
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 trun s or stems. All ropes, wire, sta es, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

. 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 bac filled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil ra ed and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and bro en 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. Ma e all cuts with sharp instruments flush with trun or ad acent 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 trimmings 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 galvani ed 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.

D. Sta e Brace all treess larger than 12' oa. See detail.
Sta es shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuc les for guying trees shall be galvani ed or cadmium plated and shall be of ade uate si e 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. See General Notes of Landscape Plan for water source.

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, stic s, 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 ob ectionable 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 fertili er with all trace elements is to be applied at the rate of 40 lbs. per 1,000 s . ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered oints 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, wal s, 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 roc s larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertili er 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 fertili er at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times eep the premises free from accumulations of waste materials or rubbish caused by his employees or wor . He shall leave all paved areas "broom clean" when completed with his wor .

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 wor 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 wor 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 re uest of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified ind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be e ual 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 wor manship, exclusive of the possible replacement of plants sub ect to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

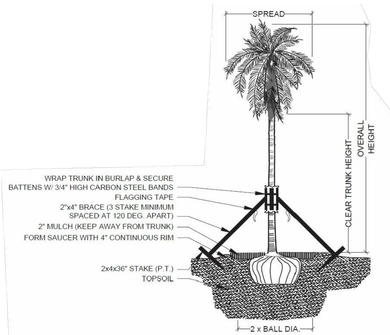
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SI E.

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.

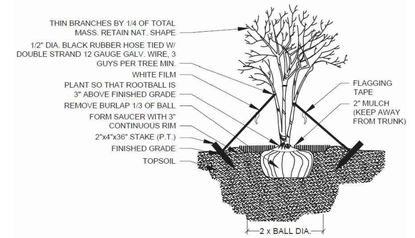
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

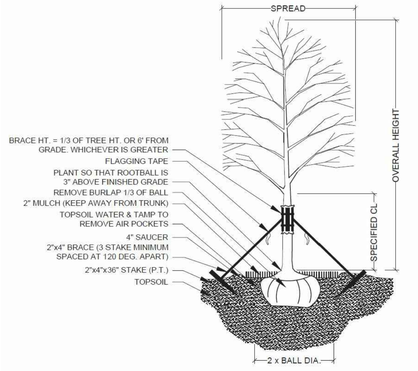
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



PALM PLANTING - ANGLE STAKE
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



TREE PLANTING & STAKING
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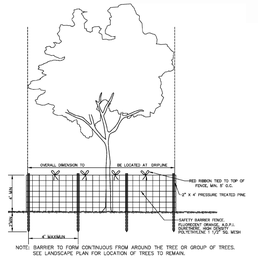

TREE PROTECTION DETAIL
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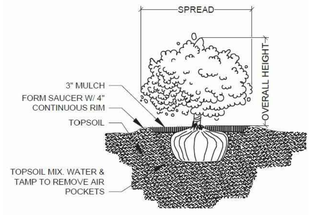

SHRUB PLANTING
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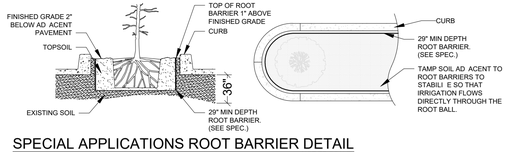
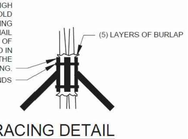


SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOTES: NOT TO SCALE
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



BRACING DETAIL
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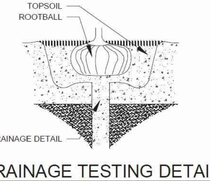

DRAINAGE TESTING DETAIL
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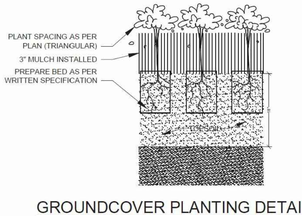


GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Pro ect Team

Landscape Architect:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:
MBV ENGINEERING, INC.

Fort Pierce Commercial
5575 Okeechobee Road
Fort Pierce, Florida 34957
Landscape Details Specifications

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. LA6666807

Drawn By:	PG
Chec ed By:	PG
Municipal Pro ect:	
Scale:	

NORTH

SCALE: 1" 40'
0 20' 40' 80'

LA-3

D-Series Size 1
LED Area Luminaire

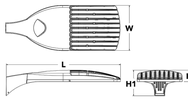
d-series

Catalog Number	DSX1-LED-P5-40K-T5M-MVOLT
Notes	
Type	SA-A, SA-C, SB-A & SB-C

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[3] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[1] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options

Shipped installed
NLTAIR2 nLight AIR generation 2 enabled[9]
PIRHN Network, high/low motion/ambient sensor[10]
PER NEMA twist-lock receptacle only (controls ordered separate)[12]
PERS Five-pin receptacle only (controls ordered separate)[12,13]
PER7 Seven-pin receptacle only (controls ordered separate)[12,13]
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[14]
DS Dual switching[5,14,15]

PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,14]
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,14]
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,14]
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,14]
FAO Field adjustable output[11,16]

Other options

Shipped installed
HS House-side shield[16]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[1]
R90 Right rotated optics[1]
HA 50°C ambient operations[1]
Shipped separately
BS Bird spikes[16]
EGS External glare shield

Finish (required)

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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D-Series Size 1
LED Area Luminaire

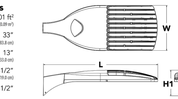
d-series

Catalog Number	DSX1-LED-P6-40K-BLC-MVOLT
Notes	
Type	SC-A & SC-C

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



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Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[3] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[1] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options

Shipped installed
NLTAIR2 nLight AIR generation 2 enabled[9]
PIRHN Network, high/low motion/ambient sensor[10]
PER NEMA twist-lock receptacle only (controls ordered separate)[12]
PERS Five-pin receptacle only (controls ordered separate)[12,13]
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PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,14]
FAO Field adjustable output[11,16]

Other options

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SF Single fuse (120, 277, 347V)[6]
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L90 Left rotated optics[1]
R90 Right rotated optics[1]
HA 50°C ambient operations[1]
Shipped separately
BS Bird spikes[16]
EGS External glare shield

Finish (required)

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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D-Series Size 1
LED Area Luminaire

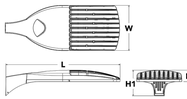
d-series

Catalog Number	DSX1-LED-P5-40K-RCCO-MVOLT
Notes	
Type	SD-C

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



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Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[3] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[1] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

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PERS Five-pin receptacle only (controls ordered separate)[12,13]
PER7 Seven-pin receptacle only (controls ordered separate)[12,13]
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[14]
DS Dual switching[5,14,15]

PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,14]
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,14]
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,14]
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,14]
FAO Field adjustable output[11,16]

Other options

Shipped installed
HS House-side shield[16]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[1]
R90 Right rotated optics[1]
HA 50°C ambient operations[1]
Shipped separately
BS Bird spikes[16]
EGS External glare shield

Finish (required)

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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D-Series Size 1
LED Area Luminaire

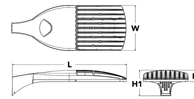
d-series

Catalog Number	DSX1-LED-P5-40K-T4M-MVOLT-HS
Notes	
Type	SE-C & SG-A

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[3] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[1] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options

Shipped installed
NLTAIR2 nLight AIR generation 2 enabled[9]
PIRHN Network, high/low motion/ambient sensor[10]
PER NEMA twist-lock receptacle only (controls ordered separate)[12]
PERS Five-pin receptacle only (controls ordered separate)[12,13]
PER7 Seven-pin receptacle only (controls ordered separate)[12,13]
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[14]
DS Dual switching[5,14,15]

PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,14]
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,14]
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,14]
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,14]
FAO Field adjustable output[11,16]

Other options

Shipped installed
HS House-side shield[16]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[1]
R90 Right rotated optics[1]
HA 50°C ambient operations[1]
Shipped separately
BS Bird spikes[16]
EGS External glare shield

Finish (required)

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
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DWHGXD Textured white

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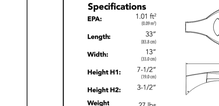


D-Series Size 1
LED Area Luminaire

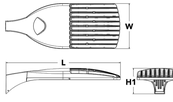
d-series

Catalog Number	DSX1-LED-P5-40K-T5M-MVOLT-HS
Notes	
Type	SF-A

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

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Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[1] P12[1] P11[1] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[3] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[1] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options

Shipped installed
NLTAIR2 nLight AIR generation 2 enabled[9]
PIRHN Network, high/low motion/ambient sensor[10]
PER NEMA twist-lock receptacle only (controls ordered separate)[12]
PERS Five-pin receptacle only (controls ordered separate)[12,13]
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PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,14]
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,14]
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,14]
PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,14]
FAO Field adjustable output[11,16]

Other options

Shipped installed
HS House-side shield[16]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[1]
R90 Right rotated optics[1]
HA 50°C ambient operations[1]
Shipped separately
BS Bird spikes[16]
EGS External glare shield

Finish (required)

DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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D-Series Size 1
LED Wall Luminaire

d-series

Catalog Number	DSXW1 LED 10C 1000 40K T4M MVOLT-HS
Notes	
Type	WA-C

Hit the Tab key or mouse over the page to see all interactive elements.

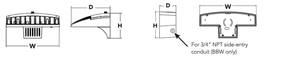
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options	Other Options	Finish (required)
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	(blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry)[1]	**Shipped installed** PE Photoelectric cell, button type[4] DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht[11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[11] ELCW Emergency battery backup (includes external component enclosure)[17]	**Shipped installed** SF Single fuse (120, 277 or 347V)[6] DF Double fuse (208, 240 or 480V)[6] HS House-side shield[16] SPD Separate surge protector[18] **Shipped separately** BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
3 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
4 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5 PIR specifies the Sensor Switch SBGR-10-COP control; PIRH specifies the Sensor Switch SBGR-4-COP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
6 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
7 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
8 Also available as a separate accessory; see Accessories information.
9 See the electrical section on page 3 for more details.

Accessories
Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird deterrent spikes
DSXWWG U	Wire guard accessory
DSXWVG U	Vandal guard accessory

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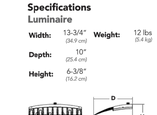

D-Series Size 1
LED Wall Luminaire

d-series

Catalog Number	DSXW1 LED 20C 1000 40K T3M MVOLT
Notes	
Type	WB-A

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
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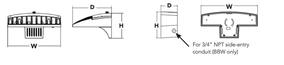

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EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options	Other Options	Finish (required)
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7 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
8 Also available as a separate accessory; see Accessories information.
9 See the electrical section on page 3 for more details.

Accessories
Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird deterrent spikes
DSXWWG U	Wire guard accessory
DSXWVG U	Vandal guard accessory

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FIXTURE NOTE:

FIXTURE SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. SEE ACTUAL FIXTURE SCHEDULE ELSE WHERE IN THIS DOCUMENTS FOR ACTUAL CATALOG NUMBER AND DESCRIPTION.

NTS

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

SRS Real Estate Partners
200 S ORANGE AVENUE
SUITE 1300
ORLANDO, FL 32801

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

SOUHEIL CHEHAYEB, P.E.
FL License No. 49521

no.	date	revision descriptions

BUILDING SHELL
OKEECHOBEE RD.
FORT PIERCE, FLORIDA 34947

09.16.21
date

21070
comm. no.

FIXTURE INFORMATION

E1.2

CHEHAYEB & ASSOCIATES, INC.
CONSULTING PROFESSIONAL ENGINEERS
3702 AZEELE ST. TAMPA, FL 33609
(813) 876-1415 www.chehayeb.com
LIC. #49521 SOUHEIL S. CHEHAYEB CERT. #7340
21-158

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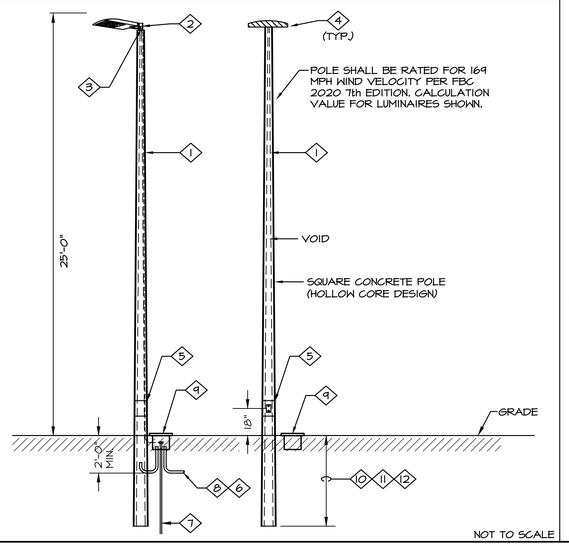
9/24/2021 12:05 PM

PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. OVERALL SITE	+	3.5 fc	7.9 fc	1.1 fc	7.2:1	3.2:1
2. CHIPOTLE PORTION OF THE SITE	X	3.5 fc	7.9 fc	1.1 fc	7.2:1	3.2:1
3. ALDI PORTION OF THE SITE	X	3.6 fc	5.8 fc	1.2 fc	4.8:1	3.0:1
4. SPILL LIGHT	+	0.8 fc	1.8 fc	0.0 fc	N/A	N/A

DETAIL



NOT TO SCALE

NOTES:

1. DIRECT BURIAL POLE SHALL BE RATED FOR WIND VELOCITY PER FBC 2020 7th EDITION. CALCULATION SHALL BE BASED ON THE EPA VALUE FOR THE LUMINAIRE SHOWN PER POLE.
2. ELECTRICAL CONTRACTOR TO COORDINATE THE TYPE OF TENON OR MOUNTING REQUIRED WITH THE FIXTURE MANUFACTURER, TO MOUNT THE SITE LIGHT FIXTURE TO THE POLE AS INTENDED AND INDICATED.
3. NO. 6 GROUND CONDUCTOR, FURNISHED WITH THE POLE, BONDED AT THE J BOX AT THE BOTTOM OF THE POLE, SEE NOTE #4, AND TO THE EQUIPMENT GROUND CONDUCTOR RAN WITH THE CIRCUIT FROM THE DESIGNATED PANEL IN THE BUILDING.
4. LUMINAIRE. SEE FIXTURE SCHEDULE ON THE SITE LIGHTING PLAN FOR QUANTITY, TYPE, AND OPTIC ORIENTATION. PROVIDE PROPER BRACKETS TO MOUNT THE FIXTURE AS SHOWN ON THE PHOTOMETRIC PLAN. COORDINATE WITH THE FACTORY AND PROVIDE BRACKET CUT SHEET TO THE ENGINEER FOR APPROVAL PRIOR TO RELEASE.
5. HAND HOLE AT 18" A.F.G.
6. CONDUIT, EXTEND TO PULL BOX OR NEXT POLE AS REQUIRED.
7. 3/4" x 10'-0" COPPER CLAD GROUND ROD FOR LIGHTNING PROTECTION. CONNECTION TO THE GROUND ROD SHALL BE MADE VIA A U.L. LISTED MECHANICAL CONNECTION.
8. SEE ELECTRICAL SITE PLAN FOR CONDUIT AND WIRE SIZES AND DESTINATION PANEL. WIRE SIZE UP THE POLE SHALL BE SAME SIZE FEEDING THE POLE.
9. PROVIDE FLUSH IN GRADE (12"X12"X12" MINIMUM) WEATHERPROOF ELECTRIC HANDHOLE ENCLOSURE. ELECTRICAL HANDHOLE ENCLOSURE SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH N.E.C. ARTICLE 314.30 "HANDHOLE ENCLOSURES". THESE BOXES SHALL BE USED AS PULL BOXES ONLY, NO TERMINATIONS SHALL BE MADE IN THESE BOXES EXCEPT FOR THE GROUND CONDUCTOR. LOCATE BOX WITHIN 3'-0" OF POLE BASE, WHERE POSSIBLE. THE BOX SHALL BE LOCATED IN A LANDSCAPE AREA ONLY AND NOT SUSCEPTIBLE TO ANY TRAFFIC CONDITION. COVER SHALL BE RATED FOR THE LOAD IMPOSED UPON IT, AND SHALL BE PROVIDED WITH LOGO STATING "ELECTRICAL".
10. DEPTH OF THE EMBEDMENT OF THE POLE SHALL BE AS RECOMMENDED BY POLE MANUFACTURER TO MEET REQUIRED WIND LOADING. MINIMUM EMBEDMENT SHALL NOT BE LESS THAN 10'-0", OR AS LISTED IN NOTE #11 BELOW, WHICHEVER IS MORE STRINGENT.
11. PROVIDE EMBEDMENT LENGTH DESIGN, SIGNED AND SEALED BY A FLORIDA CERTIFIED STRUCTURAL ENGINEER, THAT MEETS THE REQUIRED WIND SPEED AS A MINIMUM, BASED ON POLE HEIGHT, FIXTURES EPA RATING, AND SITE SOIL CONDITIONS WITH ESTIMATED PASSIVE PRESSURE OF 200 PCF.
12. POLE SHALL BE INSTALLED AS FOLLOWS:
    A. USE MINIMUM AUGER SIZE POSSIBLE BASED ON POLE BUTT SIZE TO MINIMIZE DISTURBANCE OF ADJACENT SOIL.
    B. PROVIDE 6" COURSE GRANULAR BASE PAD AT BOTTOM OF POLE.
    C. BACK FILL AND COMPACT, IN 6" LIFTS, TO 90% OF EXISTING SOIL VALUE.
    D. USE CLEAN SOIL FOR COMPACTION.

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	SA-C	3	Lithonia Lighting	DSX1 LED P5 40K T5M MVOLT	DSX1 LED P5 40K T5M MVOLT	1	16435	0.9	138
	SB-C	1	Lithonia Lighting	DSX1 LED P5 40K T5M MVOLT	DSX1 LED P5 40K T5M MVOLT	1	16435	0.9	276
	SC-C	4	Lithonia Lighting	DSX1 LED P6 40K BLC MVOLT	DSX1 LED P6 40K BLC MVOLT	1	15608	0.9	163
	SD-C	1	Lithonia Lighting	DSX1 LED P5 40K RCCO MVOLT	DSX1 LED P5 40K RCCO MVOLT	1	9657	0.9	138
	SE-C	3	Lithonia Lighting	DSX1 LED P5 40K T4M MVOLT HS	DSX1 LED P5 40K T4M MVOLT with houseside shield	1	12025	0.9	138
	WA-C	2	Lithonia Lighting	DSXW1 LED 10C 1000 40K T4M MVOLT HS	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA WITH HOUSE-SIDE SHIELDS.	1	2903	0.9	38.8
	SA-A	3	Lithonia Lighting	DSX1 LED P5 40K T5M MVOLT	DSX1 LED P5 40K T5M MVOLT	1	16435	0.9	138
	SB-A	8	Lithonia Lighting	DSX1 LED P5 40K T5M MVOLT	DSX1 LED P5 40K T5M MVOLT	1	16435	0.9	276
	SC-A	4	Lithonia Lighting	DSX1 LED P6 40K BLC MVOLT	DSX1 LED P6 40K BLC MVOLT	1	15608	0.9	163
	SF-A	1	Lithonia Lighting	DSX1 LED P5 40K T5M MVOLT HS	DSX1 LED P5 40K T5M MVOLT with houseside shield	1	11853	0.9	276
	SG-A	2	Lithonia Lighting	DSX1 LED P5 40K T4M MVOLT HS	DSX1 LED P5 40K T4M MVOLT with houseside shield	1	12025	0.9	138
	WB-A	8	Lithonia Lighting	DSXW1 LED 20C 1000 40K T3M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 1000mA.	1	7572	0.9	73.2

ALL SITE AND BUILDING LIGHTS PROPOSED ON THIS PROJECT ARE DESIGNED AS FULL CUTOFF CLASSIFICATION WITH ZERO UP LIGHT COMPONENTS.

THESE PHOTOMETRICS ARE INTENDED FOR DESIGN AND EVALUATION PURPOSES ONLY. THE POINT-BY-POINT SHOWN IS BASED ON A COMPUTER LIGHTING PROGRAM WITH APPROXIMATED PARAMETERS. THEREFORE, THESE PHOTOMETRICS MAY VARY FROM ACTUAL FIELD CONDITIONS.

FIXTURE NOTE:

FIXTURE SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. SEE ACTUAL FIXTURE SCHEDULE ELSE WHERE IN THIS DOCUMENTS FOR ACTUAL CATALOG NUMBER AND DESCRIPTION.

NEO

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TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

SOUHEIL CHEHAYEB, P.E.
FL License No. 49521

no.	date	revision descriptions

BUILDING SHELL
OKEECHOBEE RD.
FORT PIERCE, FLORIDA 34947

09.16.21
date

21070
comm. no.

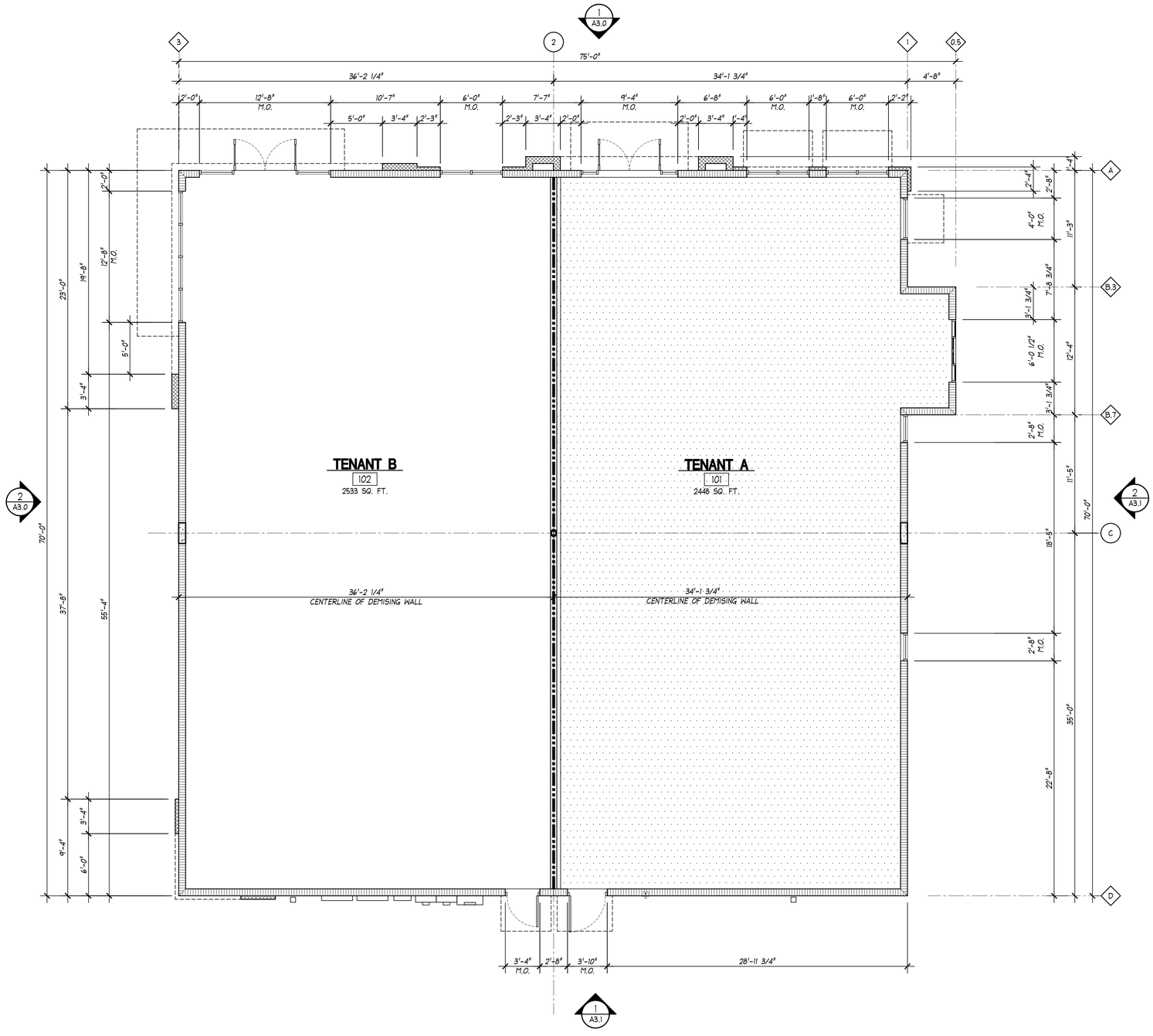
PHOTOMETRIC SITE PLAN

E1.1

CHEHAYEB & ASSOCIATES, INC.
CONSULTING PROFESSIONAL ENGINEERS
3702 AZEELE ST. TAMPA, FL 33609
(813) 876-1415 www.chehayeb.com
LIC. #49521 SOUHEIL S. CHEHAYEB CERT. #7340
21-158

C:\WORKING\21070_E1.1 PHOTOMETRIC SITE PLAN.DWG, 9/24/2021 12:18:38 PM

9/24/2021 12:18 PM



FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FINISHED FACE OF GWB PARTITIONS, FACE OF CMU AND CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS 'TYPICAL' (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID

REFER TO ARCHITECTURAL SITE PLAN AND CIVIL DRAWINGS FOR ALL REQUIREMENTS OUTSIDE BUILDING LINE

REFER TO SHEET A0.4 FOR THE KEYNOTES REFERENCED THROUGHOUT THE CONSTRUCTION DRAWINGS

REFER TO THE WALL LEGEND ON SHEET A1.0 FOR THE DESCRIPTIONS OF WALL CONSTRUCTION

REFER TO EXTERIOR ELEVATIONS FOR WALL SECTION CUT LOCATIONS

REFER TO EXTERIOR ELEVATIONS AND WALL SECTIONS FOR EXTERIOR WALL FINISHES

REFER TO ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY STUB-IN SIZES AND LOCATIONS INCLUDING, BUT NOT LIMITED TO, ELECTRICAL POWER, SANITARY WASTE, DOMESTIC WATER, GREASE WASTE, GAS, TELEPHONE AND CATV. TO THE FULLEST EXTENT POSSIBLE, THE SHELL GENERAL CONTRACTOR SHALL OBTAIN TENANT FINISH-OUT PLANS FOR PLACEMENT

WALL LEGEND AND NOTES

8" CMU WALL CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT AND FILLED CELL LOCATIONS.

8" CMU WALL CONSTRUCTION. REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT AND FILLED CELL LOCATIONS. WHERE NOTED AT INTERIOR, PROVIDE METAL STUD FURRING WITH INSULATION (SIZE AND TYPE AS NOTED) AND, U.N.O. 5/8" TYPE 'X' GWB, ALL FULL HEIGHT TO ROOF DECK.

2-HOUR RATED TENANT DEMISING WALL. CONSTRUCT PER UL ASSEMBLY U-411 WITH (2) LAYERS 5/8" FIRE RATED GWB EACH SIDE OVER 6" 20 GA. METAL STUDS AT 24" O.C. PROVIDE SOUND ATTENUATION BATT INSULATION CONTINUOUS AT CAVITY. EXTEND ALL FULL HEIGHT TO UNDERSIDE OF ROOF DECK. REFER TO UL ASSEMBLY DETAILS ON **SHEET A7.0**. GWB SHALL BE OF SPECIFIC TYPE AND MANUFACTURER LISTED IN SPECIFIED UL ASSEMBLY DETAIL

METAL STUD WALL OR PARTITION WITH 20 GA. METAL STUDS (SIZE AS NOTED) AT 16" O.C. AND 5/8" GYPSUM WALLBOARD EACH SIDE, U.N.O. PROVIDE MOISTURE RESISTANT GWB AT INTERIOR OF PLUMBING WALLS. REFER TO PARTITIONS LEGEND ON **SHEET A1.0** FOR A COMPLETE DESCRIPTION OR CONSTRUCTION REQUIREMENTS

5/8" TYPE 'X' GYPSUM WALLBOARD IS REQUIRED AT THE DEMISING WALL (OR AS OTHERWISE SPECIFIED IN THE UL ASSEMBLY DETAIL PROVIDED). GWB SURFACES AT THE DEMISING WALL SHALL BE TAPED, MUDDED AND SANDED (TO A LEVEL 4 FINISH) AND READY TO RECEIVE TENANT'S PAINT FINISH

F.A.C. 69A-60.0081 NOTICE

F.A.C. 69A-60.0081 NOTICE REQUIRED FOR STRUCTURES WITH LIGHT-FRAME TRUSS-TYPE CONSTRUCTION

NOTE: THIS BUILDING **DOES NOT** CONTAIN PRIMARY STRUCTURAL ELEMENTS WHICH ARE OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION

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FL License No. AR0015323
seal

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date

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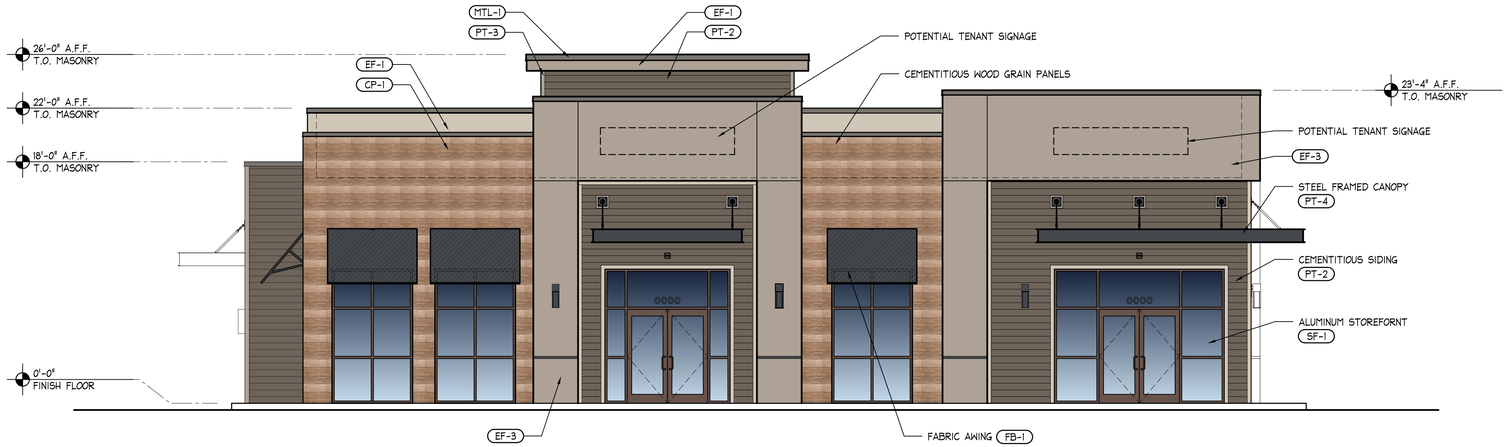
comm. no.

FLOOR PLAN

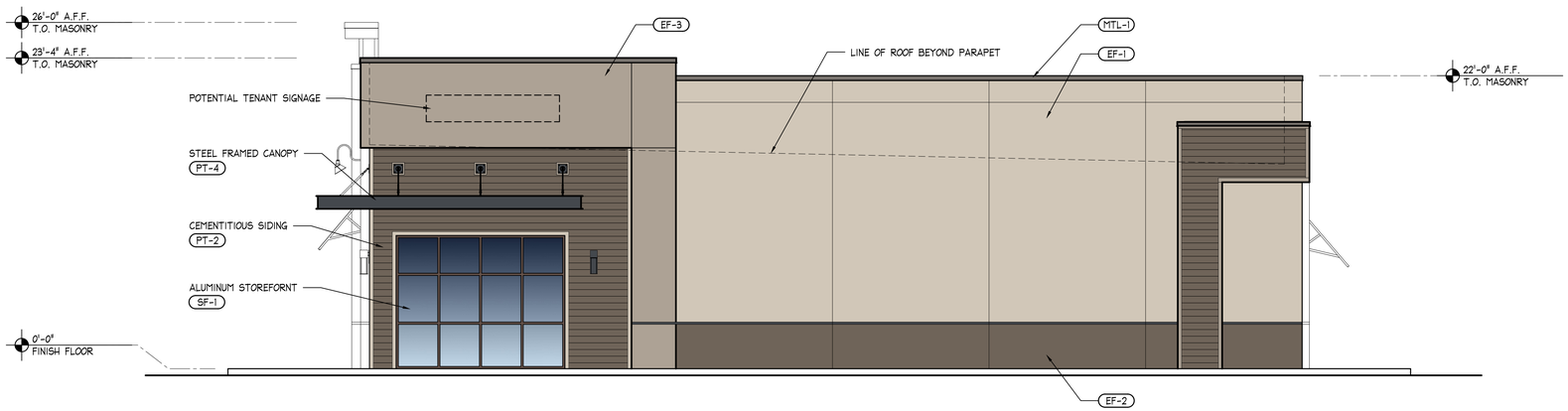
A1.0

9/16/2021 10:00 AM



1 NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



2 WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

GENERAL NOTES

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS 'TYPICAL' (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID

REFER TO SHEET A0.4 FOR THE KEYNOTES REFERENCED THROUGHOUT THE CONSTRUCTION DRAWINGS

SIGNAGE NOTES:

ANY BUILDING MOUNTED SIGNAGE DEPICTED IN THESE DOCUMENTS IS FOR COORDINATION PURPOSES ONLY AND IS NOT INTENDED FOR FABRICATION OR INSTALLATION BY THE GENERAL CONTRACTOR. IT SHALL BE UNDERSTOOD THAT ALL EXTERIOR BUILDING MOUNTED AND SITE SIGNAGE WILL BE PERMITTED SEPARATELY BY THE OWNER'S SIGN VENDOR. AT THAT TIME, COMPLETE DETAILS INCLUDING, BUT NOT LIMITED TO, SIGN FABRICATION, SIGN INSTALLATION, SIGN AREA AND QUANTITIES, ETC. SHALL BE SUBMITTED (BY THE SIGN VENDOR) FOR PERMIT AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS

FACILITY ADDRESS REQUIREMENTS:
NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY

ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE AT LEAST 6 INCHES IN HEIGHT

WHERE ADDRESS IDENTIFICATION IS REQUIRED BY THE FIRE OFFICIAL ON OTHER ELEVATIONS OF BUILDINGS, SUCH NUMERALS SHALL NOT BE LESS THAN SIX INCHES IN HEIGHT

ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS

CRITICAL NOTES

WALL FINISHES AT PARAPET RETURNS:
THE DESIGN INTENT FOR PARAPET WALLS THAT RETURN ONTO THE ROOF SURFACE IS THAT THEY, WHERE EXPOSED TO VIEW, ARE TO BE PROVIDED WITH WALL FINISHES THAT ARE CONSISTENT WITH THE ADJACENT BUILDING ELEVATIONS. FOR EXAMPLE, IF CEMENT PLASTER IS PROVIDED ALONG THE MAIN BUILDING ELEVATION, THE PARAPET RETURNS ARE TO BE PROVIDED WITH EQUAL FINISHES

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE WALL FINISHES WITH APPLICABLE TRADES PRIOR TO INSTALLATION. UNDER NO CIRCUMSTANCES WILL EXPOSED ROOF MEMBRANE BE ACCEPTED AS A WALL FINISH AT THE PARAPET RETURN CONDITIONS NOTED

WALL COUNTERFLASHING DETAILS:
REFER TO WALL SECTIONS AND ENLARGED DETAILS FOR THE SPECIFIED COUNTERFLASHING REQUIRED ABOVE CANOPIES, AWNINGS, PILASTER CAPS AND, WHERE APPLICABLE, TRIM MOULDING. IN SUCH CASES, THE DESIGN INTENT IS TO LIMIT THE VISIBILITY OF COUNTERFLASHINGS BY INCORPORATING LOW PROFILE OR CONCEALED FLASHINGS

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE ALL WALL COUNTERFLASHING REQUIREMENTS WITH THE ROOFER AND APPLICABLE TRADES PRIOR TO INSTALLATION. SHOULD CLARIFICATION OF ANY DETAIL BE NEEDED, THE SHELL GENERAL CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT PRIOR TO INSTALLATION

UNDER NO CIRCUMSTANCES WILL EXPOSED SINGLE-PLY MEMBRANE BE AN ACCEPTABLE MEANS OF FLASHING AT THE CONDITIONS NOTED

EXTERIOR FINISH NOTES

EXTERIOR INSULATION FINISH SYSTEM (EIFS) REQUIREMENTS:

1. THE STANDARD FINISH COAT OVER CEMENT PLASTER SURFACES SHALL BE AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) AS MANUFACTURED BY DRYVIT SYSTEMS, INC. COLORS, AS SPECIFIED ON THE EXTERIOR FINISH SCHEDULE, HAVE BEEN SELECTED FROM DRYVIT'S STANDARD COLORS. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 10-YEAR MANUFACTURER WARRANTY

2. WHERE A CUSTOM COLOR IS REQUIRED FOR THE FINISH COAT OVER CEMENT PLASTER SURFACES, AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) WITH STRATOTONE COLOR MATCHING SYSTEM AS MANUFACTURED BY DRYVIT SYSTEMS, INC. SHALL BE PROVIDED. CUSTOM COLORS ARE SPECIFIED ON THE EXTERIOR FINISH SCHEDULE. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 5-YEAR MANUFACTURER WARRANTY

3. ALL FINISH COAT TEXTURES SHALL BE "SANDPEBBLE" UNLESS OTHERWISE NOTED

4. WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY "DRYVIT SHAPES BY AGROCORE" AND SHALL BE COMPRISED OF A TYPE I CLASSIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE CEMENT COATING

5. ALL GENERAL CONTRACTOR BIDS SHALL INCLUDE THE ABOVE STATED SYSTEMS / PRODUCTS IN THEIR BASE BIDS. SUBSTITUTIONS WILL BE CONSIDERED FOR APPROVAL BUT ONLY IF FULLY QUALIFIED IN BIDS INCLUDING COMPLETE SYSTEM / PRODUCT SPECIFICATIONS AND ASSOCIATED COSTS

ALUMINUM COPING, DRIP EDGES, SCUPPERS AND DOWNSPOUT REQUIREMENTS:

1. ALL COMPONENTS SHALL BE PREFINISHED WITH A FACTORY APPLIED, KYNAR 500 FINISH OR MANUFACTURER EQUIVALENT. COLORS SHALL BE AS SPECIFIED FROM THE MANUFACTURER'S STANDARD COLOR OPTIONS

GENERAL:

1. WHERE PLASTER REVEALS ARE NOT PREFINISHED, REVEALS SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR UNLESS OTHERWISE NOTED

2. ALL EXPOSED, BUILDING MOUNTED UTILITIES AND CONDUITS SHALL BE PAINTED TO MATCH THE ADJACENT WALL SURFACES UNLESS OTHERWISE NOTED

THE CONTRACTOR SHALL REQUEST A COLORIZED COPY OF THE ELEVATIONS FROM THE ARCHITECT PRIOR TO ORDERING OR APPLYING EIFS, PAINT AND OTHER EXTERIOR FINISHES. THE COLORIZED ELEVATIONS WILL HELP CONFIRM COLORS AND ASSIST THE PAINTER WHERE COLOR CHANGES OCCUR

EXTERIOR FINISH SCHEDULE

CEMENT PLASTER / EIFS FINISHES
(ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)

TAG	MANUFACTURER	COLOR	DESCRIPTION
EF-1	DRYVIT	SW 7036 "ACCESSIBLE BEIGE"	MATCH PAINT MFG'S COLOR
EF-2	DRYVIT	SW 7026 "GRIFFIN"	MATCH PAINT MFG'S COLOR
EF-3	DRYVIT	SW 7031 "MEGA GRIEGE"	MATCH PAINT MFG'S COLOR

PAINT FINISHES

PT-1	SHERWIN WILLIAMS	SW 7036 "ACCESSIBLE BEIGE"	STANDARD COLOR
PT-2	SHERWIN WILLIAMS	SW 7026 "GRIFFIN"	STANDARD COLOR
PT-3	SHERWIN WILLIAMS	SW 7031 "MEGA GRIEGE"	STANDARD COLOR
PT-4	SHERWIN WILLIAMS	SW 7076 "CYBERSPACE"	STANDARD COLOR

COMPOSITE WOOD GRAIN PANELS

CP-1	NICHIHA	"SPRUCE"	VINTAGE WOOD

METAL TRIM, COPING, DOWNSPOUTS AND SCUPPERS

MTL-1	PAC-CLAD	"SLATE GRAY"	STANDARD COLOR

FABRIC

FB-1	SUNBRELLA	"SLATE"	STANDARD COLOR

ALUMINUM STOREFRONT

SF-1	YKK	"DARK BRONZE"	STANDARD COLOR

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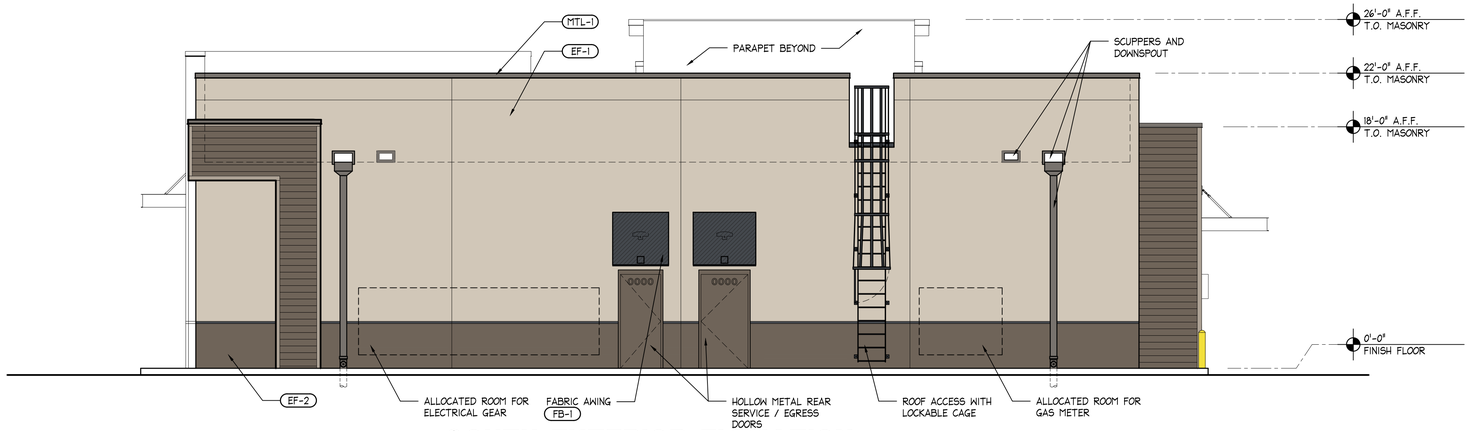
EXTERIOR ELEVATIONS

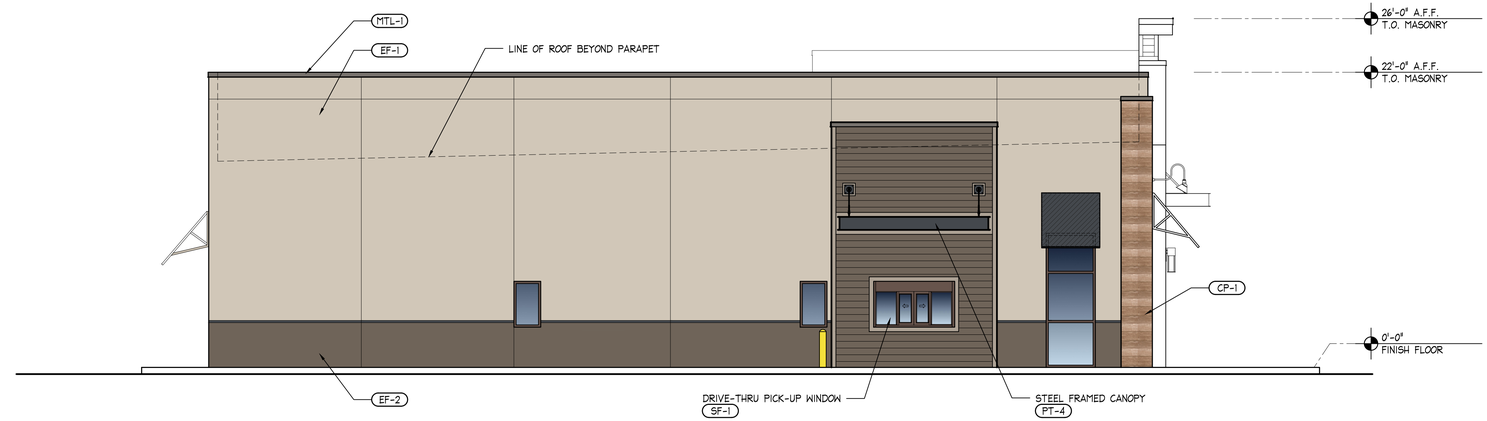
A3.0

9/15/2021 11:27 AM



1 SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

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EXTERIOR FINISH SCHEDULE

CEMENT PLASTER / EIFS FINISHES
(ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)

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COMPOSITE WOOD GRAIN PANELS			
CP-1	NICHIHA	"SPRUCE"	VINTAGE WOOD
METAL TRIM, COPING, DOWNSPOUTS AND SCUPPERS			
MTL-1	PAC-CLAD	"SLATE GRAY"	STANDARD COLOR
FABRIC			
FB-1	SUNBRELLA	"SLATE"	STANDARD COLOR
ALUMINUM STOREFRONT			
SF-1	YKK	"DARK BRONZE"	STANDARD COLOR

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EXTERIOR ELEVATIONS

A3.1

9/15/2021 11:25 AM

September 15, 2021

City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

Re: **Project Name:** **Dual-tenant Shell Building**
Project Location: **Fort Pierce, FL**
FWH Project No.: **21070**

To whom it may concern:

This letter represents our design intent for this proposed development

The project sits just east of the I-95 and Okeechobee Road interchange and is part of a major east-west corridor consisting of commercial development from I-95 to the converted mall, now Renaissance Business Park. The commercial corridor reflects older and newer structures of varying architectural styles developed over the past thirty plus years. The styles typically reflect prototypes and branding designs of national retailers and services. Although this project will have nationally recognized tenants, its architecture will not be defined by their respective brandings; instead, it will subsequently have a neutral design to accommodate their co-habitation.

The project has a modern commercial look using massing and raised parapets to define the tenants' entrances and storefront to allow engagement with the interior from parking, pedestrian and street views. Awnings and canopies provide shade and weather protection at fenestrations.

Facades are broken-up using wall projections, color and material changes. Finish materials reflect commonly used products in Florida including stucco and lap siding with a wood grain accent panels.

Colors are subdued and consist of earthy tones of browns and grays with metal copings, trims, canopies and awnings in a black accent.

Sincerely,

Guy F. Faber, President
FWH Architects, Inc.
FL License No. AR0015323

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

FT. PIECE COMMERCIAL DEVELOPMENT
PROJECT NARRATIVE

OVERALL SITE:

This project proposes a Master Commercial Development parcel with an overall area of 12.00 acres. The Master development will be divided into four (4) separate parcels as described below:

- Parcel 1: 1.26 ac parcel containing a 2,448 SF Chipotle restaurant and 2,533 SF retail building
- Parcel 2: 2.96 ac parcel containing a 19,209 SF ALDI Grocery Store
- Parcel 3: 4.35 ac parcel (3.06 ac net developable) for future commercial development
- Parcel 4: 3.44 ac Stormwater tract

The Master Developer will retain ownership of the land and enter into land-lease agreements with the individual parcel users. The development will be designed to provide master infrastructure improvements consisting of roads, water and sewer lines, stormwater, gas and electric.

The Developer will be responsible for the design and permitting of the master infrastructure and will prepare "pad – ready" sites for Parcel 2 and Parcel 3. Utility stubs will be provided to each parcel for the individual development to connect to.

Parcel 4 is the proposed stormwater tract that will provide the required stormwater treatment and attenuation for the Master Development.

EXISTING CONDITIONS:

The project is proposed on the existing 12.00 ac parcel of land located just south of SR 70 and East of Jenkins Road and the existing Wawa gas Station. The existing conditions consist of partially treed areas with open field areas, along with three (3) existing on-site ditches and 0.40 ac wetland. The parcel will be cleared as needed to accommodate the commercial development and the existing wetland and western ditch will be filled. The project Environmentalism will obtain all necessary permits / mitigation criteria from the jurisdictional agencies for these filling activities. See enclosed Environmental Impact Assessment for further information with regards to the wetlands and environmental aspects of the existing property. The existing ditches located to the south and east will remain.

STORMWATER:

The proposed commercial development will incorporate a Master Stormwater Tract consisting of a wet / dry retention system. The commercial development's stormwater runoff will be collected in a series of underground pipe and routed to the dry retention pond where the required water quality treatment will be achieved pursuant to jurisdictional guidelines. Runoff from the dry retention will then be routed to the proposed 1.81 ac wet detention pond where the project's attenuation will be achieved pursuant to the jurisdictional guidelines. The wet pond will outfall to the south to the existing drainage ditch via the proposed control structure. The project's ultimate outfall will be through the existing 48" CMP pipe connected to the North St. Lucie Drainage District (NSLDD) Canal 38.

UTILITIES:

The proposed commercial development will incorporate a utility infrastructure to support the commercial development. An internal gravity sewer system will be utilized to provide the Parcels with connections to the Master Sewer service as depicted on the proposed Utility Plan. The development's proposed sewer line will connect to the existing sewer manhole located just east of the existing lift station located at the corner of Jenkins Road and Wawa's entry driveway.

The project proposes an 8-inch looped watermain with connection to the existing 8-inch watermain located in the Jenkins Road easter ROW and as depicted on the proposed Utility Plan. Water will be stubbed to the (3) parcels to provide for the individual potable and fire service needs. Fire hydrants will be constructed as needed around the commercial development in accordance with the SLC Fire Department regulations.

Electric and Gas will be routed to the Master Development and stubbed to each parcel from the NW corner via connection to the existing FPUA electric and gas main service lines located in this area.

LANDSCAPING:

The Development's landscaping will be in accordance with the City of Ft. Pierce Land Development regulations for the Commercial zoned parcels and as depicted on the proposed Landscape Plan.

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

Property Identification

Site Address: S Jenkins RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-321-0001-000-5
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 27356
Map ID: 24/19S
Zoning: General Co

Ownership

OkeeJen LLC
PO Box 1179
Sharpes, FL 32959

Legal Description

19 35 40 NE 1/4 OF NW 1/4 OF SW 1/4-LESS CANAL R/W- AND THAT PART OF NW 1/4 OF NW 1/4 OF SW 1/4 MPDAF: FROM INT OF SLY R/W LI OF OKEECHOBEE RD AND E R/W LI OF JENKINS RD RUN S 01 50 38 W ALG E R/W LI 243.77 FT TO POB,TH CONT S 01 50 38 W 160.08 FT,TH E 627.80 FT,TH N 01 32 47 E 477.16FT,TH S 71 55 31 W 221.77 FT,TH S 18 04 29 E 261.06 FT,TH W 505.70 FT TO POB-LESS RD R/W AS IN OR 3085-9- AND LESS ADDL RD R/W AS IN OR 3686-2798 AND LESS THAT PART MPDAF: FROM INT OF SLY RD R/W LI OF OKEECHOBEE RD AND E RD R/W LI OF JENKINS RD, TH S 01 50 38 E 257.55 FT TO POB; TH CONT S 01 50 38 W 135.07 FT, TH E 377.13 FT, TH N 135 FT, TH W 372.83 FT TO POB- (10.648 AC - 463,696 SF)

Current Values

Just/Market Value:	$811,500
Assessed Value:	$811,500
Exemptions:	$0
Taxable Value:	$811,500

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):	10.64
Land Size (SF):	463,696

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
Apr 13, 2021	4592 / 2371	0311	QC	S and S Enterprises B LLC	$100
Dec 21, 2012	3495 / 0179	0111	QC	S and S Enterprises "B" LLC	$100
Dec 21, 2012	3495 / 0176	0111	QC	S and S Enterprises "B" LLC	$100
Dec 19, 2012	3467 / 0534	0111	QC	S and S Enterprises Inc	$0
Dec 15, 1998	1193 / 0748	XX01	QC	B W Simpkins	$100
Dec 22, 1988	0616 / 1778	XX02	WD	S AND S ENTERPRISES INC	$404,400
Dec 1, 1986	0524 / 2722	XX01	CV		$0
Sep 1, 1973	0219 / 0060	XX00	CV		$50,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$811,500
Just/Market:	$811,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$811,500
Exemption(s):	$0
Taxable:	$811,500

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	10.648	North St. Lucie Water Management District	$218.28

Start Year	AssessCode	Units	Description	Amount
2016	0041	33.3	Fort Pierce Stormwater Charge	$2,297.70

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$811,500	$811,500	$0	$811,500
2020	$811,500	$811,500	$0	$811,500
2019	$811,500	$811,500	$0	$811,500
2018	$811,500	$811,500	$0	$811,500

Permits

Number	Issue Date	Description	Amount	Fee
BP17-2236	Aug 22, 2017	Demolition	$200	$0
BP17-2235	Dec 19, 2017	Demolition	$1,000	$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: OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-322-0003-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 180905
Map ID: 24/19S
Zoning: General Co

Ownership

OkeeJen LLC
PO Box 1179
Sharpes, FL 32959

Legal Description

19 35 40 THAT PART OF SW 1/4 MPDAF: FROM INT OF SLY RD R/W LI OF OKEECHOBEE RD AND E RD R/W LI OF JENKINS RD, TH N 71 55 40 E ALG SLY R/W LI 266.70 FT TO POB; TH CONT N 71 55 40 E 82.15 FT, TH S 18 02 48 E 25 FT, TH N 71 55 31 E 202.25 FT, TH S 89 46 42 E 56.17 FT, TH S 01 32 47 W 87.44 FT, TH S 71 5 31 W 221.77 FT, TH S 18 04 29 E 261.07 FT, TH W 91.10 FT, TH N 18 04 20 W 357.81 FT TO POB- LESS RD R/W AS IN OR 4092-2041- (1.26 AC - 54,992 SF) (OR 3882-375)

Current Values

Just/Market Value:	$220,000
Assessed Value:	$220,000
Exemptions:	$0
Taxable Value:	$220,000

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):	1.26
Land Size (SF):	54,992

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
Apr 13, 2021	4592 / 2371	0311	QC	S And S Enterprises B LLC	$100
May 17, 2016	3882 / 0375	0111	QC	S And S Rentals B Llc	$100
Dec 19, 2012	3467 / 0528	0111	QC	S And S Rentals Llc	$0

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$220,000
Just/Market:	$220,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$220,000
Exemption(s):	$0
Taxable:	$220,000

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	1.27	North St. Lucie Water Management District	$26.04

Start Year	AssessCode	Units	Description	Amount
2018	0041	4.5	Fort Pierce Stormwater Charge	$310.50

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

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$220,000	$220,000	$0	$220,000
2020	$220,000	$220,000	$0	$220,000
2019	$220,000	$220,000	$0	$220,000
2018	$220,000	$220,000	$0	$220,000

Permits

Number	Issue Date	Description	Amount	Fee

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

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kk

CITY OF FORT PIERCE
*** CUSTOMER RECEIPT ***

Batch ID: DANA 10/01/21 01 Receipt no: 197

Year	Number	Type	SvcCd	Description	Amount
2021	7000026	PL		PLANNING DEPARTMENT	
					$6390.00

ALDI/CHIPOLTE
CK FR/OKEEJEN, LLC FOR SITE
PLAN REVIEW & MISC FEES

Tender detail
CH Ref#: 6005 $6390.00
Total tendered: $6390.00
Total payments: $6390.00

Trans date: 10/04/21 Time: 9:08:30

THANK YOU!

077753

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location N/A South of SR 70/Okeechobee Road, and east of Jenkins Road

Parcel ID #(s) 2419-321-0001-000-5; and 2419-322-00003-000-2

Project description Master commercial development with retail and restaurant on Parcel 1, Aldi Grocery Store on Parcel 2 and Future Developmentl on Parcel 3

Jill Simpkins, OkeeJen LLC	Todd Howder, Vice President, MBV Engineering, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
1870 Aloma Ave, Suite 110	1835 20th Street
Street Address	Street Address
Winter Park FL 32789	Vero Beach FL 329680
City State Zip	City State Zip
321-228-8510	772-569-0035
Phone Number	Phone Number
samsobering@gmail.com	toddh@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.*

Jill K. Simpk

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

Design Review Application Checklist
(City Code of Ordinances 125-314)

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 123-66, 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 125-313 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 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location N/A South of SR 70/Okeechobee Road, and east of Jenkins Road

Parcel ID #(s) 2419-321-0001-000-5; and 2419-322-00003-000-2

Project description Master commercial development with retail and restaurant on Parcel 1, Aldi Grocery Store on Parcel 2 and Future Development on Parcel 3

Application Type

☒ Site Plan ☐ Conditional Use w/New Construction ☐ Conceptual Development Plan

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 24190 Site Acreage: 12.0

Residential: Proposed Units: N/A Proposed Sq. Ft.:_____ Site Acreage:_____

Jill Simpkins, OkeeJen LLC
Property Owner(s)

1870 Aloma Ave, Suite 110
Street Address

Winter Park FL 32789
City State Zip

321-228-8510
Phone Number

samsobering@gmail.com
Email Address

Todd Howder, Vice President, MBV Engineering, Inc.
Applicant/Representative, Title, Company

1835 20th Street
Street Address

Vero Beach FL 32960
City State Zip

772-569-0035
Phone Number

toddh@mbveng.com
Email Address

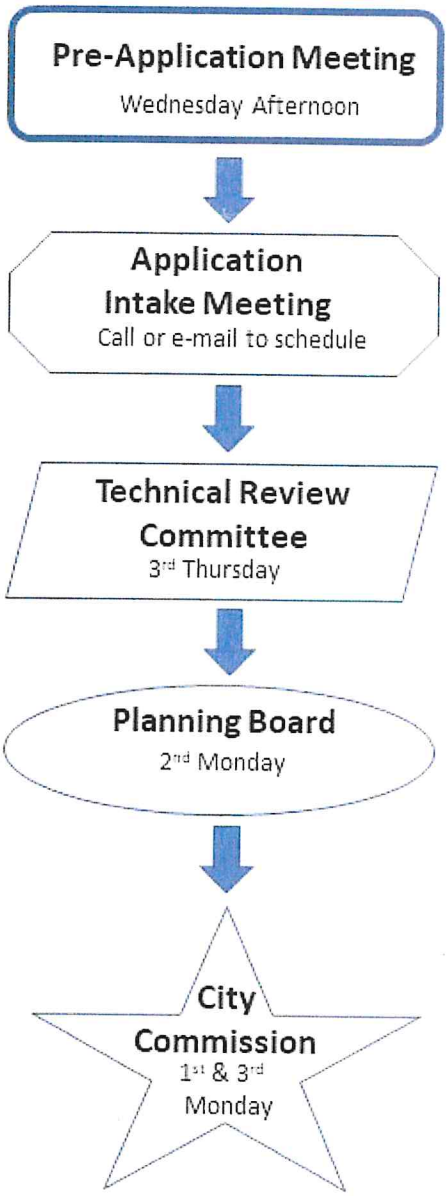
Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

Jill K. Simpkins
Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313)
- [x] Landscaping Plan (see Section 123-37)
- [x] Conceptual Drainage Plan (see Section 125-313)
- [x] Environmental Impact Report
- [x] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [x] Lighting Plan (see Section 125-313)
- [x] Design Review submittals (see Design Review application)
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

Detail by Entity Name

Florida Limited Liability Company
OKEEJEN, LLC

Filing Information

Document Number	L20000204272
FEI/EIN Number	85-1934066
Date Filed	07/14/2020
State	FL
Status	ACTIVE

Principal Address

1870 Aloma Avenue
STE 110
Winter Park, FL 32789

Changed: 08/20/2021

Mailing Address

1870 Aloma Avenue
STE 110
Winter Park, FL 32789

Changed: 08/20/2021

Registered Agent Name & Address

SIMPKINS, JILL K
400 HIGH POINT DR.
SUITE 500
COCOA, FL 32926

Authorized Person(s) Detail

Name & Address

Title MGR

SIMPKINS, JILL K
400 HIGH POINT DR., SUITE 500
COCOA, FL 32926

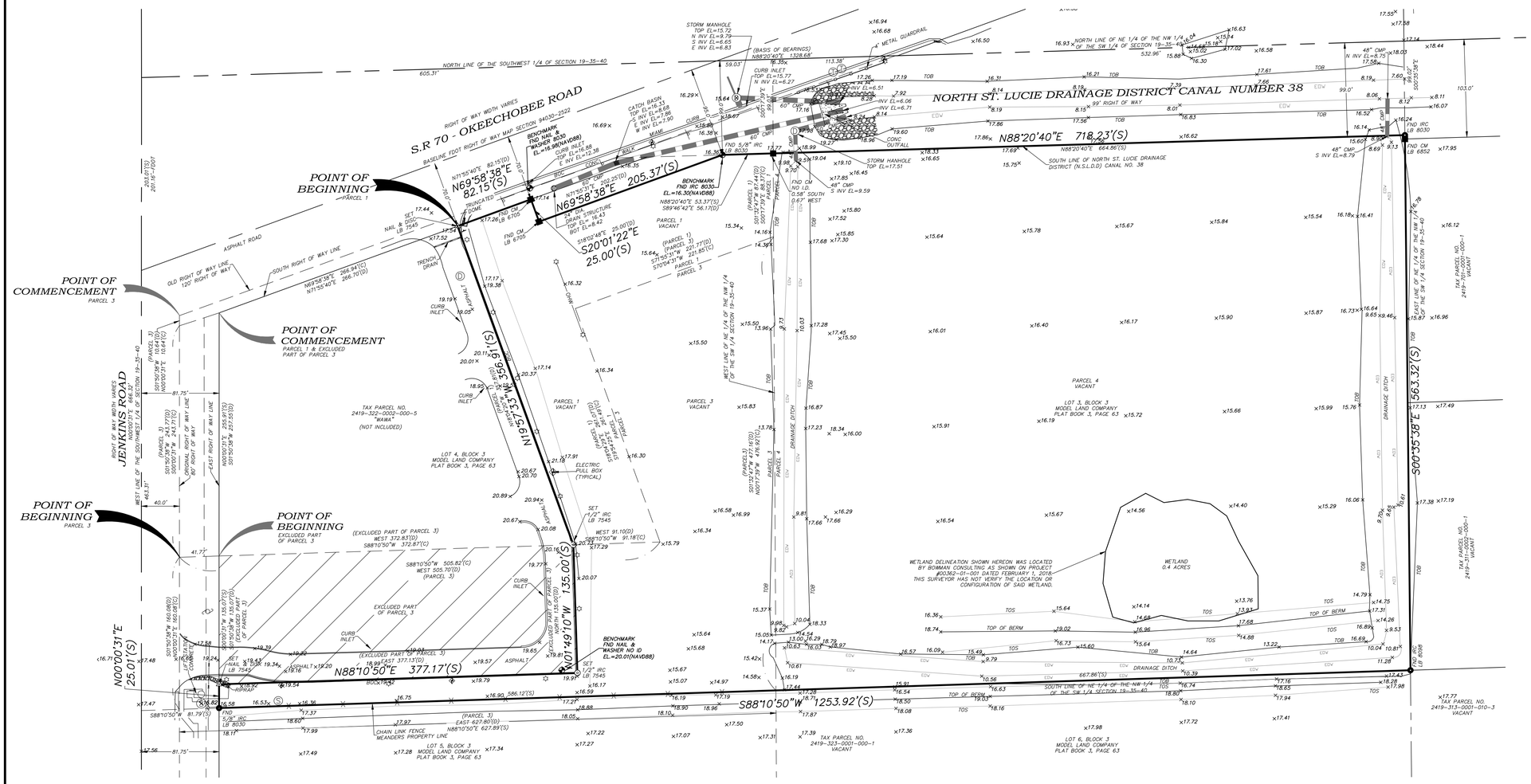
Annual Reports

Report Year	Filed Date
2021	02/02/2021

Document Images

02/02/2021 -- ANNUAL REPORT	View image in PDF format
07/14/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations


S.R 70 - OKEECHOBEE ROAD
RIGHT OF WAY WIDTH VARIES
BASELINE FDOT RIGHT OF WAY MAP SECTION 94030-2522
NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38
POINT OF BEGINNING
PARCEL 1
POINT OF COMMENCEMENT
PARCEL 3
POINT OF COMMENCEMENT
PARCEL 1 & EXCLUDED PART OF PARCEL 3
POINT OF BEGINNING
PARCEL 3
POINT OF BEGINNING
EXCLUDED PART OF PARCEL 3
RIGHT OF WAY WIDTH VARIES
JENKINS ROAD
ASPHALT ROAD
OLD RIGHT OF WAY LINE
120' RIGHT OF WAY
SOUTH RIGHT OF WAY LINE
EAST RIGHT OF WAY LINE
80' RIGHT OF WAY
WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40
NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40
N88°20'40"E 718.23'(S)
N69°58'38"E 82.15'(S)
N69°58'38"E 205.37'(S)
S20°01'22"E 25.00'(S)
N19°57'53"W 556.91'(S)
S00°35'38"E 563.32'(S)
S88°10'50"W 1253.92'(S)
N00°49'10"W 135.00'(S)
N88°10'50"E 377.17'(S)
N00°00'31"E 25.01'(S)
TAX PARCEL NO. 2419-323-0002-000-5 "HAWA" (NOT INCLUDED)
LOT 4, BLOCK 3 MODEL LAND COMPANY PLAT BOOK 3, PAGE 63
LOT 3, BLOCK 3 MODEL LAND COMPANY PLAT BOOK 3, PAGE 63
LOT 5, BLOCK 3 MODEL LAND COMPANY PLAT BOOK 3, PAGE 63
LOT 6, BLOCK 3 MODEL LAND COMPANY PLAT BOOK 3, PAGE 63
TAX PARCEL NO. 2419-323-0001-000-1 VACANT
TAX PARCEL NO. 2419-311-0001-010-3 VACANT
TAX PARCEL NO. 2419-311-0002-000-1 VACANT
WETLAND 0.4 ACRES
WETLAND DELINEATION SHOWN HEREON WAS LOCATED BY BOMMAN CONSULTING AS SHOWN ON PROJECT #00362-01-001 DATED FEBRUARY 1, 2018. THIS SURVEYOR HAS NOT VERIFY THE LOCATION OR CONFIGURATION OF SAID WETLAND.
DRAINAGE DITCH
CANAL
BENCHMARK FND NAIL & WASHER NO ID EL.=20.01(NAVD88)
BENCHMARK FND IRC 8030 EL=16.30(NAVD88)
BENCHMARK "FND NAIL & DISK (NYNAV088) EL=16.90(NAVD88)
FND 5/8" IRC LB 8030
FND CM LB 6705
FND CM LB 6852
SET 1/2" IRC LB 7545
SET NAIL & DISK LB 7545
FND NAIL & DISK LB 7545
FND IRC LB 8030
FND IRC LB 6098
48" CMP S INV EL=8.79
48" CMP N INV EL=8.75
48" CMP S INV EL=9.59
48" CMP NO I.D. 0.58' SOUTH 0.67' WEST
CATCH BASIN TOP EL=16.53 S INV EL=7.96 W INV EL=7.90
STORM MANHOLE TOP EL=15.72 N INV EL=9.79 S INV EL=6.65 E INV EL=6.83
CURB INLET TOP EL=15.77 N INV EL=6.27
CURB INLET TOP EL=16.88 E INV EL=12.38
STORM MANHOLE TOP EL=17.51
CONC OUTFALL
4" METAL GUARDRAIL
60' CMP
24" BOX STRUCTURE TOP EL=16.43 BOT EL=8.43
TRUNCATED DOME
TRENCH DRAIN
CURB INLET
ELECTRIC FULL BOX (TYPICAL)
CHAIN LINK FENCE MEANDERS PROPERTY LINE
EXCLUDED PART OF PARCEL 3 WEST 372.83'(D) S88°10'50"W 372.87'(C)
EXCLUDED PART OF PARCEL 3 WEST 91.10'(D) S88°10'50"W 91.18'(C)
EXCLUDED PART OF PARCEL 3 S88°10'50"W 505.82'(C) WEST 505.70'(D) (PARCEL 3)
EXCLUDED PART OF PARCEL 3 EAST 377.13'(D)
EXCLUDED PART OF PARCEL 3
ASPHALT
CONCRETE
RIP-RAP
TOP OF BERM
TOP OF BANK
TOE OF SLOPE
EDGE OF WATER
SOUTH LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 19-35-40
WEST LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 19-35-40
EAST LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 19-35-40
NORTH LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19-35-40
SOUTH LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT (N.S.L.D.D) CANAL NO. 38
(PARCEL 1) (RADIAL) S77°55'31"W 221.77'(D) S70°04'29"E 221.85'(C)
(PARCEL 1) N77°55'31"E 221.77'(D)
(PARCEL 3) S01°52'4"W 477.16'(D) N00°07'56"W 476.92'(C)
(PARCEL 3) S01°52'4"W 88.37'(D) S00°07'56"E 88.37'(C)
(PARCEL 3) N01°52'4"E 565.49'(D) N00°07'56"W 565.49'(C)
(PARCEL 3) N01°52'4"E 135.07'(D) N00°07'56"W 135.07'(C)
(PARCEL 3) S01°52'4"E 255.85'(D) S00°07'56"E 255.85'(C)
(PARCEL 3) S01°52'4"E 10.64'(D) S00°07'56"E 10.64'(C)
(PARCEL 3) S01°52'4"E 243.71'(D) S00°07'56"E 243.71'(C)
(PARCEL 3) S01°52'4"E 466.32'(D) S00°07'56"E 466.32

FT. PIERCE COMMERCIAL
TRAFFIC IMPACT STUDY

Prepared for

OKEEJEN, LLC

Prepared by

PINDER TROUTMAN CONSULTING, INC.
Certificate of Authorization Number: 7989
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411
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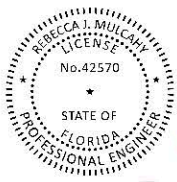

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Rebecca J Mulcahy
Date: 2021.09.03
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September 3, 2021

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570
This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 9/3/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FT. PIERCE COMMERCIAL
TRAFFIC IMPACT STUDY

Introduction

Pinder Troutman Consulting, Inc. (PTC) has been retained to conduct a traffic impact analysis for a proposed commercial development located in the City of Ft. Pierce. The purpose of this study is to examine the traffic impacts of the proposed development on the surrounding roadway network and to determine compliance with Chapter 105 – Concurrency Management, of the City of Ft. Pierce Land Development Code.

Site Data

The site, which is currently vacant, is located in the southeast quadrant of Okeechobee Road and Jenkins Road, as shown on **Exhibit 1**. The proposed project consists of 2,710 SF Retail, 19,209 SF Grocery Store and 2,268 SF High Turnover Restaurant. Proposed access to the site is via one driveway connection to Okeechobee Road and one driveway connection to Jenkins Road. Both driveways will be shared with Wawa and are existing today. See **Appendix A** for Conceptual Site Plan. Any reference to intersection geometrics is conceptual in nature and subject to final design and approval by others. A 2024 buildout is proposed.

Existing Traffic Conditions

The latest available daily and peak hour traffic volumes and adopted level of service volumes for the surrounding roadway links were used. The sources of the traffic count data are the St. Lucie TPO "Traffic Counts and Level of Service Report, Fall/Winter 2019/2020" and the FDOT Florida Traffic Online. The intersection count of Okeechobee Road & Jenkins Road was obtained in April 2019. The traffic counts and peak season factor report are provided in **Appendix B**.

Roadway Improvements

The Transportation Improvement Program from the St. Lucie TPO was reviewed to determine if any roadways within the study area are scheduled to be improved during the buildout of this project. Kings

Highway from south of Okeechobee Road to north of Picos Road is currently being widened to four lanes. There are no other scheduled construction projects at this time.

Trip Generation

The Institute of Transportation Engineers (ITE), Trip Generation, *10th Edition* was reviewed to determine acceptable daily and peak hour trip generation rates for the proposed project. **Exhibit 2** provides the daily, AM and PM peak hour trip generation data for the proposed development. Because of the mix of commercial uses, internalization of trips is expected. **Appendix C** contains the internalization matrices. Based on these calculations, the project generates 1,716 daily, 56 AM peak hour and 142 PM peak hour trips. Based on the peak hour trips, a two-mile radius of development influence is required.

Trip Distribution and Assignment

A directional distribution was developed based on a review of land use patterns, existing travel patterns and the roadway network. The resultant project distribution is shown on **Exhibit 3A**. **Exhibits 3B and 3C** show the assignment of AM and PM peak hour project traffic on the surrounding roadway network, as well as the project's impact percentage (% of peak hour directional service volume) to determine project significance. Project traffic is considered to be significant on the directly accessed Major Road where Project traffic consumes one percent or more of the directional capacity, and on any other Major Road within two miles where Project traffic consumes five percent or more of the directional capacity. Therefore, the significantly impacted roadway link is Jenkins Road from Edwards Road to Okeechobee Road in the PM peak hour.

Historic Growth

Historic growth trends must be analyzed in the projection of future background traffic volumes. Historic growth data was obtained from FDOT Traffic Online for a three-year period and is shown on **Exhibit 4** for the surrounding roadway links. In order to account for area growth and committed development traffic, an areawide growth rate of 3.90% was used in the link and intersection analyses.

Intersection Analysis

Intersection capacity analyses are required for the major intersections within a significantly impacted roadway segment. The intersection of Okeechobee Road & Jenkins Road was analyzed using Highway Capacity Manual procedures. Turning movement counts for this intersection were collected in April 2019 and are included in **Appendix B**. Projected, year 2024, background traffic was calculated based on a 3.90% growth rate. Project traffic was then added to the background traffic. The intersection worksheets and HCS capacity analyses (using optimized signal timing) are provided in **Appendix D**. The results are summarized on **Exhibit 5**. The intersection is projected to operate at the adopted level of service standards.

Roadway Link Capacity Analysis

Exhibit 6 provides future peak hour traffic projections for the significantly impacted roadway links. The total traffic consists of existing traffic plus the historic growth and Project traffic. The roadway links are projected to operate at the adopted peak hour level of service standards.

Site Access

This site accesses Okeechobee Road and Jenkins Road via shared-access driveways with the adjacent Wawa. The driveway volumes for Wawa were obtained from the approved Wawa traffic study and are provided in **Appendix E**. Project driveway volumes and total driveway volumes are shown on **Exhibit 7**. Based on these volumes, an eastbound right turn lane on Okeechobee Road at the driveway is warranted. This turn lane is already in place. A northbound right turn lane on Jenkins Road at the driveway is not warranted. A southbound left turn lane at the driveway is warranted as shown in the left turn lane analysis in **Appendix E**. It is recommended to restripe the two southbound lanes on Jenkins Road as one left turn lane and one thru lane at the project driveway.

Conclusion

This analysis shows that the impacted roadway links and intersection are projected to operate at the adopted level of service standards with the proposed development. Therefore, the project is in conformance with the requirements of Chapter 105 – Concurrency Management, of the City of Ft. Pierce Land Development Code.

EXHIBITS

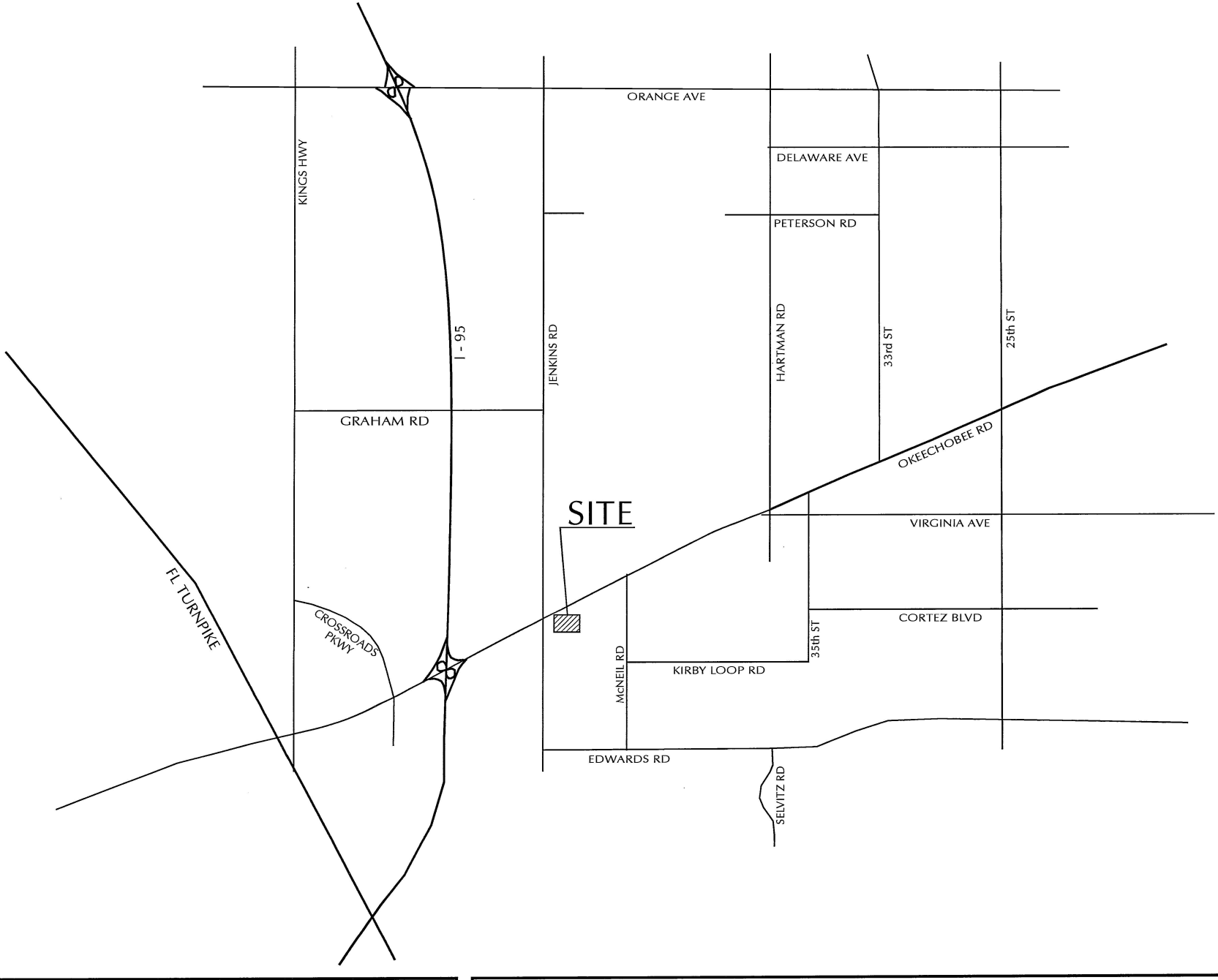

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EXHIBIT 1 PROJECT LOCATION

PTC

Exhibit 2
Ft. Pierce Commercial
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips (2) Trips	Internal Trips (2) %	External Trips	Pass-by Trips (1)		Total Trips
Gen. Commercial	820	2,710 SF	Ln (T) = 0.68Ln (X)+5.57	50%	517	25	4.9%	492	167	34%	325
Supermarket	850	19,209 SF	106.78 / 1000 SF	50%	2,051	43	2.1%	2,008	723	36%	1,285
High Turnover Sit-Down Rest.	932	2,268 SF	112.18 / 1000 SF	50%	254	68	26.8%	186	80	43%	106
TOTAL					2,822	136	4.8%	2,686	970		1,716

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips In	Total Trips Out	Total Trips Trips	Internal Trips (2) Trips	Internal Trips (2) %	External Trips In	External Trips Out	External Trips Trips	Pass-by Trips (1)		New Trips In	New Trips Out	New Trips Trips
Gen. Commercial	820	2,710 SF	0.94 / 1000 SF	62%	2	1	3	-	6.6%	2	1	3	1	34%	1	1	2
Supermarket	850	19,209 SF	3.82 / 1000 SF	60%	44	29	73	5	6.6%	42	26	68	24	36%	27	17	44
High Turnover Sit-Down Rest.	932	2,268 SF	9.94 / 1000 SF	55%	13	10	23	5	21.7%	10	8	18	8	43%	6	4	10
TOTAL					59	40	99	10	10.1%	54	35	89	33		34	22	56

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips In	Total Trips Out	Total Trips Trips	Internal Trips (2) Trips	Internal Trips (2) %	External Trips In	External Trips Out	External Trips Trips	Pass-by Trips (1)		New Trips In	New Trips Out	New Trips Trips
Gen. Commercial	820	2,710 SF	Ln (T) = 0.74Ln (X)+2.89	48%	18	20	38	1	3.3%	18	19	37	13	34%	12	12	24
Supermarket	850	19,209 SF	9.24 / 1000 SF	51%	90	87	177	6	3.3%	87	84	171	62	36%	56	53	109
High Turnover Sit-Down Rest.	932	2,268 SF	9.77 / 1000 SF	62%	14	8	22	7	31.8%	10	5	15	6	43%	6	3	9
TOTAL					122	115	237	14	5.9%	115	108	223	81		74	68	142

(1) Source: ITE Trip Generation, 10th Edition.

(2) See internalization matrices in Appendix C.

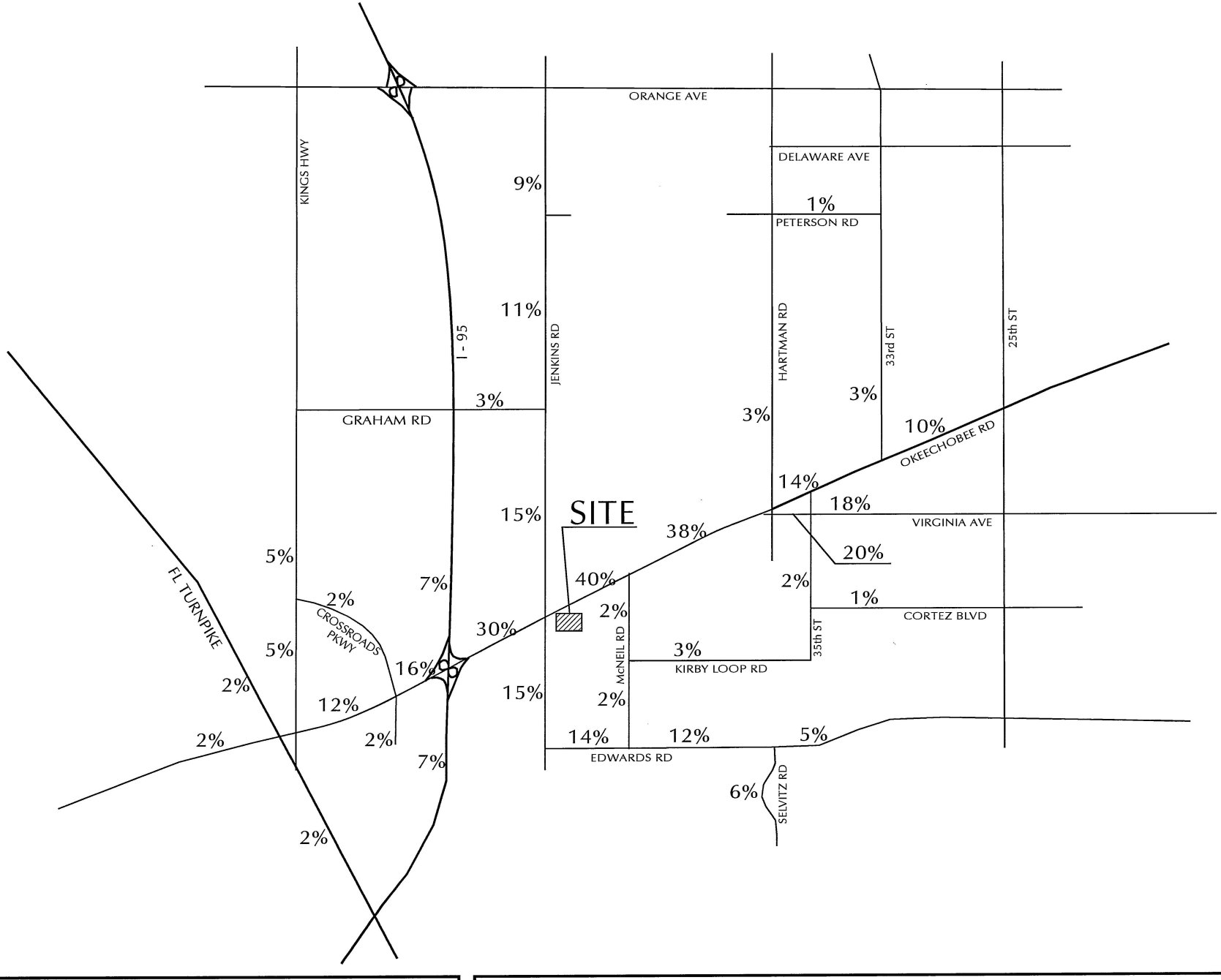

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EXHIBIT 3A PROJECT TRAFFIC DISTRIBUTION

PTC

Exhibit 3B
Ft. Pierce Commercial
Project Traffic Assignment - AM Peak Hour

Roadway	Link	Existing Lanes	Dir	Project Traffic 34 In 22 Out % Dist	Project Traffic Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
33rd Street	Okeechobee Rd to Delaware Ave	2L	NB	3%	1	0.13%	750	No
			SB	3%	1	0.13%	750	No
35th Street	Kirby Loop Rd to Cortez Blvd	2L	NB	2%	1	0.19%	540	No
			SB	2%	0	0.00%	540	No
	Cortez Blvd to Virginia Ave	2L	NB	2%	1	0.13%	790	No
			SB	2%	0	0.00%	790	No
Cortez Blvd	35th St to 25th St	2L	EB	1%	0	0.00%	750	No
			WB	1%	0	0.00%	750	No
Crossroads Pkwy	Okeechobee Rd to Kings Hwy	2L	NB	2%	0	0.00%	790	No
			SB	2%	1	0.13%	790	No
Edwards Rd	Jenkins Rd to McNeil Rd	2L	EB	14%	3	0.48%	630	No
			WB	14%	5	0.79%	630	No
	McNeil Rd to Selvitz Rd	2L	EB	12%	3	0.43%	700	No
			WB	12%	4	0.57%	700	No
Graham Rd	Kings Hwy to Jenkins Rd	2L	EB	3%	1	0.16%	630	No
			WB	3%	1	0.16%	630	No
Hartman Rd	Okeechobee Rd to Peterson Rd	2L	NB	3%	1	0.13%	750	No
			SB	3%	1	0.13%	750	No
I-95	Midway Rd to Okeechobee Rd	6LX	NB	7%	2	0.04%	4580	No
			SB	7%	2	0.04%	4580	No
	Okeechobee Rd to Orange Ave	8LX	NB	7%	2	0.03%	7320	No
			SB	7%	2	0.03%	7320	No
Jenkins Rd	*Edwards Rd to Okeechobee Rd (2)*	2L	NB	15%	5	0.57%	880	No
			SB	15%	3	0.34%	880	No
	Okeechobee Rd to Graham Rd	2L	NB	15%	3	0.33%	920	No
			SB	15%	5	0.54%	920	No
	Graham Rd to Peterson Rd	2L	NB	11%	2	0.32%	630	No
			SB	11%	4	0.63%	630	No
	Peterson Rd to Orange Ave	2L	NB	9%	2	0.22%	920	No
			SB	9%	3	0.33%	920	No
Kings Highway	Okeechobee Rd to Crossroads Pkwy	2L	NB	5%	1	0.12%	830	No
			SB	5%	2	0.24%	830	No
	Crossroads Pkwy to Graham Rd	2L	NB	5%	1	0.15%	660	No
			SB	5%	2	0.30%	660	No
Kirby Loop Rd	Edwards Rd to 35th St	2L	EB	3%	1	0.16%	630	No
			WB	3%	1	0.16%	630	No
McNeil Rd	Okeechobee Rd to Kirby Loop Rd	2L	NB	2%	1	0.13%	790	No
			SB	2%	0	0.00%	790	No
	Kirby Loop Rd to Edwards Rd	2L	NB	2%	0	0.00%	540	No
			SB	2%	1	0.19%	540	No
Okeechobee Rd	McCarty Rd to Fl Turnpike	4LD	EB	2%	1	0.06%	1810	No
			WB	2%	0	0.00%	1810	No
	Fl Turnpike to Kings Hwy	4LD	EB	2%	1	0.05%	2010	No
			WB	2%	0	0.00%	2010	No
	Kings Hwy to Crossroads Pkwy	6LD	EB	12%	4	0.10%	4170	No
			WB	12%	3	0.07%	4170	No
	Crossroads Pkwy to I-95	6LD	EB	16%	5	0.12%	4170	No
			WB	16%	4	0.10%	4170	No
	I-95 to Jenkins Rd	8LD	EB	30%	10	0.24%	4240	No
			WB	30%	7	0.17%	4240	No
	Jenkins Rd to McNeil Rd (2)	8LD	EB	40%	9	0.22%	4040	No
			WB	40%	14	0.35%	4040	No
	McNeil Rd to Virginia Ave	6LD	EB	38%	8	0.25%	3170	No
			WB	38%	13	0.41%	3170	No
	Virginia Ave to Hartman Rd	4LD	EB	17%	4	0.19%	2100	No
			WB	17%	6	0.29%	2100	No
	Hartman Rd to 35th St	4LD	EB	14%	3	0.18%	1630	No
			WB	14%	5	0.31%	1630	No
	35th St to 33rd St	4LD	EB	14%	3	0.18%	1630	No
			WB	14%	5	0.31%	1630	No
	33rd St to 25th St	4LD	EB	10%	2	0.12%	1630	No
			WB	10%	3	0.18%	1630	No
Peterson Rd	Bent Creek Dr to Hartman Rd	2L	EB	1%	0	0.00%	540	No
			WB	1%	0	0.00%	540	No
Selvitz Rd	Glades Cut-off Rd to Edwards Rd	2L	NB	6%	2	0.25%	790	No
			SB	6%	1	0.13%	790	No
Virginia Ave	Okeechobee Rd to Hartman Rd	6LD	EB	20%	4	0.13%	3020	No
			WB	20%	7	0.23%	3020	No
	Hartman Rd to 35th St	6LD	EB	20%	4	0.13%	3020	No
			WB	20%	7	0.23%	3020	No
	35th St to 25th St	6LD	EB	18%	4	0.13%	3020	No
			WB	18%	6	0.20%	3020	No

(1) Based on St. Lucie County TPO Fall/Winter 2019/2020 Traffic Counts and Level of Service Report. See Appendix B.

(2) First accessed roadway link.

Exhibit 3C
Ft. Pierce Commercial
Project Traffic Assignment - PM Peak Hour

Roadway	Link	Existing Lanes	Dir	Project Traffic 74 In 68 Out % Dist	Project Traffic Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
33rd Street	Okeechobee Rd to Delaware Ave	2L	NB	3%	2	0.27%	750	No
			SB	3%	2	0.27%	750	No
35th Street	Kirby Loop Rd to Cortez Blvd	2L	NB	2%	1	0.19%	540	No
			SB	2%	1	0.19%	540	No
	Cortez Blvd to Virginia Ave	2L	NB	2%	1	0.13%	790	No
			SB	2%	1	0.13%	790	No
Cortez Blvd	35th St to 25th St	2L	EB	1%	1	0.13%	750	No
			WB	1%	1	0.13%	750	No
Crossroads Pkwy	Okeechobee Rd to Kings Hwy	2L	NB	2%	1	0.13%	790	No
			SB	2%	1	0.13%	790	No
Edwards Rd	Jenkins Rd to McNeil Rd	2L	EB	14%	10	1.59%	630	No
			WB	14%	10	1.59%	630	No
	McNeil Rd to Selvitz Rd	2L	EB	12%	8	1.14%	700	No
			WB	12%	9	1.29%	700	No
Graham Rd	Kings Hwy to Jenkins Rd	2L	EB	3%	2	0.32%	630	No
			WB	3%	2	0.32%	630	No
Hartman Rd	Okeechobee Rd to Peterson Rd	2L	NB	3%	2	0.27%	750	No
			SB	3%	2	0.27%	750	No
I-95	Midway Rd to Okeechobee Rd	6LX	NB	7%	5	0.11%	4580	No
			SB	7%	5	0.11%	4580	No
	Okeechobee Rd to Orange Ave	8LX	NB	7%	5	0.07%	7320	No
			SB	7%	5	0.07%	7320	No
Jenkins Rd	*Edwards Rd to Okeechobee Rd (2)*	2L	NB	15%	11	1.25%	880	YES
			SB	15%	10	1.14%	880	YES
	Okeechobee Rd to Graham Rd	2L	NB	15%	10	1.09%	920	No
			SB	15%	11	1.20%	920	No
	Graham Rd to Peterson Rd	2L	NB	11%	7	1.11%	630	No
			SB	11%	8	1.27%	630	No
	Peterson Rd to Orange Ave	2L	NB	9%	6	0.65%	920	No
			SB	9%	7	0.76%	920	No
Kings Highway	Okeechobee Rd to Crossroads Pkwy	2L	NB	5%	3	0.36%	830	No
			SB	5%	4	0.48%	830	No
	Crossroads Pkwy to Graham Rd	2L	NB	5%	3	0.45%	660	No
			SB	5%	4	0.61%	660	No
Kirby Loop Rd	Edwards Rd to 35th St	2L	EB	3%	2	0.32%	630	No
			WB	3%	2	0.32%	630	No
McNeil Rd	Okeechobee Rd to Kirby Loop Rd	2L	NB	2%	1	0.13%	790	No
			SB	2%	1	0.13%	790	No
	Kirby Loop Rd to Edwards Rd	2L	NB	2%	1	0.19%	540	No
			SB	2%	1	0.19%	540	No
Okeechobee Rd	McCarty Rd to Fl Turnpike	4LD	EB	2%	1	0.06%	1810	No
			WB	2%	1	0.06%	1810	No
	Fl Turnpike to Kings Hwy	4LD	EB	2%	1	0.05%	2010	No
			WB	2%	1	0.05%	2010	No
	Kings Hwy to Crossroads Pkwy	6LD	EB	12%	9	0.22%	4170	No
			WB	12%	8	0.19%	4170	No
	Crossroads Pkwy to I-95	6LD	EB	16%	12	0.29%	4170	No
			WB	16%	11	0.26%	4170	No
	I-95 to Jenkins Rd	8LD	EB	30%	22	0.52%	4240	No
			WB	30%	20	0.47%	4240	No
	Jenkins Rd to McNeil Rd (2)	8LD	EB	40%	27	0.67%	4040	No
			WB	40%	30	0.74%	4040	No
	McNeil Rd to Virginia Ave	6LD	EB	38%	26	0.82%	3170	No
			WB	38%	28	0.88%	3170	No
	Virginia Ave to Hartman Rd	4LD	EB	17%	12	0.57%	2100	No
			WB	17%	13	0.62%	2100	No
	Hartman Rd to 35th St	4LD	EB	14%	10	0.61%	1630	No
			WB	14%	10	0.61%	1630	No
	35th St to 33rd St	4LD	EB	14%	10	0.61%	1630	No
			WB	14%	10	0.61%	1630	No
	33rd St to 25th St	4LD	EB	10%	7	0.43%	1630	No
			WB	10%	7	0.43%	1630	No
Peterson Rd	Bent Creek Dr to Hartman Rd	2L	EB	1%	1	0.19%	540	No
			WB	1%	1	0.19%	540	No
Selvitz Rd	Glades Cut-off Rd to Edwards Rd	2L	NB	6%	4	0.51%	790	No
			SB	6%	4	0.51%	790	No
Virginia Ave	Okeechobee Rd to Hartman Rd	6LD	EB	20%	14	0.46%	3020	No
			WB	20%	15	0.50%	3020	No
	Hartman Rd to 35th St	6LD	EB	20%	14	0.46%	3020	No
			WB	20%	15	0.50%	3020	No
	35th St to 25th St	6LD	EB	18%	12	0.40%	3020	No
			WB	18%	13	0.43%	3020	No

(1) Based on St. Lucie County TPO Fall/Winter 2019/2020 Traffic Counts and Level of Service Report. See Appendix B.

(2) First accessed roadway link.

Exhibit 4
Ft. Pierce Commercial
Historic Growth

Roadway	Link	AADT Traffic Volumes [1] 2016	2019	Growth Rate
Jenkins Road	Edwards Rd to Okeechobee Rd	7,300	7,500	0.91% /Year
	Okeechobee Rd to Graham Rd	9,700	9,200	-1.75% /Year
Okeechobee Road	I-95 to Jenkins Rd	28,500	33,000	5.01% /Year
	Jenkins Rd to McNeil Rd	26,000	30,500	5.47% /Year
Intersection Growth Rate		71,500	80,200	3.90% /Year

(1) Count data from FDOT Traffic Online. See Appendix B.

Exhibit 5
Ft. Pierce Commercial
Intersection Analysis (1)

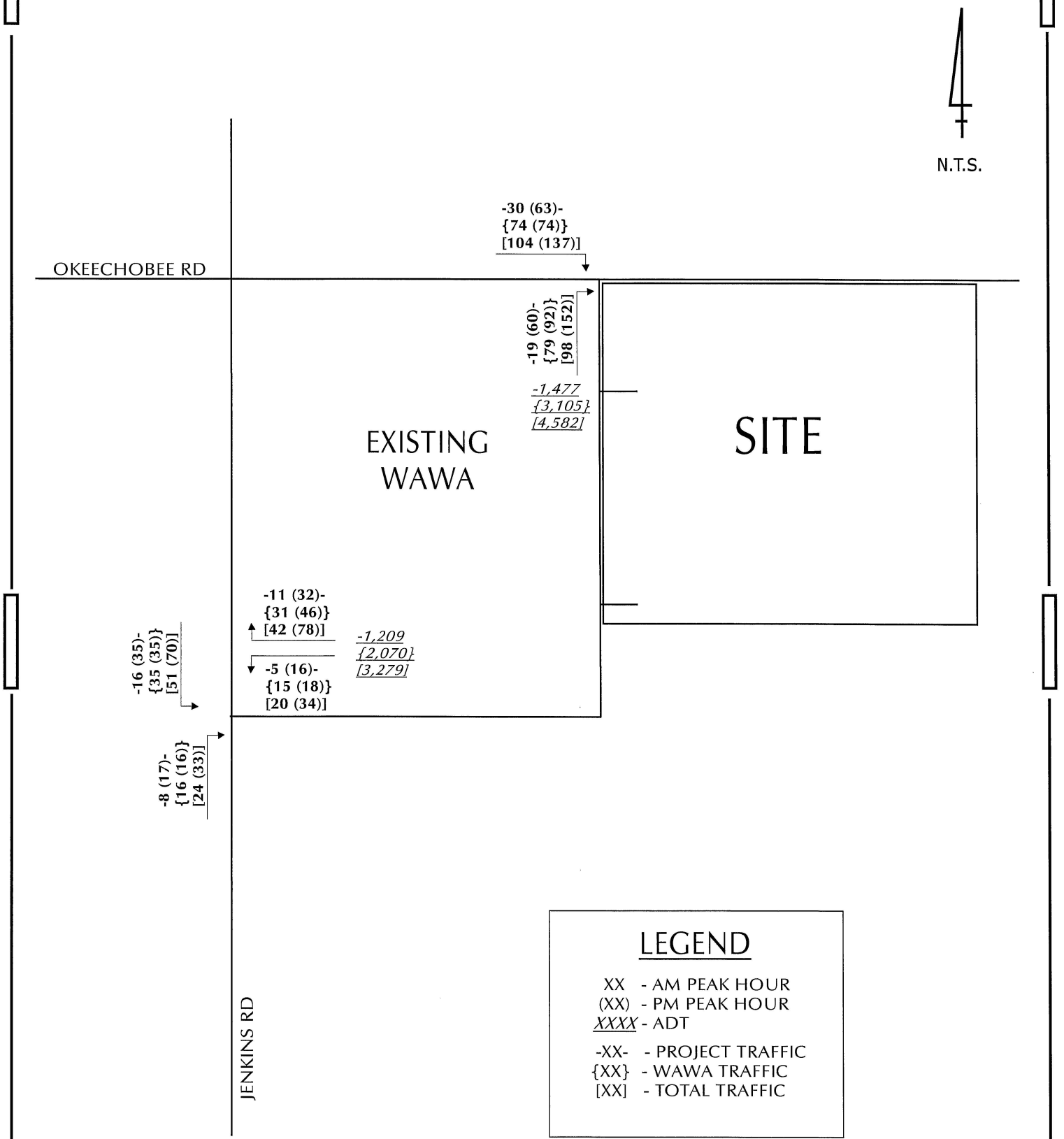
Intersection	2024 AM Peak Hour		2024 PM Peak Hour	
	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
Okeechobee Road / Jenkins Road	28.3	C	29.8	C

(1) See Appendix D for intersection capacity analyses.

Exhibit 6
Ft. Pierce Commercial
Link Analysis

Roadway	Link	Lanes	Dir	PM PEAK HOUR							
				Existing (2019) [1]	Growth (2024)		Total Bkgd.	Project	Total (2024)	Service Volume	Meets Std?
					Volume	%/Year					
Jenkins Rd	Edwards Rd to Okeechobee Rd	2L	NB	452	95	3.90%	547	11	558	880	Yes
			SB	459	97	3.90%	556	10	566	880	Yes

[1] Count data from intersection turning movement count and peak season factor. See Appendix B.



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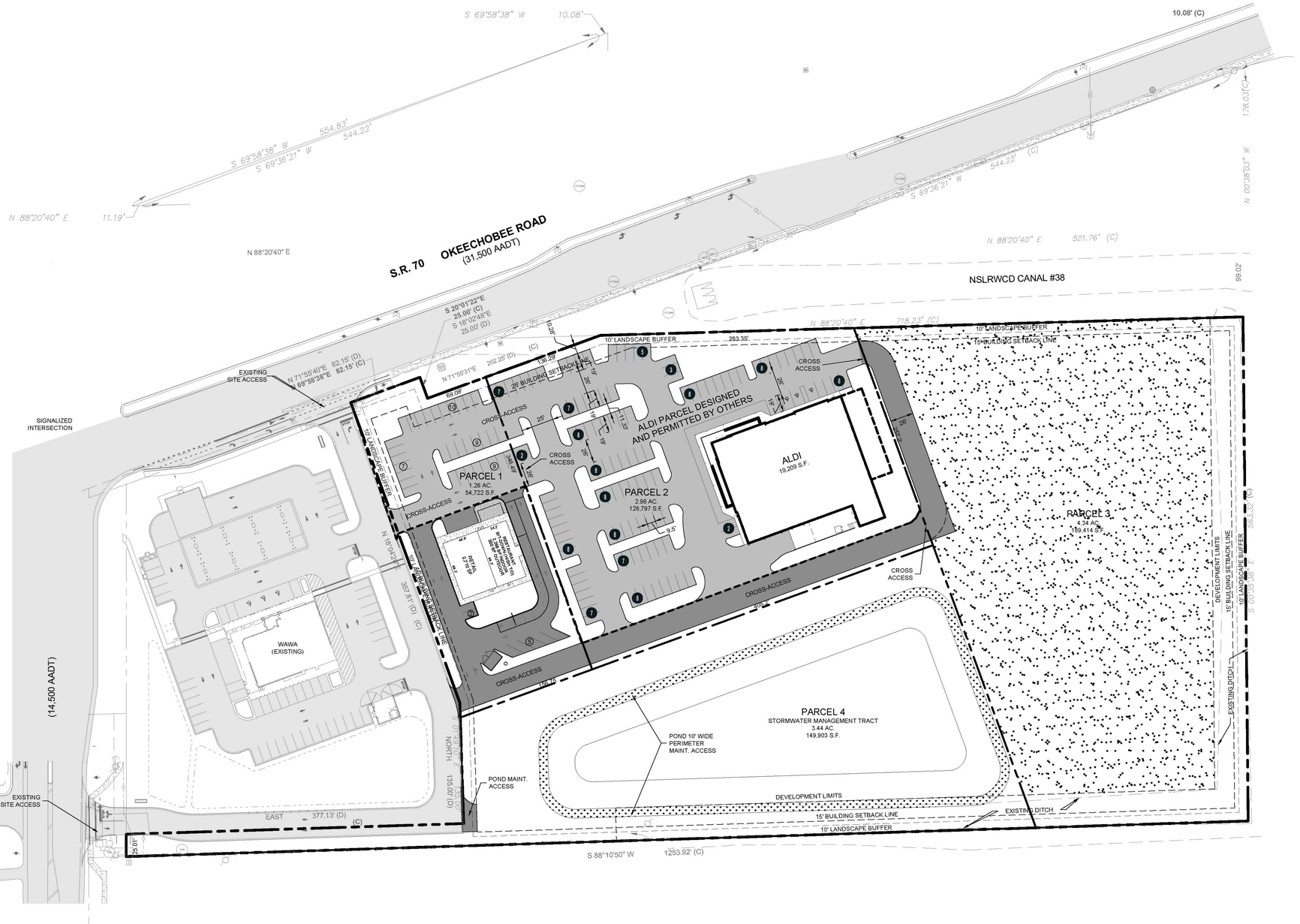
FT PIERCE
COMMERCIAL

EXHIBIT 7
PROJECT DRIVEWAY VOLUMES

PTC

APPENDIX A



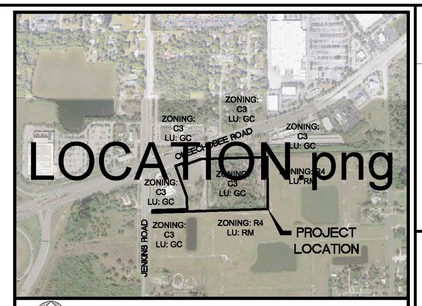
PRELIMINARY MASTER SITE PLAN WITH ALDI

SCALE: 1" = 60'

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT (BY MASTER DEVELOPER)
- PROPOSED ASPHALT (BY ALDI)



LOCATION MAP

PROJECT INFORMATION

SITE ADDRESS
SW CORNER OF JENKINS ROADF AND SR 70, EAST AND SOUTH OF THE EXISTIGN WAWA GAS STATION
FT. PIERCE, FLORIDA

OWNER/APPLICANT
S AND S ENTERPRISES, B, LLC
400 HIGH POINT DR, STE 500
COCOA, FLORIDA 32926
PH: (321) 636-0200

ENGINEER
MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

ARCHITECT
N/A

SURVEYOR
BOWMAN CONSULTING GROUP, LTD., INC.
301 S.E. OCEAN BLVD., STE 301
STUART, FLORIDA 34994
PHONE (772) 283-1413

TAX PARCEL I.D NUMBER(S)
2419-321-0001-000-5
2419-322-0003-000-2

JURISDICTION
CITY OF FORT PIERCE

ZONING	LAND USE	OVERLAY DISTRICT
C3	GC	N/A

LATITUDE	LONGITUDE
27° 25' 3.24" N	80° 22' 51.80" W

SITE DATA

	SF	ACRES	%
SITE AREA (OVERALL)	522,635 SF	12.00 AC	100%
PARCEL 1 - FAST FOOD & RETAIL	54,722 SF	1.26 AC	10%
PARCEL 2 - SUPERMARKET	128,797 SF	2.96 AC	25%
PARCEL 3 - HOTEL	189,414 SF	4.35 AC	36%
PARCEL 4 - STORM POND	149,903 SF	3.44 AC	29%

PARKING DATA

PARCEL NO:	USE	BUILDING AREA	PARKING REQUIRED	PARKING PROPOSED
PARCEL 1				
RETAIL	VARIETY	2,710 SF	14	18
RESTAURANT	SIT DOWN - HIGH T/O	2,268 SF	31	34
PARCEL 2	SUPERMARKET	19,209 SF	97	118
PARCEL 3	HOTEL	136 RMS	150	150
PARCEL 4	STORM POND	NA	NA	NA

ZONING DATA

	BUILDING SETBACK	LANDSCAPE BUFFERS
FRONT	25 FT	10 FT
SIDE	15 FT	10 FT
REAR	15 FT	10 FT

TRANSPORTATION - TRIP GENERATION

PARCEL 1
RESTAURANT USE:
ITE USE TYPE: 932 (HIGH TURNOVER)
BUILDINGA AREA: 2,510 SF
INDEPENDENT VARIABLE: PER 1000 SF
WEEKDAY PM PEAK TRIPS: 43

RETAIL USE:
ITE USE TYPE: 814 (VARIETY STORE)
BUILDINGA AREA: 3,500 SF
INDEPENDENT VARIABLE: PER 1000 SF
WEEKDAY PM PEAK TRIPS: 26

PARCEL 2
ITE USE TYPE: 850 (SUPERMARKET)
BUILDINGA AREA: 19,209 SF
INDEPENDENT VARIABLE: PER 1000 SF
WEEKDAY PM PEAK TRIPS: 237

PARCEL 3
ITE USE TYPE: 310 (HOTEL)
NUMBER OF ROOMS: 136
INDEPENDENT VARIABLE: # OF ROOMS
WEEKDAY PM PEAK TRIPS: 85

PARCEL 4
STORM POND TRACT: N/A

TRANSPORTATION - ROAD JURISDICTION

OKEECHOBEE ROAD (SR 70)	FDOT
SOUTH JENKINS ROAD	SLC COUNTY

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, PER FLOOD INSURANCE RATE MAP #12111C0167 J, DATED FEB. 16, 2012.

NOTES
1.) SITE IS CONCEPTUAL IN NATURE AND SPECIFIC SITE DETAILS MAY NOT BE KNOWN UNTIL

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

O:\CR-AVA\2020\2012\1-0056 Ft. Pierce Commercial Master Infrastructure and Chipotle Parcel\Master Development with Aldi 6-29-2021.dwg

#	DATE	REVISIONS
8	#####	
7	#####	
6	#####	
5	#####	
4	#####	
3	#####	
2	#####	
1	#####	

JOB NO.	19-0015
DESIGNED	TH
DRAWN	WDO
DATE	MAY 2020
CHECKED	AJB
DATE ISSUED	7/19/2021

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1835 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
TELEPHONE, FL - PH (772) 335-3163
FT. PIERCE, FL - PH (772) 460-5555

MASTER DEVELOPMENT EXHIBIT
(REVISED 6-29-2021)

FT. PIERCE COMMERCIAL
CITY OF FORT PIERCE FLORIDA

NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

SHEET
CSP2B
OF 1
19-0015

APPENDIX B

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

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Fall/Winter 2019/2020

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						Volume	LOS	V/C	Volume	LOS	V/C
CALIFORNIA BLVD	SAVONA BLVD to DEL RIO BLVD	635	12,500	2019	920	800	C	0.920	788	C	0.906
CALIFORNIA BLVD	DEL RIO BLVD to CROSSTOWN PKWY	636	15,000	2019	920	946	F	1.028	952	F	1.035
CALIFORNIA BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	234	19,500	2019	920	962	F	1.046	1,085	F	1.179
CALIFORNIA BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	234	19,500	2019	920	962	F	1.046	1,085	F	1.179
CALIFORNIA BLVD	ST LUCIE WEST BLVD to COUNTRY CLUB DR	233	9,100	2019	920	488	C	0.561	484	C	0.556
CALIFORNIA BLVD	COUNTRY CLUB DR to UNIVERSITY BLVD	724	7,800	2019	790	531	C	0.708	466	C	0.621
CALIFORNIA BLVD	UNIVERSITY BLVD to PEACOCK BLVD	724	7,800	2019	630	531	C	0.885	466	C	0.777
CALIFORNIA BLVD	PEACOCK BLVD to TORINO PKWY	637	13,000	2019	630	968	F	1.537	821	F	1.303
CASHMERE BLVD	DEL RIO BLVD to CROSSTOWN PKWY	642	10,021	2018	920	698	C	0.802	627	C	0.721
CASHMERE BLVD	CROSSTOWN PKWY to HEATHERWOOD BLVD	232	13,000	2019	920	749	C	0.861	666	C	0.766
CASHMERE BLVD	HEATHERWOOD BLVD to ST LUCIE WEST BLVD	232	13,000	2019	920	749	C	0.861	666	C	0.766
CASHMERE BLVD	ST LUCIE WEST BLVD to PEACOCK BLVD	231	14,000	2019	920	1,141	F	1.240	1,099	F	1.195
CARLTON RD	CARLTON RD (S) to OKEECHOBEE RD	641	392	2017	390	34	B	0.155	31	B	0.141
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	638	4,600	2019	750	376	D	0.501	281	C	0.759
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	639	9,319	2018	790	673	D	0.852	536	D	0.678
CAMPBELL RD	PICOS RD to ORANGE AVE	640	533	2017	540	44	C	0.163	43	C	0.159
CANE SLOUGH RD	US 1 to LENNARD RD	167	9,772	2016	1,710	535	C	0.695	545	C	0.708
CITRUS AVE	7TH ST to US 1	643	1,083	2019	750	150	C	0.405	150	C	0.405
CITRUS AVE	US 1 to 2ND ST	940160	5,500	2019	790	328	C	0.841	334	C	0.856
CITRUS AVE	2ND ST to INDIAN RIVER DR	644	4,276	2016	540	261	C	0.967	263	C	0.974
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	647	5,317	2017	1,470	362	C	0.548	336	C	0.509
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	645	5,819	2017	1,710	363	C	0.471	390	C	0.506
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	646	7,500	2019	540	400	D	0.741	460	D	0.852
CORTEZ BLVD	35TH ST to 25TH ST	948500	2,400	2019	750	116	C	0.314	116	C	0.314
CORTEZ BLVD	25TH ST to SUNRISE BLVD	648	2,950	2019	750	211	C	0.570	193	C	0.522

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

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

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

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MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	4,600	2020	790	281	C	0.721	280	C	0.718
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	4,600	2020	540	281	D	0.520	280	D	0.519
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	375	2017	540	33	C	0.122	35	C	0.130
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	400	2020	540	34	C	0.126	35	C	0.130
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	9,804	2018	920	648	C	0.745	584	C	0.671
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	22,500	2020	880	1,216	F	1.382	1,304	F	1.482
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	22,500	2020	790	1,216	F	1.539	1,304	F	1.651
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	8,400	2019	760	485	C	0.724	617	C	0.921
MIDWAY RD	SHINN RD to MCCARTY RD	940732	8,400	2019	630	485	C	0.808	617	D	0.979
MIDWAY RD	MCCARTY RD to I-95	940732	8,400	2019	700	485	C	0.735	617	C	0.935
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	21,000	2019	2,100	1,168	C	0.581	1,295	C	0.644
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	21,500	2020	2,100	1,226	C	0.610	1,281	C	0.637
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	22,500	2020	920	1,216	F	1.322	1,304	F	1.417
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	18,500	2020	920	973	F	1.058	940	F	1.022
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	18,500	2020	790	973	F	1.158	940	F	1.119
MIDWAY RD	25TH ST to SUNRISE BLVD	130	18,791	2016	790	1,025	F	1.220	942	F	1.121
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	18,791	2016	790	1,025	F	1.220	942	F	1.121
MIDWAY RD	OLEANDER AVE to US 1	242	15,309	2016	790	808	E	0.962	800	E	0.952
MIDWAY RD	US 1 to WALLACE ST	940023	3,800	2019	790	294	C	0.754	325	C	0.833
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,800	2019	920	294	C	0.338	325	C	0.374
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,800	2019	630	294	C	0.490	325	C	0.542
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,654	2017	920	159	C	0.183	152	C	0.175
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	2,900	2020	880	230	C	0.277	244	C	0.294
NEBRASKA AVE	25TH ST to 13TH ST	684	3,767	2017	1,710	234	C	0.304	197	C	0.256
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,000	2019	700	373	C	0.565	324	C	0.491

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

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ORANGE AVE	7TH ST to US 1	945134	6,700	2019	300	427	D	0.712	380	D	0.633
ORANGE AVE	US 1 to 2ND ST	945133	3,600	2019	300	229	C	0.763	224	C	0.747
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	3,600	2019	370	229	C	0.619	224	C	0.605
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	1,108	2016	700	81	C	0.123	71	C	0.108
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,900	2019	540	167	C	0.619	126	C	0.467
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	1,108	2016	700	81	C	0.123	71	C	0.108
PARR DR	ROSSER BLVD to SAVONA BLVD	209	1,108	2016	630	81	C	0.135	71	C	0.118
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	4,717	2017	630	408	C	0.680	340	C	0.567
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,000	2019	920	746	C	0.857	634	C	0.729
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	18,000	2019	2,100	831	C	0.435	831	C	0.435
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	1,183	2017	540	94	C	0.348	80	C	0.296
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,333	2017	540	92	C	0.341	86	C	0.319
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	15,200	2019	920	701	C	0.845	701	C	0.845
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	15,200	2019	920	701	C	0.845	701	C	0.845
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	15,200	2019	700	701	C	0.845	701	C	0.845
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	15,200	2019	920	701	C	0.845	701	C	0.845
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	32,000	2019	3,020	1,720	C	0.585	1,731	C	0.589
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	38,000	2019	3,170	2,215	C	0.717	1,957	C	0.633
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	49,500	2019	3,170	3,310	F	1.044	3,004	C	0.972
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	49,500	2019	3,020	3,310	F	1.096	3,004	D	0.995
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	49,500	2019	3,170	3,310	F	1.044	3,004	C	0.972
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	47,500	2019	3,020	3,002	D	0.994	2,974	D	0.985
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	51,500	2019	3,020	3,170	F	1.050	2,778	C	0.945
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	59,500	2019	3,020	4,264	F	1.412	3,180	F	1.053
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	35,500	2019	3,020	2,137	C	0.727	1,895	C	0.645

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PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	44,500	2019	3,170	3,379	F	1.066	2,108	C	0.682
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	21,500	2020	2,100	944	C	0.470	1,005	C	0.500
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	25,425	2018	2,100	1,171	C	0.583	1,097	C	0.546
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	26,500	2019	2,100	1,514	C	0.753	1,408	C	0.700
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	26,500	2019	2,000	1,514	C	0.793	1,408	C	0.737
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	26,283	2018	2,100	1,278	C	0.636	1,165	C	0.580
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	7,400	2017	1,710	449	C	0.583	452	C	0.587
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,780	2019	1,080	119	B	0.290	119	B	0.290
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	145	1,780	2019	1,080	119	B	0.290	119	B	0.290
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	145	1,780	2019	1,080	119	B	0.290	119	B	0.290
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	6,600	2020	750	408	D	0.544	429	D	0.572
RIO MAR DR	BEACH AVE to US 1	147	6,600	2020	790	408	D	0.516	429	D	0.543
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	4,600	2019	920	212	C	0.255	212	C	0.255
ROSSER BLVD	PAAR DR to APRICOT RD	948510	4,600	2019	1,070	212	B	0.505	212	B	0.505
SAVONA BLVD	BECKER RD to PAAR DR	236	9,800	2019	790	893	F	1.063	796	E	0.948
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	9,800	2019	750	893	F	1.116	796	E	0.995
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	14,500	2019	790	787	D	0.996	732	D	0.927
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	3,922	2018	920	258	C	0.297	208	C	0.239
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,188	2019	540	155	C	0.574	153	C	0.567
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	9,000	2019	750	438	D	0.584	438	D	0.584
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	9,000	2019	750	438	D	0.584	438	D	0.584
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	10,400	2019	700	696	D	0.994	644	C	0.976
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	14,000	2020	790	787	D	0.996	752	D	0.952
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	775	2017	580	51	C	0.100	49	C	0.096
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	819	2019	1,080	62	B	0.151	62	B	0.151

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

St. Lucie Transportation Planning Organization

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

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

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

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7027 - ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY 133)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	7100 R	N 3600	S 3500	9.00	51.30	31.50
2019	7500 T	N 3800	S 3700	9.00	51.00	7.80
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500	9.00	50.80	11.90
2012	6400 F	N 3200	S 3200	9.00	56.80	7.10
2011	6400 C	N 3200	S 3200	9.00	57.20	16.40
2010	6500 F	N 3200	S 3300	10.32	55.40	16.40
2009	6500 C	N 3200	S 3300	10.27	57.35	16.40

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
2020 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	8800 F	N 4400	S 4400	9.00	51.30	31.50
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	32000 F	E 16500	W 15500	9.00	51.30	11.00
2019	33000 C	E 17000	W 16000	9.00	51.00	11.00
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00

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
2020 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

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

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	29500 F	E 14000	W 15500	9.00	51.30	4.60
2019	30500 C	E 14500	W 16000	9.00	51.00	4.60
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00
2005	32500 C	E 16500	W 16000	10.80	60.70	5.70

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

KMF Traffic Group, LLC
Stuart, FL
(772) 221-7971

Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKEJEN
Site Code : PTC1901
Start Date : 4/23/2019
Page No : 1

Groups Printed- All Traffic

	Jekins Rd NB				Jekins Rd SB					Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
07:00 AM	2	23	59	84	25	47	28	2	102	58	215	34	22	329	13	186	3	7	209	724
07:15 AM	2	53	80	135	16	63	52	2	133	60	317	27	18	422	12	221	6	12	251	941
07:30 AM	5	42	101	148	14	50	40	2	106	64	416	23	29	532	48	188	11	10	257	1043
07:45 AM	2	46	67	115	13	33	75	4	125	62	437	28	13	540	12	229	6	8	255	1035
Total	11	164	307	482	68	193	195	10	466	244	1385	112	82	1823	85	824	26	37	972	3743
08:00 AM	4	47	87	138	13	31	51	4	99	61	303	30	15	409	24	194	10	14	242	888
08:15 AM	3	36	57	96	15	28	30	6	79	42	283	34	13	372	55	160	5	17	237	784
08:30 AM	3	39	81	123	13	34	58	4	109	44	290	25	26	385	35	218	4	19	276	893
08:45 AM	4	46	81	131	14	42	81	4	141	25	284	29	11	349	21	145	6	21	193	814
Total	14	168	306	488	55	135	220	18	428	172	1160	118	65	1515	135	717	25	71	948	3379
*** BREAK ***																				
04:00 PM	3	36	51	90	17	68	148	8	241	46	227	15	30	318	42	364	6	8	420	1069
04:15 PM	1	24	56	81	29	60	126	7	222	56	297	27	20	400	48	285	8	10	351	1054
04:30 PM	5	37	76	118	15	52	112	11	190	50	223	27	18	318	48	309	4	20	381	1007
04:45 PM	7	20	68	95	24	41	84	8	157	55	253	17	11	336	29	317	11	16	373	961
Total	16	117	251	384	85	221	470	34	810	207	1000	86	79	1372	167	1275	29	54	1525	4091
05:00 PM	11	31	70	112	12	58	89	11	170	60	263	15	22	360	32	380	7	17	436	1078
05:15 PM	2	34	69	105	17	38	79	11	145	54	298	20	13	385	38	381	7	6	432	1067
05:30 PM	8	39	75	122	11	38	93	9	151	42	251	19	17	329	33	282	15	14	344	946
05:45 PM	4	27	42	73	9	34	64	16	123	44	193	10	18	265	45	256	4	11	316	777
Total	25	131	256	412	49	168	325	47	589	200	1005	64	70	1339	148	1299	33	48	1528	3868
Grand Total	66	580	1120	1766	257	717	1210	109	2293	823	4550	380	296	6049	535	4115	113	210	4973	15081
Apprch %	3.7	32.8	63.4		11.2	31.3	52.8	4.8		13.6	75.2	6.3	4.9		10.8	82.7	2.3	4.2		
Total %	0.4	3.8	7.4	11.7	1.7	4.8	8	0.7	15.2	5.5	30.2	2.5	2	40.1	3.5	27.3	0.7	1.4	33	

KMF Traffic Group, LLC
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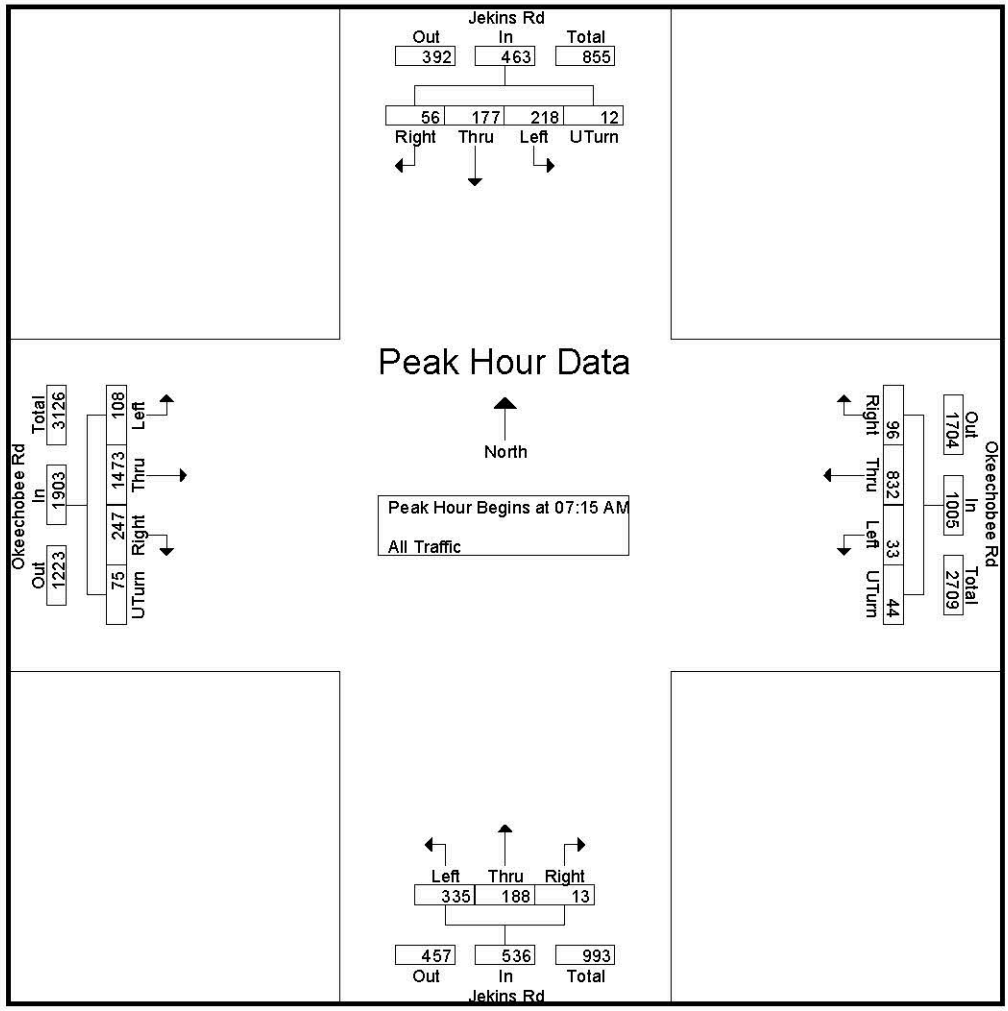
Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKEJEN
Site Code : PTC1901
Start Date : 4/23/2019

	Jekins Rd NB				Jekins Rd SB					Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 07:15 AM																				
07:15 AM	2	53	80	135	16	63	52	2	133	60	317	27	18	422	12	221	6	12	251	941
07:30 AM	5	42	101	148	14	50	40	2	106	64	416	23	29	532	48	188	11	10	257	1043
07:45 AM	2	46	67	115	13	33	75	4	125	62	437	28	13	540	12	229	6	8	255	1035
08:00 AM	4	47	87	138	13	31	51	4	99	61	303	30	15	409	24	194	10	14	242	888
Total Volume	13	188	335	536	56	177	218	12	463	247	1473	108	75	1903	96	832	33	44	1005	3907
% App. Total	2.4	35.1	62.5		12.1	38.2	47.1	2.6		13	77.4	5.7	3.9		9.6	82.8	3.3	4.4		
PHF	.650	.887	.829	.905	.875	.702	.727	.750	.870	.965	.843	.900	.647	.881	.500	.908	.750	.786	.978	.936



KMF Traffic Group, LLC
Stuart, FL
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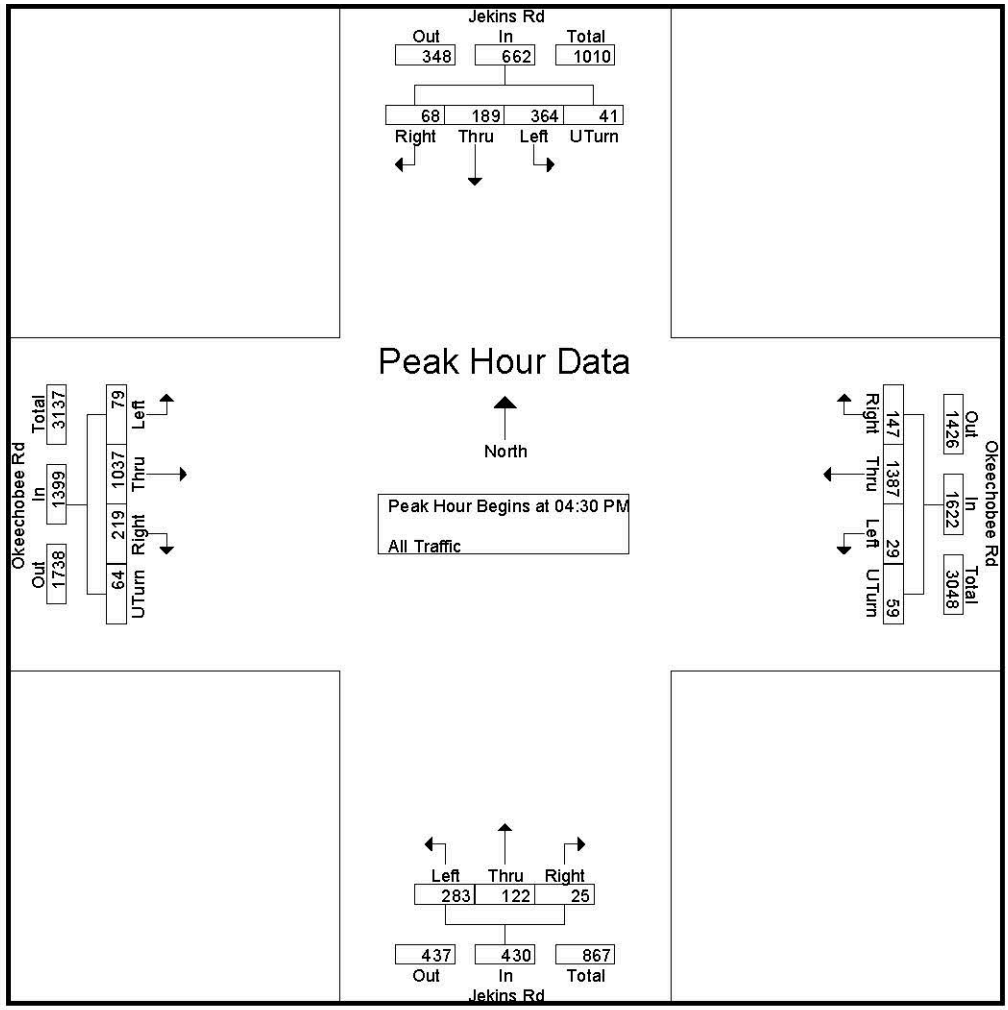
Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKEJEN
Site Code : PTC1901
Start Date : 4/23/2019

	Jekins Rd NB				Jekins Rd SB					Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 04:30 PM																				
04:30 PM	5	37	76	118	15	52	112	11	190	50	223	27	18	318	48	309	4	20	381	1007
04:45 PM	7	20	68	95	24	41	84	8	157	55	253	17	11	336	29	317	11	16	373	961
05:00 PM	11	31	70	112	12	58	89	11	170	60	263	15	22	360	32	380	7	17	436	1078
05:15 PM	2	34	69	105	17	38	79	11	145	54	298	20	13	385	38	381	7	6	432	1067
Total Volume	25	122	283	430	68	189	364	41	662	219	1037	79	64	1399	147	1387	29	59	1622	4113
% App. Total	5.8	28.4	65.8		10.3	28.5	55	6.2		15.7	74.1	5.6	4.6		9.1	85.5	1.8	3.6		
PHF	.568	.824	.931	.911	.708	.815	.813	.932	.871	.913	.870	.731	.727	.908	.766	.910	.659	.738	.930	.954



2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.01	1.09
2	01/07/2018 - 01/13/2018	0.99	1.06
3	01/14/2018 - 01/20/2018	0.96	1.03
* 4	01/21/2018 - 01/27/2018	0.95	1.02
* 5	01/28/2018 - 02/03/2018	0.94	1.01
* 6	02/04/2018 - 02/10/2018	0.93	1.00
* 7	02/11/2018 - 02/17/2018	0.92	0.99
* 8	02/18/2018 - 02/24/2018	0.92	0.99
* 9	02/25/2018 - 03/03/2018	0.92	0.99
*10	03/04/2018 - 03/10/2018	0.92	0.99
*11	03/11/2018 - 03/17/2018	0.92	0.99
*12	03/18/2018 - 03/24/2018	0.93	1.00
*13	03/25/2018 - 03/31/2018	0.94	1.01
*14	04/01/2018 - 04/07/2018	0.94	1.01
*15	04/08/2018 - 04/14/2018	0.95	1.02
*16	04/15/2018 - 04/21/2018	0.96	1.03
17	04/22/2018 - 04/28/2018	0.98	1.05
18	04/29/2018 - 05/05/2018	0.99	1.06
19	05/06/2018 - 05/12/2018	1.01	1.09
20	05/13/2018 - 05/19/2018	1.02	1.10
21	05/20/2018 - 05/26/2018	1.02	1.10
22	05/27/2018 - 06/02/2018	1.02	1.10
23	06/03/2018 - 06/09/2018	1.01	1.09
24	06/10/2018 - 06/16/2018	1.01	1.09
25	06/17/2018 - 06/23/2018	1.02	1.10
26	06/24/2018 - 06/30/2018	1.03	1.11
27	07/01/2018 - 07/07/2018	1.03	1.11
28	07/08/2018 - 07/14/2018	1.04	1.12
29	07/15/2018 - 07/21/2018	1.05	1.13
30	07/22/2018 - 07/28/2018	1.06	1.14
31	07/29/2018 - 08/04/2018	1.06	1.14
32	08/05/2018 - 08/11/2018	1.07	1.15
33	08/12/2018 - 08/18/2018	1.07	1.15
34	08/19/2018 - 08/25/2018	1.08	1.16
35	08/26/2018 - 09/01/2018	1.08	1.16
36	09/02/2018 - 09/08/2018	1.09	1.17
37	09/09/2018 - 09/15/2018	1.09	1.17
38	09/16/2018 - 09/22/2018	1.08	1.16
39	09/23/2018 - 09/29/2018	1.07	1.15
40	09/30/2018 - 10/06/2018	1.05	1.13
41	10/07/2018 - 10/13/2018	1.04	1.12
42	10/14/2018 - 10/20/2018	1.03	1.11
43	10/21/2018 - 10/27/2018	1.03	1.11
44	10/28/2018 - 11/03/2018	1.03	1.11
45	11/04/2018 - 11/10/2018	1.02	1.10
46	11/11/2018 - 11/17/2018	1.02	1.10
47	11/18/2018 - 11/24/2018	1.02	1.10
48	11/25/2018 - 12/01/2018	1.02	1.10
49	12/02/2018 - 12/08/2018	1.01	1.09
50	12/09/2018 - 12/15/2018	1.01	1.09
51	12/16/2018 - 12/22/2018	0.99	1.06
52	12/23/2018 - 12/29/2018	0.98	1.05
53	12/30/2018 - 12/31/2018	0.96	1.03

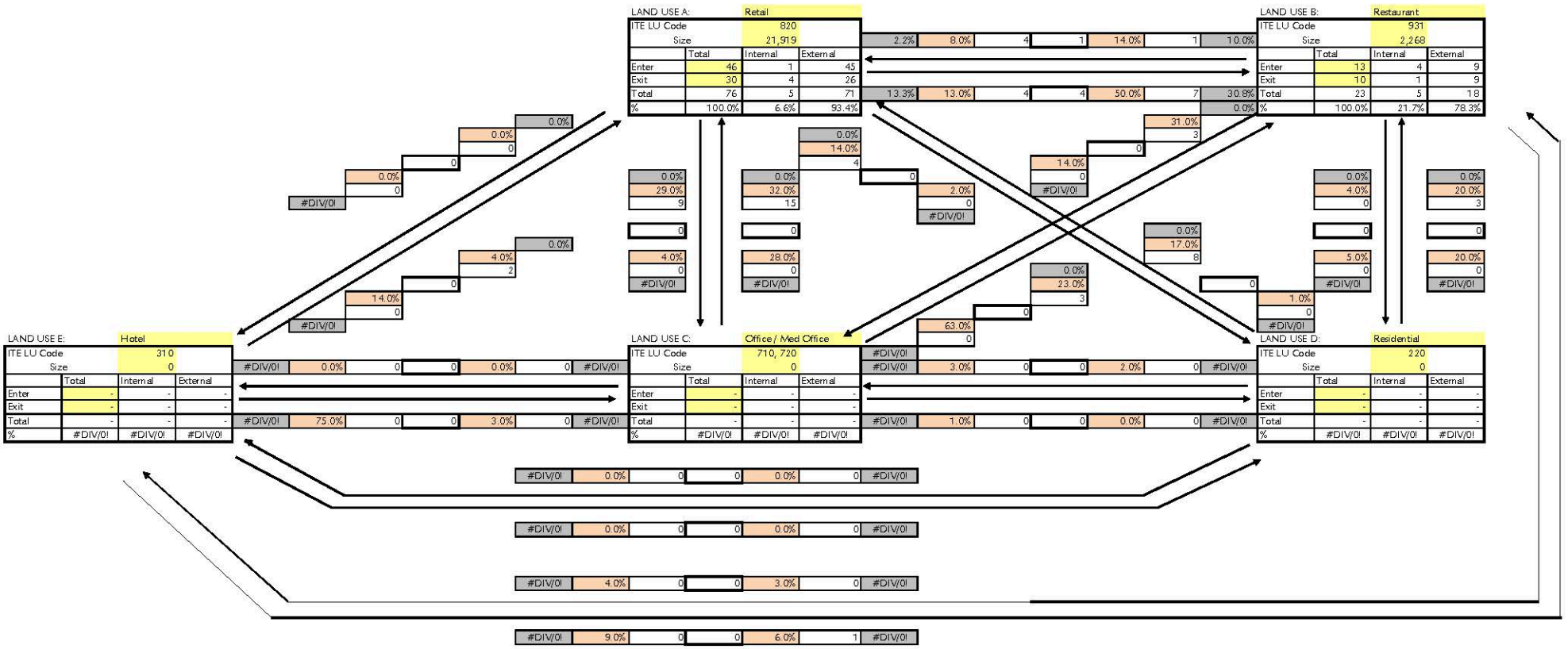
* PEAK SEASON

25-FEB-2019 16:26:26 830UPD 4_9401_PKSEASON.TXT

APPENDIX C

INTERNAL CAPTURE WORKSHEET

PROJECT: Ft. Pierce Commercial
TIME PERIOD: AM Peak Hour Traffic
DATE: 08/20/21



	Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL	
Enter	45	9	0	0	0	54	
Exit	26	9	0	0	0	35	
Total	70	18	0	0	0	88	
Single-Use Trip Gen Estimate	76	23	0	0	0	99	11.1%

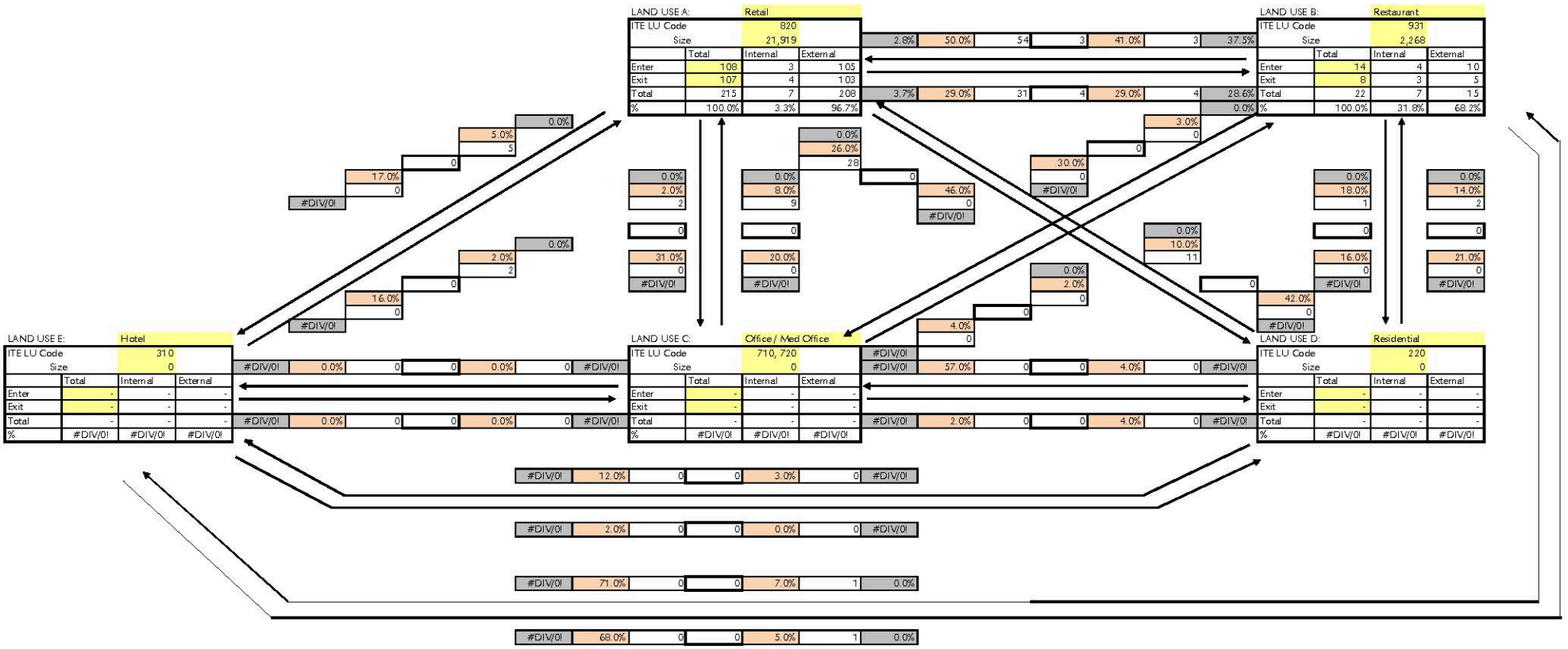
INTERNAL CAPTURE

LEGEND

1.0%	Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
5.0%	Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
61	Number of trips entering (or exiting) a land use from another land use based on percent input by user.
12	Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Ft. Pierce Commercial
TIME PERIOD: PM Peak Hour Traffic
DATE: 08/20/21



	Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL	
Enter	105	10	0	0	0	115	
Exit	103	5	0	0	0	108	
Total	208	15	0	0	0	223	
Single-Use Trip Gen Estimate	215	22	0	0	0	237	5.9%

INTERNAL CAPTURE

LEGEND

1.0%	Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
5.0%	Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
61	Number of trips entering (or exiting) a land use from another land use based on percent input by user.
12	Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Ft. Pierce Commercial
TIME PERIOD: Daily - Weighted Average
DATE: 08/20/21

	Internalization				
	AM Peak Hour		PM Peak Hour		Straight
Land Use	Trips	%	Trips	%	Average
A - Retail	5	6.6%	7	3.3%	4.9%
B - Restaurant	5	21.7%	7	31.8%	26.8%

APPENDIX D

INTERSECTION ANALYSIS SHEET
Ft. Pierce Commercial

Okeechobee Rd & Jenkins Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 3.90%
Peak Season = 1.05
Buildout Year = 2024
Years = 5

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (4/23/19)	335	188	13	230	177	56	183	1473	247	77	832	96
Peak Season Volume	**352**	**197**	**14**	**242**	**186**	**59**	**192**	**1547**	**259**	**81**	**874**	**101**
Nominal Growth	74	42	3	51	39	12	40	326	55	17	184	21
Background Traffic	**426**	**239**	**17**	**293**	**225**	**71**	**232**	**1873**	**314**	**98**	**1058**	**122**
% Project Traffic	15%	15%	0%	10%	5%	0%	0%	25%	5%	40%	15%	0%
Direction	out	out	out	in	in	in	in	in	in	in	out	in
Project Traffic	**5**	**5**	**0**	**5**	**3**	**0**	**0**	**14**	**3**	**22**	**5**	**0**
Total	**431**	**244**	**17**	**298**	**228**	**71**	**232**	**1,887**	**317**	**120**	**1,063**	**122**
Critical Volume Analysis												
No. of Lanes	2	2	< 0	2	2	1	2	4	1	1	4	1
Right Turn on Red			10			60			60			60
Per Lane Volume - RTOR	216	126	n/a	149	114	11	116	472	257	120	266	62
RT - LT Overlap			-120			-105			41			-87
North-South Critical	NB LT + SB TH =			330			SB LT + NB TH =			275		
East-West Critical	EB LT + WB TH =			382			WB LT + EB TH =			592		
Maximum Critical Sum	**330**			**+**	**592**		**=**		**922**			
STATUS ?	**UNDER**											

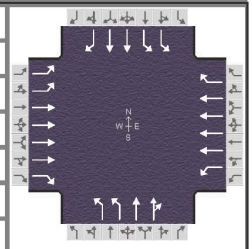
PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (4/23/19)	283	122	25	405	189	68	143	1037	219	88	1387	147
Peak Season Volume	**297**	**128**	**26**	**425**	**198**	**71**	**150**	**1089**	**230**	**92**	**1456**	**154**
Nominal Growth	63	27	5	90	42	15	32	230	48	19	307	32
Background Traffic	**360**	**155**	**31**	**515**	**240**	**86**	**182**	**1319**	**278**	**111**	**1763**	**186**
% Project Traffic	15%	15%	0%	10%	5%	0%	0%	25%	5%	40%	15%	0%
Direction	out	out	out	in	in	in	in	in	in	in	out	in
Project Traffic	**16**	**16**	**0**	**12**	**6**	**0**	**0**	**29**	**6**	**46**	**16**	**0**
Total	**376**	**171**	**31**	**527**	**246**	**86**	**182**	**1,348**	**284**	**157**	**1,779**	**186**
Critical Volume Analysis												
No. of Lanes	2	2	< 0	2	2	1	2	4	1	1	4	1
Right Turn on Red			10			60			60			60
Per Lane Volume - RTOR	188	96	n/a	264	123	26	91	337	224	157	445	126
RT - LT Overlap			-157			-65			36			-138
North-South Critical	NB LT + SB TH =			311			SB LT + NB TH =			360		
East-West Critical	EB LT + WB TH =			536			WB LT + EB TH =			494		
Maximum Critical Sum	**360**			**+**	**536**		**=**		**896**			
STATUS ?	**UNDER**											

HCS7 Signalized Intersection Results Summary

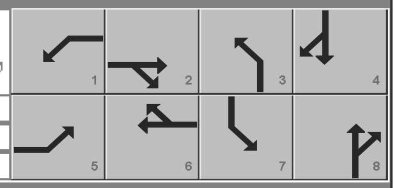
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#21-064	Analysis Date	Sep 1, 2021	Area Type	Other
Jurisdiction	SLC	Time Period	AM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Okeechobee Rd & Jenki…	File Name	Okee Jenkins AM 2024 Total.xus		
Project Description	Ft. Pierce Commercial - TOTAL TRAFFIC				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	232	1887	317	120	1063	122	431	244	17	298	228	71

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	10.4	34.3	11.2	13.3	5.0	10.9
Yellow	5.0	5.0	5.0	5.0	0.0	5.0
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	2.0	4.0	2.0	3.0
Phase Duration, s	18.2	59.4	17.4	58.6	25.3	23.0	20.3	17.9
Change Period, ($Y+R_c$), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	10.2		10.3		17.4	10.4	12.6	9.9
Green Extension Time (g_e), s	0.9	0.0	0.2	0.0	0.9	1.1	0.6	1.0
Phase Call Probability	1.00		0.99		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		0.00	0.00	0.00	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	244	1986	334	126	1119	128	454	138	137	314	240	75
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1698		1781	1698	1585	1730	1870	1827	1730	1781	1585
Queue Service Time (g_s), s	8.2	24.0		8.3	10.8	4.7	15.4	8.3	8.4	10.6	7.9	5.4
Cycle Queue Clearance Time (g_c), s	8.2	24.0		8.3	10.8	4.7	15.4	8.3	8.4	10.6	7.9	5.4
Green Ratio (*g/C*)	0.09	0.44		0.09	0.43	0.43	0.15	0.13	0.13	0.11	0.09	0.09
Capacity (*c*), veh/h	325	2968		154	2916	680	527	249	243	382	324	144
Volume-to-Capacity Ratio (*X*)	0.751	0.669		0.822	0.384	0.189	0.860	0.555	0.562	0.821	0.740	0.518
Back of Queue (*Q*), ft/ln (50 th percentile)	95	195.7		94.1	95.7	41.7	167	97.3	94.8	116.5	88.8	52.8
Back of Queue (*Q*), veh/ln (50 th percentile)	3.7	7.7		3.7	3.8	1.6	6.6	3.8	3.8	4.6	3.5	2.1
Queue Storage Ratio (*RQ*) (50 th percentile)	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	51.1	19.1		52.2	17.0	4.1	49.6	48.7	48.7	52.2	53.2	11.4
Incremental Delay (d_2), s/veh	8.2	1.2		4.1	0.4	0.6	1.6	0.7	0.8	1.7	1.3	1.1
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
Control Delay (*d*), s/veh	59.3	20.3	0.0	56.3	17.4	4.7	51.3	49.4	49.5	53.9	54.4	12.4
Level of Service (LOS)	E	C	A	E	B	A	D	D	D	D	D	B
Approach Delay, s/veh / LOS	21.4	C		19.8	B		50.6	D		49.2	D	
Intersection Delay, s/veh / LOS	28.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.61	C	2.98	C	3.09	C
Bicycle LOS Score / LOS	1.55	B	1.05	A	1.09	A	1.01	A

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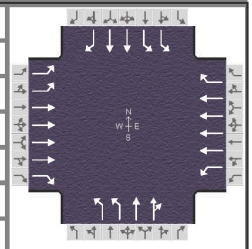
HCS7 Signalized Intersection Results Summary

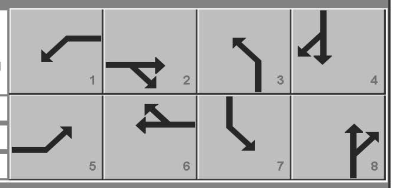
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#21-064	Analysis Date	Sep 1, 2021	Area Type	Other
Jurisdiction	SLC	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Okeechobee Rd & Jenki…	File Name	Okee Jenkins PM 2024 Total.xus		
Project Description	Ft. Pierce Commercial - TOTAL TRAFFIC				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	182	1348	284	157	1779	186	376	171	31	527	246	86

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	13.0	31.8	8.7	16.2	5.5	9.8
Yellow	5.0	5.0	5.0	5.0	0.0	5.0
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	2.0	4.0	2.0	3.0
Phase Duration, s	15.7	54.5	20.0	58.8	23.2	16.8	28.7	22.3
Change Period, ($Y+R_c$), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	8.5		12.9		15.4	9.0	20.8	10.2
Green Extension Time (g_e), s	0.2	0.0	0.2	0.0	0.8	0.9	0.9	1.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		0.00	0.01	0.06	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	192	1419	299	165	1873	196	396	107	105	555	259	91
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1698		1781	1698	1585	1730	1870	1771	1730	1781	1585
Queue Service Time (g_s), s	6.5	16.4		10.9	22.2	7.5	13.4	6.7	7.0	18.8	8.2	6.3
Cycle Queue Clearance Time (g_c), s	6.5	16.4		10.9	22.2	7.5	13.4	6.7	7.0	18.8	8.2	6.3
Green Ratio (*g/C*)	0.07	0.40		0.11	0.43	0.43	0.13	0.08	0.08	0.18	0.13	0.13
Capacity (*c*), veh/h	252	2688		193	2930	684	466	153	145	624	455	203
Volume-to-Capacity Ratio (*X*)	0.761	0.528		0.856	0.639	0.286	0.849	0.701	0.724	0.888	0.569	0.447
Back of Queue (*Q*), ft/ln (50 th percentile)	78.5	143		121.2	182.7	64.5	146.3	80.7	78.2	217.6	91.2	60.5
Back of Queue (*Q*), veh/ln (50 th percentile)	3.1	5.6		4.8	7.2	2.5	5.8	3.2	3.1	8.6	3.6	2.4
Queue Storage Ratio (*RQ*) (50 th percentile)	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	53.2	21.0		50.4	19.2	4.2	50.7	53.6	53.8	48.0	49.2	7.8
Incremental Delay (d_2), s/veh	11.3	0.7		4.2	1.1	1.1	1.7	2.2	2.6	8.3	0.4	0.6
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
Control Delay (*d*), s/veh	64.5	21.7	0.0	54.6	20.3	5.3	52.4	55.8	56.3	56.3	49.6	8.4
Level of Service (LOS)	E	C	A	D	C	A	D	E	E	E	D	A
Approach Delay, s/veh / LOS	22.6	C		21.5	C		53.7	D		49.6	D	
Intersection Delay, s/veh / LOS	29.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.61	C	2.98	C	3.09	C
Bicycle LOS Score / LOS	1.28	A	1.41	A	0.99	A	1.23	A

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APPENDIX E

Transportation Analysis
Wawa – SR 70 and S. Jenkins Road

June 2016

Prepared for:
Bohler Engineering

Prepared by:
Whitehouse Group Inc.
6017 E Memorial Highway, Suite E-3
Tampa, FL 33615
Ph: (813) 230-9778

Project No. T0018.00

Vicki L. Castro, P.E.
P.E. No. 47128

_____
_____Date

Figure 2. AM Peak Hour Project Traffic

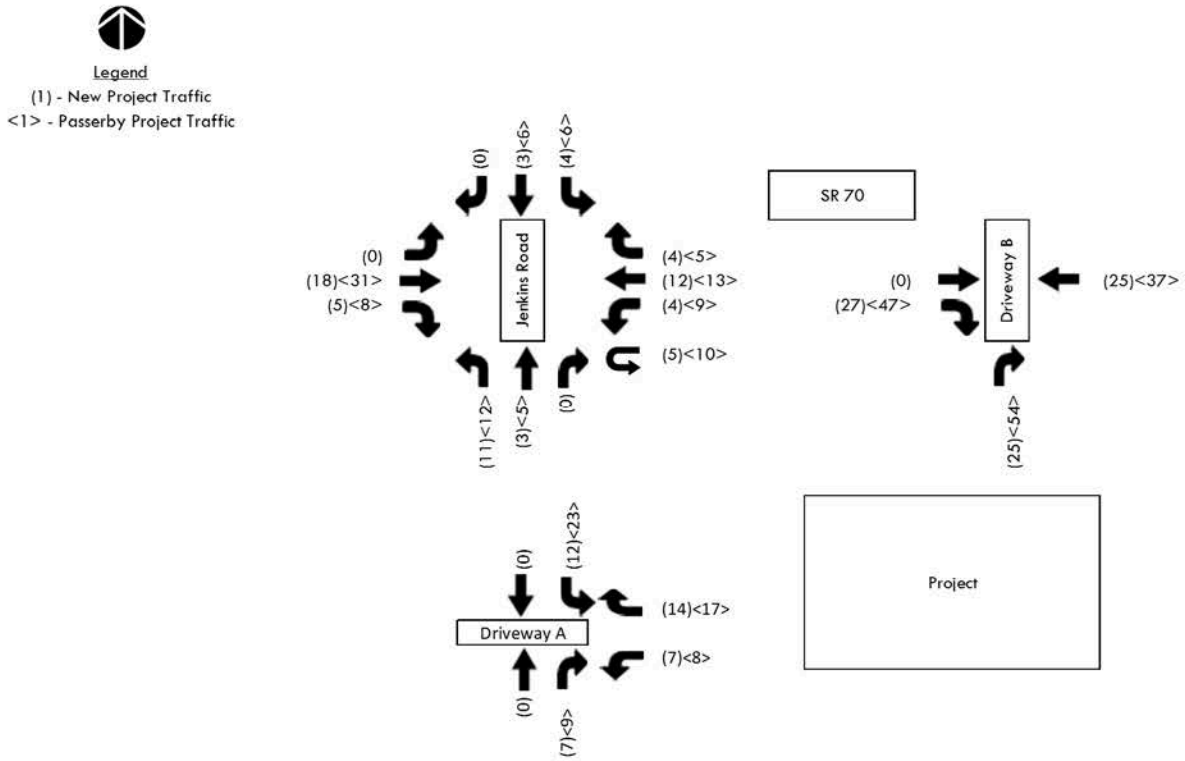
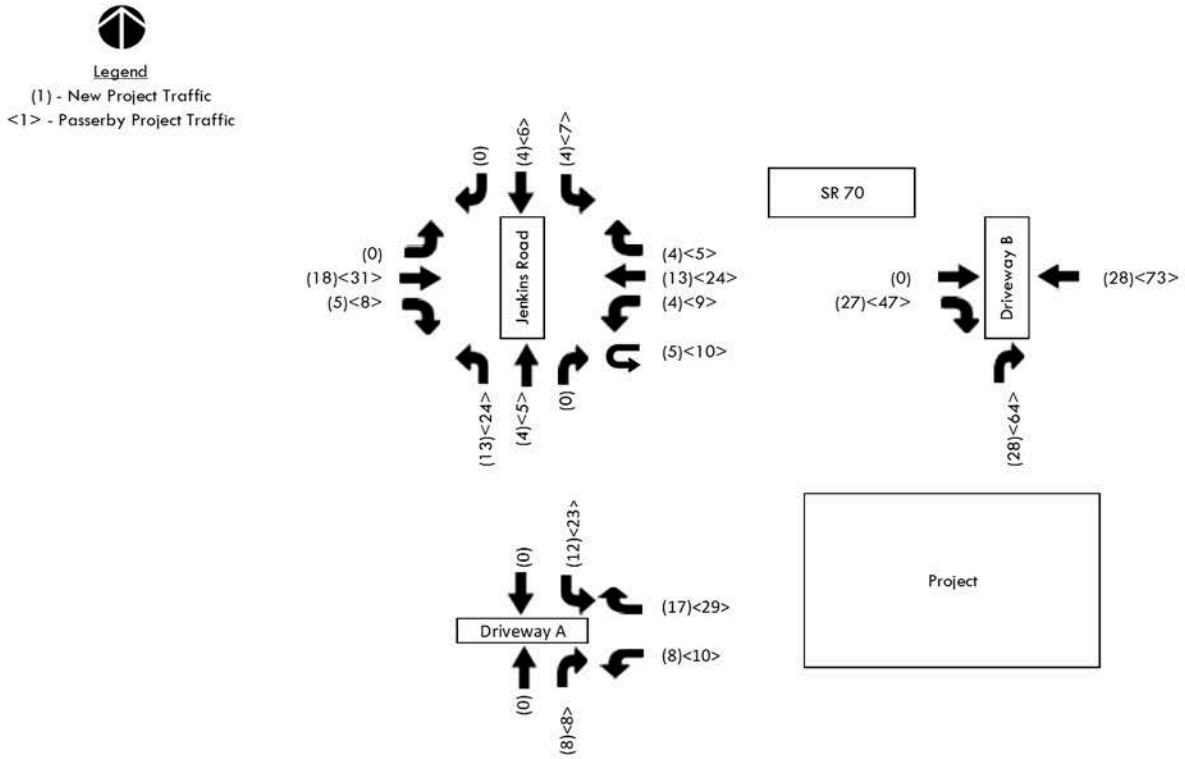


Figure 3. PM Peak Hour Project Traffic



Turn Lane Warrant and Length Analysis Workbook

STUDY LOCATION AND ANALYSIS INFORMATION

AR Number:	N/A	**Analysis Date:**	9/2/2021
County:	Saint Lucie	**Conducted By:**	#21-064
FDOT District:	4	**Checked By:**	
		Agency/Company Name:	PTC

Intersection & Approach Description: Jenkins Road at Project Driveway

Analysis Scenario:	Project Buildout	**Number of Approach Lanes:**	2
Design Hour:	PM Peak Hour	**Undivided or Divided Highway:**	Undivided
Intersection Control:	Unsignalized		
Posted Speed Limit (MPH):	45		
Type of Terrain:	Level		

VOLUME CALCULATIONS

Left Turn Lane Volume Calculations

Movement		Include?	Volume	% Trucks	PCEV
Advancing	Left	Yes	70	2.0%	71
	Through	-	617	2.0%	624
	Right	No		0.0%	N/A
Opposing	Left	No		0.0%	N/A
	Through	-	500	2.0%	505
	Right	Yes	33	2.0%	34

Advancing Volume:	695
Opposing Volume:	539
Left Turn Volume:	71
% Left Turns in Advancing Volume:	10.22%

TURN LANE WARRANT FINDINGS

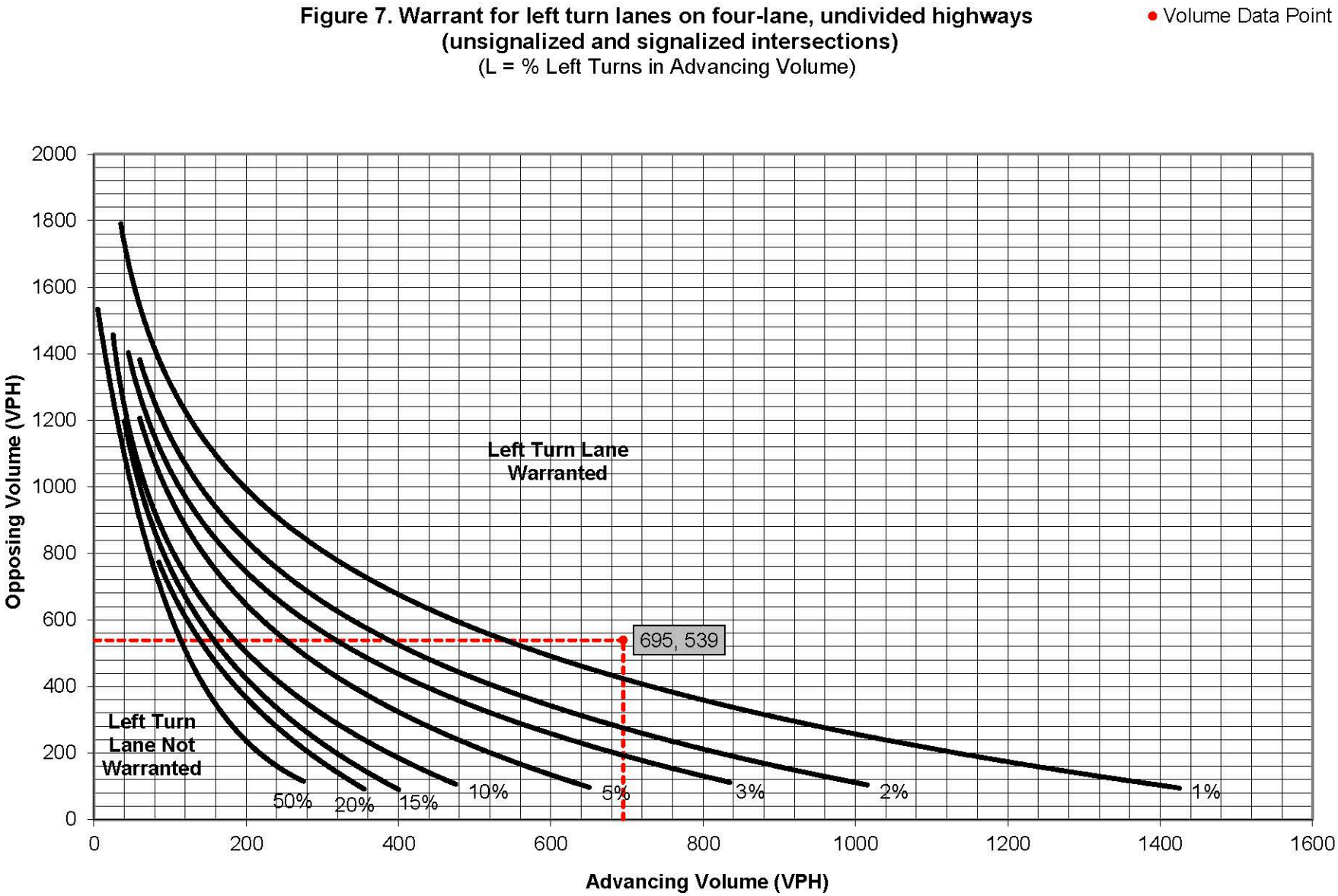
Left Turn Lane Warrant Findings

Applicable Warrant Figure: **Figure 7**

Warrant Met?: **Yes**

Additional Comments / Justifications:

Figure 7. Warrant for left turn lanes on four-lane, undivided highways (unsignalized and signalized intersections)
(L = % Left Turns in Advancing Volume)



MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4849192 OR BOOK 4592 PAGE 2371, Recorded 04/16/2021 11:52:21 AM Doc Tax: $0.70

Prepared by and return to:
Samuel J. Sobering
921 Arabian Ave.
Winter Springs, FL 32708

Quitclaim Deed

This Quitclaim Deed, executed this 13th day of April, 2021 by **S&S Enterprises "B", LLC, a Florida limited liability company** ("Grantor"), whose address is PO BOX 1179, Sharpes, FL 32959, to **OkeeJen, LLC, a Florida limited liability company** ("Grantee"), whose address PO BOX 1179, Sharpes, FL 32959.

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all of Grantor's right, title and interest in and to that certain real property situate, lying and being in St. Lucie County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all of 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 Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered in its name by its corporate officer thereunto duly authorized, and has intended this instrument to be and become effective as of the day and year first above written.

****NOTE TO RECORDER: The Grantor is conveying this unencumbered property to the Grantee, a subsidiary. Documentary stamp tax in the amount of $.70 is therefore being paid on the consideration of $10.00 and other valuable considerations.*

** SIGNATURES CONTAINED ON NEXT PAGES **

Signed, sealed and delivered
in the presence of:

Witness Signature: _____
1st Witness Name: _____

Witness Signature: _____
2nd Witness Name: _____

S&S Enterprises "B", LLC,
a Florida limited liability company

_____
By: Jill K. Simpkins
Its: Member

State of Florida
County of _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day April, 2021, by Jill K. Simpkins, Member of S&S Enterprises "B", LLC, a Florida limited liability company, who are personally known to me or ____ who produced _____ as identification and who did not take an oath.

_____
Notary Public
My Commission Expires:

SUSAN C TIMMINS
MY COMMISSION # GG086648
EXPIRES June 04, 2021

Signed, sealed and delivered
in the presence of:

Witness Signature: alec Dezor
1st Alec Dezor Witness

Witness Signature:
2nd Witness Name: RANDI SMITH

S&S Enterprises "B", LLC,
a Florida limited liability company

Name:
By: Janet Simpkins Jakubcin Trust,
as Member

By: Mark Jakubcin
Its: Authorized Trustee

State of Florida
County of SEMINOLE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day APRIL, 2021, by Mark Jakubcin, Authorized Trustee of the Janet Simpkins Jakubcin Trust, as Member of S&S Enterprises "B", LLC, a Florida limited liability company, who are personally known to me or ___ who produced FLDL as identification and who did not take an oath.

Notary Public State of Florida
Jayesh Patel
My Commission GG 189313
Expires 02/22/2022

Notary Public J Patel
My Commission Expires: 02/22/2022

Exhibit "A"

Exhibit "A"

HISTORIC LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 71°55'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°55'40" EAST, A DISTANCE OF 82.15 FEET; THENCE SOUTH 18°02'48" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 71°55'31" EAST, A DISTANCE OF 202.25 FEET; THENCE SOUTH 89°46'42" EAST, ALONG THE SOUTH LINE OF N.S.L.R.D.D. CANAL NO. 38, A DISTANCE OF 56.17 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°32'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 87.44 FEET; THENCE FOR THE NEXT THREE (3) COURSES ALONG LINES OF OFFICIAL RECORDS BOOK 2898, PAGE 1570, (1) RUN SOUTH 71°55'31" WEST, A DISTANCE OF 221.77 FEET; (2) THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.07 FEET; (3) THENCE WEST, A DISTANCE OF 91.10 FEET; THENCE NORTH 18°04'20" WEST, A DISTANCE OF 357.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

ALL OF PARCEL 114.1 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED FEBRUARY 1, 2018 IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL3:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (A 120 FOOT WIDE RIGHT OF WAY) WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (AN 80 FOOT WIDE RIGHT OF WAY) AND THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF10.64 FEET, THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING: THENCE CONTINUED SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE,A DISTANCE OF 160.08 FEET; THENCE EAST A DISTANCE OF 627.80 FEET, THENCE NORTH 01°32'47" EAST, A DISTANCE OF 477.16 FEET; THENCE SOUTH 71°55'31" WEST, DISTANCE 221.77 FEET; THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.06 FEET; THENCE WEST A DISTANCE OF 505.70 FEET TO THE POINT OF BEGINNING;LESS AND EXCEPT LANDS CONVEYED OR TAKEN IN OFFICIAL RECORDS BOOK 3085, PAGE 9 AND OFFICIAL RECORDS BOOK 3686, PAGE 2798,

LESS AND EXCEPTING THEREFROM: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 748, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS

BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, (SAID LINE BEING 81.75 FEET EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4), A DISTANCE OF 257.55 FEET TO A POINT ON A LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK1193, PAGE 748, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, AS DEFINED IN SAID OFFICIAL RECORDS BOOK 3686, PAGE 2798, A DISTANCE OF 135.07 FEET TO A POINT 25.00 FEET DISTANT NORTH, BY RIGHT ANGLE MEASUREMENT, FROM THE SOUTH LINE OF SAID LANDS DESCRIBED OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE EAST, PARALLEL WITH AND 25.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 377.13 FEET; THENCE NORTH, A DISTANCE OF 135.00 FEET TO A POINT ON AN AFORESAID LINE OF OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE WEST, ALONG SAID LINE, A DISTANCE OF 372.83 FEET TO THE POINT OF BEGINNING.

PARCEL4:
PARCEL OF LAND SITUATE AND LYING IN THE CITY OF FT. PIERCE, IN ST. LUCIE COUNTY, FLORIDA, TO WIT: NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY; LESS AND EXCEPT RIGHT-OF-WAY FOR DRAINAGE CANAL NO. 38 OVER THE NORTH 99 FEET OF THE ABOVE. (SOUTH OF DRAINAGE CANAL #38)

OVERALL SURVEYOR LEGAL DESCRIPTION
BEING THE SAME AS THE HISTORICAL DESCRIPTION AS LISTED ABOVE AS PARCELS 1, 3, AND 4 WITH EXCLUSIONS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD (A VARIABLE WIDTH RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94030-2522 WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (A VARIABLE WIDTH RIGHT OF WAY), AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE N69°58'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD, A DISTANCE OF 266.94 FEET TO THE NORTHWESTERLY CORNER OF FDOT PARCEL 114.1 (A 4 FOOT ROAD RIGHT-OF-WAY TAKING) AS RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, SAID PUBLIC RECORDS; THENCE SOUTH 20°01'22" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N69°58'38"E ALONG THE SOUTHERLY LINE OF SAID PARCEL 114.1, A DISTANCE OF 82.15 FEET; THENCE LEAVING SAID SOUTHERLY LINE S20°01'22"E, A DISTANCE OF 21.00 FEET; THENCE N69°58'38"E, A DISTANCE OF 205.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38 (A 99 FOOT WIDE CANAL RIGHT OF WAY); THENCE N88°20'40"E ALONG SAID SOUTH CANAL RIGHT OF WAY LINE, A DISTANCE OF 718.23 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S00°35'38"E ALONG SAID EAST LINE, A DISTANCE OF 563.32 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S88°10'50"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4

OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1253.97 FEET TO THE SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD; THENCE N00°00'31"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.01 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE N88°10'50"E, A DISTANCE OF 377.17 FEET; THENCE N01°49'10"W, A DISTANCE OF 135.00 FEET; THENCE N19°57'33"W, A DISTANCE OF 352.91 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 114.1 AND THE POINT OF BEGINNING.

CONTAINING 11.99 ACRES MORE OR LESS.